

REAL ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21st 1868.

DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE SIX DOLLARS.

Published every Saturday.

TELEPHONE,

CORTLANDT 1370.

Communications should be addressed to

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

J. T. LINDSEY, Business Manager.

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

Vol. LXVII.

JANUARY 5, 1901.

No. 1712.

OUR foreign financial relations were the means of starting a reaction in the stock market that was really overdue. Prices were unable to stand under the shower of selling orders that came from abroad on Thursday. The violent rise in St. Paul shares, the optimism of the public and the tremendous amount of money available for stock market operations caused a recovery yesterday that makes it seem as if a new bull movement has been opened, in spite of the previous great advance. The advance in the Bank of England's discount rate is more than likely to be followed by similar movements in other financial centres and cause them to have further recourse to this market for available funds. Under the circumstances an export movement of gold from this side at an early day is quite probable. The response to the action of the Bank of England was a prompt advance of exchange, so that it now stands near the shipping point, considering how this movement has for some years past disregarded final fractions that make actual equivalents. General business is good, the season considered, and it is a pity that, the boom in the stock market is not over, so that our people could return to their more legitimate concerns. Speculation carried to the lengths we have seen and evidently going still farther cannot but be injurious in the end.

EUROPE is finding, not that it is new in her experience, that a bill often renewed will finally be presented for payment at the most inconvenient time. The most energetic measures have been taken for months to prevent a crisis, but it has come at last, with the Berlin and London failures and the jump in the Bank of England discount rates from 4 to 5 per cent. as only the preliminary signs. Paris has yet to discount the closing of the Exposition, but that will come before long. Such a huge national festival is sure to be followed by parsimony and retrenchment, which cannot fail to be felt in general trade. Not a week now passes but what we hear of declining prices in the coal and iron and steel trades, and this week is no exception to the rule. Birmingham has followed Glasgow in cutting quotations and shutting down furnaces. Neither the political conditions in China or the military position in South Africa is encouraging, a fact that comes with aggravated force on a disturbed money market. That there is justification for gloomy news of the outlook is confirmed almost as much by the state of the London & Globe Finance Corporation as it was announced by the failures of the German mortgage banks, though there is not the presence of what are called questionable practices in the former as in the latter. The integrity of the managers of the London & Globe Finance Corporation is not impugned, however much their judgment may be criticised. This organization shows to what length corporate business is carried on in London, and suggests the query whether there are more of the same kind, and if so, what does that fact portend? The corporation was formed to "finance" new enterprises and entered extensively into the field of mining. It made large profits while business or speculation was good, but met changed fortunes with a change in the times, although it attempted to improve its position by varying its ventures by taking up one of the many schemes for building underground railroads in London. From the report of the annual meeting, which is just at hand, we learn that this corporation had mining properties carried in the balance sheet at £2,332,632 and £750,000 tied up in the non-productive railroad which it was endeavoring to extricate by negotiations with a syndicate to take the whole railroad enterprise off its hands. Besides the properties mentioned, the corporation had cash in bank of £113,000 and real estate valued at £36,000, altogether assets of a nominal value equivalent to about \$15,000,000 or our money, with loans of \$2,160,000. It will be seen that it was quite a large concern. In 1899 \$2,500,000, and in 1900 \$5,000,000 were written off on account of

losses. It is therefore not surprising that its securities were sold in the market, for what concern could write off such amounts and claim to be sound? What the securities in the treasury really were, and how far they sustained the valuations given in the balance sheet only the directors knew, but that they were a diminishing quantity under the movements of the market seems to have been common knowledge and to have brought about the catastrophe. This affair is certain to create investigation of other financing corporations, with results yet to be revealed.

GOVERNOR ODELL recommends in his first annual message that all questions relating to the organization, administration and supervision of corporations controlling public utilities should be placed in the hands of the Railroad Commission. The ground for this recommendation is that these corporations are organized under the Transportation law, and since they need public supervision, the Railroad Commission is the most convenient body to exercise it. That the supervision is desirable almost everybody is agreed, and it would certainly be a great improvement to have the Legislature delegate the powers it exercises at present to a commission which, in case new privileges or an extension of present privileges were desired, could look to it that the corporation paid what the privileges were worth. But the use of a State commission for the purpose does not seem desirable. The matter is essentially one of local importance, and should be left in the hands of municipal officials. The Governor recommends, indeed, that no act of the commission for such purposes should be valid, until the consent of appropriate local authorities be secured. But, if the acquiescence of local authorities be necessary, why complicate the machinery by bringing in the Railroad Commission as well? It is New York's own particular business what becomes of her streets, and the city government is, or should be, capable of deciding such matters for itself. Anything, however, would be better than the present heedless and demoralizing interference of the Legislature, and if the only alternate is the State Railroad Commission, by all means let the State commission be tried.

THE appraisements of real estate for tax purposes, which are to be published on Monday week, will, we understand, show only the normal increase for new improvements, etc. A good many changes have, we understand, been made in individual assessments, and these will appear in largest numbers in Sections 1, 4, 5, 6 and 7; that is, below Grand street, on the West Side, and in other parts of the city that have become settled, east of Central Park. Without a large increase in the real estate valuations, it is argued that, with a larger budget the tax rate must be advanced this year twenty cents or so, but this will depend somewhat on the personal estate and franchise tax valuations of which no estimate is or can for some time be forthcoming.

THERE are two sufficiently obvious comments to be made upon the article which the "Evening Post" published during the past week under the heading, "What Tammany Costs." In the first place it was not really an attempt to find out what Tammany costs. The figures really show not merely the cost of Tammany, but the cost of consolidation, and the cost of certain mandatory legislation at Albany; and a paper which intended to deal justly in the matter would not have put all the cost on Tammany in the headlines, and then transferred two-thirds of it to other sources in an explanatory editorial. We are not claiming for a moment that Tammany government is an inexpensive luxury. On the contrary, it is evident that the rulers of New York fully believe that people put a small value upon things that come cheap, and are consequently fully determined that the taxpayers shall appreciate their services by paying roundly for them. But to make Tammany responsible, even in headlines, for more than a comparatively small part of the increase in taxes since consolidation is not only unjust, but fatally obscures the question as to how economy may best be brought about. The reform administration of the late Mayor Strong, whatever its virtues, was not remarkable for economy, and had Seth Low been elected in place of Mayor Van Wyck, Tammany papers would have been making quite as effective a showing under the heading, "What Reform Costs." No doubt the taxpayers would in that case have been receiving more for their money than they do at present, but there can be no doubt that the tendency of reform administration is not economical. The reformers are looking forward to assuming a good many responsibilities and tackling a good many problems, which Tammany does not care to touch, and their purpose to alleviate the condition of the tenement-house population is not one which can be realized cheaply. The truth is that any considerable reduction in present expenses would demand a drastic purgation and renewal of departmental personnel and

methods, from which any one but an administrative Napoleon might well shrink back dismayed. The city business will never be efficiently and economically administered until the city offices are filled with men who hold their positions permanently, and have been specially trained for the work they are called upon to do. Throughout the whole service lax and easy-going methods of administration have gradually become firmly established, and it will require a medicine composed not only of beef, iron and wine to make it healthy, but also a good dose of calomel. Such a remedy is not likely to be forthcoming under any one administration, and until it does come the economies which can be brought about by charter-revision, a reform Mayor or any other expedient in sight will not do much to decrease city expenditures.

The Importance of New York.

AT the beginning of the nineteenth century no one could have predicted with any confidence that New York was destined to become the largest and most important city in the United States. Its population at that time was only about 60,000 compared to 80,000 in Philadelphia, and while New York was expanding more rapidly than her rival, there was no assurance that in the course of fifty years some other seaboard or perhaps some inland city would not obtain an indubitable supremacy at the end of the century. Now, however, the commercial, manufacturing, financial and in a sense, the social supremacy of New York over the other cities of the country is undisputed and indisputable. For a while it seemed as if Chicago might in time surpass New York as a centre of population and industry, but although Chicago is still expanding at a more rapid rate than New York, it is apparent that the head-start which the latter has obtained is too considerable and substantial. The chances are small that during the next hundred years any other city can snatch her supremacy away. On the contrary, the growth of the export trade which is now taking place, the general disposition of American activity to seek outlets over the sea, and the strong tendency toward the centralization of its industry and commerce, all make for the confirmation of this supremacy.

Manifestly, however, the primacy of New York among the cities of the United States is a very different thing from the primacy of London among the cities of England, or of Paris among the cities of France; and hence it is interesting to consider what the characteristic description and meaning of this primacy is. Of course the handicap under which New York suffers compared to other great metropolitan cities is that it is not the political capital. It can never be as representative of the whole of the country, or as interesting to a Westerner or Southerner as if it were at once the metropolis and the centre of government. So New York will always lack the peculiar distinction and spacious style which belongs exclusively to the capital of a great country. But on the other hand, the fact that national politics centre elsewhere has its compensating advantages. Perhaps New York would never had become industrially and commercially supreme in case its energies had been distracted by political preoccupations, and at any rate any supremacy the city has secured under present circumstances, it owes simply to the advantages of its location and the energy of its citizens. The country at large has no right to ownership in New York; and whatever the metropolitan primacy of the city amounts to, it is not something which has been conferred upon New York, but which has been won.

What, then, are the conditions and signs of this metropolitan primacy? Superficially they are obvious enough. New York is every year becoming less provincial and more thoroughly representative of the best American standards in art, literature, thought, science, and social endeavor. The "Evening Post" recently gave a long catalogue of the manifest improvement which has taken place along all these lines within the last ten years, and there can be no doubt that whatever is best in the higher intellectual life of the country is becoming more and more intimately related to New York. These, however, are only interesting and important symptoms, and it is open to any one to allege that New York's primacy in all these matters is based upon foundations just as insecure as the literary primacy of Boston twenty-five or thirty years ago. If New York is to be a veritable metropolis—that is, a city really representative of the best ideals of American energy and intelligence—it can only be because the forces of American life are becoming more thoroughly centralized than ever before, and hence more capable of representation. It would be absurd to claim that this centralization has gone as far with us as it has with many European countries. The United States is a federal union of vast extent, and its local centres of social and commercial activity always have and always will preserve a large measure of independence. Both geographical considerations and intense local pride will always keep

alive in cities like Boston, Chicago, New Orleans, San Francisco, and St. Louis lively and fruitful local economic and social traditions. At the same time the tendency toward a centralized organization of American industry and intelligence is strong and is growing continually stronger. In regard to financial matters the tendency is obvious and overwhelming; in regard to industry it is sufficiently indicated by the extent to which the largest out-of-town firms and corporations find it necessary to be represented in this city. New York alone gives to artists and men of letters the stimulating surroundings under which they are enabled to do their best work. That in all these respects American activity will tend to become still more compactly organized is not open to doubt. An era of rapid expansion is being succeeded by an era of less rapid expansion, but more thorough consolidation and organization. The West and the South are beginning to return to the East something of the wealth and energy which they have for such a long time been borrowing, and the return means the all-around coherent development of American activity, with New York as its central point.

If all this is true, we may readily infer the formula which characterizes the peculiar place of New York among the cities of the world, and which justifies its title as the American Metropolis. Just as the people of the United States put to effective use more energy than the people of any other nation, so the city of New York is pre-eminent in this respect—that it contains a larger number of people more actively employed than any other city in this or any foreign country. The amount of energy at present expended in New York is, we believe, unparalleled in human history. London, it is true, contains a population almost a million greater than that of New York, but this greater population is not anything like so actively and effectively employed. In Chicago the industrial opportunities, the rate of expansion, and the general rapidity of life are greater than here, but in New York the mass in motion is so much larger that its actual power of going ahead and removing obstacles, New York is easily superior. The colossal vitality of metropolitan life is shown in a hundred ways. One of the most obvious marks of such vitality is the power of social and industrial reconstruction and assimilation. Think of the enormous numbers of immigrants for which New York has found residence and employment during the past decade! Is there any other city in the world which could do as much as New York has done to absorb within so short a time over 200,000 Polish and Russian Jews and as many more Italians? Or again, note the phases of the building movement which have been in progress during the past dozen years. In that time New York has torn down and thrown away enough house and work room to accommodate the population of a large city. It has built four-fifths of the large office and apartment buildings, which are the most conspicuous, if not the most seemly, feature of its architectural physiognomy. It has provided the present inhabitants of large districts on the upper east and west sides with homes. No matter how great the amount of building is; the demand soon overtakes the supply, and all this in spite of the fact that its growth has been hampered by inefficient municipal government and tardy public improvements. The current of New York life is so prodigious that it rolls along with absolutely irresistible force carrying burdens on its surface, removing obstacles in its way and purifying and assimilating sources of contamination such as no city has had to meet before. And what is equally important, New Yorkers are becoming more and more conscious of what their city is and promises to be.

ACCORDING to the legal fiction, which the Powers have chosen to maintain, peace with China has never been broken. The fact at present seems to be, however, that a genuine peace will never be restored. It is incredible that any people, so long as they preserved any united racial or national feeling, could permanently submit to the terms which the Powers have dictated. By them China is placed practically under a joint European protectorate. The purpose of the protectorate is, of course, the industrial exploitation of China, and the Chinese Government itself will exist chiefly for the purpose of carrying out the wishes of the Powers. But such an anomalous condition of things cannot persist. If the Imperial Government gathers strength after the crisis, it will use that strength for the purpose of gradually freeing itself from the intolerable restrictions of foreign tutelage. If, on the other hand, it does not gather strength it will not be able to keep order in the distant provinces, and industry and commerce will suffer from constant local and patriotic outbreaks. Either alternative means little by little a more effective military occupation of China than the present treaty provides for, and the gradual enforced dismemberment of the country. Doubtless the European governments appreciate this fact to its fullest extent, but they are anxious for various reasons not to have the question raised acutely at present. They would

rather wait until industrially and commercially they have secured a firmer foothold in the interior of China, and until they are better prepared for aggressive measures. Then they are all hoping to obtain some advantage over their rivals which will enable them to secure a larger division of the spoils. The United States alone is wholly unprepared for the situation brought about by such a gradual dismemberment, and she is likely to remain unprepared for many years to come.

WHAT an absurd thing it is that in order to discover the precise increase in the expenses since consolidation, the "Evening Post" was obliged to set an expert to work in the Controller's office for several weeks! It ought to be possible for any taxpayer, by a glance at the Controller's report, to discover precisely what any given department is spending during the current fiscal year, and how these expenses compare with those of immediately preceding years. It ought furthermore to be possible for any intelligent man to discover, with a little patient work, what was the source of any particular increase or decrease in expenditures. Certainly one of the simplest and most salutary improvements for which reform organizations should work is some proper system of municipal bookkeeping and reporting. The present Controller has done good work along these lines, but the whole matter needs careful investigation and some complete and transparent system of reports should be devised and made mandatory. The figures which the newspaper expert elicited were comprehensive, but they failed to expose the really important question of precisely how the \$23,000,000 increase in expenditure since consolidation is divided. How much of this increase is due to the complicated and clumsy machinery of the charter? How much of it is due to legislative enactments? How much of it is due to increases of salaries and expenses on the part of the present administration? These are the questions which a report upon "What Tammany Costs" should have answered, and until they are answered any explosion into fierce and scathing headlines is bound to be more noisy than effective.

IT is where the tenement-house problem has been most studied and where experimental remedies have been tried most that New York must look for information in dealing with its own problem of housing its poor. This is undoubtedly in the great towns and cities of Great Britain, because nowhere else has the subject been so systematically considered, or experiments for its elucidation tried on such a great scale. That is our excuse for so frequently calling attention to what has been done and the conclusions reached in the home of the race and is our excuse now for calling attention to the remark made before the Northern Architectural Association at Newcastle-on-Tyne by a Mr. William Glover that the speculative builder had been the most important agent in providing suitable homes for the poor in Newcastle. This opinion, when applied to New York, is our own. Without the speculative builder we would have had a tenement-house question, indeed, and unless the speculative builder is encouraged instead of discouraged, we will still have one in a form compared with which the present will sink into utter insignificance. Happily recognition is being given to the economic axiom that any interference with the sources of natural supply of tenements increases the congestion of the city wherever it may be. This thought no doubt produced the remark of the British architect quoted, and is the one that should have most influence with the Legislature whenever they are asked to change the laws relating to the construction and supervision of tenements.

EVEN should the Court of Appeals sustain Justice Bischoff's Lexington ave decision, it is leaping to a conclusion to assert that the Metropolitan Railway Company's lines on the thoroughfare named and on 116th street must be taken up. If it should be finally decided that the franchise under which the company operates these lines was illegal because in violation of a legal inhibition against two lines being included in one grant, it may, presumably, be possible to go back to the authorities and obtain a franchise for each. The condition of affairs created by the decision would, of course, then, be more serious for the company pecuniarily, because other property owners, as well as the one who brought the suit just decided by Justice Bischoff, could recover damages. The bonds issued on the Lexington avenue lines, which have long since disappeared into investors' hands, would in any event be protected by the company for the sake of its own credit, even if it is not legally bound to protect them, as it undoubtedly is morally.

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Rapid Transit.

AGREEMENT OF REPRESENTATIVE INTERESTS ABOVE THE HARLEM—JEROME AVENUE LINE—OTHER MATTERS.

A settlement of the differences on rapid transit for the Bronx appears to have been found at a conference following a dinner given by Mr. Dave H. Morris at the Metropolitan Club recently. Mr. Morris' guests were James L. Wells, Fielding L. Marshall, E. K. Martin, Chas. D. Steurer, D. B. Holmes, J. Clarence Davies, Chas. E. Coddington, G. P. Bryan, Corporation Counsel John Whalen, J. A. Goulden, W. W. Niles, Jr., Ernest Hall, Joseph W. Wood, John De Hart, John B. McDonald, contractor for the Rapid Transit Railroad; Fred. W. Jackson and Wm. Barclay Parsons, Chief Engineer to the Rapid Transit Commission.

As a result of this conference Mr. Morris has written to the Rapid Transit Commission forwarding to them a petition, which he signed by authority of all those present representing the interests of the Bronx, and urged the immediate adoption of such measures as would insure the carrying out of the proposals therein contained. The petition is as follows:

"Resolved, That we request that the elevated structure be at once built as planned by the Rapid Transit Commission, north and east from 149th street and Third avenue along the present proposed route.

"And, provided that a rapid transit connection by a direct east side line to the City Hall with a continuous and satisfactory train service, and at a five-cent fare is obtained within two years, we approve the suspension of the building of the link from Lenox avenue to Third avenue, provided that if such east side rapid transit by through trains and at a five-cent fare be not obtained by that time, then the contractor shall be required to at once proceed to build the suspended link, his contract to do so remaining meantime in full force.

"Provided, however, that we favor this proposition as a means to ultimately obtaining an east side underground line from Forty-second street to the Borough of the Bronx to connect with proposed line from 149th street along Westchester avenue and so on to Bronx Park.

"We further request that an additional amount of money equivalent to the cost of building the link be expended in building a rapid transit road up Jerome avenue."

Mr. Morris said also: I am further authorized to say that the gentlemen above named pledge themselves to do their utmost to secure favorable action by the organizations and citizens of the Bronx represented by them endorsing the resolution in this petition.

J. Clarence Davies, who was seen in regard to the above, said in substance it was that if an East Side route could be obtained with a five-cent fare and through cars from Bronx Park down Westchester avenue, thence down the East Side, it would be advisable to suspend the building of the link from Lenox avenue to Third avenue for two years, and he added: "I am almost positive that we will have a direct East Side line down to Forty-second street and that it will probably develop in a very short time."

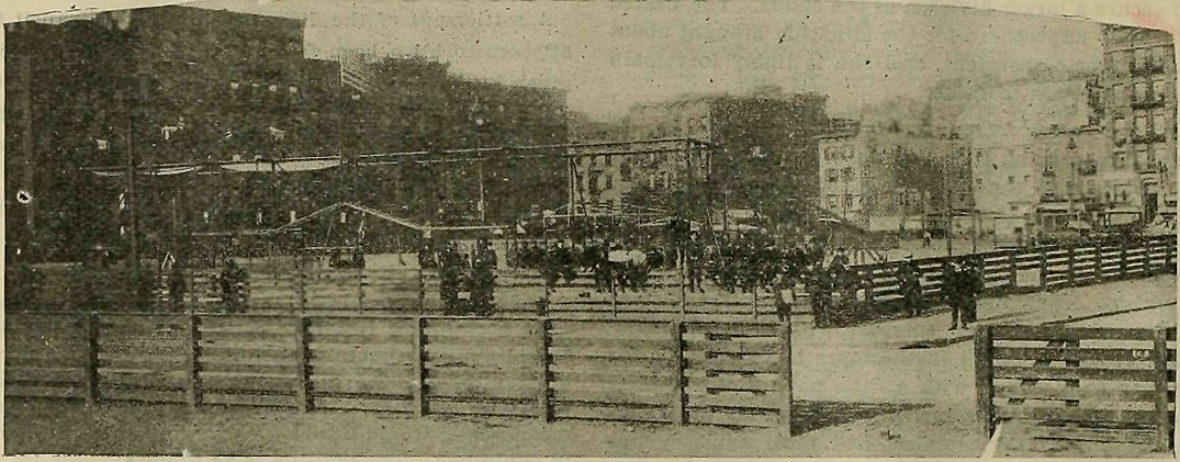
Fielding L. Marshall and William D. Peck presented petitions to the Rapid Transit Commission praying for the Jerome avenue extension of the rapid transit railroad. Related to this subject is the following from a correspondent who was present at the meeting to which he refers:

"The last paragraph in your report of the meeting recently held to petition the Rapid Transit Commissioners for an extension of the underground system along Jerome avenue by means of elevated tracks beyond the Harlem River, is likely to mislead those who do not know that the meeting voted down a resolution proposing to cut off a section of the easterly Bronx route. Furthermore, it was stated by the President of the Taxpayers' Alliance, Jos. A. Goulden, that the easterly sections would not oppose the Jerome avenue route, but would, in fact, give it their support. The Taxpayers' Alliance represents some fifteen to twenty organizations in the Bronx, and the statement of its chief executive officer means that all sections of the Bronx have determined to pull together to secure rapid transit along both Westchester and Jerome avenues, without any deviation from the routes laid down."

The New York Central R. R. has notified the Rapid Transit Commission that the railroad company is going to build sub-surface tracks of its own under its 42d street terminal. The commission has abandoned the plan of carrying the Rapid Transit tunnel under the Grand Central station to 47th street, and will take it through 42d street to Broadway as originally proposed. It is expected that track connection between the rapid transit railroad and the underground station of the Central will be made.

The Commission have decided to change the plan of the West Side branch of the road above 106th street so as to make it possible to run express trains to 145th street on a third track, instead of to 110th street, as was contemplated in the original plans. The 4-track system ends at 106th street and Broadway.

The Small Parks and Playgrounds.



A MUNICIPAL PLAYGROUND—SEWARD PARK.

Of the many municipal improvements undertaken and completed during the past few years, none has actually accomplished what it was intended to accomplish more thoroughly than the small parks, which were laid out in the crowded tenement-house districts. The people for whose use they were intended have not failed to take advantage of them. On warm days they are overrun with men and women who want to enjoy the patches of green, the freer air, and the clearer light they afford; and after school hours, swarms of children are to be seen playing on the sidewalks, or anywhere else they are allowed to play. These open spaces have been such an enormous benefit to the children that it is a pity more attention was not paid to their peculiar needs at the time the authorizing legislation was passed. When the Park Act of 1887 was drawn up, it was assumed that part of every park which was laid out would be turned into a playground; but no particular provision was made for such an employment of the space. The Park Department doubted whether the language of the act was sufficiently clear to allow them to establish playgrounds in any part of these parks. Hence, the first two parks which were laid out under the provisions of the act, those at Mulberry Bend and Corlears Hook, contained no playgrounds; and the result is that they are comparatively little used by children. On the other hand, Seward Park, on Division street, which at present is given over entirely to swings, ropes, bars, and other apparatus for the amusement and physical development of children, is much more popular; and the part of Hamilton Fish Park, on Houston St., which is put to similar uses, is equally popular. Too much grass is undoubtedly a mistake in parks that are made to be used, and not to be looked at, and all such places ought to be laid out something as the Gardens of the Luxemburg and the Tuileries are in Paris. It should be added that the Park Department have promised to give the children some opportunity for sport and play both in Mulberry Bend and Corlears Hook Parks.

The use of such open spaces chiefly as playgrounds is an extremely important matter. The testimony of police officers is unanimous that wherever proper playgrounds are provided juvenile crime decreases, and insubordinate boys become very much more manageable. This is particularly the case in the overcrowded tenement-house districts, where there are so many push-carts and people on the streets that there is no room for any sort of play. It is no wonder that under such circumstances the boys become mischievous, and cause an enormous deal of annoyance to the police. These facts have by this time become pretty well appreciated; and it is not probable that when Seward Park, or any future park, comes to be laid out, that the mistake committed in the case of Mulberry Bend and Corlears Hook Parks will be repeated. Moreover, the same end will be partly attained by the more generous provision for playgrounds which is being made in connection with the new schools.

The parks which have been laid out so far have undoubtedly been situated in just the spots where they were most needed. It has been objected to Mulberry Bend Park that it was located too much on the edge of the business district, and that ten or fifteen years from now, it will be surrounded by warehouses instead of tenements. The criticism is undoubtedly based upon a true statement of tendencies, but it is none the less invalid. Ten years ago, when the site of the present park was selected, the quarter around Mulberry Bend needed the cleansing and purifying effect of ventilation and air almost more than any other district in the city; and since the park was opened the police have had very much less trouble with the neighborhood than formerly. At the same time it is situated at the very southern end of the Italian quarter, west of the Bowery, and when the time comes for an increase of the number of small parks, the suggestion made some years ago of situating another park a mile or so further north, at Spring street, should be adopted. That particular quarter, while not at all so overcrowded as it is east of the Bowery, is one of the least wholesome, and has one of

the highest death-rates of any ward in the city. Seward, Corlears Hook, and Hamilton Fish Parks are all placed in the most congested parts of the East Side. They could not be better located to fulfil the purpose for which they were planned; and they have already not only increased the amusements, but improved the morals of the districts wherein they are situated.

These small parks have had a certain effect upon real estate values, not only in their immediate vicinity, but more or less over the whole neighborhood. That they meet with some appreciation from the tenement-house people themselves is indicated plainly by the fact that tenants are willing to pay an additional monthly rent of one or two dollars for a room in the front of houses which face the parks; but the owners of such property are not much benefited by this increase, because, for various reasons, the stores on the ground floor of these buildings do not rent for much more than half their former figure. The loss upon the stores, it is said, is scarcely equalled by the increase in the income from the front rooms. The houses in the vicinity of the parks are more sought after than they used to be before the parks were laid out; but it is difficult to determine precisely what the cause is of this augmented popularity. It may in some small measure be due to the fact that the heads of some tenement-house families are sensible enough to prefer the neighborhood of a park; but it is much more likely that the people who were dispossessed when the parks were laid out have created an increased demand for rooms which is relatively permanent. Very few of the people who live in tenements are able or willing to pay money for such an impalpable advantage as proximity to a public park. It is perfectly evident that the popularity of rather expensive apartment houses on Madison avenue and Central Park West is due to the desire on the part of New York parents—a desire that is growing livelier all the time—to bring their children up in some place convenient to a big park; but this is a motive of well-to-do people, who read newspaper articles about hygienic living. It is not a motive of people who are often crowded into rooms so densely that comfort, cleanliness and even decency are often impossible.

Since the present Tammany administration has been in power, work has been done in finishing up park improvements which were already under way; but practically no new work has been begun. It is even true that plans which had been begun have not been carried out. The story told by Mr. Jacob A. Riis, in his book entitled "A Ten Years' War," about some improvements which miscarried, is interesting as an example of efficient municipal government. Two playgrounds on the East Side had been planned, and the plans accepted by the proper authorities. One of these was to have been in Rivington street, adjoining the new public bath, where the boys in the neighborhood had been particularly troublesome. But after proceedings had been started it was discovered that they had been taken under the wrong law, and the money spent in advertisements had been wasted. It was then too late. In another instance an attempt was made to establish a model school park in a block at Houston and Essex streets, where more than 4,000 children attended day and night school. The public school and the pro-cathedral, which divided the children between them, were to be allowed to stand, at opposite ends of the block. This plan, however, was buried in the same grave as the other. "The clerk," says Mr. Riis, "who should have filed plans at the Register's office, left that duty to some one else, and it took twenty-one days to make the journey, a distance of 500 feet or less. The Greater New York had come then, with Tammany, and the thing was not heard of again." It is to be hoped that these two plans will be revived again under more favorable conditions. They would not be expensive; and they would pretty well complete all that the city can do under present circumstances in the way of small parks on the lower East Side. The approaches to the New East River Bridge are going to unhouse a good many thousand people; and until there is some indubitable indication that the tenement-house



MULBERRY BEND PARK, FROM JACOB A. RIIS' "TEN YEARS' WAR." COURTESY OF HOUGHTON, MIFFLIN & CO.

population has a tendency to distribute itself more than at present, it would be well not to dispossess any more people. Hitherto, owing to the activity of the speculative builder, the East Side has shown a tremendous power of absorption. In the five wards south of 14th street, on the East Side, there were, according to the tenement census at the time when the old houses were torn down, 4,268 vacant apartments, with room for more than 18,000 persons. But there is not as much room as there used to be for the operations of the speculative builder, and all real estate agents are agreed that proportion of vacancies in that whole quarter is unusually small.

In the less crowded tenement-house sections of the North and West Sides, much remains to be done; and while the city is spending too much money in other ways to be liberal just at present, park improvements in these districts should be pushed ahead as soon as the municipal finances recover equilibrium. There is much less overcrowding on the northeast side, than there is east of the Bowery, and until recently there have been so many vacant lots that the lack of parks has not been felt. The present park room is not, however, sufficient for the

needs of its coming population; and as the vacant lots are built upon the need of public playgrounds will become more and more pressing. The West Side district, from 70th street south, is also insufficiently provided for; and as the overcrowding in this district is increasing, and as its population is composed of more unruly elements than the lower East Side, something will have to be done eventually to ventilate this particular section. It is not probable, however, that it will be possible to do anything for some years to come. Fortunately, in other parts of the North and West Sides, generous provisions have been made for open spaces, and the city will never have to face the expense and the disturbance which the short-sightedness of early New York's municipal policy has recently made necessary. Parks, large or small, should be laid out before they are needed—not after. Those which have been recently opened up on the East Side could have been purchased and laid out thirty years ago for a very small fraction of the money they have recently cost. Fortunately for the city, Central Park, and those in the Bronx, were laid out before they were needed; and hence the city could afford to do the work on a liberal scale.

At Albany.

SOME IMPORTANT POINTS IN THE GOVERNOR'S MESSAGE.

The first week of the Legislature has been occupied by the delivery on one side and admiration of the Governor's message on the other. The rush of bills will soon come and provide that variety of comment and discussion that characterize the sittings of the State lawmakers.

The new Governor's message to the Legislature is the frankest and freest discussion of state and municipal conditions that we have had yet. With the exception of Comptroller Coler, no public official of late years has approached public questions so entirely on their merits and with such indifference to what are known as political or party considerations as Governor Odell.

His text being an injunction to economy, it must sound pleasantly to the taxpayer of New York, whose burdens have been so increased of late years. For the state the Governor recommends the abolition of superfluous offices and the consolidation of others with a view to economy. If his recommendations are carried out, it is estimated that a saving of \$1,100,000 will be effected thereby. He is of opinion that a Department of Labor should be created by the amalgamation of the Board of Mediation and Arbitration, the Bureau of Labor Statistics and the State Factory Inspectors' Department. An improvement on this recommendation would be the abolition of the first and the consolidation of the last two. A special commission, headed by Governor Odell himself with all the intimacy of his knowledge of public affairs, would be unable to discover that the Board of Mediation and Arbitration had ever done anything to justify its continuance. No disputing trades ever sought its mediation or accepted its arbitration. Whenever labor trouble breaks out the board appears on the scene with the promptitude of a poor relation at a feast, but beyond incurring railroad mileage and hotel bills, no one knows what good its members do. Occasionally they are used by either side on errands which have for their object only the hope or expectation of discovering the weakness of the other—they are made innocent spies to the enemy's camp—but beyond this they perform no useful function, even if this can by any possibility be called useful.

The work of the Charter Revision Commission comes in for some criticism at the hands of the Governor, who says: "While the revision of the charter has for its object an improvement in

New York city government, yet it has not fully met all expectations, particularly as to expenditures and the husbanding of the resources of the city. Every department of New York needs corrective legislation. Especially is this true of those departments whose administration is confined to county lines." This will be the formal opening of the real discussion on the report of the commission. Following on this remark the Governor recommends the abolition of the fee payments to the sheriff, county clerks, and registers in New York and Kings Co. and the substitution of salaries instead thereof. Proposals for more speed in modernizing the docking facilities of this city will, apparently received a ready approval at the hands of the Governor, because he says: "It seems to me that legislation for a more rapid improvement of its wharfage facilities should be inaugurated, and a much greater efficiency could be secured if a single-headed commission were substituted for the present Dock Board." This work creeps truly, the physical results having no bearing in point of time with the mental efforts to solve the problem involved. The whole matter is obstructed by a conservatism worthy of the old world, and legal protections against extravagance that have at length become embarrassing and obstructive of development. A prompt response to the Governor's hint is found in the introduction of Senator Ahearn's bill empowering the city to expend \$12,000,000 in purchasing property for dock improvements, relieving the Dock Department from the necessity of first negotiating for purchase at private contract and empowering them to take title on what is practically four months' notice—that is, in four months from the filing of the oaths of commissioners of appraisal.

Naturally the Governor has something to say about taxation, and he soon makes it apparent that his view differs from that of the Chamber of Commerce Committee, to which we referred last week. Instead of local option, with the consequent probabilities in favor of a single tax and that a tax on real estate, Governor Odell believes that real estate ought to be relieved, but labors under the same economic error that obstructs the mind of Senator Stranahan in supposing that real estate can be relieved through a direct and specific tax on mortgages. Such a tax could only result in dividing the tax already paid by real estate, but not in reducing its total bulk, even if such securities are relieved of their present and practically suspended liability to taxation as personal property. However, the Governor does not rest on this expression of belief, but goes on to show that further relief may be afforded by broadening the incidence of taxation

so that it shall embrace property not hitherto covered. In this he includes: Corporations existing by warrant of the State, especially transportation corporations, banks and trust companies that have avoided or escaped taxation in proportion to that on other similar institutions, and the surplus of savings banks. These are radical suggestions and not all of certain wisdom or efficacy, but they reveal a scientific acquaintance with the subject on the part of their maker, which is not always apparent in the tax equalization remedies to which we are treated now and then. It stands to reason that if the object of tax reform is to relieve real estate, this relief can be secured better through an increase of the list of taxables than through an option to local authorities to tax where they may, when their preference for the most easily reached has become part of their nature. The line of the least resistance has hitherto had such a fascination for the tax assessor that it is useless to give him an option to move in other directions. What is wanted is a mandatory indication of the direction in which he must move.

Municipal Autonomy.

WHAT NEW YORK CITY NEEDS, ACCORDING TO EX-SENATOR FORD.

Speaking at a banquet given in his honor, on his retirement from legislative life, ex-Senator Ford said:

"If I were to name the lesson which has been most deeply impressed upon my mind by my five years' experience in the legislature, I should say it was this—there is an irrepressible conflict on between the rural sections and the large cities of the State. This situation has already attracted no little attention among thinking men, and is rapidly becoming acute. I believe that if New York City had practically unlimited powers of local government, such as are granted by Great Britain to her municipalities, it would solve its municipal problems even more satisfactorily than they have been solved abroad. If our people were cut loose from Albany, so far as their purely domestic affairs are concerned, they would soon learn to put their house in order and keep it so. Under our present crude system, New York City, which pays upward of 60 per cent. of State taxes, and sends a couple of million dollars annually to support schools in other parts of the State, is governed from Albany, by the rural counties, which almost without exception receive from the State directly, in school moneys and otherwise, more than they pay in taxes to the State.

"The State must control the militia, the judiciary, public education, elections, and the like. Outside of these sovereign functions we must insist upon the right to manage our own affairs in our own way. No mere charter from the legislature will suffice. What we want is a full and ample measure of local self-government ingrafted into the constitution, so that our cherished interests and sacred rights shall be placed beyond the whim and caprice of the rural legislator, whose education, associations, and habits of life wholly unfit him to understand or intelligently deal with a densely crowded population like ours."

VAULTS AND RAPID TRANSIT.

Some time ago Contractor McDonald asked counsel to what extent he was liable for the restoration of vaults to buildings disturbed, and in many instances entirely cut off, by reason of the encroachment of the rapid transit tunnel. In an opinion given on Thursday, by Shepard & Boardman, it was held that the contractor is under no obligation to either restore or make restitution to property owners, inasmuch as the owners in many instances have taken city property for such purpose without legal right, and in other cases have built vaults under the sidewalks by virtue of special license, revocable at will by the city. The decision means much to Mr. McDonald, and, conversely, will affect many property owners and tenants to a considerable degree. Owners who feel aggrieved, had better consult their own counsel as to possible remedies rather than rely upon an opinion prepared for the Rapid Transit Commission.

LEXINGTON AVENUE SURFACE RAILROAD.

Justice Bischoff, in the Supreme Court this week decided that by reason of the fact that the Metropolitan Street Railway Co. had purchased the franchise for both the Lexington avenue cable line and the 116th street crosstown line, in one parcel, both were illegal and void, inasmuch as it was contrary to law for bidding to be done on franchises for two separate extensions and call them one. This decision was rendered in the suit of Louis Tekulsky, of No. 852 Lexington avenue, who was granted a permanent injunction and \$672 damages for the injury to his premises by the illegal running of the railroad. The Metropolitan company at once gave notice of appeal, which suspends the action of the injunction, and it now depends upon the Appellate Court to say not only whether the railroad shall be operated or not, but also whether many other property owners have just claims for damages.

Questions and Answers.

We must remind our correspondents that we cannot answer anonymous communications. Readers must also remember that communications to us cannot invariably be answered the week they are received.

LANDLORD AND TENANT—BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE.

Will you advise me as to the following: A real estate agent rents A's second floor to B, and charges A commission on a year's rent. (1) Is not this lawful? B stays as a tenant for eight months, paying rent promptly. Then B moves. (2) Can A bring a claim against B for the balance of the year's rent, no lease having been signed or any agreement having been made as to length of time B was to occupy premises. A claims that as he holds a receipt from the agent for commission on a year's rent, that B is obliged to pay the year's rent. A threatens to sue B for balance of rent until the year expires. (3) Has A any grounds for suit?

Answer.—A has no claim against B unless the agreement was for a year's hiring, except, perhaps, for a month's rental if B did not give a month's notice of his proposed removal. The fact that the agent gave A a receipt as for a renting for a year does not in any way bind B. A may claim that he paid the agent a larger commission than he was entitled to, but the difference would hardly be worth while going to law about. Where an agent rents apartments in a tenement house or floors, his commission is usually a matter of agreement, but never less than \$5. Floors are usually rented from month to month.—Law Editor.

MOCK AUCTIONS OF REAL ESTATE.

To the Editor of THE RECORD AND GUIDE:

Please tell me why a mock auction of real estate is permitted when mock auctions of other things is a misdemeanor under Sec-443 of State Penal Code?

Answer.—One reason is that our legislators saw fit to except from the operation of the section quoted, "ships, vessels or real or leasehold estate." For this exception I can see no good reason. I well remember, however, that thirty odd years ago the Bowery and lower Chatham street in New York City were infested with mock auction rooms where cigars, mainly, and other goods and chattels were exposed for sale. Whether a man named "Peter Funk" was the ringleader in this business I do not know, but that name was generally applied to the business. There were so many swindles perpetrated that finally a "wave of popular indignation," brought about the legislation which made the business illegal.—Law Editor.

PALISADE COMMISSIONERS.

To the Editor of THE RECORD AND GUIDE:

Please tell me the names of the gentlemen who form the New York and New Jersey Commission to save the Palisades?

Answer.—The personnel of the two commissions is the same, though their officers vary. It is: Geo. W. Perkins, Abram S. Hewitt, Ralph Trautmann, J. Du Pratt White, Nathan F. Barrett, D. McNeely Stauffer, Col. Edwin A. Stevens, Franklin W. Hopkins, Abram De Ronde and W. A. Linn. The first-named is the president of the New York Commission; his address is No. 346 Broadway. Col. Stevens, of Hoboken, is President of the New Jersey Commission, and J. Du Pratt White, of Nyack, Secretary of both.—Editor Record and Guide.

Recent Legal Decisions.

David Kennedy v. The Dr. David Kennedy Corporation. (32 Misc. Rep. 480.) In this case the decision of the court was that after a letter has been mailed by the sender, it becomes the property of the person addressed.

Rochester and Charlotte Turnpike Road Company v. Robert S. Pavigue, Court of Appeals, October, 1900. (N. Y. Law Journal, Nov. 5.) In 1896 Marsenus H. Briggs was the president of the plaintiff. He gave to the defendant in that year the check of the plaintiff, signed Rochester and Charlotte Turnpike Road Company, M. H. Briggs, Treasurer, for \$450, being the amount of insurance premium on property belonging to Walter B. Duffy, in which property the plaintiff had no interest. Pavigue was an insurance agent. The property was in New Mexico. The policies were issued in New Mexico and were sent to Pavigue for delivery. He delivered them to Briggs, who acted in the matter for Duffy. Briggs paid the premium by the check of the plaintiff, and afterwards collected the amount from Duffy. He never accounted for this amount to the company. He became a defaulter to a large extent and absconded. The company, after Briggs' flight, brought suit against Pavigue for the amount of the check, and at the trial recovered judgment. Upon appeal the judgment was affirmed. Judge Vann, writing the opinion, in which all concurred, says, among other things: "By delivering the policies to Briggs without collecting the premiums at the time, the defendant apparently gave credit for the same and thus made the debt his own. At all events he subsequently treated it as a debt owing by Briggs to himself, the same as he had similar claims under like circumstances in previous years."

What the Building World Talks of

FACTS, IDEAS, NOVELTIES.

In the light of the discussion which has recently been in progress relative to the merits of gravel roofs, the following remarks from a well-known writer may not be without interest: There is no reason why a gravel roof should not be a good one, if only proper care and good materials are used in its construction; at least it should be good for the money expended on it when compared with the cost

Laying Gravel Roofs.

of tin, galvanized or copper roofs. Of course a gravel roof is only suited for a low pitch or flat roof, as on a steep roof the gravel would eventually wash off and leave the paper or canvas exposed to the weather. Ordinary coal tar answers fairly well for a top coat before the gravel is spread on, if the roof is very flat. If the roof has a good pitch it is a good idea to mix 8 or 10 pounds of common rosin with the pitch while it is boiling, stirring the mass well with a stick before it is taken out of the boiler. To prepare the roof before covering with tar after it is boarded tightly with matched stuff, the following rules should be observed: In all cases the grain of the roofing boards should run in the direction of the pitch—never across it—and all joints should be driven close and tight. The boards should be planed on the top side, and should be free from shakes or knot holes. Swab the whole roof over with a thick wash of Portland cement mixed with water to the consistency of thick paint. Let the roof dry for a few hours, then lay on a coat of good roofing paper—tarred paper preferred—having a lap of about one-third of the width of the paper. Over this give a thin coat of hot tar, in which ground asbestos, mica or Portland cement has been mixed, in the proportion of one bucketful of cement to four of hot pitch. Let stand until dry and hard. Over this lay another coat of roofing paper, and on this lay a thickness of rough sacking, which must be tacked down here and there with broad-headed tinned nails, such as tinsmiths use in roofing. On this sacking lay a thick coat of the tar while hot, and then sprinkle coarse sand and fine gravel on the hot tar and leave to harden. The tar must contain the proportion of asbestos, mica or cement as described in the foregoing. When the tar or pitch hardens it holds the gravel in place, and the rough sacking over the paper strengthens the whole roof covering and binds the whole together, and to a very large extent prevents the roof from cracking or blistering, faults which are common to gravel roofs and which cause a great deal of trouble and annoyance. A roof covered in the manner described will make a good serviceable one, and one that will hold for from seven to nine years, when it may be made good again by a generous coat of the prepared pitch and another layer of fine gravel. Metal roofers do not take kindly to roofs of this kind, but there are instances when no other kind of roof is available, and to meet these instances the above method is offered.—Carpentry and Building.

Authorities differ materially on questions of air supply and ventilation. Some theorists advocate 3,000 cubic feet of fresh air per person per hour, or 50 cubic feet per minute, and this amount is generally required, as in the Boston Building Law for theatres.

Air Supply to Theatres.

This amount is liberal compared with the requirements of other municipal authorities—as, for example, the law in Austria, requires 1,050

cubic feet per hour per person—an amount less than half the former; but it stipulates there should be an interval of two and a-half hours between matinee and evening performances, so that the air may be thoroughly changed. Still less in amount is the requirement of the Prussian Public Works regulations, which put the amount required per person per hour at only 700 cubic feet. It is stated also that Professor Pettenkofer recommends an air supply of 1,410 to 1,675 cubic feet per hour (23 to 28 cubic feet per minute). Dr. John S. Billings, an expert on ventilation, recommends 30 cubic feet per minute, or 1,800 cubic feet per hour. The allowance made in some leading theatres, Continental and American, is also very conflicting. The Vienna Opera House, one of the best ventilated theatres in the world, has an air supply of 15 cubic feet per person per minute, while at the Madison Square Theatre, New York, the supply is given at 25 cubic feet per person per minute, or 1,500 cubic feet per hour. Between these two quantities it may be safe to rely. If we were to take the London theatres as a guide, the quantity of fresh air allowed is considerably smaller, to take their stuffy atmospheres in parts of the house. The Paris theatres are better provided. Many of them are ventilated on the downward system, as advocated by Gen. Arthur Morin, the air being exhausted by numerous openings under the seats. At the Theatre Lyrique, Theatre de la Gaité, and the Theatre du Cirque, a combined system was carried out, the fresh air being admitted at both sides of the stage opening high up, and also through hollow floor channels for the balconies and boxes. In the gallery the openings were placed in the risers of the steppings and on the parquet; the air was exhausted by openings under the seats. In

America the downward system of ventilation is largely followed in the leading theatres; but whether these are all successful we should not like to say. One German authority (Professor Fischer) declares that for audience halls lighted by gas the upward system is to be preferred. The great objection to the "downward" system is that the exhaled air from the higher tiers mingles with the descending pure air, and this is certainly objectionable.—Carpentry and Building.

An article in which he says that the concentric system of wiring with uninsulated outer has certain advantages, if only the wiring of the building by itself is considered, but these advantages are not peculiar to this system. On the other hand, if the distributing system as a whole, from the station to the lamps, is considered, the use of uninsulated return conductors is open to many objections;

Interior Wiring— Allingham.

the property that any fault is bound to become a dead short circuit; is a serious disadvantage in a large distributing system; on a large network different parts even of the middle wire of a three-wire system may be at considerably different potentials, so that from uninsulated returns electrolytic troubles may arise. The principal advantage usually claimed for concentric wiring is its safety; he says that in this respect any metal-sheathed system of wiring with both conductors insulated has the same advantage, provided that the metal-sheathing is made electrically continuous throughout, and is sufficiently earthed, and that one of the wires is earthed at one point either continuously or at frequent intervals. He thinks that the greatest possible safety in house-wiring would be obtained by using double wiring, enclosed throughout in earthed metal-sheathing, connected to three-wire mains having a removable earth connection on the middle wire at the station, and by earthing each of the outers—while the middle wire is temporarily disconnected from earth—for a minute or so regularly every day. Any fault in a consumer's installation on either of the outers would instantly cut itself off, and any fault on the neutral would cut itself off the next time the outers were earthed at the station, so that the consumer's wiring would be perfectly "self-testing," just as concentric wiring is, and at the same time it would be free from the objections to concentric wiring. The recently introduced system of wiring in steel conduits with sleeve joints has the great disadvantage that the sleeves do not make a good electrical connection. The requisite conditions may, however, be fulfilled by the use of iron or steel tubes with screwed couplings or by lead-covered wires. He thinks that lead-covered wires with fibrous insulation are likely to come into use very much more for house work in the near future, and calls attention to their advantages.—Lond. Elec. Rev. (From Elec. World and Eng., N. Y.)

An interesting statement showing the number of buildings in Philadelphia has been compiled by Assistant Clerk Theodore

Buildings in Philadelphia.

James from data furnished by the real estate assessors, says a late issue of the "Record" of that city. There are 258,685 dwellings in the city, 21,088 of which are partly used as stores, and 21,371 other structures, making a grand total of 285,056. Many of these include churches, hospitals, libraries and other public or charitable institutions exempt from taxation. The total assessed valuation of all that are subject to real estate tax is \$879,295,355. Besides the dwellings enumerated, the following statistics of buildings were obtained: There are 5,536 buildings used exclusively for business and store purposes; 2,467 factories, mills and foundries; 2,332 shops not coming under the head of factories; 130 breweries, distilleries and malt houses; 76 banks, savings and trust companies; 390 office buildings; 239 hospitals, asylums and other buildings used for like purposes; 147 schools under religious control; 12 colleges; 18 libraries; 261 theatres, halls, etc.; 773 churches; 275 public schools; 328 other properties owned by the city, State or general government; 234 railroad stations and engine houses; 10,463 slaughter-houses, stables and hot-houses; 689 warehouses and storage buildings; 1,747 miscellaneous small buildings, and 254 steam power-houses.

The plumbers of Cheshire, England, have been greatly interested in the discovery, among some Roman remains at their county city, of a piece of lead piping, supposed to have been laid about the year A. D. 79, when Agricola governed the province of Britain, and used for conveying water to the Roman camp. Last October some similar piping was unearthed at this spot, but special interest attaches to that now brought to light, as it bears the words, "Cnæus Julius Agricola," which completes an inscription of which fragments were before known.

Ancient Lead Pipe.

The Real Estate Market

Real Estate Market.

The following are the comparative tables of Manhattan and the Bronx of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1900 and 1901.

CONVEYANCES.

1900-1901.		1899-1900.	
Dec.28-Jan.3, inc.		Dec.29-Jan.4, inc.	
Total No. for Manhattan	248	Total No. for Manhattan	256
Amount involved	\$2,448,589	Amount involved	\$2,073,867
Number nominal	133	Number nominal	139
1901.		1900.	
Total No., Manhattan, Jan. 1 to date.	135	Total No., Manhattan, Jan. 1 to date.	162
Total Amt., Manhattan, Jan. 1 to date.	\$1,353,125	Total Amt., Manhattan, Jan. 1 to date.	\$1,370,067
1900-1901.		1899-1900.	
Dec.28-Jan.3, inc.		Dec.29-Jan.4, inc.	
Total No. for The Bronx	93	Total No. for The Bronx	84
Amount involved	\$209,977	Amount involved	\$212,883
Number nominal	56	Number nominal	46
1901.		1900.	
Total No., The Bronx, Jan. 1 to date.	32	Total No., The Bronx, Jan. 1 to date.	58
Total Amt., The Bronx, Jan. 1 to date.	\$98,777	Total Amt., The Bronx, Jan. 1 to date.	\$121,650
1901.		1900.	
Total No., Manhattan and The Bronx, Jan. 1 to date.	167	Total No., Manhattan and The Bronx, Jan. 1 to date.	220
Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$1,451,902	Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$1,491,717

MORTGAGES.

1900-1901.		1899-1900.	
Dec.28 to Jan.3, inc.		Dec.29 to Jan.4, inc.	
Total number	240	Total number	277
Amount involved	\$4,414,588	Amount involved	\$4,649,576
Number over 5%	74	Number over 5%	94
Amount involved	\$660,016	Amount involved	\$82,580
Number at 5%	71	Number at 5%	34
Amount involved	\$1,130,739	Amount involved	\$166,100
Number at less than 5%	95	Number at less than 5%	13
Amount involved	\$2,623,833	Amount involved	\$134,050
No. above to Banks, Trust and Insurance Co.'s	54	No. above to Banks, Trust and Insurance Co.'s	8
Amount involved	\$1,800,500	Amount involved	\$78,000
1901.		1900.	
Total No., Manhattan, Jan. 1 to date.	125	Total No., Manhattan, Jan. 1 to date.	202
Total Amt., Manhattan, Jan. 1 to date.	\$2,260,391	Total Amt., Manhattan, Jan. 1 to date.	\$3,229,269
Total No., The Bronx, Jan. 1 to date.	22	Total No., The Bronx, Jan. 1 to date.	54
Total Amt., The Bronx, Jan. 1 to date.	\$62,035	Total Amt., The Bronx, Jan. 1 to date.	\$294,080
1901.		1900.	
Total No., Manhattan and The Bronx, Jan. 1 to date.	147	Total No., Manhattan and The Bronx, Jan. 1 to date.	256
Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$2,322,426	Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$3,523,349

PROJECTED BUILDINGS.

1900-1901.		1899-1900.	
Dec.28-Jan.3, inc.		Dec.29-Jan.4, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	34	Manhattan	8
The Bronx	19	The Bronx	4
Grand total	53	Grand total	12
Total Amount:		Total Amount:	
Manhattan	\$1,416,500	Manhattan	\$530,000
The Bronx	222,450	The Bronx	33,020
Grand total	\$1,638,950	Grand total	\$563,020
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$66,740	Manhattan	\$42,360
The Bronx	2,725	The Bronx	3,965
Grand total	\$69,465	Grand total	\$46,325
Total No. New Buildings:		Total No. New Buildings:	
Manhattan-Bronx, Jan. 1 to date.	21	Manhattan-Bronx, Jan. 1 to date.	7
The Bronx, Jan. 1 to date.	15	The Bronx, Jan. 1 to date.	4
Manhattan-Bronx, Jan. 1 to date.	36	Manhattan-Bronx, Jan. 1 to date.	11
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.	\$712,350	Manhattan, Jan. 1 to date.	330,000
The Bronx, Jan. 1 to date.	170,300	The Bronx, Jan. 1 to date.	33,020
Manhattan-Bronx, Jan. 1 to date.	\$882,650	Manhattan-Bronx, Jan. 1 to date.	\$363,000
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx, Jan. 1 to date.	\$50,750	Manhattan-Bronx, Jan. 1 to date.	\$43,275

The private sales market, although interrupted by a holiday, developed considerable activity in flats and tenements in almost every section of the city. Private houses and lots in the 5th av section were also in demand. In fact the most important transaction of the week was the sale of No. 991 5th av, by James T. and Joseph A. Farley, demonstrating beyond a doubt that private residences of the most advanced and luxurious type can be successfully disposed of by the speculative builder. The transactions in property suitable for improvement on the lower east side appear to have fallen off, probably owing to the prohibitive prices which owners are demanding for lots. This is found to be particularly the case in the section affected by the new East River Bridge, the owners preferring to wait and take the profits which it is expected that improvement will give them. Another fact worthy of notice is that this is the second consecutive week in which not a single plot has been sold with a building loan, for improvement with elevator apartments. The only transactions affecting mercantile property were the two Wooster street parcels and the trade for No. 289 Bleeker st. The next downtown announcement of a sensational character is likely to be that of the selection of the site for the Chamber of Commerce building and more than likely it will be a block front not far from their present quarters.

Wanted.—Superintendent for elevator apartment house; one who understands renting and collecting, taking care of janitors and elevator boys, and who can give his entire attention to the renting of the apartments, and live on premises; state salary and references. Address "S. P. T.," Record and Guide, 14 Vesey St.

Gossip of the Week.

SOUTH OF 59TH STREET.

2d st, No. 306 East, 3-sty brick front and rear house, on lot 25x106; seller, Donohue estate; buyer, A. Perlman; price, about \$18,500.

38th st, No. 33 East, 4-sty brownstone dwelling, on lot 20x98.9; seller, Charles S. Bryan; buyer, Caroline Rullman; brokers, Ranald H. Macdonald & Company.

Bleeker st, No. 289, 6-sty loft building, 28.11x75; seller, Myer M. Hodge; buyer, Max Marx, who gives in exchange a country property of 80 acres, known as Hollmans, at Easton Turnpike, near Raritan, N. J.

56th st, south side, between Broadway and 7th av, plot 100x100.5; seller, Clark estate; buyer, a Mr. Moore, of Chicago.

25th st, Nos. 309 and 311 East, two 6-sty tenements; sellers, Weil & Mayer; buyer, William Oppenheim.

4th st, No. 73 East, 4-sty tenement, 25x100; seller, estate of Barbara Stier; buyers, Mandelbaum & Lewine.

Thompson st, No. 73, old building; seller, Heilbrung estate; buyers, Mandelbaum & Lewine. The buyers recently acquired No. 75, which, together with this purchase, gives them a plot 42 feet front.

Wooster st, Nos. 141 to 145, and Nos. 149 to 153, two 8-sty buildings, each on plot 75x100; sellers, Oppenheimer & Hamerslag and the Metropolitan Life Insurance Co. Nos. 141 to 145 was erected by Leopold True, the present sellers buying it in foreclosure as plaintiffs for \$20,000 over mortgages of \$175,000 in July, 1899. Nos. 149 to 153 was erected by Daily & Carlson, and foreclosed only a few weeks ago, the Metropolitan Life acquiring it at \$216,000. The buyer of both properties is said to be James J. O'Shaughnessy.

50th st, No. 42 East, 5-sty American basement dwelling, 22x100; seller, J. C. Lyons; brokers, Post & Reese.

53d st, No 53 West, 4-sty and basement dwelling, 22x60x100; seller, Henry L. Sprague; brokers, W. E. & F. B. Taylor.

Rivington st, Nos. 255 and 257, 7-sty tenement on lot 56.3x60; seller, Francis J. Schnugg, who takes in exchange the northwest corner of 13th st and 3d av, Brooklyn, 59x70; buyer, Mrs. Eliza J. Smith; broker, Jacob Chaimowitz.

59th st, Nos. 4 and 6 East, two 4-sty dwellings on plot 50x100.5; seller, The Livingston Estate.

32d st, No. 11 East, 4-sty and basement dwelling, 25x98.9; seller, Mrs. Harry I. Bodley; price, about \$70,000.

10th st, No. 384 East, 6-sty tenement; sellers, William and Julius Bachrach.

57th st, No. 36 East, 4-sty and basement brownstone dwelling, on lot 24.6x100.5; seller, the De Lime Estate; brokers, Pease & Elliman; price, about \$70,000.

Prince st, Nos. 24 and 26, two 5-sty tenements on plot 48.8x115.1x46x104; seller, Henry Kraus; buyer, Antonio Maggo; brokers, Chas. R. Faroulo & Co.

Lexington av, No. 75, 3-sty dwelling, on lot 24.8x62; seller, Herbert Shipman as executor.

50th st, No. 38 East, 5-sty American basement dwelling, 23x85x100; seller, J. C. Lyons; brokers, Henry D. Winans & May. This house adjoins the one recently bought by Frederick Vanderbilt as a wedding present for his niece. It is one of a row of seven recently erected by the seller, four of which have been sold.

2d st, Nos. 229 and 231 East, two 6-sty tenements on plot 49.6x80.2x49.8x83.4; seller, Louis Bachrach.

34th st, No. 152 East, 4-sty brownstone dwelling, 16.11x98.9; seller, Joseph Schaeffler; buyer, John L. Martin; brokers, McVickar & Co.

NORTH OF 59TH STREET.

137th st, Nos. 282 and 284 West, two 4-sty American basement dwellings, each 16x74x100; seller, Teachers' Building and Loan Association; broker, F. E. Mainhart; price, \$19,000 each.

West End av, southeast corner of 77th st, 5-sty stone front private dwelling, 25x55; seller, Teachers' Building and Loan Assoc.; broker, F. E. Mainhart; price, \$45,000.

108th st, Nos. 7 and 9 West, near Central Park West, new 6-sty elevator apartment house, plot 50x100; seller, Thos. J. McLaughlin; broker, F. E. Mainhart; price, about \$130,000. Mr. Mainhart sold a similar building adjoining a few months ago for Mr. McLaughlin.

112th st, north side, 350 feet east of Lenox av, through to 113th st, 50x200, vacant; seller, Erastus Titus; brokers, Hall J. How & Co.

112th st, Nos. 9 to 17 West, five 5-sty double flats, on plot 125x100; seller, Julius Schattman; buyers, Weil & Mayer, who gave in exchange a Grand st property.

132d st, No. 81 West, 5-sty double flat, 26x90x99.11; buyer, Max Bargebuhr, who sold the house in 1897 to the present seller.

117th st, north side, 90 feet west of Madison av; J. Fleischmann & Sons have sold to M. Bargebuhr, from the plans, a 5-sty double flat on lot 25x100.

82d st, No. 225 East, 25.10x102.2, vacant; sellers, Rosenzweig & Klungenstein; buyer, Jacob Weinstein.

103d st. The Association for the Relief of Respectable Aged Indigent Females of the City of New York has sold a plot on 103d and 104th sts, in the rear of its home. The plot fronts 62 feet on 103d st and 75 feet on 104th st, and is about 200 feet east of Amsterdam av.

84th st, south side, 37.5 east of Broadway, 50x102.2, vacant; seller, estate of Herman Fleitmann; buyer, William Carlin. Mr. Fleitmann bought it in 1867.

106th st, No. 305 West, 5-sty American basement dwelling, 20x60x100.11; seller, Joseph A. Farley; buyer, Henry F. Schwarz; brokers, L. J. Phillips & Co.; price, about \$45,000. This house was reported sold in September last.

104th st, No. 138 West, 5-sty flat; seller, John F. Schwartz; brokers, Warren & Skillin and Charles S. Kohler & Bro.; price, about \$43,000.

107th st, south side, 100 feet east of Madison av, 5-sty single flat, 20x75; seller, George Schaefer; brokers, Ghames & Losere.

130th st, Nos. 509 and 511 West, 50x144, vacant; buyer, William H. Murphy; broker, Charles E. Duross.

129th st, Nos. 308 and 310 West, two 5-sty flats, on plot 50x100.11; seller, Louis Stern.

87th st, south side, 102.2 east of 5th av, 127.6x100.8, vacant; seller, Isaac H. Clothier; buyer, Francis K. Pendelton.

Madison av, No. 947, near 75th st, 4-sty dwelling, 16.8x100; seller, Jacob Cohen; buyer, Dr. Simon Marx, the present occupant.

92d st, No. 307 West, 5-sty American basement, 17-foot dwelling; seller, Clarence True; broker, Frank L. Fisher Co.

100ta st, No. 233 West, 3-sty brick dwelling, on lot 25x100.11; seller, Jas. L. Conway; buyer, J. Kuerzi.

2d av, No. 2308, 3-sty brick building, 20.11x80; seller, Henry G. Peters; brokers, Porter & Co.

1.8th st, south side, 360 feet east of Lenox av, plot 100x100.11; seller, Chas. M. Rosenthal; buyers, Robertson & Grant.

105th st, No. 69 West, 5-sty flat, 32x90x100.11; seller, L. N. Narbonne; brokers, John R. Davidont and Geo. W. Campbell.

62 l st, No. 246 West, 5-sty tenement, 25x90x100; seller, Nellie Murphy; Brokers, John R. Davidson and Geo. W. Campbell.

8th av, No. 2752, 5-sty flat with stores, 25x90x100; seller, Aaron Ballin; brokers, Ranald H. Macdonald & Co.

112th st, Nos. 244 and 246 West, two 5-sty double flats on plot 66.8x100.11; sellers, Harry and William H. Glickman, who take in exchange the plot 99.11x100, at the southeast corner of 5th av and 136th st, and the 5-sty tenement No. 524 West 125th st; buyer, Donald Mitchell.

79th st, south side, 240 feet east of 5th av; plot 55x100; seller, H. H. Cook; brokers, Henry D. Winans & May. The buyer will erect two dwellings on the site. This is part of the square owned by Mr. Cook, on which, at the north corner of 78th street and Fifth avenue, he erected his own residence, and in which stand the residences of several well-known people.

82d st, No. 327 West, 3-sty dwelling on lot 25x102.2; seller, Elizabeth B. Hall; buyer, John H. Duncan; broker, John N. Golding.

117th st, south side, 200 feet west of Lenox av, 100x100.11, vacant; seller, Sidney Nordlinger; buyer, Louis Lese.

2d av, southwest corner of 120th st, four 4-sty tenements on the avenue, and one 5-sty tenement on the street, on plot 100x110; sellers, Mandelbaum & Lewine.

Claremont av, northeast corner of 120th st, 32x118, vacant; seller, Timothy Donovan; buyer, the Mott Haven Company (J. L. Mott), who owns the rest of the block.

5th avenue, No. 991, between 80th and 81st sts; John T. and Jas. A. Farley have sold to a Mrs. King the 5-sty fireproof dwelling at this location, on a lot 25x110, the ground floor of the house being 104 feet deep. The sellers bought the lot from Louis Stern in April, 1900, for \$89,500, the selling price of the dwelling is said to be about \$240,000. It is one of the most expensive houses ever built for sale by professional builders, and was described by text and illustrations in the Record and Guide only two weeks ago.

THE BRONX.

Prospect av, No 689, 2-sty dwelling on lot 19x95; seller, New York Building Loan & Banking Co; buyer, John McAnee.

LEASES.

Charles E. Duross has leased the following houses: 44 Charles st to Robert Zeuner, at \$1,000 per year, for a term of years; 318 West 14th st to John and Mary Burchill, at \$1,700 per year, for three years; also the building 542 Hudson st and 107 Charles st to the Mutual Carriage Works, for the term of six years.

OUT OF TOWN.

F. E. Mainhart, of New York, has sold for the Teachers' Building and Loan Association four 3-sty and basement frame houses,

lots each 25x100, on Cherry st, Brooklyn Hills, Queens County; price, \$18,000; and two 3-sty and basement frame houses at New Rochelle, N. Y., one on Carlton Terrace, with plot 200x100, price \$7,000 and the the other on North st, with plot 58x126, price \$8,000.

H. W. Nichols has sold for J. S. Bache his country seat at Tarrytown, comprising about 16 acres of land and commanding grand and extensive views of the Hudson and surrounding country, large frame dwelling of 28 rooms and various outbuildings to Frank A. Seitz, of this city.

Thomas & Son have sold for C. E. Campbell to E. T. Mason, William Mason and Henry Mason, of E. T. Mason & Co., Nos. 28 and 30 Greene st, N. Y., a plot of about thirty lots on Jarvis lane, Far Rockaway, on which they will build at once three fine summer homes. This plot fronts 246 ft. 6 in. on Jarvis lane and 300 ft. on Grand View av, and is one of the finest sections of Far Rockaway.

REAL ESTATE NOTES.

Broker P. T. Canavan, of No. 136 8th av, negotiated the sale of No. 441 West 17th st to Richard Fitzpatrick, title to which passed this week.

Betty & Co., real estate brokers and appraisers, of No. 1218 3d av, near 70th st, are experienced and long established, making a specialty of collecting rents and managing estates.

Ernest Tribelhorn is a hustling and successful worker, who has established a large business in properties in the vicinity of his well-appointed office at No. 1273 Madison av, corner of 91st st. Mr. Tribelhorn has the care and rental of many of the new high class Madison av apartment houses. His telephone call is 1602 79th.

W. C. Dilger, of No. 198 East 58th st, near 3d av, is well posted on values in the central section of the East Side, where he has been in business for many years. Besides the sale of property and placing of mortgage loans, Mr. Dilger gives personal attention to renting and collecting rents. His telephone call is 1240 38th.

Jas. J. Etchingham, the well-known agent and broker, of 1962 Broadway, corner of 62d street, has been appointed by Judge Blanchard, receiver of the rents of two 5-story flats, Nos. 13 and 15 West 64th street, now in process of foreclosure. Mr. Etchingham has been very successful collecting rents, managing estates and negotiating sales and mortgage loans. His telephone call is 493 Columbus.

Work on the section of dock front improvements between Bloomfield and 23d street is to be begun this week, funds being at last available from the sale of bonds for this much-desired improvement. The docks to be constructed here are intended to accommodate the Atlantic trade, and all have been applied for by big transatlantic corporations.

Thomas J. McLaughlin has sold the second and last of his new and up-to-date 6-sty elevator flats on West 108th st, near Central Park West. They are laid out in four, five and six-room suites and are fully rented. As noted in our "Gossip," the house sold this week is Nos. 7 and 9 and the price about \$130,000. The adjoining house, similar in all respects, was sold last May to the well-known operators Teets Bros. Both sales were negotiated by Broker F. E. Mainhart, of No. 241 West 125th st.

Henry Ogden, senior member of the firm of Ogden & Clarkson, died suddenly of heart disease at his home, No. 142 East 18th st, on the evening of New Year's day and was buried yesterday. Mr. Ogden, though of quiet and retiring manner, took a keen interest in all things relating to New York realty. He was one of the early supporters of the Real Estate Exchange. The firm with which he was connected was originally Ogden & Ward and was later changed to Ogden & Clark and a few years ago to Ogden & Clarkson.

THE REAL ESTATE DIARY.

The Diary of the Real Estate Board of Brokers for 1901 appears in a new colored dress and with its statistics and other useful information brought up to date and enlarged. It is the best ready-reference for the broker and agent published, as it gives under appropriate dates the things that both have to do and which may easily be forgotten. With this diary on his desk the real estate man may easily find out all the technical things he wants to do and the days on which certain of them must be done.

THE TRUST COMPANY OF AMERICA.

The statement of the Trust Company of America, of which Ashbel P. Fitch is President, for the year ending Dec. 31 last, shows deposits of \$12,584,286, as against \$6,842,854 on Dec. 31, 1899, and shows undivided profits after the payment of a dividend of \$245,894, as against \$85,605 on Dec. 31, 1899. The total resources of the company, which began business July 1, 1899, now aggregates nearly \$18,000,000, and the capital stock, surplus and undivided profits together are \$5,245,894.

A BOOK ABOUT REAL ESTATE.—Written for the owner, the broker, the speculator. Geo. W. Van Sicken's "Guide to Buyers and Sellers of Real Estate." An interesting book, full of valuable points. \$1 a copy, cloth. Record and Guide, Publishers, 14 and 16 Vesey street.

The Building Trade

Material Market.

Naturally as a holiday week this has been a dull one in all the material markets, the building material market not excepted. Under this circumstance variations of prices were few and immaterial where made.

A good many orders have been placed for structural material lately. A Pittsburg firm have taken the contract for 8,000 tons for the Marshall Field building in Chicago. The American Bridge Co. have closed for 4,000 tons for the new Astor Hotel, 1,500 tons for a department store in Newark, and 4,000 tons for track elevation and pin connected bridges for the Chicago & Alton R. R. It may be interesting to note that the Union Bridge Co., a constituent concern of the American Bridge Co., are the lowest bidders on a large bridge for Sydney Harbor, Australia. Latest quotations for finished iron and steel at tidewater are: Beams, Channels and Zees, 1.65 to 1.70 cts.; angles, 1.30 to 1.40 cts.; Tees, 1.65 to 1.75 cts.; bulb angles and deck beams, 1.90 to 2 cts.; universal mill plates, 1.58 to 1.60 cts.; sheared steel plates, 1.58 to 1.60 cts. for tank; 1.68 to 1.70 cts. for flange; 1.78 to 1.90 cts. for firebox. Charcoal iron plates are held at 2.25 cts. for C. H. No. 1; 2.75 cts. for flange, and 3.25 cts. for firebox. Refined bars are 1.40 to 1.45 cts.; common bars, 1.30 to 1.35 cts.; soft steel bars, 1.35 to 1.40 cts., and hoops, 1.90 to 2 cts., base, on dock.

Building News.

MERCANTILE.

31st st, Nos. 31 and 33 West, 10-sty store and loft building, 33.4x100; Eliz. Wilcox, owner; Israels & Harder, 194 Broadway, architects.

24th st, No 121 West, 7-sty brick and stone non-fireproof stores and lofts, 25x105; Fred C. Zobel, 165 Broadway, owner and architect.

Varick st, Nos. 111 to 115, northwest corner of Broome st.; Wm. C. Dewey, No. 5 East 14th st, who has just acquired this property, will improve; probably by the erection of a 6-sty warehouse on plot 63.6x90. Wagner & Jahn, No. 109 University place, were his architects for a similar operation.

APARTMENTS, FLATS AND TENEMENTS.

124th st, north side, 225 feet west of 1st av, 5-sty brick and stone flat, 25x85, cost \$19,000; Thomas Reilly, 1491 3d av, owner; Edw. Wenz, 1491 3d av, architect.

32d st, No. 30 West, 7-sty brick, non-fireproof apartment house, 25x100; cost, \$40,000; Mrs. Mabel C. Dusenbury, 14 West 32d st, owner. The architect has not yet been selected, although the owner has been in communication with several.

118th st, south side, 241 west of 5th av, 5-sty brick and stone three-family flats, 44x100.11; A. Ruth, owner; M. Bernstein, 245 Broadway, architect (plans only).

Cherry st, Nos. 243 to 247, 6-sty brick and stone five-family tenements and stores; Friedman & Feinberg, 72 Division st, owners and builders; M. Bernstein, 245 Broadway, architect (plans only).

Prospect av, east side, south of 156th st, 3-sty frame flat, 25x76; cost, \$6,000; Arthur Bauer, 633 East 153d st, owner; Gustav Schwarz, 554 East 158th st, architect.

Livington st, north side, 25 feet west of Ludlow st, 6-sty brick and stone tenement and store; four families to a floor; Friedman & Feinberg, 72 Division st, owners and builders; M. Bernstein, 245 Broadway, architect (plans only).

St. Ann's av, northwest corner of 150th st, 4-sty brick, non-fireproof flat, 50x61x21.8x68; cost, \$14,000; Mrs. Toppel, Eagle av, near Westchester av, owner; Gustav Schwarz, 554 East 158th st., architect.

103d st, north side, 125 feet west of 1st av, five 6-sty brick and stone tenements on plot 125x100; Weil & Mayer, No. 35 Nassau st., owners; Schneider & Herter, Bible House, architects.

DWELLINGS.

Edenwald, two 2½-sty and basement frame dwellings, 20x30, cost, \$3,000 and \$4,000; R. Stevens, Edenwald, N. Y., owner; Carl T. Johnson, 8 East 42d st, architect.

52d st, south side, 180 feet east of 5th av. Perez M. Stewart, No. 2291 Broadway, who has just purchased the plot, 60x100.5, at this location, will erect two 30-foot 4-sty American basement dwellings. The architect will probably be John H. Duncan, No. 21 West 24th st. The rock on these lots and the southeast corner of 5th av and 52d st, is to be taken off at once.

ESTIMATES RECEIVABLE.

By the Department of Parks at the Arsenal, Central Park, until Jan. 10 at 11 a. m., for repaving with rock asphalt mastic certain walks in the vicinity of McGowan's Pass Tavern in Central Park,

opposite 5th av. and 105th st.; for furnishing labor and material required to install complete, two electric elevators with the necessary mason work, iron work, etc., in connection therewith, for the new east wing and extension of the Metropolitan Museum of Art, in Central Park; and for furnishing labor and material to build ten windows in the westerly wall of the new east wing and extension of the Metropolitan Museum of Art, Central Park. Plans and specifications may be seen at the Arsenal, Central Park.

By the Board of Education, corner of Park av and 59th st, until Jan. 14, at 4 p. m., for sanitary work at new public school, No. 131, east side of Fort Hamilton av, between 43d and 44th sts., and for new furniture for the same building. Plans and specifications may be seen at the estimating room of the board, corner of Park av and 59th st.

CONTRACTS AWARDED.

The department of sewers has awarded the contract for 3,308 linear feet of 24-inch vitrified, salt-glazed stoneware pipe, to be delivered in Borough of Queens, to Geo. B. Raymond, at \$4,300.40.

MISCELLANEOUS.

2d av, east side, north of 13th st, 5-sty brick and stone eye and ear infirmary, 50x70; cost, \$75,000; N. Y. Eye and Ear Infirmary, care Wm. Watts Sherman, owner; R. W. Gibson, 54 Broad st., architect.

OF INTEREST TO THE BUILDING TRADES.

A dispatch from Easton, Pa., states that a syndicate has been formed to control much of the slate output of the Bangor and Pen Argyle quarries. The companies in the combination are the Bangor, Excelsior, American and Star in the Bangor region, and Albion at Pen Argyle. The company has control of probably an output of 250,000 squares a year.

The bids on the new Department of Justice building, Washington, D. C., which were opened on Jan. 3 were all too high, \$1,000,000 having been appropriated by Congress. There is a lingering hope among the official circle here that Congress may decide to throw over the whole plan, as far as it has gone, and provide by law for the purchase of a half square, instead of putting up a department building on the corner lot now set apart for a site.

Among the recent incorporations in the State of New Jersey, is the Berlin Construction Co., with a capital of \$100,000. The company is formed to design and erect all classes of steel buildings, bridges and structural work, and will also make a specialty of steel-concrete construction in its various branches. Officers have been opened at 220 Broadway (St Paul Building), N.Y., and at Berlin, Conn. The active management is as follows: D. E. Bradley, President; G. H. Sage, Vice-President; S. N. Robinson, Treasurer. These gentlemen were all identified many years with the management, as directors, of the Berlin Iron Bridge Co., and resigned positions with the American Bridge Co. in order to organize the new corporation.

Recent work by the Fordham Stone Renovating Co., of No. 54 William st, includes No. 618 and 714 5th av, two large brown stone front houses, which they repaired, cleaned and pointed up from top to bottom. These are good specimens of the company's work, as many of the window sills and lintels, stoop and front area fence, rails and balusters are artificial stone. At No. 618 the exterior painting on front and the marble work in front hall, vestibule and upper rooms were put in order. They are now engaged on a job at Nos. 670-72-74 Broadway, corner Bond st, embracing all the exterior work on the stone, brick and iron work, and all the interior painting, kalsomining, plastering, etc., for the new tenants, Messrs. Leshner, Whitman & Co., now of Nos. 504-6 Broadway, who are to occupy these premises as soon as they can be made ready for them. It is quite a sizeable contract and there were a number of competitive bids for it.

The 115th annual meeting of the General Society of Mechanics and Tradesmen was held Wednesday evening in the Mechanics' Institute in West 44th Street. A feature of the meeting was the reading by the Secretary of the minutes of the fifteenth annual meeting of the society held on Jan. 7, 1800. The minutes were read from the original minute book. These stated that a letter had been received from Aaron Burr, regretting his inability to attend the annual dinner and meeting. The minutes also stated that at the dinner 16 "moral" toasts were drunk. At Wednesday evening's meeting Frank E. Conover, was elected President. The other officers chosen were: First Vice-President, Wm. M. Oliver; Second Vice-President, Chas. W. Hoffman, and Treasurer and Secretary, R. T. Davies. At a recent previous meeting a minute in recognition of the retiring president's (Stephen M. Wright) 21 years of service was adopted, and Mr. Wright presented the organization with a silver gavel as a recognition of his deep interest in the society.

*Garden pl, e s, being lot 432 on map of Washingtonville, Town of Eastchester, 36.3x137x36.3x134. Morts \$2,000. Geo E Hanson to Augustus C Bechstein. Dec 31. Jan 3, 1901. R S \$1.50. 3,500

*Graham st, e s, abt 256 n Morris Park av, 50x95. Jas D Rogers to Patk F Christopher. Dec 9. Dec 31, 1900. R S 50 cts. nom

Hewitt pl, e s, 153 s Longwood av, which point is also the intersection of Hewitt pl, e s, at w s old Leggetts lane, runs s along old lane 27.9 to an angle x w 3.9x31.8 to e s said pl, x n 45.6 to beginning, with all title to part said lane, vacant. Theo M Macy et al indiv and EXRS, HEIRS, &c, Theo E Macy to Chas H Bull. Dec 22. Dec 28, 1900. R S \$1. 10:2695. 650

Kelly st, No 1542, e s, 186.11 s 167th st, 17x100, 3-sty frame flat. John F Keegan and Estelle M his wife to Chas P Kelly. Q C. All title, &c, right of dower, &c. Dec 19. Dec 28, 1900. R S none. 10:2716. nom

*Lincoln st, w s, 11.5 n land N Y, N H & Hartford R R Co, 100x 100. Michael Carroll and Edwd F Tynan EXRS Bridget E Finnegan to Lctt Deegan. Re-recorded from Sept 17, 1900. July 26. Jan 3, 1901. R S \$4.50. 4,250

Lorillard pl, s e s, bet 183d and 187th sts, being lot 115 map by Andrew Findlay, March 14, 1851, 50x100, Fordham. Mary, Elizabeth, John and James Long, Catherine Deasy and Annie Perkins children and HEIRS of James Long to James W Campbell. Dec 21. Jan 3, 1901. R S \$3.50. 11:3054. nom

Loring pl n w cor 181st st, late University av, 100x188 to e s Oxford pl ford pl x 130.6 to 181st st x e 190.6 to beginning, vacant. Chas H Snow to Helen M Gould, of Irvington, N Y. Q C. Mort \$9,000. Dec 27. Jan 3, 1901. R S \$18.50. 11:3223. 18,152

New Driving lane and part Anderson av, on map of land 12 Anderson property. Alex B Crane EXR Kath C Anderson to Geo W Collier. Nov 30. Dec 28, 1900. R S 50 cts. 9:2515-2510. 150

Oakland pl, n e cor Belmont late Cambreleng av, 19.7x95.1x.0.2x 98.5, vacant. Catharine and Julia Curran to Charles Ast. Dec 5. Dec 31, 1900. R S \$2. 11:3080. nom

Timpson pl, n w s, 183.3 s w 149th st, 27.3x100, 2-sty frame dwelling. John F Normoyle to Elizabeth Normoyle. Mort \$3,500. Jan 2, 1901. R S \$1. 10:2600. nom

*10th st, s e cor Av D, 105x108, Unionport. Thos R Town to Chas B Roberts. B & S. Dec 22. Dec 31, 1900. R S 25 cts. 2,000

134th st, No 544, s s, 150 w Alexander av, 25x100, 5-sty brk flat. Vincent P McGean to Joseph F McGean. Mort \$13,000. Dec 27. Dec 28, 1900. R S \$3. 9:2309. nom

134th st, No 518, s s, 175 w St Anns av, 25x99.10, 5-sty brk flat. Joseph Thall to Emil Link. Mort \$10,000. Dec 31, 1900. R S \$5. 9:2261. 15,000

136th st, No 696, s s, 375 e Willis av, 50x100, 4-sty frame and 1-sty brk club house. Joseph Alexander to Martin Geiszler and August Moebus. B & S. C a G. Jan 2. Jan 3, 1901. R S \$8. 9:2280. nom

137th st, No 741, n s, 753.9 e Willis av, 16.3x75, 4-sty brk dwelling. John Arbuckle, Kate A Jamison and Christina Arbuckle indiv and as TRUSTEE, being only HEIRS, &c, of Charles Arbuckle to Eliz T Conway. B & S. Nov 6. Dec 31, 1900. R S 50 cts. 9:2282. 6,500

Same property. Christina Arbuckle to same. Oct 4. Dec 31, 19 0. R S \$6.50. 6,500

140th st, No 846, s s, 152.9 e St Anns av, 25x100, 4-sty brk flat. Samuel and Celia Danowitz to Gustave Heidelberg. Morts \$13,500 and taxes, &c. Dec 31. Jan 3, 1901. R S 50 cts. 10:2552. other consid and 300

143d st, No 735, n s, 250 w Brook av, widened, 25x100, 2-sty frame dwell'g. FORECLOS. Thomas Allison referee to James C and Honora M Corbett. Dec 28, 1900. R S \$4.50. 9:2288. 4,150

143d st, No 698, on map No 694, s s, 375 e Willis av, 25x100, 5-sty brk flat. Edward Stolte to Ellen Sica. Mort \$13,000. Jan 2, 1901. R S \$3.50. 9:2287. 16,650

149th st, late Westchester R R st n w cor Eagle av, runs n 300 x e Eagle av 200 to Terrace pl x s 300 x w 200 Terrace pl except part to open 149th st, 2-sty frame dwell'g and vacant. Charles Jones to Eliz V Clark. Q C. Jan 2. Jan 3, 1901. R S \$3. 10:2620. nom

149th st, late Benson st, n s, bet Morris and Courtlandt avs, w 1/2 lot 142 map Village Melrose South, 25x100. David K Case EXR Mary E Santos to Clarence S Adress, an interest acquired at tax sale. Dec 12. Jan 3, 1901. R S none. 9:2331. 50

156th st, No 962, s e cor Beach av, 34.6x96x15.4x97.11, 5-sty brk flat and store. James F Meehan to Gottlieb Waechter. Dec 27. Dec 28, 1900. R S \$35.50. 10:2665. 75,500

156th st, Nos 1007 to 1011, n e cor Union av, 75x104.11x95.8 86.5, three 4-sty brk flats with store in corner. FORECLOS. Thos J Rush referee to John C Barr. Morts \$46,950. Dec 31, 1900. R S \$2. 10:2676. 2,000

171st st, No 704, s e cor Park av, 25x90, 4-sty brk flat and store. Joseph A Farley to John Toelberg. Morts \$20,300. Dec 27. Jan 3, 1901. R S \$4. 11:2902. other consid and 100

*178th st, n s, abt 35.6 w West Farms road, 50x100. Edw M Neill and ano EXRS J Josepha Neill to Adeline Grossman. Dec 20. R S \$1. Jan 2, 1901. 1,000

*179th st, n s, 100 w Bronx Park av, 25x100. Edw M Neill and ano EXRS J Josepha Neill to August Diener. Oct 12. R S \$1. Jan 2, 1901. 700

183d st, n s, 225 w Webster av, 25x96.6x25x95.6, vacant. T Harrison B pp to Solomon Jacobs. Dec 27. R S \$1. Jan 2, 1901. 11:3143. 975

Same property. Release mort. Sidney H Stuart to T Harrison Bopp. Dec 27. Jan 2, 1901. nom

Same property. Release mort. Harlem Savings Bank to same. Dec 20. Jan 2, 1901. 500

183d st, n s, 100 e Grand av, 25x100, 2-sty frame dwell'g. Emma Kramer to Samuel Igstaedter. Morts \$4,000. Dec 28. Dec 29, 1900. R S \$2. 11:3197. nom

188th st, s e cor Park av East, 27x100, vacant.

188th st, No 718, s s, 52 e Park av East, 23x100, 2-sty frame dwell'g.

Frank P Lockwood to Harriet E Lockwood. All liens. Nov 1. Dec 31, 1900. R S \$1. 11:3041. nom

201st st, No 835, s e cor Marion av, 37.6x117.11x65.5x105, 2-sty frame dwell'g. Max Stern to Clara Stern his wife. Dec 27. Dec 31, 1900. R S none. 12:3281. gift

*Av A, s s, 50 e Maple av, Williamsbridge, 50x100. Joseph Tesoro to Filomena Tesoro his wife. Mort \$400. Dec 28. Dec 31, 1900. R S 50 cts. nom

Anderson av. Release of right of way and easements of certain portions of Anderson av, shown on lot 12 Anderson property. Henry D Cochrane EXR Henry P De Graaf to William Farrell, Geo W Collier, Wm K Lancaster and Jane C Spearing. Aug 20. Dec 28, 1900. 9:2510-2506. nom

Anderson av. Similar release, &c, on map of lot 12 Anderson farm and 3d av on map of Claremont. Harriet A Ver Planck, William Farrell, Geo W Collier, Wm K Lancaster, Albion Man, Adolph M Bendheim, Silas A Allen, Henry D Cochrane EXR Henry P De Graaf, Jane C Spearing, Mary F Place each with the other. Aug 20. Dec 28, 1900. 9:2510-2506. nom

Anderson av. Similar release, &c, on lot 12 Anderson property. Mutual Life Ins Co to William Farrell, Geo W Collier, Wm K Lancaster, Jane C Spearing and Henry P De Graaf. Aug 12. Dec 28, 1900. 9:2510-2506. nom

*Arnold av, e s, 183.10 n of w s Pelham road, runs at right angles to Arnold av 93 to w s Pelham road x n 28 x w 105.8 to e s Arnold av, x s 25. The Duchess Land Co to Mary L Heffernan. Q C and Reformation Deed. Dec 17. Dec 31, 1900. R S none. nom

Arthur av, No 1832, or Broad st or Fulton av, e s, as opened, 152.8 s 176th st, 17.9x100. Agnes K Mulligan to Henry J and Pauline L Wingardner. Mort \$6,500. Re-recorded. Sept 27. Dec 31, 1900. R S \$8. 11:2945. nom

Arthur av, s e cor 188th late Bayard st, 125x87.6, two 3-sty frame flats with stores and 2-sty frame shed. Morts \$17,150. St Johns av, late Hughes av, e s, 150 s 187th st, 25x87.6, vacant. Mort \$400.

Hughes av, late Jefferson av, e s, 400 n 180th st, late Samuel st, 50x156x50.2x152, vacant. Mort \$4,000.

Joseph Tesoro to Filomena Tesoro his wife. B & S. Dec 28. Dec 31, 1900. R S \$5. 11:3077-3074-3082. nom

Bathgate av, No 2142, e s, 26.6 n 181st st, 26.4x100, 2-sty frame dwell'g. John J O'Brien to James McElvaney. Mort \$5,000. Dec 27. Dec 28, 1900. R S \$7.50. 11:3048. nom

Same property. James McElvaney to Bernard McManus. Mort \$5,000. Dec 27. Dec 28, 1900. R S none. nom

Bathgate av, Nos 2534 and 2536, s e cor 191st st or College av, 50x 100, two 3-sty brk flats. Rose A McCabe to Mary McCabe. Mts \$14,750. Dec 24. Dec 28, 1900. R S \$11.50. 12:3273. nom

*Beech av s e cor Elm st, 75x100 to Cedar av. Wm T Emmet Cedar av to Geo W Kelly. B & S. Dec 20. Dec 31, 1900. R S \$5. nom

Belmont late Cambreleng av, s e cor Oakland pl, 100.8x-100x-100. John J Brady to Gottfried and Nane Schaile. Q C. Dec 1. Dec 31, 1900. R S - 11:3080. nom

Same property. Gieswe Galiano and Caroline A Boss as extrx of Frederick Boss and Charles Ast to same. Q C. Dec 5. Dec 31, 1900. R S - 11:3080. nom

Belmont av n e cor Oakland pl, 147.7x16.10 to e s Cambreleng Cambreleng av, x148.9x30.5. John J Brady to Charles Ast. Q C. Dec 1. Dec 31, 1900. R S 50 cts. 11:3080. 10

Same property. Gieswe Galiano et al and The Harlem Savings Bank to same. Q C. Dec 1. Dec 31, 1900. R S 50 cts. 30

Belmont late Cambreleng av, No 2415, w s, 133.4 n 188th late Bayard st, 16.8x87.6, 2-sty frame dwell'g. Westchester Homestead and Land Improvement Co to Josephine A Boles. All liens. Jan 2, 1899. Dec 28, 1900. R S 50 cts. 11:3076. nom

Bremer late Woodycrest av e s, 143.11 s 168th st, runs e 97.2 to Anderson av w s Anderson av, x n 67.2 to s s New Driving lane New Driving lane, x w 45.7 to av, x s 28.7, vacant; also all title to New Driving lane; also all title to 1/2 Anderson av. Henry D Cochrane EXR Henry P De Graaf to Jane C Spearing. Aug 15. Dec 28, 1900. R S \$1.50. 9:2510. 1,500

Bremer late Woodycrest av, e s, 94.7 s 168th st, runs e 56.2 x s 21.3 x w 69 to av, x n 20.9, vacant. Geo W Collier to Jane C Spearing. 5-6 part. Aug 8. Dec 28, 1900. R S none. 9:2510. exch.

Brook av, No 1004, e s, 149.7 s 165th st, 26.6x146.11x25x155.11, 4-sty brk flat. George Janss to Elizabeth Lauter. All liens. B & S. C a G. Dec 26. Dec 28, 1900. R S 50 cts. 9:2386. nom

Clasons Point road, being plots 2 and 3 map Clasons Point, runs e abt 95 to centre line said road, x n abt 86 x w 137 x s 70 to beginning. Release mort. Geo W Street, Montclair, N J, to Charles Knauf and Florence S Crosby. April 19, 1900. Dec 31, 1900. 250

*Columbus av, n e cor Louise st, 50x100. Frank Zeman to Babet e Zeman his wife. Mort \$2,800. Dec 29. Dec 31, 1900. R S \$2. nom

*Columbus av, s s, 26.6 w Van Buren st, 25.6x92.2x25x84.6. Edward B Teichman to Jennie E Teichman his wife. Sept 19. Dec 29, 1900. R S 50 cts. nom

Crimmins av, w s, 312.5 n 141st st, 75x80, vacant. Francis B Chedsey to Jacob Bluestein. Jan 2. Jan 3, 1901. R S \$12. 10:2556. See 100th st, Manhattan. 12,000

Decatur av, e s, 150 n 194th late Cole st, 50x100, vacant. Louise P Schneider to Geo W Flagg. Mort \$1,000. Dec 31, 1900. R S \$3.50. 12:3277. nom

Fulton av, e s, bet 169th and 170th sts, 106 n from s w cor lot 88 on map Village Morrisania, runs s w 211 to lot 89 x n w 25 x n w 211 to av, x s w 25 to beginning, except part taken for av. Frederick Bundstein to Louise Bundstein. Mort \$5,000. Dec 24. Jan 3, 1901. R S \$2.50. 11:2931. nom

Honeywell av, s e s, 107.1 n 178th st, late Mechanics st, 22x112.6, 2-sty frame dwell'g, with 1-sty frame shed on rear. FORECLOS. J Addison Young ref to Chas P Hallock. Nov 23. R S \$2. Jan 2, 1901. 11:3122. 2,000

Hughes av late Frederick st, w s, between Crescent av and 187th st, lot 328 map property S Cambrelling and others at Fordham, 25x87.6.

Arthur av or st, e s, between Crescent av and 187th st, lot 346 same map, 25x87.6.

Warren J Hallahan, Grace A Hallahan and Eva M H Fellowes to Tommaso Giordano. Dec 28. Dec 29, 1900. R S \$1. 11:3073. 840

Same property. Chester A and Angeline Hallahan infants by James H Belding GUARDIAN to same. All title. Dec 13. Dec 29, 1900. R S \$1. 560

Hughes av, late Cambreleng av, e s, bet 179th and 180th sts, at intersection of division line bet lots 226 and 227 on map of the Ryer Homestead, Tremont, runs w to e s Belmont av, x n to land of John J Brady, x e to e s Cambreleng av, x s 32.6 to beginning. Charles Ast and Gottfried and Nane Schaile and Harlem Savings Bank to Gieswe Galiano. Q C. Dec 5. Dec 31, 1900. R S none. 11:3080. nom

Lafontaine av, as legally opened and widened, s w cor 178th st, 25 x 100, vacant. Richard J Lyons to David J Lyons. Dec 3. Dec 31, 1900. R S \$3. 11:3060. nom

Lafontaine av, n e cor 178th st, new lines, 50x95, 1-sty frame shed and vacant. Richard J Lyons to David J Lyons. Dec 3. Dec 31, 1900. R S \$5. 11:3068. nom

Marion av, s e cor 195th st, 50x90, vacant. FORECLOS. Abraham A Joseph referee to John C Barr. Dec 27. Jan 3, 1901. R S \$7. 12:3282. 6,750

Table of names and addresses, including Smith, Geo S—Needham Piano & Organ Co., Smith, Mattie—H C Raynor, etc.

Table of names and addresses, including Same—J Tooker, 1895, Same—Bernier Mayer Co, 1897, etc.

Table of names and addresses, including Same—J Auerbach, 1900, Same—D Kerns, 1900, etc.

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

MECHANICS' LIENS.

Table of mechanics' liens, including Dec. 29, 1900, 297-145th st, s s, 300 w Amsterdam av, etc.

Table of mechanics' liens, including Dec. 29, 1900, 297-145th st, s s, 300 w Amsterdam av, etc.

Table of mechanics' liens, including Dec. 29, 1900, 297-145th st, s s, 300 w Amsterdam av, etc.

SATISFIED JUDGMENTS.

Table of satisfied judgments, including Dec. 29, 31, 1900; Jan. 2, 3 and 4, 1901, Austin, Florence S—H Topping, 1900, etc.

Table of satisfied judgments, including Dec. 29, 31, 1900; Jan. 2, 3 and 4, 1901, Austin, Florence S—H Topping, 1900, etc.

Table of satisfied judgments, including Dec. 29, 31, 1900; Jan. 2, 3 and 4, 1901, Austin, Florence S—H Topping, 1900, etc.

BUILDING LOAN CONTRACTS.

Table of building loan contracts, including Dec. 29, 146th st, n s, 125 w St Ann's av, 25x100, etc.

Table of building loan contracts, including Dec. 29, 146th st, n s, 125 w St Ann's av, 25x100, etc.

Table of building loan contracts, including Dec. 29, 146th st, n s, 125 w St Ann's av, 25x100, etc.

Seacord, Morgan H to Phoebe A Seacord. Old Boston Post rd, s s, 35x—, 1	Brophy, Mary F to John Brophy. Riverdale av, e s, 423.3 s Highland av, 25x100. 1	same map. 160
Smith, James H to Charles Baber. Elm st, w s, lot 122 map Residence Park. 1	Copcutt, Rebecca, exr of to Jeannette Scott. Nepperhan av, w s, 180 n Elm st, 50x100. 1	Same to Wm Bolton. Lots 17 and 18, same map. 80
Souville, Lloyd A to Hugh J Browning. Lot 16 Section U, map Highland Park. 1	Hodgman, C Cecil to James G Smith. Lots 137 and 138 map Cecil Park. 1	Same to same. Lots 184 and 203, same map. 250
Tanner, Michael to Annie Campion. Lots 21 to 26 sec L, map Highland Park. 1	Hubbard, Frances V et al, W W Scrugham, ref, to Aslan Sahagian. Walnut st, e s, 47.38x 105. 700	Same to Jane Kane. Lots 109 and 143, same map. 330
Untermann, Emilie to Peter Brady. Church st, e s, 220 n Cedar road, 32x100. 1	Johnson, Benj F to Geo H Crisfield. School st, w s, 60 n Brook st, 40x100. 1	Same to Marietta Towle. Lots 122 and 123, same map. 230
Same to Chas. W Hilldring. Lot 16 map property Alicia Smiddy. 500	Lovett, Geo E to Eustace H Stearns. Lots 15 and 16 block 3 map Yonkers Heights. 1	Same to Jos E Janvrin. Lots 41 to 45, same map. 475
PELHAM.		
Beach, Harry P to Geo Oram. Lots 113, 141 and 167 map Pelhamville. 1	Mark, Henry A to W Adolph Haupt and wife. Part lot 95 map 266 lots Cedar Knolls, 80x—, 450	Same to Jos E Janvrin and ano. Parcel C, same map. 11,830
Pelham Heights Co to Stephen W Bowles. Lots 48, 50, 52 blk 9 map Pelham Heights. 1	Same to Edward Harding and wife. Part same lot, as above, 56x—, 450	Murphy, Mary A to Jas E J Murphy. Ingrain st, n s, Nos 7 and 9, 50x100. 1,000
YONKERS.		
Brady, John J to Henrietta Luck. Lots 280 and 281 map Wakefield Park. 750	Monticello L & I Co et al, H C Henderson, ref, to Kitty C Dyer. Lots 8, 9, map 266 lots, Cedar Knolls. 360	Pattison, Letitia to Otto H Bauer. Lot 25 block 3 map Yonkers Heights. 1
	Same to Fred Von Beesten. Lots 96 and 97, 750	Smith, Maggie T to Walter E Harding. Lot 71 map property Stevens & Caryl. 1
		Spaid, Mary to Fred Davis. Lots 61 and 62 block 13, map Yonkers Park. 1
		Tesoro, Joseph to Filomena Tesoro. Lot 54 map Searwood hill. 1

BUILDING NEWS.—Continued from page 10.

Monday, at 3 p. m., Marble Industry Association, at 7.30 p. m., Hod-Hoisting Association; Tuesday at 1.30 p. m., Building Trades' Club Board of Managers; Thursday at 8 p. m., Mason Builders' Association.

Frank F. Ward and H. E. Davis, architects, of 203 Broadway, have dissolved partnership, but still retain offices together.

The next regular meeting of the New York Lumber Trade Association will take place on Wednesday, Jan. 9, at the Association rooms.

BROOKLYN.

Broadway, near Flushing av, alteration to brick store to consist of raising building 4 feet, 1-sty brick extension, 25x50, and new show window; cost, \$5,000; Eisenbach & Co., on premises, owners; William Debus, 808 Broadway, architect.

Myrtle av, near Vernon av, four brick and stone flats; Benj. Gorlin, 808 Broadway, owner; Wm. Debus, 808 Broadway, architect.

Jefferson av, south side, 250 feet east of Ralph av, six 3-sty brick flats, 25x66; total cost, \$48,000; Frank L. Singer, 1181 Bushwick av, owner and builder; W. B. Wills, 17 Troutman st, architect.

Sterling pl, corner of Butler pl, six 3-sty brick and stone dwellings, 18.6x50; cost, \$8,000 each; Wm. H. Reynolds, Borough Park, L. I., owner and builder; Benjamin Driesler, 1432 Flatbush av, architect (plans only).

COUNTRY WORK OF NEW YORK ARCHITECTS.

Elberon Park, N. J.—Near Long Branch, brick stable; Samuel Sachs, 31 Nassau st, N. Y. City, owner; J. H. Freedlander, 244 5th ave, architect.

Englewood, N. J.—Frame church, 40 feet high, 25x75; cost, \$10,000; First Church of Christ, Scientists, owner; Wm. A. Childs, President of Church Committee; F. R. Comstock, 124 W. 45th st, architect (plans only).—One 2-sty frame stable; cost, \$2,000; Roscoe K. Ingalls, 52 Broadway, N. Y. City, owner; F. T. Cornell, 281 4th av, architect.

Hoboken, N. J.—Corner 7th and Washington sts, 3-sty brick Sunday-school addition; Trinity Church, owner; C. C. Haight, 111 Broadway, architect.

NEW JERSEY.

Jersey City.—Neptune av, two 2-sty brick flats; cost, \$7,500; Geo. F. McInerney, Bayonne, N. J., owner; Charles Randall, architect.

Newark.—Elm st, Nos. 287, 289 and 291, 2½-sty frame dwelling; cost, \$8,000; William P. Wills, owner; Alfred Peter, architect.—Pioneer st, 2-sty brick dwelling; cost, \$5,500; Quinn & Co., owners and architects.—South 13th st, Nos. 93 and 95, 3-sty frame dwelling and store; cost, \$5,000; John M. Mellon, owner; Alfred Walters, architect.

Brooklyn.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1900 and 1901:

CONVEYANCES.

	1900-1901. Dec.28-Jan.3,inc.	1899-1900. Dec.29-Jan.4,inc.
Total number.....	300	333
Amount involved.....	\$462,206	\$756,963
Number nominal.....	208	206
Total number of Conveyances, Jan. 1 to date.....	180	218
Total amount of Conveyances, Jan. 1 to date.....	\$257,296	\$510,494

MORTGAGES.

Total number.....	250	266
Amount involved.....	\$994,419	\$1,645,229
Number over 5%.....	90	91
Amount involved.....	\$312,982	\$242,866
Number at 5% or less.....	160	175
Amount involved.....	\$681,437	\$1,402,363
Total number of Mortgages, Jan. 1 to date.....	140	179
Total amount of Mortgages, Jan. 1 to date.....	\$562,818	\$1,116,675

PROJECTED BUILDINGS.

Number of New Buildings.....	32	13
Estimated cost.....	\$225,300	\$368,200
Total No. of New Buildings, Jan. 1 to date.....	13	10
Total Amt. of New Buildings, Jan. 1 to date.....	\$99,325	\$102,200
Total amount of Alterations, Jan. 1 to date.....	\$11,785	\$36,675

The number of permits for new buildings and alterations granted by the Department of Buildings during December, and the estimated cost of the same were: Brick buildings, 58; frame buildings, 150; total, 208; alterations, 125; total number of permits issued, 333. Estimated cost of brick buildings, \$681,225; estimated cost of frame buildings, \$468,490; total, \$1,149,715; estimated cost of alterations, \$133,628; total estimated cost, \$1,283,343; total estimated cost for December, 1899, \$3,993,201; excess in favor of 1899, \$2,709,858.

The Tweedie Steamship Line to Jamaica and Central America has given up the pier adjoining the Wall Street Ferry house, foot of Montague street, Brooklyn. The pier would have been given a couple of months earlier, it is said, but for the existence of a lease which only terminated on last Monday.

De Kalb av, No. 1039, 3-story brick and stone flat, lot 27x100; seller, Teachers' Building & Loan Assoc.; broker, F. E. Mainhart; price \$5,000.

Atlantic av, No. 1924, 3-sty brick flat, with store, lot 30x100; seller, Teachers' Building & Loan Assoc.; broker, F. E. Mainhart; price \$8,500.

Herkimer st, No. 1495, 2-sty frame and brick dwelling, 25x100; seller, Teachers' Building & Loan Assoc.; broker, F. E. Mainhart; price \$4,000.

East 3d and East 4th sts, in Lots lane, 15 lots; seller, Estate of Obed Wheeler; buyer, Senator P. H. McNulty; broker, Geo. E. Lovett.

What the Building World Talks Of—Continued From Page 7.

Brooklyn has in process of construction a church which is said to be unique in this part of the country. Its walls and architectural ornaments are one solid piece. It is a large building, and belongs to a wealthy and fashionable congregation, and the work of construction, which has already occupied more than a year, will, it is promised, be completed in time to dedicate the building Christmas week. The building is the new Episcopal Church of St. James, and is at the corner of Lafayette Ave. and St. James Place. The material of the walls is concrete, tamped into moulds part by part, in such a way as to make the entire exterior a solid mass without a seam or joint. Concrete walls are not a novelty in the building trade, but the walls of St. James's are not merely of concrete. There is interwoven in them a mass of twisted iron bars, which bind the whole together, and, it is asserted, give the

structure great strength and durability. It is also asserted that the mass is absolutely fireproof. The iron network buried in the walls follows the contour of the various openings, and, it is said, so firmly supports even the slenderest parts that cracking and distortion as the building settles are impossible. The outer surface of the walls has been chiselled into a representation of cut stone by tedious hand work. The roof is of slate. A feature of the square tower, which terminates in an embraured parapet, is a series of animal head ornaments at the corners. The heads resemble those of kangaroos, and the necks are stretched forward and the mouths are widely opened. It is said that the building is the first church of its kind ever erected in any of the Eastern States, but there are some small churches similarly constructed in the West, particularly in California, and they have demonstrated the excellence of the peculiar form of construction.

Dec. 31.

Osborn st, e s, 175 s Pitkin av, 25x100. Sadie Tonkonogy agt Julia Lieb. att'y, G Tonkonogy. Fleet st, s e s, 112.10 n Lafayette st, runs s e 13.7 to Debevoise st, x n 15.7 x n w 51.6 to Fleet st, x s w 20. Georgiana Rieger extrx John H Rieger agt Maria J Tice et al; att'y, E Kemp-ton. Duffield st, w s, 180.1 n Myrtle av, 20x100.3. Amelia R Vigoroux agt same. 56th st, Nos 545 and 547, n s. 320 w 6th av, 40x 100.2. Guy Loomis agt Rose Ulrich et al; at-ty, G V Brower.

F Noble agt Artemas B Smith et al; att'ys, Campbell & Moore. Marcy av, e s, 18.4 n Lexington av, 16.4x66.11. New York Building Loan Banking Co agt Jose-phine Ryan et al; att'y, B Trapwell. Frost st, s s, 150 w Graham av, 50x100. Albert Krebsback agt Ferdinand Krebsback et al; par-tition; att'ys, C & T Perry. Cook st, No 128. City of New York agt Nathan Feldman; unsafe building; att'y, J Whalen. 16th av, n w s, 535 s w 86th st, 40x67.5 to Ben-netts lane, x47.7x74.7. New York Building Loan Banking Co agt Anastasia O'Farrell; att'y, B Trapwell.

Robert L Harrison extr Maria H Lu Gar agt Harriette L Hoyt; att'ys, Harrison & Boyd. 5th av, n e cor 57th st, 65x100. Thomas P Flan-agan agt Baldassare Livoti et al; to foreclose mechanics' lien; att'y, C W Church, Jr. 8th av, n w cor 1st st, 2 lots, each 20x92.10. Teresa C Reilley extrx James Reilley agt Colin McLean et al; 2 actions; att'ys, Bailey & Sul-livan. 8th av, w s, 40 n 1st st, 20x92.10. Matilda C Assenheimer agt same. Gates av, east cor Knickerbocker av, 50x85. Jos-eph Eppig agt Bridget Shannon et al; att'ys, Moffett & Kramer. Av I, n s, 100 e East 21st st, 50x100. Thos J Henderson agt Isaac E Jersey et al; att'y, E Kempton. East 16th st, w s, 235.2 s Av C, 75 to Brooklyn & Brighton Beach R R x 180. Henry F New-bury agt same; att'y, E Kempton.

Jan. 2.

Nassau st, n s, 81.9 w Pearl st, 25x100. August Wanner agt Cathie Haerter et al; att'y, W O'Donoghue. Lincoln pl, n s, 204.6 e 7th av, 34.10x132.6. Eliz

India st, n s, 275 e Oakland st, 25x100. Eastern District Savings Bank agt Thomas Mannion et al; att'y, C L Sicaardi. Hancock st, s s, 410 e Tompkins av, 18x100.

Jan. 3.

BOROUGH OF BROOKLYN. CONVEYANCES.

Whenever the letters Q. C. and C. a. G. are preceded by the names of the grantee they mean as follows:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the es-tate conveyed may be impeached, charged or encumbered.

Dec. 28, 29, 31, Jan. 2, 3.

Bainbridge st, s s, 129.4 w Rockaway av, 20x100. Thos F Marron to Julia B Moores. Mort \$7,525. nom Bainbridge st, n s, 270 e Hopkinson av, 18x100. Minnie J Mason to Julia B Moores. Mort \$6,200, &c. nom Bartlett st, s s, 200 e Harrison av, 25x100. Emma M Kissel to Kunigunda Bosch. exch Bergen st, n s, 275 w Grand av, 25x100. Gerardo Occhifinto to Uni-versal Trust Co, N Y. Mort \$1,200. 4,000 Beverly road, n w cor East 14th st, 65x100. East 14th st, e s, 150 n Beverly road, 35x100. Release mort. Gustavus Remak, Jr, Phila, Penn, to Dean Al-vord. 2,100 Boerum st, s s, 175 w Manhattan av, 25x100, h & l. Josephine Cooper widow and as extrx John Cooper to Frank Estersohn. Mort \$4,500. nom Boerum st, n s, 100 w Humboldt st, 2 lots, each 25x100. Barbara Kalb and Annie M Berlenbach heirs Joseph and Barbara Herte decd to Rebecca Strosensky. 8,000 Boerum st, s s, 75 w Humboldt st, 50x100, hs & ls. Simon H White-man to Philip Leizerkowitz. nom Bond st, w s, 125 s Wyckoff st, 25x75, h & l. Evalina T Saunders to Daniel E Conway. Mort \$1,200. nom Broadway, s w s, 154 s e Rockaway av, runs s w 100 x s e 29.2 x n e 26.11 x n e 89.7 to Broadway, x n w 54, h & l. Henry Grasman to Timothy G Sellow. Mort \$22,000. nom Broadway, n e cor Lawton st, 45x100. Graham av, s e cor Skillman av, runs e 35.5 x s 25.2 x s e — x s e — x w 45.6 to av x n 50. 1/2 part. Patchen av, w s, 60 n Van Buren st, 20x90. Albert Beales to Minnie S Beales his wife. Q C. All liens. nom Butler st, n s, 90 w 3d av, 110x200 to Baltic st. Charles Althof, N Y, to Herman Wronkow. consid omitted Same property. Herman Wronkow, N Y, to John A Holmes, Glen- brook, Conn. Mort \$35,000. nom Butler st, n e cor 3d av, 35x100, hs & l. Orniinal W Parsons to Clifford A Macdonald. Mort \$10,000. nom Conover st, n w s, 68 s w Wolcott st, 16x100, h & l. Ida Conklin, Hudson, N Y, to Annie Donnelly, Union, N J. Mort \$1,500. exch Carroll st, n e s, 117 s e Nevins st, 23x100. Marian Meyer to Carlo Lombardi and Carmela wife Luigi Lombardi. 2,000 Carroll st, s s, 154 w Henry st, 20x100. Carroll st, s s, 100 w Henry st, 18.5x100. John P Weldon to Catharine Weldon. B & S. All liens. nom Carroll st, s s, 123.8 w 5th av, 20x78.3x20x79.2. Katie M Phelan to Mary A Wogan. Mort \$2,200. 4,000 Centre st, n e cor Smith st, runs n 100 x e 277 to Gowanus Creek x s 102.2 to Centre st x w 255. James F Hagerty, Freeport, L I, Geo B, Anna T, Edwd R and Maurice W Hagerty to Anna I Hag-erty. nom Same property. Release. Annie J Hagerty to James F Hagerty et al. nom Chauncey st, n s, 166 10 w Rockaway av, 20x100. Margaretha Schaub to Julia B Moores. All liens. nom Chauncey st, n e cor Lewis av, 20x95, h & l. Clinton F Swim to Martin J Suydam. Mort \$16,500. nom Clinton st, w s, 105 5 n Pierrepont st, runs w 26.6 x n 0.1 x w 25.1 x n 0.5 x w 48 x n 22 x e 100 to st x s 22.6. Wm F Campbell to J Clawson Mills and Arthur L Platt. Mort \$10,000. 17,500 Cook st, s s, 275 e Morrell st, 25x100, h & l. Jacob Rechnitz to Philip Cohen, N Y. Mort \$5,500. nom Cooper st, s w cor Central av, runs s w 125 x s 100 x e 25 x s 10.9 x n e 100.1 to Central av x104.8 to beginning, hs & ls. Frank J Biemer to Lillian Biemer. 1-6 part. B & S. C a G. nom Cooper st, n w s, 100 s w Hamburg av, 59.10x100. Anthony Grob to Barbara wife Sebastian Gopp. 1/2 part. nom Cornelia st, n w s, 25 s w Evergreen av, 25x75, h & l. James W Lamb to Alice M Foss. Mort \$4,500. exch Cornelia st, n w s, 220 n e Broadway, 20x100. Fannie Dreyfuss to Henry Clarcken. Mort \$3,000. 5,200 Creamer st, n s, 150 e Columbia st, 50x100. Creamer st, s e cor Otsego st, 240x100. J Frederic Kernochan et al trustees for and Sybil K W Hoffman formerly Sherman to Georgette W Brown. Partition. 10 Creamer st, s w cor Columbia st, 260x100. Georgette W Brown formerly Sherman to J Frederic Kernochan et al trustees of Sybil K W Hoffman formerly Sherman. Partition. 10 Dean st, s s, 175 e Buffalo av, 50x107.2. Wm H Parkhill to Chas O Grim. nom Dean st, n s, 100 w Underhill av, 25x80.1x26.6x88.8, h & l. Annie M Barry to John Gallagher. Mort \$1,000. nom Dean st, n s, 100 e Kingston av, 199x107.2. Abbot A Low to Theophilus D Raymond. 8,500 Same property. Theophilus D Raymond to Benj C Raymond. Mort \$7,500. nom Dean st, n s, 245 w Hoyt st, 20x100. Release mort. James Duck-worth to Maria F Joyce. 52

Degrav st, s e cor Nostrand av, 25x100, h & l. Fredk L Hine to Michl F Gleason. Mort \$11,000. nom Devoe st, s s, 75 w Oliver st, 25x100, h & l. William Young to Peter Steinmuller. 4,675 Dikeman st, n s, 125 e Richards st, 25x100, h & l. John M Brady to Matilda S Charleton. Mort \$1,700. 2,900 East Broadway, s e cor Johnson pl, 50x150, Flatbush. Geo W Wa- ters to Robt A and Aline Holcke tenants by entirety. nom Eldert st, n w s, 180 s w Bushwick av, 18x100. Hulda Wagner, N Y, to Mark Aaron. All liens. 6,000 Elizabeth st, n e s, 100 s e Conover st, 40x100. Mill st, n s, 158.6 e Columbus st, 25x100. James R and John R Bowles, Mary E Dawdell, Agnes V Carroll and Ellen N Carrao, all formerly Bowles and children John Bowles to Elizabeth Bowles widow. All title. nom Fennimore st, n s, 225 e Bedford av, 20x100, h & l. Jacob Morgen- thaler to Leila B Hatry. Mort \$4,000. See Rutland road. nom Folsom pl, s s, 60 w Essex st, 15x80, h & l. Mutual Benefit Loan and Bldg Co, N Y, to John Lyons. Mort \$1,500. nom Fulton st, n s, 111 e Reid av, 17.1x77.9x16.8x—. Fredk L Seymour, Rutherford, N J, to Howard C Conrady. Mort \$3,000. 4,500 Fulton st, n s, 60 e lot 399 map property heirs Dr John Duffield, runs n 81 x e 19.2 x s 89.2 to st x w 20. Ellen wife Fredk J Finch to Brooklyn Trust Co. Mort \$15,000. 51,000 Germania pl, s e cor Amersfort pl, runs e 175 x s 100 x w 175 to pl x n 100. Release mort. Wm M Ingraham to Rose B Hegeman. nom Grand st, n e s, 284.10 s e Driggs av, 20.1x85.5x20.2x87.1, h & l. Louis Laumann to Adam Kalb. 8,300 Grove st, n w s, 100 s w Hamburg av, 53x100. Catharine Moll et al exrs Conrad Moll to Cath Moll. nom Green st, n s, 125 w Manhattan av, 25x100, h & l. Mary E wife Francis A Byrne and Joseph A Lynagh devisees will Annie T Lynagh to Rudolph Widneer. 2-3 parts. 2,000 Same property. John E Lynagh by Mary E Byrne guardian to same. 1-3 part. 1,000 Hart st, n s, 300 w Tompkins av, 25x100, h & l. Howard R Deacon, Philadelphia, Pa, to John D Ditmis, Hollis, L I. B & S. Mort \$4,000. nom Hancock st, s s, 154.9 w Howard av, 55.3x100, h & l. George Gut- tig to Henry Molthan. Mort \$16,000. nom Hart st, n s, 187.7 e Wyckoff av, 40x79x40x79.9. Foreclos. Will- iam Walton to Chas V Lott. 600 Hendrix st, e s, 185 s Vienna av, 60x100. Frank J Biemer to Lillian Biemer. nom Heyward st, s s, 332.1 w Bedford av, 19.8x85.3x19.7x90. Heyward st, s s, 351.1 w Bedford av, 19x80.6x19.7x85.3. Heyward st, s s, 389.1 w Bedford av, 19x71x19.7x75.9. Heyward st, s s, 408.1 w Bedford av, 19x66.3x19.7x71. Heyward st, s s, 427.1 w Bedford av, 19x61.6x19.7x66.3. Samuel Pearsall to Horace Nichols. Mort \$9,000. nom Hicks st, w s, 250 n Degrav st, 19x97.6, h & l. The Germania Life Ins Co, N Y, to William Parker. B & S. nom Hope st, s w s, 325 s e Keap st, 28.8x90, h & l. New York and Brooklyn Casket Co to Robt J Blume. nom Jefferson st, s e s, 220 n e Evergreen av, 20x100, h & l. Jakob Bock to Peter Bauer. Mort \$2,100. nom Jefferson st, s e s, 175 n e Evergreen av, 25x100. George Durmann to Mary Braband. Mort \$1,000. nom Jerome st, e s, 300 s Sutter av. 100x100. Sutter av, n s, 25 e Barbey st, 75x100. Sutter av, s s, 25 e Barbey st, 25x100. Jerome st, w s, 150 s Sutter av, 50x100. Elwood Banfield, N Y, to Solomon B Kraus. 10 King st, n s, 100 w Richard st, 25x—. August Lowenberger, N Y, to Manhattan & Brooklyn Real Estate Co. nom Leonard st, w s, 125 n Calyer st, 37.6x100x38.2x100. Leonard st, w s, 162.6 n Calyer st, runs w 100 x n 0.8 x e 100. Alfred Duryea to Ellen A Duryea. nom Livingston st, s s, 116.7 w Nevins st, 20x100.9. Partition. Alfred E Britton to David J Stewart. Mort \$5,000. 360 Logan st, e s, 375 n Liberty av, 25x100, h & l. Wm J Vitt to Har- riet E Vitt. nom Lombardy st, s s, 100 e Morgan av, 100x100. Lombardy st, s s, 100 w Porter av, 100x100. Porter av, s e cor Lombardy st, 100x100. Banzett st, n e cor Division pl, 50x100. Division pl, n s, 100 w Morgan av, 50x100. Vandervoort av, n w cor Division pl, 100x100. Division pl, n s, 100 e Vandervoort av, 160x100. Beadle st, s s, 200 e Porter av, 50x100. Morgan av, n e cor Amos st, 100x100. Morgan av, s w cor Bennett st, 100x100. Jennie R wife of and J Jeffrey Johnstone, London, Eng, to Henry D Schenck, Ridgefield, Conn, 1/2 part. nom Lotts lane, n e cor East 5th st, runs n to point 360 s Av D x e 250 to Ocean Parkway x s 58 to lane x w 271.3. Release mort. Jacob Worth to Amelia E Louis. 1,500 Lotts lane, n e cor East 5th st, runs n to point 360 s Av D x e 250 to Ocean Parkway x s 58 to lane x w 271.3. Amelia E Louis to Ludwig Vogelstein, N Y. 4,700 Macon st, s s, 364 w Ralph av, 18x100, h & l. New York Building Loan Banking Co to Amella L Jones. nom Macon st, n s, 80 e Arlington pl, 16x100, h & l. Harriet E Wey- mouth to Geo H Roberts. Mort \$5,000. nom Macon st, s s, 413 e Tompkins av, 40x80. Henrietta A Halsey to Wilfred Burr. nom Same property. Rena I Halsey to same. Q C. nom Macon st, s s, 250 w Throop av, 22x80. Letitia Harton to same. Mort \$1,000. nom

THE OTIS ELEVATOR

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Every Variety of Passenger and Freight Elevators

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71 BROADWAY, NEW YORK

Voorhies av, n e cor East 22d st, runs n 131.10 x e 186.1 x s 36.6 x w 98.7 x s 77.10 to av, x w 126.7.
 Richd H and Washington I Atkins exrs Sarah J Atkins to Henrietta C wife of Alex C Sansom. 5,000
 East 24th st, w s, 580 n Av F, 50x100. Germania Real Estate and Impt Co to John R Corbin. nom
 East 28th st, n e cor land J H & B W Kowenhoven, contains 42 6,486-10,000 acres.
 Voorhies av, s s, at intersection centre line between Haring st and Brown st, contains 8,098-10,000 acres.
 Voorhies lane, n e cor land Coney Island Jockey Club, contains 2 7,806-10,000 acres.
 Jane A, John K, Peter L, Henry S, James and Mary E Vanderveer and Ida A Ryerson all heirs Stephen L Vanderveer to Coney Island Jockey Club. nom
 Same property. Eliza J Voorhies, Geo H Fisher and John V D Emmens to John K, James, Peter L, Henry H, Mary E Vanderveer and Ida A Ryerson. Q C. nom
 East 29th st, n w cor Ditmas av, 50x100. Germania Real Estate and Impt Co to Caroline W Camp, N Y. nom
 33d st, n s, 140 e 3d av, 40x100.2. Ernest L Warncke to John and Joseph Molinari. 1,600
 Bay 38th st, s e s, 180 n e Benson av, 120x96.8. Thomas McBride to John T Smith and Laurence E McCann. Mort \$900. See 59th st. exch
 40th st, n e s, 180 n w 12th av, 20x95.2, h & l. Louise C Howell to Judson C Palmer. Mort \$3,400. nom
 45th st, s s, 220 w 5th av, 20x100.2, h & l. Fred and Lavinia Steffens, N Y, to Amelia Steffens. 1/2 part. Mort \$5,325. nom
 45th st, n s, 300 w 12th av, 40x100.2. Alice L Dawe to Andrew R Miller. nom
 45th st, n e s, 225 s e 12th av, 25x100.2, h & l. Ernest G Hothorn to Wm F Dunning. nom
 46th st, s w s, 160 n w 13th av, 40x100.2. Foscolo O Hendrick to Wm H Reynolds. Mort \$5,100. nom
 Same property. Wm H Reynolds to Sara F Throop. Mort \$5,009. nom
 50th st, n e s, 320 n w 16th av, 40x100.2. Wm H Reynolds to Grace P Adler. nom
 55th st, n e s, 250 n w 3d av, 25x100.2, h & l. Frank Cooper to Robt M Spinney. 4,000
 55th st, s s, 100 w 3d av, 50x100.2. Morts \$5,125. Contract to exchange for
 84th st, s w s, 190 n w 3d av, 40x100. Sub to mort \$800.
 51st st, s s, 140 e 3d av, 20x100.2. Sub to mort \$500.
 Barbey st, w s, 40 n Hegeman av, 40x100.
 Elizabeth Barnes with Alexander Davidson, N Y. equality of exchange and 60
 56th st, n e s, 200 n w 15th av, 60x100.2. Wm M Dickover to Ernest E Spragge. Mort \$1,100. nom
 56th st, n s, 360 w 6th av, 20x100.2, h & l. Martha W Norton, Sag Harbor, L I, to Mary Timble and Mattie Schweitzer. All liens. 100
 59th st, n s, 220 w 4th av, 20x100.2. John T Smith and Laurence E McCann to Thomas McBride. Mort \$3,000. See Bay 38th st. exch and 400
 60th st, n e s, 100 s e 17th av, 40x100.2. Release mort. Ellen A Halstead to Hans C Pfalzgraf. 300
 65th st, n e s, 380 n w 8th av, 40x100. Geo E Witte to Melchoir C G Witte. nom
 70th st, s w s, 290 n w 15th av, 20x100. Foreclos. William Walton to Equitable Co-operative Bldg and Loan Assoc. 1,700
 70th st, s s, 280 w 21st av, 40x100. Sophia M Case to Florence J Lyddy. nom
 76th st, s s, 208.4 e 3d av, 17.11x109.4. Theodore B Willis to Joseph Caccavajo. B & S. nom
 78th st, n s, 160 e 11th av, 80x100. Ernest R Le Manquais to Kate E Manquais. nom
 79th st, north cor 11th av, 340x100. Eugenia H Campbell widow, N Y, to John D Norcott. All liens. nom
 81st st, s s, 310 e 3d av, 200x109.4. Chas C Stelle to Ormmae W Parsons. exch
 82d st, s s, 160 e 12th av, 60x100. Jane E Johnson to Geo E Hanson, N Y. Mort \$4,930. nom
 82d st, s s, 100 e 12th av, 60x100. Same to same. Mort \$4,890. nom
 82d st, s w s, 100 s e 12th av, 60x100, h & l. Sarah A Cowenhoven to Jane E Johnson. nom
 82d st, s w s, 100 s e 12th av, 60x100. Annie C Lott to same. nom
 86th st, n e s, 25 s e Bay 16th st, 25x100, h & l. Franklin Society for Home Bldg and Savings to Marion E Calnan. nom
 86th st, n e s, 50 n w 14th av, 369.9x102.9x346.4x100.
 85th st, n e s, 200 n w 14th av, 159x102.9x135.6x100.
 Warren st, s w cor 88th st, 150x125.
 Bay 11th st, s e s, 260 s w Bath av. 115x96.8.
 Bennetts lane, n w s, 360 s w Bath av, 115.9x76.1x115x66.6.
 Geo W McKenzie referee to Sophia Richman. Morts \$2,200. 8,585
 Av D, n s, 115 w East 17th st, 40x110.11x43.8x93.6. Wm J Kaiser to John Burchell. nom
 Av K, n w cor East 19th st, 40x100. Cyrus A Dunham to Mildred H Fanning. Mort \$3,500. 7,000
 Av M, s w cor East 21st st, 40x133x40.5x127.1. Sub to right of way.
 Cyrus A Dunham, Syracuse, N Y, to Chas G Wagoner. 1,600
 Av T, n w cor East 15th st, 60x100.
 East 15th st, w s, 100 n Av T, 25x100.
 Harbor and Suburban Bldg and Savings Assoc to Homecrest Presbyterian Church. 1,300
 Av T, n s, 60 w East 15th st, 40x100. Same to same. nom
 Av Z, n s, 80 w East 29th st, 40x100. Solomon Reinach, New Orleans, La, to David Lamb. nom
 Albany av, w s, 155.7 n Sterling pl, runs w 100.11 x n 20 x e 60.3 x n 17 x e 41.9 to av x s 46.6. Foreclos. William Walton to A Rogers Lee. Mort \$225,000. 3,000
 Albany av, e s, 60 s Furnald st, 18.6x109.2, h & l. Sarah Knight to John J Byrne. Mort \$1,000. nom

Atkins av, w s, 100 n Glenmore av, 50x100. Marenus J Goodenough to Robt Pependell. nom
 Atlantic av, n s, 25 e Hendrix st, 25x88x25x89.6. Mary J wife John Dougherty, N Y, to Frances E O'Donnel, N Y. Mort \$4,500. nom
 Atlantic av, s s, 380 e Beach 42d st, 60x100. Foreclos. William Walton to Irving S Carmer. Mort \$2,600. 200
 Bath av, s w s, 25 n w 17th av, 41.8x100. Matilda Van W Y Ford to Mary Ann Young. exch
 Bath av, north cor Bay 37th st, 96.8x360. James Connolly to Joseph Caccavajo. Mort \$4,250. nom
 Brooklyn av, n w cor Carroll st, 115x40.11x118.3x13.5. James E Hadden to Eastern Parkway Co. See President st. nom
 Buffalo av, w s, 52.9 n Park pl, 25x100. Ida M wife Thomas Burkhard, Jr, to James A Townsend. nom
 Carlton av, e s, 79.6 n Dean st, 20.6x100. Release mort. Bond and Mortgage Guarantee Co to Bessie L Martin. 9,000
 Carlton av, e s, 160 s Greene av, 20x100. Partition. James P Judge to Matilda G Vogel. 4,300
 Same property. Matilda G Vogel to John P Gallagher. Mort \$708. nom
 Coney Island av, n e cor Av U, 80.4x100.4x72.2x100. Harbor and Suburban Bldg and Savings Assoc to Jos Termim. 2,000
 Caton av, s e cor Coney Island av, runs s w 266 x e 135.1 to centre line East 10th st x s w 325.1 to Church lane or av x e 138.4 x n 633.9 to av x w 300.11.
 Caton av, s s, at intersection centre line East 15th st, runs s 333 x w 130 x s 333.9 to Church lane or av x e 275.2 x n 621.3 to av x w 137.8.
 Plot bounded n by Caton av, e by centre line East 17th st, s by Church av or lane, and w by centre line block.
 Wm H Taylor to Otto T Bannard and Walter Jennings joint tenants. Q C. nom
 Central av, north cor Schaeffer st, 100x100. Frank J Biemer to Lillian Biemer. 1-12 part. nom
 Christopher av, w s, 100 n Pitkin av, 25x100, h & l. William Buchholz to John J McBride. Mort \$1,800. nom
 Classon av, w s, 150 s De Kalb av, 25x100, h & l. Robert T Bellchambers, N Y, to Rose H Bellchambers his wife. All liens. gift
 Classon av, w s, 27 n Douglass st, 26x100. Foreclos. William Walton to Hamilton Trust Co. 3,800
 Same property. Hamilton Trust Co to William Monahan. 3,000
 Classon av, e s, 97.10 s Pacific st, 24.4x88. Max Lang to Thomas Varin. Mort \$950. nom
 De Kalb av, s s, 41.6 w Stuyvesant av, 19.6x85, h & l. Thomas Seward to John W Walsh. Mort \$3,000. nom
 DeKalb av, No 583, n s, 21 w Sandford st, 19.5x83. Foreclos. William Walton to Jane E Williams and Edward Oothout exrs William Oothout. 3,200
 DeKalb av, No 585, n s, 40.5 w Sandford st, runs along DeKalb av, 19.3 x n 39.3 x n 43.9 x e 19.11 x s 83. Foreclos. William Walton to same. 3,250
 Division av, n s, 75 e Keap st, 18x97 to Broadway and 19x103, h & l. William Dick to George Heller. Mort \$5,500. 7,500
 Dumont av, s s, 25 w Watkins st, 25x100, h & l. John R Planten to Benny Scheinberg. Mort \$1,175. 1,575
 Dumont av, s s, 25 w Watkins st, 25x100, h & l. Benny Scheinberg to Louis Walper. Mort \$1,175. nom
 Engert av, s s, 25 e Humboldt st, 18.9x80. Rosa Laux to William Bedford. Mort \$2,000. See Kingsland av. exch
 Euclid av, e s, 276.3 s Ridgewood av, 18.4x100, h & l. Samuel Felzman to Catharine Felzman. Correction deed. nom
 Evergreen av, s w s, 80 n w Greene av, 20x100, h & l. Clara Kosster to Simon A Weber. Mort \$1,800. nom
 Evergreen av, s w s, 75 s e Covert st, 25x82. Henry E Child to same. Mort \$3,000. nom
 Flatbush av, s w cor Av D, runs w 140 x s 150.2 x e 212.5 to Flatbush av, x n 138. Mort \$15,000.
 Av D, s e cor East 21st st, 109.2x150.2. Mort \$6,500.
 Av D, s w cor East 21st st, 109.2x93.5x100x137.1. Mort \$5,250.
 Ocean av, s e cor Av D, 105.5 x e 110 x 153.5x120.1. Mort \$8,250.
 Henry J Norris to Francis T Gribbins. nom
 Flatbush av, w s, at intersection centre line Av D, runs w 527 to Ocean av x s 89.1 x e 210 to East 21st st x n 137.1 to Av D x e 65.5 x s 150.2 x e 321.7 to av x n 178.2. Partition. Jacob W Kahn to Henry J Norris. 40,000
 Fort Hamilton av, n w cor 40th st, 58.1x90.5x57.2x80.1. Release mort. Anna V Lewis to William McCormack. nom
 Foster av, s e cor East 22d st, 109.6x105.6x100x55.10: Germania Real Estate and Impt Co to Michael J Walsh. nom
 Gates av, s s, 385 w Marcy av, 20x100, h & l. Howard M and Anna Lansing children and heirs John A Lansing to Samuel Lee. nom
 Gates av, n s, 25.4 e Lewis av, 18.8x80, h & l. Caroline Schauf formerly Baum wife Jacob Schauf to Daniel E Conway. Mort \$3,500. exch
 Glenmore av, s w cor Wyona st, 100x82. Joshua W Powell, Hollis, L I, to Saml H Coombs. Mort \$2,500. exch
 Gravesend av, w s, 460 n Av F, 20x100. John J Gallagher to Matthew J McCue. nom
 Greene av, s s, 414.5 w Reid av, 17.10x100, h & l. Edward Sinderhauf to Leonard D Hosford. Mort \$3,750. nom
 Greene av, n s, 340 w Nostrand av, 20x100, h & l. Ada wife of John B O'Donohue to Helen wife of Benjamin Adriance. Mort \$8,000. nom
 Greene av, s s, 285 e Tompkins av, 20x100, h & l. Adolph Goldmark, N Y, to Cora E Sandford. Morts \$5,000. nom
 Irving av, east cor Himrod st, 100x95. Wm G Ihrig to John Deinhardt. nom
 Jefferson av, n s, 180 w Lewis av, 18x100, h & l. Wilfred Burr to Alice I Bremner. Mort \$4,000. nom
 Jefferson av, s s, 253 w Bedford av, 21x83. James A Townsend to Ida M Burchard. Mort \$5,500. nom
 Kent av, w s, 74.8 s Myrtle av, runs w 25 x s 0.3 1/2 x w 50 x s 25 x e 75 to Kent av, x n 25.3, h & l. Martha A Cooper to Chas J Ryan. Morts \$4,550. nom

ELBERT BRUSSEL, E. E. M. E. No. 15 West 29th St., New York Telephone, 533 Madison Avenue

Electrical Contractor

Kingsland av, e s, 123.9 n Driggs av, 25x100. William Bedford to Rosa Laux. Mort \$3,500. See Engert av. exch
Lee av, s w s, 61 n w Rutledge st, 15x81.8, h & l. Josiah P and Hampton Howell exrs Mary E Barlow to Fredk F Barlow. 3,200
Lee av, s w s, 61 n w Rutledge st, 15x81.8, h & l. Fredk F Barlow to Jeannette Barlow. B & S. nom
Lefferts av, s s, 800 w Brooklyn av, 43x101.8x24.9x100. Release of dower. Emma L Egolf to Goetano Quaranta. nom
Same property. Henry D Lott and ano exrs Edward Egolf to Goetano Quaranta. 850
Lee av, w s, 56.10 s Hooper st, 18.2x85. Isabelle G Price to Wm J McKinney. 6,250
Lewis av, w s, 23 s Lexington av, runs s 27 x w 90.4 x n w 13.10 x n 17 x e 100. Otto E Reimer to Jacob Rechnitz. Mort \$9,000. nom
Same property. Joseph Rechnitz to Chas H Wouereit. Mort \$9,000. exch
Lincoln av, w s, 364.8 n Liberty av, 25x100. Gustave Levy to Ernst F Sutterlin. nom
Marcy av, n e cor Vernon av, runs n 16.8 x e 75 x n 33.4 x e 25 x s 50 to av, x w 100, h & l. Wm B Peirson to Dora Vollman, N Y. Mort \$4,500. nom
Meeker av, n w cor Sutton st, runs n 69.1 x w 100 x s 20.6 x e 18.9 x s e 82.1 to av x n e 36.3. Edward D Elder to Leo Szczechowiak and John Kaminski tenants in common. Mort \$8,000. nom
Metropolitan av, s s, 243.2 e Havemeyer st, 25x100. Mary wife John Sprague, Charlotte wife Andrew Baum heirs and devisees Anna M Roehner to Barbara Willeburgher. All title. Mort \$2,000. nom
Montrose av, s s, 150 w Buchwick av, runs s 81 x e l x s 19 x w 25 x n 13 x w l x n 87 to av x e 25. Barbara wife Sebastian Gopp to Anthony Grob. 1/2 part. nom
Montrose av, n s, 50 w Humboldt st, 27x75, h & l. Catharine Kertscher or Ketscher to Wm Luthy. Mort \$4,500. 750
Myrtle av, n s, 120.9 e Jefferson av, runs e 25 x n 58.6 x n w 8.6 x n e 12.6 x n w 50 to st, x s w 37.6 x s e 48.5 x s 48.5, h & l. Annie M Miles extrx Caroline Willis to Herman Gaus. 11,075
Myrtle av, n s, 120.9 e Jefferson st, runs e 25 x n 58.6 x n w 8.6 x w 83.7 to st, x n 99. Calvin H McLane et al exrs David T Leahy to Horace Nichols. 14,000
Myrtle av, s s, at intersection n s Hart st, runs w 56 x s to Hart st x e 54. Charles Wilton to Meyer Silverman. Mort \$2,500. nom
Myrtle av, s s, at intersection n s Hart st, runs w 56 x s to Hart st x e 54. Joanna S Bogert extrx Anna M Siney to Charles Wilton. 3,250
Neptune av, lot 60 on assessment roll opening Neptune av from West 6th st to Ocean Parkway. City of New York to John Braunbach. 94
Norwood av, w s, 1,025 n 1st st, 24.10x150, h & l. James Heidegger, Epiphany, South Dakota, to John Rostkowski. Mort \$1,500. 2,800
Nostrand av, w s, 30 n Parkway, 55.7x100. Ellen Wilson, Middlebush, N J, to Mary E Bascom, Tottenville, N Y. nom
Ocean av, e s, 45.5 s Av D, 60x110. Henry J Robert to Henry J Norris. nom
Patchen av, w s, 75 s Hancock st, 15x100, h & l. Alice M Foss to James W Lamb. exch
Patchen av, w s, 40 n Bainbridge st, 60x100. Daniel E Nagle to Jacob Schauf. Mort \$3,000. nom
Pitkin av, n s, 75 e Georgia av, 25x100, h & l. Hyman Rosenberg and Frank Grossbart to David Schneider and Joseph Falk. Mort \$2,900. nom
Prospect av, w s, 202.8 s Greenwood av, runs w 130 x s 60 x e 30 x n 25 x e 100 to av, x n 35.
Interior lot, 100 e East 5th st, and 149.1 s Greenwood av, runs e 20 x s 60 x w 20 x n 60.
Alex C Muir to Francis E Muir his wife. All liens. 1895. gift
Putnam av, s s, 350 e Bedford av, 20x100, h & l. Alida L Connor (formerly Edmonston) wife of James H to Mary F McKenna. 5,000
Putnam av, s s, 90 w Bedford av, 13.4x100. Phebe Stillwell and Ann Cortelyou to Leonad N Vaughan. nom
Ralph av, e s, 100 s Sterling pl, 20x100.
Parkway, n s, 140 e Buffalo av, 20x220.7 to Degraw st.
John Wilson, Middlebush, N J, and Mary E Bascom, Tottenville, N Y. nom
Ralph av, w s, 50 n Halsey st, 25x100. Frank L Singer to Louis J Hoyt. Mort \$6,000. nom
Reid av, n w cor Kosciusko st, 24x72, h & l. Elise Alster widow to William and Adam Alster. Mort \$3,500. nom
Reid av, e s, 75 s McDonough st, 25x80, h & l. John W Sullivan to Peter Meyer. nom
Rockaway av, e s, 77.1 n Dean st, 17.4x80, h & l. Geo W Heatley to Orson W Sheldon, Fort Ann, N Y. Mort \$2,500. nom
Same property. Annie F Kiersted to Geo W Heatley. Mort \$2,000. nom
Rockaway av, w s, 60 s Bainbridge st, 20x69.4. John C Rohr, Rockaway, L I, to Robt L Moores. All liens. nom
Rockaway av, No 441, e s, 150 n Belmont av, 25x100.1. Abe Rosenberg to Dinah Plotkin. Mort \$3,400. 4,200
Rockaway av, n e cor land Richard Baisley, runs e 162.9 x n 128.3 x w 34 x s — x w 125 to av, x s — to beginning. Sarah M Richter to Sebastian and Theresa Bund. Mort \$2,100. 3,000
St Marks av, n w cor Albany av, 100x90, h & l. Louisa and Henry D Stringer to Flora Glassman and Rosie Schwartz. Mort \$79,300. taxes, &c. nom
St Marks av, s s, 140 w Nostrand av, 20x125.3, h & l. Foreclos. Jesse W Johnson to Wm S Ginnel and ano trustees will Henry Ginnel. 9,000
St Marks av, s s, 129.3 w Franklin av, 16.10x100. Samuel H Townsend to Emma M Townsend his wife. Q C. 100
Stone av, w s, 86 s Herklmer st, 20.3x98, h & l. James B Sheehan receiver of the Industrial Co-operative Building and Loan Assoc to Chas F Cloud. 2,500
Stone av, w s, 86 s Herkimer st, 20.3x98, h & l. Chas E Cloud to Josiah A Wood. 6,500
Sutter av, s e cor Montauk av, 80x90, except rear 5 feet already conveyed to grantee herein.
Liberty av, s s, 20.2 e Montauk av, 20x90.
John F and James J Blake and Lillian Redmond heirs Della Blake to James Blake. nom
Sutter av, s s, 43.9 w Powell st, 18.9x100. Wm H Krimko to Rosie Krimko. 2,600

Sutter av, n s, 75 w Christopher av, 25x100, h & l. Samuel Palley to Samuel Katz. 1,225
Thatford av, w s, 150 s Glenmore av, 25x100, h & l. Sarah Levin to Isaac Leventhal. Mort \$1,750. 2,275
Vandervoort av, e s, 50 n Anthony st, 75x100. Mary W Blossom, N Y, to Margaret Hickson. nom
Vermont av, w s, 125 n Liberty av, 16.8x100, h & l. Howard S Buckman, N Y, to Henry Herrmann. nom
Vernon av, n s, 275 e Tompkins av, 18.9x100. Levy Carow to Hermann Scheidt. Mort \$4,000. 5,300
Voorhies av, n e cor East 23d st, 40.9x100x66x106. Franklin Society for Home Building and Savings to Joseph F Moss. nom
Washington av, e s, 69.7 n St Marks av, runs n 25 x e 120 x s 27.5 x w 109, with property on n s. Universal Trust Co, N Y, with Gerardo Occhifinto. Party wall agreement.
Willoughby av, n w cor Spencer st, 20x78. Foreclos. William Walton to Samuel Lippmann. 4,767
Wythe av, w s, extends from Hewes st to Hooper st, 200x80.
Wythe av, n w cor Hooper st, 43.11x80x44x80.
Kent av, n e cor Hewes st, 120.2x148.10x120x142.5.
Appleton Mfg Co, N Y, to Wm W, Daniels and Daniel S Appleton trustees for benefit estates John A, Wm H and Daniel S Appleton all deceased in to assets late firm D Appleton & Co. nom
Wythe av, w s, extends from Hewes st to Hooper st, 200x80.
Wythe av, n w cor Hooper st, 43.11 x 80 x 44 x 80.
Wm W Daniel and Daniel S Appleton trustees for benefit of estate John A, Wm H and Daniel S Appleton all deceased to Jennie wife of Adolph Heinemann. 3,500
3d av, w s, 138.6 s Carroll st, 18.10x100, h & l. Christian Trittlen to Francesco Falcone. 3,300
4th av, n w s, 20.2 s w 35th st, 40x82, h & l. James McAlley to Phebe Ryan. Mort \$5,000. nom
5th av, n e cor 95th st, 52x87.6, h & l. James J Hanselman to Henry Schmidt and Ernst Findeisen. Mort \$6,000. nom
7th av, w s, 70 n 4th st, 30x88. John F Banker to Valentine Neuberger. Mort \$10,000. nom
11th av, s w cor 80th st, 100x100. Fredk C Dexter to St Philips Church. All liens. nom
11th av, s w cor Sherman st, runs w 80 x s 100 x w 80 x n 40 x w 113 to Prospect av x s 60 x e 78.1 x s 90 x e 198 to st x n 210.
Sherman st, w s, 335 s 11th av, 120x182x120x190.
J Frederic Kernochan et al trustees for Sybil K W Hoffman to Georgette W Brown. Partition. 10
11th av, s s, 80 w Sherman st, runs s 100 x w 80 x n 40 x w 113 to Prospect av x n 60 to 11th av x e 186.11.
Sherman st, w s, 210 s 11th av, runs w 198 x s 125 x e 190 to st x n 25.
Sherman st, w s, 455 s 11th av, 155.4x—x—182.
Georgette W Brown to J Frederic Kernochan et al trustees for Sybil K W Hoffman. Partition deed. 10
12th av, s w cor 61st st, runs s 40 x w 22 x n 20. Dennel Brothers & Co, N Y, to Oscar L Richard. nom
22d av, s e cor 83d st, 100x100x100x96.8, h & l. James D Matthews and Edgar L Eppenstein to Daniel T McNamara. Mort \$11,000. 100
Lot 37 block 75 assessment map 28th Ward. Bird S Coler, Comptroller N Y, to Isidor Alkus. 2,300
Lot 1 on map property 18th Ward, estate Hannah Cooper, intended to be filed in Register's office, Kings Co. Frank J Biemer to Lillian Biemer. 1-6 part. B & S. C a G. nom
Lot 3 block 255 assessment map 18th Ward. Bird S Coler, Comptroller City N Y, to Leopold Michel. 44
Lot 21 block 139 assessment map 24th Ward. Bird S Coler, Comptroller City N Y, to Sarah E Strachan et al exrs James Strachan. 54
Lot 21 block 77 assessment map 22d Ward. Release mort. Charles, Jr, Frank H and Arthur G Vogt to Richd B M Feder. nom
Plot bounded n by woodland formerly Mrs M Voorhies, e by land heirs Geo J Stillwell, s by Voorhies lane and w by land S A Emons. Thomas H Cosgrove to Abraham Townsend, Gloucester City, N J. 12,000

MISCELLANEOUS.

Order approving bond of Albert P Massey trustee of the estate Jas D Salman, bankrupt.

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as head lines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Dec 28, 29, 31, 1900, Jan. 2, 3, 1901.

Andrews, John, Jr, to Riverhead Savings Bank. Bleecker st, n s, 40 w Saratoga av, runs n 80 x e 40 to av, x n 20 x w 100 x s 20 x e 20 x s 80 to st, x e 40. Dec 25, 3 years, 5%. 9,000
Adler, Grace P and Arthur to Title Guarantee and Trust Co. 50th st. P M. Jan 2, 3 years, 5%. 3,750
Same to Borough Park Co. Same property. Sub to last mort. Jan 2, installs, 6%. 2,250
Alvord, Dean to Flatbush Trust Co. East 14th st, n w cor Beverly road, 65x100; East 14th st, n e cor Beverly road, 65x100; East 14th st, e s, 125 n Beverly road, 60x100. Jan 2, due Jan 10, 1901, 6%. 27,000
Barrett, Jane T widow to Hannah Parker. Brevoort pl, n s, 200 e Franklin av, 20x132.3x21.11x141.2. Jan 2, due Oct 19, 1903, 5%. 2,000
Betsch, Charles and Elsie to Henry and Sophia Kollmeyer. 2d st, n s, 243.6 w Hoyt st, 20x96.6. Jan 1, 3 years, 5%. 5,000
Brown, Melvin to Linnie H Griffin. 58th st, s s, 63.9 w West st, 300x100.2; West st, s w cor 58th st, runs s e — x w 109.10 x n 100.2; 59th st, n s, 160 e Bay Parkway, 120x100.2; 59th st, n s, 160 e Bay Parkway, 120x100.2; 59th st, n w cor West st, runs w 140 x n 100.2 x e 69.10 to West st x s e 96.6 x s 33.11; 59th st, s s, 100 e Bay Parkway, 340x100.2. Dec 31, 5 years, 5%. 5,000

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Kalb, Adam and Matilda to Ida Laumann. Grand st. P M. Jan 2, 4 years, 5%. 1,000	New York & Brooklyn Casket Co to Jerusha Jarvis. South 10th st. P M. Jan 2, installs, 6%. 50,000
Same to Martha Meyer. Same property. Jan 2, 4 years, 5%. 5,000	Neger, Franz to Elizabeth Neger. Wallabout st, s s, 150 w Throop av, 25x100. Jan 2, 5 years, 5%. 2,500
Klemmens, John and Mary to William Young. Bushwick av, e s, 50 n Cook st, 25.1x90.9x25x89.4. Jan 1, 6 years, 5%. 6,000	Nichols, Horace to John Hollweg. Monroe st. P M. Jan 3, due Jan 1, 1904, 5%. 4,250
Katz, Samuel to Samuel Polley. Sutter av. P M. Dec 29, demand, 6%. 725	Ogden, Alfred to Title Guarantee and Trust Co. Bergen st, s w cor Saratoga av, 25x100; Bergen st, s s, 225 w, runs s 100 x w 85 x n — x s w — x n to st, x e 175. Dec 31, demand, 6%. 4,500
Kopke, Charles to Kings County Savings Inst. Nostrand av, w s, 140 s Av C, 20x100. Dec 31, 1 year, 5%. 2,000	Paterno, Vincent and Rosa to Charles Stechel. Fort Hamilton av, s e s, 180 s w Atlantic av, 20x116.3. Oct 1, 3 years, 5%. 270
Kerzner, Nicholas and Maria E to Jacob Dangler. Bushwick av, e s, 75 s Montrose av, runs e 55 x n 6.2 x e 25 x s 31.2 x w 80 to Bushwick av, x n 25. Dec 29, 3 years, 5%. 3,100	Powers, Cath F to Germania Savings Bank, Kings County. Wyckoff st, No 89, n s, 175 e Smith st, 25x100. Dec 31, 1 year, 5%. 3,500
Same to same. Montrose av, s s, 55 e Bushwick av, 28x68.10. Dec 29, 3 years, 5%. 3,000	Petersen, Per and Anna G to Mathilde Olsen. Sterling pl, n s, 120.4 w Troy av, 17.10x127.9. Jan 2, 6 years, 5%. 2,000
Koenig, Geo R and Eliza to Charlotte Wills widow. Stanhope st, n s, 310 w St Nicholas av, 20x100. Dec 29, 3 years, 5%. 2,000	Plath, Wm A to Franklin Pierce. 70th st, n s, 610 w 17th av, 51.9 x100x54.4x100. Jan 2, 10 years, 5%. 3,000
Krarman, Josephine D to Jacob Blank. Chauncey st, n s, 158.2 w Lewis av, 19.8x100. Dec 19, 1 year, 5%. 300	Parsons, Orinial W to Chas C Stelle. 81st st, n s, 310 e 3d av, 200x109.4. Sub to mort \$2,500. Jan 3, 3 years, 6%. 500
Kreis, Henry L to Edward K Blaisdell. Liberty av, Nos 180 and 182, s e cor Junius st. Lease. Dec 24, secures notes. 1,375	Petersen, Margaret wife of Edward to Brooklyn City Co-operative Building and Loan Assoc. 13th av, n e cor 67th st, 20x100. Dec 31, installs. 200
Lauer, Daniel to Universal Trust Co. New York av, w s, 347.1 s Av G, 40x102.6. Dec 27, installs. 3,500	Pfalzgraf, Hans C to Mary E Cowenhoven. 60th st, n s, 100 e 17th av, 40x100.2. Dec 31, 3 years, 6%. 3,000
Lee, Samuel to Hannah M Decker. Gates av, s s, 385 w Marcy av, 20x100. Dec 29, 2 years, 5%. 4,000	Quaranta, Goetano to Henry D Lott and ano exrs Edward Egolf. Lefferts av. P M. Dec 28, 3 years, 6%. 600
Lee, A Rogers to James McLoughlin. Albany av. P M. Dec 26, demand, 6%. 8,000	Rothar, Adam and Barbara to Dime Savings Bank, Williamsburgh. Central av, n e s, 50 n w Moffat st, 3 lots, each 25x100. 3 morts, each \$5,700. Dec 28, 1 year, 5%. 17,100
Lombardi, Carlo, Carmela and Luigi to Title Guarantee and Trust Co. Carroll st. P M. Dec 27, 3 years, 5%. 900	Rametta, Frank G and Guiseppa A to Gaetano Fasullo. Calyer st, n s, 25 w Guernsey st, 25x75. Dec 26, 5 years, 5%. 500
Same to Marian Meyer. Same property. Dec 27, 1 year, 5%. 400	Richardson, Elizabeth to Flora L Davenport. East Broadway, s s, 202 w street running to Erasmus st, 69x23.4x68x224. Dec 31, demand, 6%. 300
Lewis, Joseph to East Brooklyn Co-operative Building Assoc. 39th st, n s, 225 e 3d av, 20x100.2. Dec 28, due Jan 1, 1902, 6%. 1,000	Roseman, Cornelius P to Title Guarantee and Trust Co. Eath av, east cor Bay 26th st, 96.10x121.6x96.8x115.3. Dec 26, 3 years, 5%. 1,600
Same to same. Same property. Dec 28, installs. 1,000	Raynes, Agnes B to Peoples Savings and Loan Assoc. 40th st, s w s, 320 s e 9th av, 25x100.2. Dec 29, installs. 3,060
Leizerkowitz, Philip and Rosie to Rosie Glass. Boerum st. P M. Dec 28, due Mach 1, 1901, 5%. 5,500	Ratner, Leo and Sona to Riverhead Savings Bank. Nelson st, n s, 75 w Smith st, 125x200 to Luqueer st. Dec 29, 1 year, 5%. 15,000
Lauber, Charles to Mary A Reitz. Somers st, n s, 36.3 w Stone av, 16.3x80. Jan 2, 3 years, 5%. 2,000	Reynolds, Chas G to Evelyn S wife of James W Ridgway. Sterling pl, s s, 214 w Brooklyn av, 19x105. Dec 21, 3 years, 5%. 4,500
Laux, Rosa to William Bedford. Kingsland av. P M. Jan 2, 5 yrs, 5%. 600	Rostkowski, John and Mary to James Heidegger. Norwood av. P M. Nov 28, 1 year, 5%. 500
Leventhal, Isaac to Sarah Levin. Thatford av. P M. Jan 2, installs, 6%. 300	Read, Charles to Emma Johnson. Bainbridge st, s s, 300 w Stuyvesant av, 20x100; Bainbridge st, s s, 360 w Stuyvesant av, 20x100. Nov 8, 1 year, 6%. 1,800
Lee, Michael and Catherine to John R Ryon. Union st. P M. Jan 3, installs, 6%. 1,200	Roman Catholic Church of St Boniface to Emigrant Industrial Savings Bank. Willoughby st, n s, 20.3 w Duffield st, runs n 94 x e 20.3 to Duffield st, x s 60 x e 20 x s 94 to st, x e 60. Dec 31, 1 year, 4%. 30,000
Lippmann, Samuel to Title Guarantee and Trust Co. Willoughby av, n w cor Spencer st. P M. Jan 2, 3 years, 5%. 3,500	Rayney, Mary to Theodosia Hutchinson. Sackett st, n s, 320 e Smith st, 20x100. Jan 2, due Sept 29, 1903, 5%. 1,000
Loughran, Daniel S to Horace Russell and ano exrs Henry Hilton. Berry st, n w cor North 4th st. P M. Jan 2, due Jan 3, 1904, 5%. 5,000	Raymond, Theophilus D to Abbot A Low. Dean st. P M. Dec 5, 1900, due April 1, 1901, 5%. 7,500
Lovey, Jacob with Emma Johnson. Agreement as to priority of mortgages by Charles Read. Dec 15. nom	Rohrs, Mary to Simon J Harding. 9th st. P M. Jan 3, 3 years, 5%. 1,000
Manker, Philipp and Dora to Sophia Pfeiffer. Evergreen av, n e s, 50 n w Troutman st, 25x100. Jan 2, 5 years, 5%. 3,000	Schaefer, Joseph to Universal Trust Co. Flatbush av, s w s, 25 n w Av G, 18.9x100. Dec 31, 1900, installs. Sub to mort \$3,500, which mortgage assumes. 3,500
Same to same. Same property. Sub to last mort. Jan 2, installs, 5%. 1,000	Schue, George to Welz & Zerweck. DeKalb av, n w s, 225 n e Hamburg av, 25x100. Dec 31, demand, 6%. 836
Marcellino, Maria R and Vincent to Italian Savings Bank, N Y. 14th av, s e s, 60 s w 65th st, 20x100. Jan 3, 1 year, 6%. 650	Sherman, Julia B to William and Julius Manger. East 8th st. P M. Nov 22, installs, 5%. 1,800
McBride, James S to Title Guarantee and Trust Co. 3d st. P M. Jan 2, 3 years, 5%. 10,000	Spinney, Robt M and Annie to Frank Cooper. 55th st. P M. Jan 2, 2 years, 5%. 500
McCormack, William to Peter Nostrand. Fort Hamilton av, w s, 38.10 n 40th st, 19.4x90.5x19x87. Jan 3, 3 years, 5%. 3,500	Same to John H Becker, Morganville, N J. 55th st. P M. Jan 2, 4 years, 5%. 2,500
McGowan, Annie A to Herman C Drake. 27th st, n s, 357.4 w 5th av, 17.8x100.2. Dec 15, due Jan 1, 1904, 5%. 1,000	Spaeth, Frank and John Senger to Joseph A Burr. Saratoga av, n w cor Chauncey st, 25x100. Dec 31, 3 years, 5%. 7,750
Mills, J Clawson and Arthur L Platt to Title Guarantee and Trust Co. Clinton st, w s, 105.5 n Pierrepont st, runs w 26.6 x n 0.1 x w 25.1 x n 0.5 x w 48 x n 22 x e 100 to Clinton st, x s 22.6. Dec 31, 3 years, 5%. 16,500	Same to same. Same property. Dec 31, 1 year, 6%. 1,750
Same to Wm F Campbell. Same property. Dec 31, installs, 6%. 5,000	Same to same. Saratoga av, w s, 25 s Chauncey st, 25x100. Dec 31, 1 year, 6%. 1,500
McKeon, Catharine to Conrad Jacobs. Pacific st, n s, 60 e Nevins st, 20x80. Jan 2, 3 years, 5%. 3,600	Same to same. Saratoga av, w s, 50 s Chauncey st, 25x100. Dec 31, 1 year, 6%. 1,500
Matteson, Sarah F wife of Warner B mortgagor with Ella V Phillips, New Haven, Conn. Extension of mort. Dec 6, 1900. nom	Same to same. Saratoga av, w s, 75 s Chauncey st, 25x100. Dec 31, 1 year, 6%. 1,500
Martin, Bessie L to Daniel J Lynch. Carlton av, e s, 79.6 n Dean st, 20.6x100. Dec 29, 3 years, 5%. 11,000	Same to same. Same property. Dec 31, 3 years, 5%. 6,000
Moss, Joseph F to Franklin Society for Home Building and Savings. Voorhies av, n e cor East 23d st, 40.9x100x66x106. Dec 31, 3 yrs, 6%. 1,100	Same to same. Saratoga av, w s, 50 n Chauncey st, 25x100. Dec 31, 1 year, 6%. 1,500
Monahan, William to Brevoort Savings Bank. Classon av, w s, 27 n St Johns pl, 26x100. Dec 31, 1 year, 5%. 4,000	Same to same. Same property. Dec 31, 3 years, 5%. 6,000
Maley, Milissia T to Benjamin Thompson. Macon st, n s, 290.10 e Ralph av, 18x100. Nov 28, 1 year, 5%. 300	Same to same. Saratoga av, w s, 75 n Chauncey st, 25x100. Dec 31, 1 year, 6%. 1,500
Muser, Frank C and Lillian to Charles Stechel. Fort Hamilton av, e s, 40.8 n 66th st, 40.8x108.5x40x115.8. Sept 13, due Sept 1, 1903, 5%. 750	Same to same. Same property. Dec 31, 3 years, 5%. 6,000
McDonald, Mary A to William Greve and ano exrs and trustees John N Eitel. Bergen st, s s, 300 w Buffalo av, 25x127.9. Jan 2, 4 yrs, 5%. 3,000	Same to same. Saratoga av, s w cor Bainbridge st, 25x100. Dec 31, 3 years, 5%. 7,750
McAleer, Peter A to Franklin Society for Home Building and Savings. 48th st, s s, 160 w 5th av, 20x100.2. Dec 1, installs. 800	Same to same. Same property. Dec 31, 1 year, 6%. 1,750
McJenkins, John J to Maria A Hartung. Coffey st, n e s, 201 s e Van Brunt st, 20x100. Dec 29, 3 years, 6%. 500	Same to same. Saratoga av, w s, 25 s Bainbridge st, 25x100. Dec 31, 1 year, 6%. 1,500
McKeon, Catherine, John, Mary and Kate heirs Peter McKeon to Congress Brewing Co. Warren st, n s, 103.6 w Columbia st, 23.4 x82.5x23.4x83.2. Dec 31, demand, 5%. 1,300	Same to Joseph A Burr et al exrs James G Duncan. Saratoga av, w s, 50 s Bainbridge st, 25x100. Dec 31, 3 years, 5%. 6,000
Nichols, Horace to Samuel Pearsall. Heyward st, s s, 332.1 w Bedford av, 2 lots, See Cons. 2 morts, each \$1,800. Dec 26, 2 years, 5%. 3,600	Same to same. Saratoga av, w s, 25 n Chauncey st, 25x100. Dec 31, 3 years, 5%. 6,000
Same to same. Heyward st, s s, 389.1 w Bedford av, 3 lots. See Cons. 3 morts, each \$1,800. Dec 26, 2 years, 5%. 5,400	Same to Theo F Jackson et al trustees Loftus Wood. Saratoga av, w s, 50 n Chauncey st, 25x100. Dec 31, 3 years, 5%. 6,000
Norris, Henry J to Henry J Robert. Av D, s w cor Flatbush av, 140x150.2x212x138. Dec 28, 3 years, 5%. 15,000	Same to same. Saratoga av, w s, 25 s Bainbridge st, 25x100. Dec 31, 3 years, 5%. 6,000
Same to same. Av D, s e cor Ocean av, 120x153.5x110x105.5. Dec 28, 3 years, 5%. 8,250	Strong, Emily B, Setauket, L I, to Thos S Strong as trustee under will Mary Boorman for benefit Henry T and Seymour R and T Shepard Strong individ. Putnam av, n s, 270 e Throop av, 20x100. Dec 31, 1900, 3 years, 5%. 6,000
Same to same. Av D, s w cor East 21st st, 109.2x93.5x100x137.1. Dec 28, 3 years, 5%. 5,250	Same to same as trustee under will Mary Boorman for benefit Grenville T Strong. Putnam av, n s, 230 e Throop av, 20x100. Dec 31, 1900, 3 years, 5%. 5,500
Same to same. Av D, s e cor East 21st st, 109.2x150.2. Dec 28, 3 years, 5%. 6,500	Same to Thos S and Selah B Strong as trustees under will Cornelia Strong for benefit Caroline A Strong. Putnam av, n s, 210 e Throop av, 20x100. Dec 31, 1900, 1 year, 5%. 1,000
Nichols, Horace to Calvin H McLane et al exrs and trustees David T Leahy. Myrtle av, s e cor Adelphi st, runs e 44.9 x s 69.7 x e 37.8 x s 20.6 x w 83.7 to st x n 99. P M. Dec 28, due Dec 29, 1901, 5%. 1,100	Same to Thos S Strong and ano trustees will Emma W Tyler for benefit Carrie W Tyler. Putnam av, n s, 230 e Throop av, 20x100. Dec 31, 1900, 1 year, 5%. 500
	Same to Thos S Strong trustee under will Mary Boorman for ben-

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eft James B Strong. Putnam av, n s, 210 e Throop av, 20x100. Dec 31, 1900, 3 years, 5%. 5,000
 Same to Thos S Strong and ano trustees for benefit Carrie W Taylor under will Emma W Tyler. Putnam av, n s, 170 e Throop av, 20x100. Dec 31, 1900, 3 years, 5%. 6,000
 Stronsensky, Rebecca to Bushwick Savings Bank. Boerum st. P M. Jan 2, 2 years, 5%. 6,000
 Same to Barbara Kalb and Annie M Berlenbach. Same property. 6 months, 6%. 4,000
 Steinmuller, Peter and Agnes to William Young. Devoe st. P M. Jan 1, 1906, 5%. 2,600
 Swimm, Clinton F to Title Guarantee and Trust Co. Chauncey st, n e cor Lewis av, 20x95. Dec 31, 1 year, 5%. 16,500
 Scheinberg, Benny to John R Planten. Dumont av. P M. Dec 27, 5 years, 5%. 1,175
 Schlatter, Henriette J wife of Claude B to Mary A Hurlimann. 17th st, s s, 425 e 3d av, runs s w 121 x e 50 x n e 15.6 x n w 15 x n e 100 to st, x n w 35. Dec 12. Secures notes. 150
 Schroeter, Ella V to Christopher Fleischman. Rogers av, e s, 380 n Av F, 40x102.6. Dec 15, 3 years, 5%. 2,000
 Smith, Ella, Catharine and Fidelia to Germania Savings Bank, Kings Co. 26th av, n w cor Bath av, 120x96.8. Dec 28, 1 year, 5%. 4,500
 Schmidt, Henry and Ernst Findeisen to James J Hanselman. 5th av, n e cor Lafayette st. P M. Dec 31, 2 years, 6%. 1,000
 Stewart, David J to Henry E and John J Pierrepont as exrs and trustees. Livingston st. P M. Dec 21, 3 years, 5%. 4,000
 Stillwell, Elizabeth M and Chas M to Title Guarantee and Trust Co. East 15th st, e s, 370 s Albemarle road, runs e to land Brooklyn & Brighton Beach R R, x s w — x w to st, x n 70. Dec 29, 2 years, 5%. 7,000
 Sawkins, John C to Catharine Cornell. Plot at Flatbush. P M. Dec 28, 1 year, 5%. 10,000
 Same to Otto T Bannard and Walter Jennings. East 17th st. P M. Dec 26, 1 year, 5%. 15,000
 Storms, Cath C and Henry E, Jr, to Chas F Manney. Leonard st, e s, 125 n Calyer st, 22.6x100. Dec 31, 3 years, 5%. 2,750
 Silberman, Meyer to Caroline McHench. Myrtle av and Hart st. P M. Dec 26, due July 1, 1901, 6%. 500
 Schwartz, William to Annie C Benze. South 2d st. P M. Jan 1, installs, 5%. 4,500
 Shannon, Kate A to Anna M Thorn. Nostrand av, w s, 140 n Av F, 20x100. Jan 2, 3 years, 6%. 500
 Swimm, Clinton F to Montgomery Door and Box Co. Somers st, n s, 113 e Hopkinson av, 18.6x100. Jan 2, 1 year, 6%. 1,050
 Staats & Dellmeier Manufacturing Co to Joseph Bill. South 1st st, Nos 36 to 40, s s, 220 e Kent av, 70x100. Dec 19, 3 years, 6%. 4,500
 Same to same. Consent of stockholders to above mortgages. Dec 16. —
 Stern, Amelie to Max Goldstein. Thatford av, w s, 207.2 s Dumont st, 17.10x100. Jan 2, 10 months. 115
 Sutton, Arabella S widow to Caroline A Wheeler widow. Willoughzy av, s s, 95 w Washington av, 20x100. Sub to mort \$5,500. Jan 2, 1 year, 6%. 1,000
 Same to Franklin Trust Co. Same property. Jan 2, 3 years, 5%. 5,500
 Timony, Mary A wife of Thomas K to Sophia A Horsfield. Putnam av, n s, 227.6 w Howard av, 17.6x100. Dec 27, 2 years, 6%. 500
 Tompkins, Clarissa wife of Albert to William Mallory. Madison st, n s, 196 e Bedford av, 20x100. Jan 3, 1 year, 5%. 500
 Tuna, Anthony with Andrew E Hegeman. Agreement as to priority of mortgages by Hattie A Campbell. Dec 24. nom
 Tonkónogy, Sadie to Sophie V Minasian. Osborn st, e s, 125 n Belmont av, 25x100. Dec 27, installs, 6%. 1,000
 Thorp, Sara F to Wm H Reynolds. 46th st, s w s. P M. Dec 24, installs, 6%. 2,175
 Townsend, Abraham and Sarah E to Teresa Cosgrove. Plot at Sheephead Bay, bounded n by land formerly Mrs M Voorhies. P M. Jan 2, 4 years, 5%. 6,000
 Tanner, William to Frederick Schwartz. South 3d st, n s, 125 e Wythe av, 24.9x75. Dec 31, 3 years, 5%. 2,300
 Ulrich, Rose to Albro J Newton. 5th av, s e cor 54th st, 19.4x90. Dec 31, 1900, demand, 6%. 3,500
 Vollmann, Carl and Maria to Germania Savings Bank, Kings County. 14th st, s s, 264.6 w 6th av, 33.4x100. Dec 31, 1 year, 5%. 3,300
 Van Pelt, Thos C to Mary Davies. 12th st, n s, 534.7 e 8th av, 25x100. Dec 29, 3 years, 5%. gold, 12,000
 Vaughan, Leonard N to Frederic D Shear, N Y. Putnam av. P M. Dec 28, 3 years, 5%. 2,200
 Van Buskirk, Mary F wife of Edward L to Stephen C Halstead. Slooum pl. P M. Jan 2, installs, 5%. 1,625
 Van Pelt, Thos C to Mary Davies. 11th st, s w s, 134 n w Prospect Park West, 25x100. Jan 3, 1 year, 5%. gold, 1,750
 Vollman, Dora to Wm P Peirson. Marcy av, n e cor Vernon av. P M. Jan 2, installs, 5%. 2,750
 Vogel, Matilda G to John W Kimball, County Treasurer County of Kings, for benefit Fredk A Vogel. Carlton av. P M. Jan 2, 3 years. 708
 Wahlman, Mary to Mathilda Olson. Bergen st, s s, 195 w Vanderbilt av, 20x80. Jan 3, 3 years, 5%. 4,000
 Williams, Harriette and Frederick to James McLoughlin. St Johns pl, s w cor St Francis pl, 90.6x89. Building loan. Jan 2, demand, 6%. 24,000
 Widmer, Rudolph to Frank E Smith. Green st. P M. Jan 2, 3 years, 5%. 2,000
 Same to Wm F Corwith. Same property. Sub to last mort. Jan 2, installs, 6%. 700
 Wagoner, Chas G to Bond and Mortgage Guarantee Co. Av M, s w cor East 21st st, 40x128. Dec 26, demand, 6%. Building loan. 3,000
 Wilton, Charles to Joanna S Bogert. Myrtle av, s s, at intersection of n s Hart st, runs w 56 x southerly to st, x e 54. Nov 20, d e Nov 1, 1903, 5%. 2,500
 Widen, Gustaf A to Title Guarantee and Trust Co. East 3d st, w s, 480 s Ditmas av, 40x100. Dec 26, demand, 6%. 2,000
 Willeburgher, Barbara to John H Scheidt. Metropolitan av. See Cons. Dec 24, 4 years, 6%. 400

Winthrop Realty Co to Chas W Frazier. Consent to mortgage. Aug 14, 1900. —
 Same to same. Similar consent. Sept 19, 1900. —
 Wright, Wm G to William Spencer. Quincy st, n s, 245 e Marcy av, 20x100. Jan 1, 1 year, 5%. 500
 Wood, Josiah A and Martha to Eugene R Judge. Stone av, w s, 86 s Herkimer st, 20.3x98. Jan 2, 4 years, 6%. 3,500
 Same to Chas E Cloud. Same property. Sub to last mort. Jan 2, installs, 6%. 1,500
 Zoellner, Joseph and Lena to Louis Beer. Pulaski st, n s, 225 e Sumner av, 18.9x100. Jan 3, 1 year, 5%. 750

MORTGAGES—ASSIGNMENTS.

Dec 28, 29, 31, 1900, Jan. 2, 3, 1901.

Austin, D Schuyler, Kingfield, Me, to Anna B Austin guard Franklin J Austin. 10,000
 Artus, Mary to Caroline Karrmann. 500
 Albers, Henry and ano exrs Margt E Glinsmann to John H Glinsmann, Oceanic, N J. 4,000
 Same to Chas W and Albert F Glinsmann. 6,000
 Bradley, Michael J to Nelson H Tubbs. 500
 Brawn, Louis to Karolina Kuntz. nom
 Barudio, Joseph to Otto Lang. 3,500
 Bretchefeld, Minnie widow to Carrie I Ruhl. 2,000
 Barnaby, Annie E to Chas S Baylis. 3,000
 Burdick, Clinton D exr Bernard Cruse, Jr, to Chas H Lott. 400
 Brown, John W to Hamilton Trust Co. nom
 Bond and Mortgage Guarantee Co to Martin A Metzner. 2,500
 Same to Cornelia M Ten Eyck. 1,500
 Callaway, Edward G to Otto E Reimer. 1,000
 Clark, Le Grand L to Henry C Davidson. nom
 Clayton, Walter F to John W F Ehlers. nom
 Corlies, Jacob exr Eliza L Merritt to George Hotchkiss. 5,500
 Coombs, Samuel H to Robert H Wilson. nom
 Creifelds, Charles exr Peter Creifelds to William Creifelds. 3,000
 Creifelds, William to Charles Creifelds. 3,000
 Crane, Jeannie F to Edwin R Butler. 1,000
 Devoy, Edna W formerly Smith to James W Purdy, Jr, trustee Daniel Shea. nom
 Dittrich, George to Lena Stern. 700
 De Baun, Alcnzo E to Wm B Pierson. 5
 Deinhardt, John to Henry Stubing. 5,500
 Fournier, Ann M to Alphonse Jehl. 625
 Forbell, Chas S to Benton G Winton, Addison, N Y. nom
 Furst, Michael to Solomon Furst. 600
 Grob, Anthony and Barbara Gopp admrs Michael Grob to Barbara Gopp. 6,200
 Same to Anthony Grob. 10,300
 Same as exrs Kunigunda Grob to Barbara Gopp. 1,600
 Hall, Danl K trustee for Augusta B and Harriott C Hall to Anna A Monaghan, N Y. 2,000
 Hoagland, Raymond et al exrs Joseph C Hoagland to Farmers Loan and Trust Co. 5,250
 Hurst, Lewis to Mendel Gettinger. 560
 Heuchel, Henry F to John Schomer. nom
 Halsey, Emma A to Mary E Carley. 3,000
 Kimball, Francis T to Susie B Kimball. nom
 Kuntz, Ludwig to Karolina Kuntz. 1,000
 Kraus, Conrad and ano exrs Michael Reh to John J Reh. 700
 Same to Adelheid Kraus. 7,000
 Same to Conrad Kraus and ano trustees for Barbara Schneider. 3,000
 Lake, Henry S to Isaac H Cary guard of Horace B Webster, Jr. 4,000
 Iawrie, Mary S to Wm F and Christina Zipfel. 1,500
 Maurice, Sarah E to Edmund Wilson. nom
 May, Nathan, Michael Levy and Henry May to Leopold Weil. 2,000
 Meyers, Simon and Yetta to Gotlib Cohen. nom
 McLoughlin, Charles, Larchmont, N Y, to Vennette F Pelletreau. Long Hill Farm, N J. 8,000
 Offerman, Anna to Anna C wife of Dederick H Schmidt. 3,300
 Parmenter, Chas O exr of Isaac W Parmenter to Clifton P Williamson. nom
 Parfitt, Walter E to Edwin C Lane. 1,980
 Peoples Trust Co to Henry W Putnam, Jr. 3,000
 Pelletreau, Vennette F, Long Hill Farm, N J, to Chas S Baylis. 8,000
 Pratt, Lillian S to Title Guarantee and Trust Co. 1,500
 Pearsall, M Melinda admrx Alva A Pearsall to Kate C Henderson et al trustees will Isaac Henderson. 4,000
 Raymond, Ernest to Kings County Bank. Assigns 3 morts. nom
 Same to Albro J Newton. 1,090
 Same to same. 1,150
 Reimer, Otto E to Catharine Stoothoff. 1,700
 Robert, Henry J to Title Guarantee and Trust Co. 30,000
 Rourke, Martin to Geo H Perry. nom
 Reynolds, Chas G to Cassie G Reynolds. 700
 Reimer, Otto E to Arabella P Waters. 1,000
 Rueger, Georgiana to Chas L Bauerhyte. 300
 Saunders, Evalina T to Daniel E Conway. 500
 Sayre, Emma J extrx Catharine Carman to E Jennie Sayre. 800
 Same to same. 3,500
 Same to same. 3,100
 Same to same. 2,000
 Same to same. 2,300
 Smith, Herbert C to Mary E Brush. 700
 Smith, Elizabeth T to Augusta Thouvard. 1,000
 Stemmermann, Nicholas A to Catharine Legenhausen. 4,000
 Strong, Thos S trustee will Mary Boorman for benefit James B Strong to Thos S and Selah B Strong as trustees will Cornelia Strong for benefit Caroline A Strong. 2,500
 Strong, Thos S and Selah B trustees under will Cornelia Strong for benefit Caroline A Strong to Augusta S Clavel. 3,000
 Smith, Lucretia B to Eliz A Whiting. 1,200
 Schlegel, George trustee for Elsie W and George Schegel, Jr, to Title Guarantee and Trust Co. 9,000
 Tousey, Caroline L admrx Mary A Tousey to Benjamin Tousey, Syracuse, N Y. nom

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Table listing Title Guarantee and Trust Co to Corporation of The Cathedral of Incarnation, Diocese of L I. Same to same. Same to same. Same to same. Same to Mary Duryee. Same to same. Same to Richard M Hoe and Tracy Dows trustees. Same to Chas M Hough admr Henry M Leavitt. Same to Martin A Metzner. Same to Henry D Reiners. Same to Lucy F Runyon extrx Alphonse Runyon. Same to Elizabetha Murtha. Same to Martha Robb. Same to Clara Beltzung. Same to Abbie A Burt. Same to Wm A Consall. Same to Henry C and M Ada West. Same to same. Same to Margt R Bateman. Same to same. Same to Home Life Insurance Co. Same to same. Same to Franklin Trust Co. Same to same. Van Brunt, Magdalene extrx J Holmes Van Brunt to Douglas Gubner and ano exrs Adolph Gubner. Van Heuten, Mary to Catherina Ruscoe. Werth, John to Caroline Fent.

1895—Pearl st, e s, 100 n Sands st, 5-sty brk tenem't, 26.9x84, 20 families; cost, \$18,000; Thomas Corrigan, 456 7th st; ar't, G F Rocsen, 189 Montague st.

1901.

- 1—Flatbush av, e s, 15 n Av F, two 3-sty frame stores and flats, 30x45, 5 families, gravel roofs; total cost, \$12,000; Henry C Mashin, 192 East 4th st, N Y; ar't, P Tillion, 121 Meserole av. 2—Prospect av, w s, 275 s Greenwood av, frame woodshed, 19x20; cost, \$200; A C Muir, 1326 Prospect av. 3—Wyona st, w s, 225 s Glenmore av, 2-sty frame dwelling, 20x48, 2 families; cost, \$3,000; Henry F Gunderman, 522 Barbey st. 4—Cumberland st, w s, 186.7 n Park av, three 4-sty brk tenem'ts, 25x80, 8 families; total cost, \$30,000; John Cobbe, 120 North Oxford st; ar'ts, L Berger & Son, 300 St Nicholas av. 5—Newell st, w s, 370 n Nassau av, frame stable and shed, 22x14, tar and gravel roof; cost, \$125; C L Kracke, 100 Newell st; b'r, P McLeerling, 125 Russell st. 6—Lefferts pl, n s, 247 e Grand av, two 4-sty brk flats, 29x72, 8 families, steam heat; total cost, \$24,000; ow'r and b'r, T Kelly, 6th av and 18th st; ar't, Thos Bennett, 198 53d st. 7—2d av, e s, 20 n 60th st, three 4-sty brk tenem'ts, 26.8x60, 8 families; total cost, \$30,000; ow'r and b'r, W Fryer, 312 51st st; ar't, same as last.

ALTERATIONS.

- 2154—Linden st, n s, 170 e Bedford av, 1-sty frame extension, stable, &c, 17x30; cost, \$250; E K Austin, 95 Linden st; b'r, J A Danner, 471 Nostrand av. 2155—Ocean av, n e cor Woodruff av, 2-sty frame extension, 12x12.6; cost, \$2,500; H B Davenport, 5 Willoughby st; ar't, J J Petit, 186 Remsen st. 2156—Van Bergens walk, w s, 340 e Bowery, move building; cost, \$100; Marianne Nyland, on premises; ar't, F Schulze, Oceanic walk, Coney Island. 2157—Manhattan av, s e cor Varet st, interior alterations; cost, \$28; S Robinson Bros, 142 Stockton st; b'r, A Gelston, 32 Varet st. 2158—West 10th st, w s, 325 s Surf av, interior alterations; cost, \$25; C Feldman, Surf av and West 10th st; ar't, J C Niebel, 59 Court st. 2159—Surf av, s w cor West 10th st, frame storeroom and pavilion extension; cost, \$1,600; ow'r and ar't, same as last. 2160—Glenmore av, s s, 50 w Watkins st, 1-sty frame extensions, 20x2 and 5x15; cost, \$600; S Landsberg, 234 Sackman st; ar't, L Danancher, 92 Watkins st. 2161—Lee av, e s, 180 n Wilson st, interior alterations; cost, \$380; Corse Payton, on premises; B F Boyle, manager. 2162—Court st, No 255, 4-sty brk extension, 25x53.6, cost, \$5,500; J J Campbell, 139 Pacific st; ar'ts and b'rs, D Ferry & Son, 250 Court st. 2163—Junius st, w s, 290 s Liberty av, move stable; cost, \$250; Curtis Bros Lumber Co, on premises; b'r, J C F Bauer, on premises.

1901.

- 1—Ainslie st, Nos 56 and 58, interior alterations on factory; cost, \$2,000; Henry Schade, on premises. 2—Driggs av, n w cor North 11th st, 4-sty brk extension to shop and interior alterations; cost, \$8,000; J M Fuchs, 545 Bedford av; ar't, B Finkenseiper, 93 Broadway. 3—Highland View av, n s, 80 e West 23d st, move building; cost, \$200; H C Lohman, on premises; ar't, F Schulze, Oceanic Walk. 4—Hamilton av, n s, 100 w Garnett st, new store front; cost, \$100; N Ryan, 491 Smith st; ar't, C M Detelesen, 6 Sullivan st. 5—Kingsland av, w s, 273.9 n Driggs av, interior alterations; cost \$1,075; Co-operative Building Bank, 290 Broadway, N Y; ar't, W A Finn, Jamaica, L I; b'r, H Grover, Jamaica, L I. 6—Decatur st, n s, 400 e Broadway, interior alterations; cost, \$30; James Schmitt, 997 Decatur st; b'r, C Walgronn, 558 Hoyt st. 7—11th st, s s, 236 e 6th av, 2-sty brk extension, 7.6x13.1; cost, \$350; F C Sauter, 5th av and 9th st; ar't, G Morgan, 406 9th av; b'r, A Mack, 406 9th av.

PROJECTED BUILDINGS.

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

- 1883—2d av, s e cor 56th st, 1-sty brk stable, 20x20; cost, \$300; F Cooper, 1st av and 55th st; ar't, Thos Bennett, 198 53d st. 1884—2d av, n e cor 83d st, 2-sty and attic frame dwell'g, 38.10x46.2, 1 family, shingle roof; cost, \$9,000; W L Dowling, on premises; ar't, J J Petit, 186 Remsen st. 1885—Bleecker st, n s, 115.3 e Bushwick av, 1-sty brk shop, 20x82, steam heat; cost, \$2,000; J Small, 1053 Myrtle av; ar't, L Berger, 300 St Nicholas av. 1886—Forster av, n w cor Ocean av, 1-sty and attic frame stable, 18x33, shingle roof; cost, \$750; R H Jones, 1840 Ocean av; ar't, A Nelson, 134 St Marks pl. 1887—Grand av, e s, 100 n Myrtle av, 2-sty frame blacksmith shop and dwell'g, 25x58, 2 families; cost, \$4,000; M Kreisel, 144 Johnson av; ar't, H Vollweiler, 483 Hart st. 1888—Rogers av, n s, 25 n Prospect pl, 3-sty brk store and dwelling, 24x36, 2 families; cost, \$5,000; Mary A Neary, Fulton st and St Felix pl; ar't, H R Wagner, 114 2d pl; b'r, J McHath, 5th av and 15th st. 1889—Pennsylvania av, w s, 100 n Glenmore av, sheet iron fence; cost, \$50; Mary Schul, on premises; ar't, L Danancher, 92 Watkins st. 1890—Norwood av, w s, 325 s Fulton st, two 2-sty frame dwell'gs, 18.9x52, 2 families; total cost, \$5,000; David M Skeler, 203 Ridgewood av; ar't, H Pohlmann, 344 Railroad av. 1891—East 2d st, w s, 160 n Av F, four 2-sty and attic frame dwellings, 20x32, 1 family; total cost, \$12,800; T F Gilbride, 646 East 2d st. 1892—York st, n w cor Bridge st, 5-sty brk factory, 111.4x111.9, tar and gravel roof, steam heat; cost, \$50,000; Boerum & Pease Co, on premises; ar't, H S Kissam, 156 5th av, N Y. 1893—Meeker av, n w cor Monitor st, three 3-sty frame stores and tenem'ts, 25x65, 3 and 4 families; total cost, \$19,000; Alfred Schaeffer, 236 Eckford st; ar't, E Lowe, 168 Tompkins av. 1894—Clarkson st, s s, 280 w Nostrand av, frame wagon shed, 20x15; cost, \$75; Miss Jane Jones, 208 Clarkson st.

JUDGMENTS.

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

Table of judgments including 28 Galiska, Stanislaus—Levy & Bachrach. 30.27, 31 Gleason, Wilbert D—A A Low. 1,505.91, 31 Gerodette, Oscar—T J Kirk. 56.26, 3 Geer, Theodore R—J S McKeon. 31.32, 28 Heise, August—Priscilla L Lines. 1,055.92, 28 Hauseman, Philip—I Meurer. 446.39, 29 Henderson, Frank S—F Bollett. 652.53, 3 Hughes, James H and *Geo A Horton. Nas-sau Nat Bank. 427.54, 3 the same—the same. 632.95, 3 Hennessy, John—C Feinhold. 87.65, 3 Haff, Henry—W H Baker and ano exrs. 96.07, 29 Kidd, John F G Ehret. 2,656.58, 29 Klein, Heymann—B Anderson. 58.97, 31 King, Fredk J—N Y & Brooklyn Caske Co. 956.81, 31 Keiley, John D—F C Ebbs and ano. 139.97, 2 Kabatschhinc, Bertha—A A Tong. 88.07, 2 Lang, Elizabeth C and Chas F, Sr—F Munch Brewing Co. 78.69, 3 Lawall, Edmund D—Nassau Nat Bank. 632.95, 28 Mack, Alice R—Fourteenth St Bank. 275.00, 31 Muller, Louisa A—R B Ellison. 350.98, 2 Murphy, Nora—Nassau Elec R R Co. 111.03, 2 McDermott, Catharine—L Isenburger. 108.54, 2 Moore, Chas A—R Reimer. 2,081.14, 3 Maas, Henry—J C McEviitt. 326.02, 3 O'Keefe, Wm D—G S Hasbrouck. 1,170.29, 28 Post, Wallace P—Journey & Burnham. 124.23, 29 Palmer, St Leger—Mechanics & Traders Bank of Brooklyn. 273.55, 28 Ridge, Rachel R individ and as extrx Susan A Ridge—Georgiana Reynolds et al. 6,562.65, 31 Raymond, Ernest—F E Carpenter. 240.46, 31 Ronen, Anton F—H A Herzog. 43.54, 2 Randal, Wm F—W K Vanderbilt et al exrs. 66.47, 2*Rosen, Charles—W R Wilcox trustee. 48.63, 3 Rugg, E Stevens—W H Lutz. 27.62, 3 Robeson, John F—Morris & Wilmarth. 326.34, 28 Stadel, Joseph—Malcom Brewg Co. 424.00, 28 Schreishelm, Benj F—H Hahls and ano. 284.72

Table of judgments including 28 Sherry, Anne—J Connelley. 1,470.22, 29 Schroder, Richard—G Ehret. 164.04, 31 Swift, Fred Joel—P McCormick. 78.19, 31 Sperl, Wm H—R B Ellison et al. 350.98, 31 Straukamp, Henry J as trustee—P J Carlin et al. 268.75, 2 Sinsabaugh, Levi W—G W Barnes. 442.31, 3 Searles, Arthur C—Nassau Nat Bank. 632.95, 3 Scham, Julius P—E Loesch. 129.89, 3 Specht, "George"—O B Quigley. 43.57, 3 Scantelbury, Woodman F—H C Williams and ano. 511.07, 3 Schwind, Jacob—Hardy Voorhies, & Co. 44.90, 3 Sullivan, Edward—C Feinhold. 87.65, 3 Thunell, Reinhold—J H Steenworth. 186.07, 28 Coney Island & Gravesend Rwy Co—Coney Island & Brooklyn R R Co and ano. 61.35, 31 Frank and J G Jenkins, Jr, a corporation —B A Reiss recvr et al. 910.62, 31 City of New York—Margt Higgins. 300.00, 31 the same—J J Higgins. 200.00, 31 the same—H S Dunham. 750.00, 31 Consumers Hygiene Ice Co—P J Carlin. 268.75, 2 Gillin Printing Co—Columbia Printing Ink Co. 95.25, 3 Metropolitan Street Ry Co—C H Smith. 300.00, 28 Vossmack, Fredk E—Thatcher Furnace Co. 193.81, 29 Von Haller, Gustav—Sadie L Stewart. 115.05, 3 Valentine, J Frank—Shellers & Chestnutt. 36.50, 29 Winslow, Chas H—F Weisbrod, Jr. 1,972.99, 29 Wagner, Frank and Bridget—G Apfel and ano. 60.47, 29 Wecht, Israel—B F Conklin & Son. 81.37, 31 Walden, Chas F guard Henry Fuller—H Full-er. 968.00, 2 White, Bridget—Mary E Dowd. 120.00, 2 Whipple, "Herman" D—Brooklyn Lumber Co. 178.57, 3 Wilkins, Euella A and Frederic W—G A Seaman. 2,500.00, 3 Wendell, Fred C—A Potter. 146.55, 3 Weyman, August F—Mary A Castle. 163.66, 3 Wright, Julius—F Flgge. 155.22

ALSEN'S PORTLAND CEMENT

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SATISFACTION OF JUDGMENTS.

Dec. 28, 29, 31; Jan. 2, 3.

Agricola, Wm H—T Orgill. 1896.....	625.46
Andrews, John—City of New York. 1900..	64.22
Bengert, John F—P Gorman. 1892.....	330.00
Same—D McKee. 1892.....	5,016.71
Berris, Martin—Agnes Gerken. 1900.....	136.15
Gillespie, William—J M Perry trustee. 1900..	75.15
Hull, Matthew P—A Schmidt. 1899.....	202.95
Hagerman, Geo E and Martha—G B Finch. 1897.....	969.04
Hesterberg, Henry—G Koenig and ano. 1901..	171.40
Kuhn, Louis DeB—T Henderson. 1896.....	67.42
La Brunt, John—T Orgill. 1896.....	625.46
Lane, Mary A—G A Lane. 1894.....	166.25
Same—same. 1896.....	197.49
Lendino, Francisco—Rosa Martone. 1900..	87.60
Lagergren, John—Clara Eckberg. 1899.....	98.32
Moores, Jesse—J F Trommer Evergreen Brew-ery. 1899.....	239.04
Maas, Diedrich and Henry J—C Klein. 1900..	501.92
Porth, Charles—J M Perry trustee. 1900.....	75.15
Reiss, Max—Cone Export and Commission Co. 1899.....	1,403.23
Thompson, Philip B—A J Woodruff. 1899.....	2,309.49
Brooklyn Heights R R Co—E Ellis. 1900..	1,000.00
Same—M Hogan. 1900.....	241.97
Same—J W Donnelly. 1900.....	670.32
Same—J Nichols. 1900.....	206.28
Malcom Brewing Co—D J McCleary. 1900.....	167.65
Same—same. 1900.....	87.06
Walker, Herbert T and Louise M—G B Finch. 1897.....	967.04

MECHANICS' LIENS.

Dec. 28.

Lott st, e s, 200 s Vernon av, 100x175. Chas S Buell agt Geo M Miller	39.00
Hemlock st, e s, 350 s Fulton st, 100x100. John Graves agt Wm J Reineking.....	47.50

Dec. 29.

86th st, n w cor 21st av.....	48.00
86th st, n s, 80, 160 and 240 w 21st av, 3 plots, each 40x100.....	355.00
Harry W Bell agt W G Phillips.....	48.00
Pacific st, n s, 300 w Ralph av, 120x100. John Graf agt John Sherman	355.00
9th st, No 353, n s, 203 w 6th av, 20x85. Charles Pfeiffer agt Charles R Wiltshire and John A Nash agent.....	41.50

Jan. 2.

East 8th st, w s, 420 n Av L, 20x100. R L Williams agt Marie Le Banc, James McAleese and A Constantine.....	10.00
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Jan. 3.

Rogers av, w s, extends from Hawthorne to Winthrop sts, —x—. John P Heinemann agt Winthrop Realty Co. and Reed and D Doody.....	206.40
37th st, n s, 250 w 5th av, 270x100. Thos G Knight agt Simon Henchel and Wm Auer Co.....	122.52
Debevoise st, n s, 225 e Morrell st, 25x100. Simon Stone agt Simon and Yetta Meyers and Gottlieb Cohen.....	37.10
East 15th st, e s, 200 s Albemarle road, 50x130. James MacArthur agt Julia F and Jacob K Draper.....	1,148.57

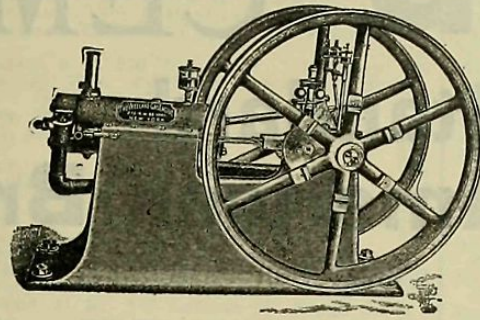
SATISFIED MECHANICS' LIENS.

Dec. 28.

Newkirk av, n e cor East 22d st, Henry W Bell agt Morris Moscowitz and H H Stunek. (Nov 30).....	23.02
Nostrand av, e s, extending from St Johns pl to Degraw st. Edward Farrell agt Wm R Pearce and Fredk L Hine. (July 19).....	425.00
Milford st, e s, 90 n Glenmore av, 120x100. Burton G Winton agt Chas S Forbell. (Dec 24).....	641.51

Jan. 2.

56th st, s s, 140 w 6th av, 80x100. Thomas-Roberts-Stevenson Co agt Herman H Wood. (Dec 18).....	702.00
Rockaway av, e s, — s New Lots road. R Wiesen agt William Ratigan and James Kelly. (Jan 12, 1897).....	40.00
Jerome av, e s, 100 s Dumont av, —x—. Joseph A Cook agt Luigi Fasano. (Oct 24).....	97.00
Chauncey st, n e cor Lewis av, —x—. Conrad	



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--

GENERAL ASSIGNMENTS.

Jan. 2. Becker, Stephen S, grocer, 259 Grand st, to Edward G Byrnes.
3 Higgins, Wm J, 841 Bedford av, and John J Flynn, 87 Johnson av, carrying on business as merchant tailors at 79 Myrtle av to Stephen J Bagley; att'y, P J O'Beirne, 132 Nassau st, N Y.

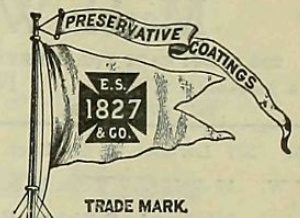
CHATTEL MORTGAGES.

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

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Dec. 27, 28, 29, 31, Jan 2.

MISCELLANEOUS.

Ault, G U. 17 Greene av..Kings Co L A. Store Fixtures. 50
Bahr, G J. ..S Bender. Horse. 125
Baker, T. 121 Canal..Nat L A. Typewriters. &c. 100
Bronner, S. 227 North 8th..G Frey. Wagon. 85
Bragin Bros. 125 Fulton..Aldrich & Ray Mfg Co. Soda Fixtures. 590
Broder, F. 184 Boerum..F Porcari. 1/2 Interest Tailor Shop. 89
Bahnsen, P E J. 2542 Vernon av..H F Schaar. Grocery. 1,075
Brandmeier, J. 904 Flushing av..F Oschmann. Bakery. 100
Barton, E L and W H Lostrop..C B White. Camp Chairs, &c. 124
Clark, C S and S Sukloff. 639 Kent av..T F Stevenson. Machinery. 390
Creighton & McCullough. 983 Pacific..J Morgan. Soda Water Plant. 500
Collins, P A. 23 Washington av..Pacific L A. Office Fixtures. 50
Castellano, S. 560 7th av..F & G Haag. Barber Fixtures. 222
Degandhardt, H W. 345 Smith..Cora D Degenhardt. Grocery. 650
Dramer, B. Thatford av, near Livonia av..W Rosenblum. Wagon, &c. 90
Daniels, Emily. 62 Columbia Heights..McClain Simpson & Co. 121
Devita, F. 666 4th av..T N Bowles. Barber Fixtures. 408
Dunlap, Eliz. 18 Sidney pl..Nella A Cochran. (R) 2,000
Davis, H. 79 Maujer..E M Phillips. Horses. 700
Donlon, P F. 334 5th av..J Desmond. Plumb-ing Plant. 250
Dunn, H S...P Barrett. Wagon. 500
Estey, A R. 446 Bedford av..Northern Light Co. Arc Lamps. 240
Eggers, H D. 389 South 5th..Wolf Bros. Horses, &c. 225
Evory, W H. 198 7th av..E B Prindle. Stock and Fixtures. 299



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- Jacobs, J N. 745 Grand..F Riche. Horse, &c. 325
- Jarvis, O B. 49th and New Utrecht av..F El- 450
- fein. Store Fixtures, &c.
- Kaiser, A. 161 Hamburg av..Nat C R Co. 130
- Kreis, H L. 200 Liberty av..E K Blaisdell. 1,375
- Trucks, &c.
- Knags, Quackenbush & Co. 5 East 14th, N Y 170
- ..Conner, F & Co. Press, &c.
- Kimmerle, F W..Schaum & Uhlinger. (R) 8,079
- Kurtz, J. 32 Morrell..Eardley & W. Press, 75
- &c.
- Lark, S H. 342 Atlantic av..H C Isaacs. 105
- Press, &c.

- Lord, B H. 19 Park pl..O F Bancroft. Office 175
- Furniture, &c.
- Menig, J. 301 Wyckoff av..Nat C R Co. 170
- Mason, R. 88 3d pl..J A Whelen. 18
- Marzio, G. 1969 Fulton..R A Holcke. Barber 189
- Fixtures.
- Monahan, J J. 78 Rockaway av..Nat C R Co. 109
- Markey, J H. 780 Bergen..C Boylan. (R) lease
- Morley, H E..P Barrett Mfg Co. Trucks. 800
- Martone, E. 234 Prospect..S Pettl. Tailor 500
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- McElhenie, T D..C M Pratt et al. (R) 2,514
- Neidig, C F. 722 Fulton..Kate L Davis. (R) 200
- Orgelinger, L. 266 Humboldt..Champion But- 175
- tonhole Machine Co. Machine.
- Oskanen, J. 3901 New Utrecht av..Louisa 62
- Sanders. Machinery.
- Pirie, R. Gates and Stuyvesant avs..Nat C R 80
- Co.
- Plant, W J..P Barrett. (R) 433
- Pascale, J. 451 Bedford av..G Sucher & Co. 399
- Barber Fixtures.
- Pengel, Mary. 78th and 11th av..Kings Co L 125
- A. Truck, &c.
- Rogan, P M. 767 4th av..Nat C R Co. 65
- Roars, Fred and F. 211 DeKalb av..Same. 170
- Robinson, J D and E T. Atlantic and Snediker 50
- avs..W S Davis. Printing Press.
- Redfield Bros. 409 Pearl, N Y..Babcock P P 890
- Mfg Co. (R)
- Riley, J B. 87 Saratoga av..Segar & Gross. 400
- Drugs.
- Roth, V H..P Barrett Mfg Co. Wagon. 270
- Snyder & Miller. Bridge and High..Nat C R 75
- Co.
- Shulman, A H. 761 Fulton..M Goldberg. Store 200
- Fixtures.
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- L Co. Machines.
- Smith, J. 737 Prospect pl..G B Conklin. Smiths 1,500
- Shop.
- Sanzone, P. 134 Norman av..J Guarino. Bar- 250
- ber Fixtures.
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- Smith, T H..Same. Wagon. 500
- Smith, W H..Same. Truck. 500
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- Sequine, W. 29 Greenpoint av..Cath Sequine. 800
- Hotel Fixtures.
- Schmidt, Martin K and J W Von Glahn. 369
- Myrtle av..Anna M M Doschen. (R) 2,500
- Schlech, F. 352 7th av..L Schlech. Candy 1,045
- Store.
- Silberman, S..B Weill. Horse, &c. 115
- Schein, J..S Bender. Horse. 50
- Silberman, M. 204 Varet..L Wagner. Sewing 800
- Machines.
- Schultz, G..F G Feldhus. (R) 5,500
- Simon, H. & W Haerberle. 499 Grand..C Hae- 500
- berle. Bakery.
- Schoff, H G. 316 Stuyvesant av..Major Schoff. 1,500
- Butcher Fixtures.
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- &c.
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- Vredenburg. Machinery.
- Van Cleaf, J C. Mansion House..J C Colgate. (R) 21,208
- Wang, L. Hegeman av, near Louisiana av.. 394
- S & B Strauss. Cows, &c.
- Weitzen & Spiegel. 160 Harrison av..Nat C R 90
- Co.
- Wilson, G..D J Langton. (R) 85
- Webb, J C. 85 Underhill av..Nat C R Co. 275

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- Borgio, J. 484 Adelphi..India Wharf B Co. (R) 350
- Carlsen, Oscar. 72 Summit..A Olsen. Restau- 503
- rant.
- Crowley, D. 248 5th av..Congress B Co. (R) 1,000
- Davis, John..Howard & C. (R) 1,000
- Delecker, C F. 178 Prospect av..India Wharf 1,500
- B Co. (R)
- Fadla, A. 245 Johnson av..M Seitz. (R) 1,700
- Fowley, D. Kent and Manhattan av..Emerald 65
- & P. B Co. (R)
- Hoag, R. 306 Johnson av..Burger B Co. 325
- Hupp, C. 43 Lorimer..Burger B Co. (R) 1,000
- Hirschfeld, M. 408 Bedford av..Consumers B 834
- Co. (R)
- Hartmann, J. 932 Fulton...same. (R) 3,000
- Loew, J A. 437 7th av..W Ulmer. 3,000
- Meyer, D. 73 Schenectady av..Beadleston & 60
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- Mitchell, R. 99 Nassau, N Y..T M Lynch. 3,000
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- Rayher, J. C. 530 Broadway..W Ulmer. (R) 2,700
- Reiss, H and H Waldeck..400 Myrtle av..W 2,844
- Ulmer. (R)
- Russe, C. 171 Washington..Consumers B Co. (R) 7,164
- Snyder, G H and G S Muller. 163 Bridge..L 400
- B Mautouya.
- Schmitz, H. 1602 Bushwick av..Excelsior B 1,270
- Co. (R)
- Schaefer, W. 1362 Prospect av...same. (R) 750
- Seigel & Brown. Surf av, near Hendersons 1,000
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- Braunsdorf, W. 382 6th..Kings Co L A. 125
- Benschoten, M. 161 Flatbush av..B'klyn F 129
- Co.
- Bapp, H. 433 Wythe av..Peoples L A. 100
- Beebe, W. 577 Atlantic av..J Michaels. 111
- Boesch, Louisa..Washington L Co. 100
- Broadhurst, C. 302 Grant av..F Grasmann. 192
- Bellane, Anna. 102 55th..I Mason. 107
- Bunce, Sarah. 866 St Johns pl..Cowperthwait 143
- & Co.
- Brettel, Eliz. East 31st, near Church av..Do- 144
- herty & Co.
- Cohn, B. 124 5th av..J Michaels. 105
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- Clark, W L. 55 Herkimer..Brooklyn L A. 100
- Cook, Lizzie. 194 57th..I Mason. 110
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- Cogan, J F. 344 Gates av..Cowperthwait & Sons 204
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 Nash, H P. 4 Agate. Cowperthwait Co. 185
 Newham, Florence E. 4th av, near 54th. J Michaels. 122
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 Walker, P. 205 Reid av. Kings Co L A. 100
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 Haas, Jacob. Osborn st, near Belmont av. D & A Fuchs. Soda Fixtures, &c. nom
 Heuchel, H F. 854 4th av. Henry Heuchel. Barber Fixtures. 50
 Hogan, C. 145 South 4th. Sarah Hogan. Furniture. nom
 Le Beau, T M. 462 Crescent. Kath Le Beau. Saloon. nom
 Meltzer, S. 188 Christopher av. J Meltzer. Butcher Fixtures. 100
 Newman, S. 148 Varet. P Silberstein. Church Fixtures. 100
 Olsen, A. 72 Summit. D Carlsen. Restaurant. 705
 Schaer, H F. 2542 Vernon av. P E J Bahnsen. Grocery. 1,375
 Wilton, C. 1238 Myrtle av. M Silberman. Store Fixtures. nom
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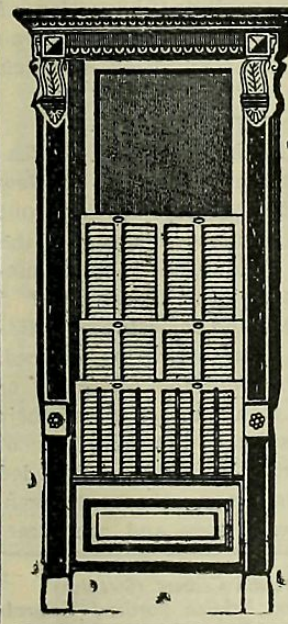
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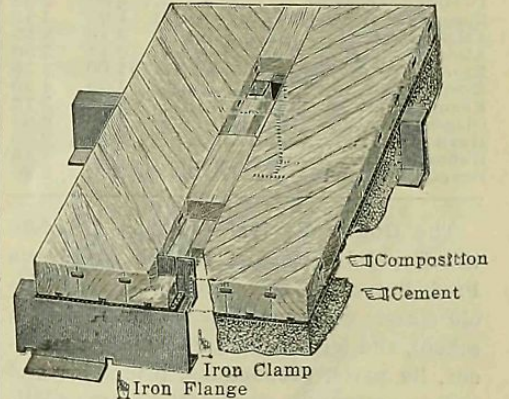
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The Gothic Revival.—Lecturing before the Royal Institute of British Architects Prof. Beresford Pite said recently: The old classic school was dead. But it died a school, and left existing its concrete methods, its parts, proportions, principles and orders accurately systematized and available for the use of all inquirers. Its great and chief antagonist had also fallen, for but little life remained in the Gothic school that once dreamed of universal sway. But, asked the lecturer, is the Gothic Revival dying with the dignity, traditions and possibilities of renaissance of the older school which it displaced? Does it leave methods, principles and styles, construction, mouldings and decorations in such order as to be practicable instruction material for future generations? Or have its motives and principles been merely the reflection of ephemeral sentiment, leaving nothing reproductive and capable of development and progressive tradition? Reviewing the tendency of the Gothic movement the lecturer glanced at the training and methods of the school, its standards of taste and criticism, its earnestness and enthusiasms, and the spirit in which its students sought to solve the architectural problems of their day. The student was instructed by constant and repeated observation and study to drink in the spirit of the old work, and to design his new buildings while under its exhilarating influence. The mediaeval spirit as it was, as it worked, as it drew, was all of system, principle or method that the modern architect could need. The Gothic revivalist was a craftsman and builder with concrete opportunities, instead of an abstract theorist, and he built upon his discoveries and

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enthusiasms, and therefore sketched and measured with eyes eager for piquant solutions of the daily difficulties of practice, and found nearly all he wanted. There was a wealth of material indeed, a yet unexhausted store of energy and enthusiasm in the students; but when the change came and the lamp went out there was no residuum of framework, method or principle, only the inchoate notion of the wild but real beauty of all old work, and a new delight in picturesque draughtsmanship. These were the two main resultants of the Gothic Revival at the time of its effective decease, and these effects have since formed the staple tendency of most pursuers of the art of architecture in England. The lecturer then proceeded to discuss their progress and attained results, and the future that may be expected of so narrow an equipment. Is, he asked, the love of beauty stronger than the power of truth? Or is the truth of construction that is dictated by the motto, "Build in Truth," only an exhibited hypocrisy of simplicity, and an anachronism untrue alike to the day and civilization in which we move?

Plumbers and Mechanics' Liens.—A feature of the plumbing business in New York City which has come to the front with especial prominence this year is the increase in the number and size of mechanics' liens placed on buildings. * * * The history in this line of business (building) shows that losses were experienced, and, in order to avoid the repetition of these losses, the men who completed their work first considered the adoption of measures for mutual protection. This led to a combination among the stone men, brick men, material men and other me-

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chanics, which has gradually enabled them to secure a sufficient amount of cash to insure them against loss on their work.

In this evolution the plumber was left out in the cold. Nevertheless, it is claimed, plumbers are found without difficulty who are willing to accept about 20 per cent. of their bills in cash and the balance in notes, being told that they can take the notes to the supply houses and turn them in for payment of their material bills. Here is where many plumbers, who may be qualified for their work but inexperienced as to business methods, are caught. * * * Sometimes the plumber, believing that when he turned the builders' notes over to his material house his bill was paid, has been disagreeably surprised to find, after the building contractor had failed, that he—the plumber—was responsible for the notes which he had turned over to the supply house in payment for goods received. In a number of instances this has forced men to go out of business, or seek to carry it on under another name, because the amount of the notes was far in excess of the value of their business.

The fact that the operation builder has been able to find such plumbers has been more or less of a hardship to established tradesmen of safer experience and business ability. Where the latter have endeavored to secure more reasonable terms of payment they have lost the work to their less sagacious competitors. Those who have watched the success of the efforts of men who have been caught in such operations to collect their accounts through the courts have seen many losses amounting to a considerable amount of money. Naturally the condition above outlined is not satisfactory, and there are not wanting those who seek for a remedy. Some suggest that the supply houses and the material dealers should refuse to take any notes in payment for plumbing material unless they are of a bona fide, legitimate nature. This would effectually prevent the operation builder from taking advantage of inexperienced plumbers, and it would save the plumbers from a loss. There are some plumbers who think favorably of this plan, and who have urged it upon all of the supply houses. The matter is still being discussed, but not with the interest that some who have suffered from the prevailing conditions think it is entitled to.—Metal Worker.

Moving Sidewalk for Paris.—The Paris Figaro states that a project exists for constructing a moving electrical platform on the right bank of the Seine. It will be underground and its length will be about 10 kilometers. The route proposed passes under the Avenue de l'Opera, the great boulevards, the Boulevard Sebastopol, the Rue Turbigo and the Rue de Rivoli. In place of the three platforms now existing at the Exposition, the new scheme embraces four. The first, as at the Exposition, will be stationary, the second will have a velocity of 1.50 meters the second, the third 3 meters and the fourth 5 meters. Thus a very rapid means of transit afoot will exist in that portion of Paris now most encumbered by vehicular traffic, for as all locomotion will be in one direction, a person walking fast on the fourth platform, having no adverse stream of pedestrians to avoid, will easily be able to do more than ten miles an hour. An actual necessity exists for an improved method of locomotion.

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Table listing building material prices for Oils, City Prices. Includes descriptions like 'Linsed Oil, raw' and prices per unit.

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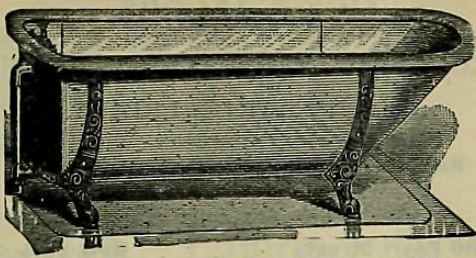
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Pulling Piles.—Pulling up the long and heavy piles that supported the North German Lloyd piers in Hoboken which were burned last summer is a slow and difficult task. They run up to 15 inches diameter and 80 feet long with a penetration of 60 feet into the soft mud, and instead of being cut off or dynamited they are now being pulled out to allow for dredging and new pile-driving in the same place. Generally two floating pile-drivers work together. From an eight-part tackle attached to the leads of each machine there is suspended one end of a horizontal beam made of four 12x12-inch timbers. The middle of the beam is chained to the pile and sometimes both tackles are simultaneously operated by the two engines, but more often one end of the beam is first



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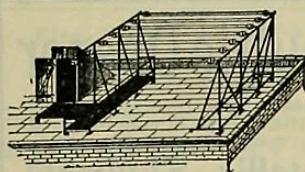
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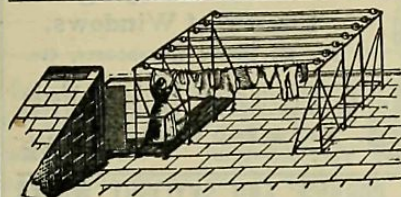
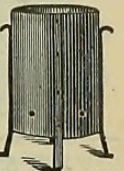
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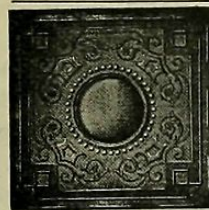
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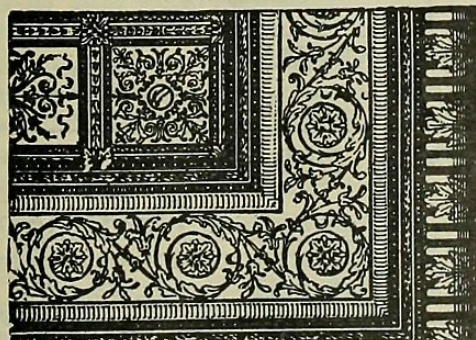
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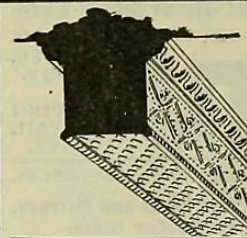


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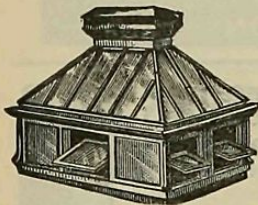
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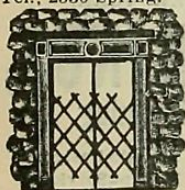
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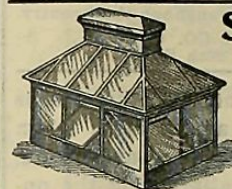
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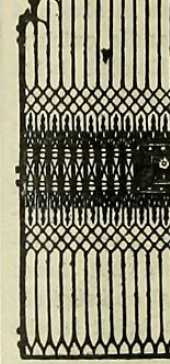
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Oil Paints on Cement.—The perishableness of oil coating on cement is the subject of incessant complaints. The uncertainty is always whether in a given case an oil paint coating can be applied on the cement without having to risk its destruction. That a cement surface must stand for some time before oil paint can be put on with impunity is generally known, says Prof. J. Spennrath, in the Maler Zeitung, but for how long a time the cement had to effloresce or mature is a question on which opinions vary considerably. The answers received to inquiries made by me ranged from one-half a year to five years.

If a cement wall in a closed room is kept damp for some time, preferably by allowing ground moisture to enter, while efflorescences of peculiar shape will be noticed on it. These consist of fibrous structures, which combine into beards of fiber and reach a height of 5 cm. and more. Whoever is not acquainted with the matter will take them for colonies of fungi. The threads consist of small crystals which have congregated like fibers. If the efflorescences are carefully scraped off upon a piece of stiff paper held underneath, and put in a little rain water, they dissolve clearly and completely. A little acid, say hydrochloric or sulphuric acid, being added to a sample of the solution, it effervesces—that is, gaseous carbonic acid escapes from it. If a second sample of the solution is agitated in a suitable vessel with a little linseed oil or any other vegetable or animal oil, a white emulsion results at once; in other words, the oil is saponified.

The same result will be obtained if a fresh cement plate or a piece of cement is

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laid for about 24 hours in just enough rain water to cover the piece. If the above experiments are now made with the water, the same phenomena will be observed. The liquid effervesces with acid and saponifiable or vegetable oils, including, of course, linseed oil.

The body which effloresced from the cement, or lixiviated from it by the water, is carbonic alkali, mainly soda. If the cement did not contain these elements it would not have any chemical and consequently no destructive action on the oil paint. It is obvious that the possibility of a chemical action must cease at the moment when the last remainder of the carbonic alkali is out of it. From this it follows that every cement wall out of doors, will, in time, be suitable for an oil paint application, and this will occur much earlier the more it is struck by rain. Toward the weather side, therefore, the cement will be ripe sooner than toward the other direction.

In the open air the soda efflorescences on fresh cement are, as a rule, not perceived, because the rain rinses them off and dissolves them. But even there they are not seldom seen. When we have to answer the question whether in a certain given case a cement grounding may be provided with an oil paint coat, we must first distinguish between cement walls which are exposed to saturation either by atmospheric downfalls or by ground moisture and such which, once dry, will receive no more water subsequently. The former will stand an oil paint coat only when all carbonic alkalies are out of it; on the later the coating may be applied without danger as soon as they have become dry.

The dry non-lixiviated cement walls, it is true, all contain soda and retain it per-

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manently. But this is perfectly harmless. The dry soda may safely come into contact with the oil. It does not act upon it so long as water does not have access simultaneously. Only a soda solution is capable of saponifying oils, but not firm soda or any other anhydrous alkali.

Our Great Export Trade.—In a review of the commerce of the year 1900 and comparison with preceding years, O. P. Austin, Chief of the Bureau of Statistics of the Treasury Department, furnishes a brief but very interesting comparative summary of the foreign trade of the United States during the past century, in the form of a table of exports and imports for the eleven decimal periods from 1790 to 1900. This table is interesting, not alone in its presentation of the import and export record, but especially in its showing relative to the excess of imports or exports during the past one hundred and ten years, or since the establishment of the present form of government. It illustrates in a striking manner the wonderful growth of our foreign trade in the last half of the nineteenth century and more particularly in the ten years which form its closing period. The table is as follows:

Ten-year.	Imports.	Exports.	Excess of imports or exports.
1790-1800	\$614,845,454	\$487,947,512	\$126,897,942
1801-1810	927,663,510	745,315,061	182,348,449
1811-1820	808,119,274	589,892,223	218,227,049
1821-1830	729,488,785	694,310,237	35,178,548
1831-1840	1,195,206,786	1,035,502,010	159,704,776
1841-1850	1,180,947,790	1,195,549,357	a14,601,567
1851-1860	2,844,750,360	2,488,874,604	355,875,756
1861-1870	3,318,670,286	2,543,264,099	775,406,187
1871-1880	5,352,215,118	5,893,007,193	a540,792,075
1881-1890	6,921,865,217	7,651,354,976	a729,489,759
1891-1900	7,633,052,066	10,248,395,336	a2,615,343,270
Total	\$31,526,824,646	\$33,573,412,658	\$2,046,588,012
Net excess of exports, 1790 to 1900.....			\$2,046,588,012

It will be seen by an examination of the final column of the above table that the imports exceeded the exports almost continuously prior to the decade 1871-1880, and that since that time the exports largely and in increasing volume have exceeded the imports, culminating in the wonderful showing of \$2,615,343,320 for the decade 1891-1900, which wiped out the previous balance in favor of imports and gave a credit of over two billion dollars to the export side of this country's account.

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BRICK.		Cargo afloat	
Hudson River, special.....	Per M	\$5 50	@
do Common.....	do	5 00	5 25
do Pale.....	do	1 50	2 00
New Jersey, common.....	do	4 50	4 75
Hackensack, Common.....	do	4 50	4 75
Hollow, Haverstraw size...	do	6 00	7 00
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
Bufs. No. 1.....		22 00	30 00
Greys.....		26 00	30 00

Yard prices, 50c. per M higher, or, with delivery added, \$1.25 per M for hard and \$2 per M for North River front brick. For delivery add \$3 on Philadelphia, Trenton and Baltimore.

FIRE BRICK.

(Usual allowance must be made for store rates.)

Welsh, ex vessel.....	\$22 00 @	23 00
English.....	25 00	26 00
English, choice brands.....	28 00	30 00
Spotch.....	33 00	35 05
Silica, Lee-Moor.....	35 00	37 00
American, No. 1.....	20 00	22 00
American, No. 2.....	18 00	20 00
Foreign, En. English size, per M.....	80 00	100 00
Domestic, Enameled, Eng. size.....	80 00	85 00
Domestic, Enameled, Am. size.....	75 00	85 00

HAIR.

Cattle.....	per bushel of 7 lbs.	10c.
Goat.....	per bushel of 17 @ 21	17 @ 21
Goat, washed.....	per lb	3 1/2 @ 4

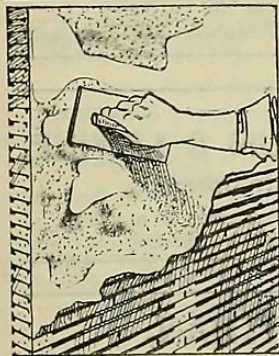
LATH

Eastern Spruce, slab.....	3 00	3 25
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LIME.

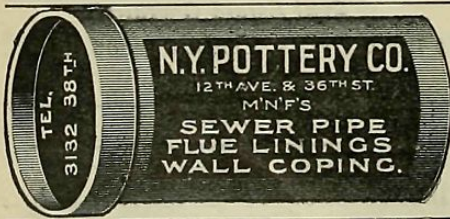
Maine, common.....	per bbl.	70 @ 75
Maine, finishing.....	"	80 85
Rockland-Rockport, Com.....	"	75 85
" L.....	"	85 75
State, common, cargo rate.....	"	70 90
State, jointa.....	"	90

Add 25c. to above figures for yard rates.



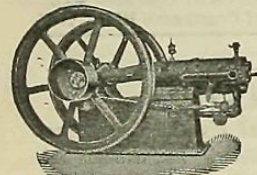
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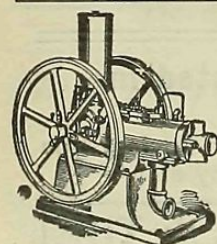


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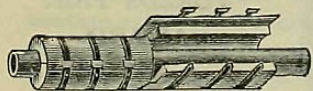
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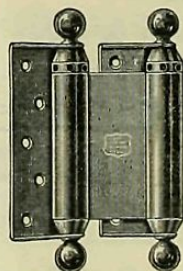
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