

REAL ESTATE 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.

Communications should be addressed to

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

T. LINDSEY, Business Manager

Telephone, Cortlandt 3157

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

Vol. LXVIII. DECEMBER 21, 1901. No. 1762

WHILE it has been found possible to steady the stock market and prevent bad breaks, there is no prospect for upward movement of good proportions. If there was, such movement would be a very unwise, and could only be an unstable one, considering the fact that the banks only yesterday, so to say, got themselves into fairly good shape by calling loans. The circumstances of the hour forbid the hope of cheap money before the new year has well opened. A period of stagnation in Wall Street is not to be regretted if the flourishing conditions that prevail elsewhere are maintained. It is undoubtedly a fact that business is very good throughout the country, although speculation languishes, or is left almost entirely to the professional operators. This is a good thing. It shows that people have forsaken the fascination of the tape for their legitimate pursuits, and the country will in the end be much better off for it. So far as the securities themselves are concerned interest centers on Amalgamated Copper, which has for the second time in three months reduced its dividend. The trouble with Amalgamated seems to be that it has for months been reducing its own production and holding up the market for its rivals to sell on. It is understood that while Amalgamated has been piling up stocks, the rich Michigan and Arizona mines, declining to enter into an agreement as to either prices or production, have, by making concessions to buyers, marketed their whole product, and in some instances have disposed of production ahead at good prices. This left Amalgamated no alternative but to cut prices and open a war in which its rivals were strategically the better off, and itself dependent upon an increase in the foreign demand for copper. This will come in time, because Europe is getting every day nearer a new movement in electrical transit; but Europe moves slowly, and meantime, what is to be done with a productive capacity in copper immensely superior to all possibilities in the way of demand?

MORE evidence of an improvement in the business condition of Europe comes to hand as the year is drawing to a close. Not only have the prices of British Consols and other government securities advanced substantially, but this is also the fact regarding German industrial issues, which were the chief sufferers by the general depression in trade. The latter are still very much below their figures for the boom period of two years ago, but they seem to have reached bottom last September, and are now enjoying a not unnatural rally. This returns more particularly to the chief coal, iron and electrical securities, but bank stocks which were depressed by the exposures and failures in banking circles last summer have also rallied. Another thing that is exciting hope is the probable early close of the Boer war, or if not its close, its reduction to very small proportions. This hope is not occasioned so much by War-Office statements as by some made by the chairmen of the great South African banking and mining companies, whose annual meetings have recently taken place, and who, according to custom, addressed their stockholders upon the future prospects of the territory in which their properties are operating. These statements while conservative in tone, extremely so indeed, were quite hopeful for the future. Undoubtedly, an official end of the war would remove an incubus from the world's business and lead to its ultimate expansion, though the first effects of a sudden stoppage of the British Government's disbursements for supplies and materials would be followed by discomfort in some quarters and possibly by trouble. There has recently been a very wholesale and, apparently, wholesome cutting of prices for basic materials in the European markets, but, though at first sight indicative of bad business, suggests, second, a possible stimulation in manufacturing that may produce a rally in activity, if a revival complete is not to be

expected for some time to come. Bankers report a renewed demand for investment securities of the best classes—generally those of governments and municipal bonds, which, though indicative rather of caution than enterprise, gives an air of more spirit to financial centers.

Taxation.

FROM the fact that the discussion of it opened a month or so ahead of the assembling of the State Legislature, it may be presumed that there is general fear that the subject of taxation will occupy a good deal of the attention of that body, next and the succeeding two or three months. This expectation does not raise the spirits of the urban taxpayer, because any consideration given to taxation in Albany ends in either directly increasing his burdens, or the taking away of some of his tax assets, which indirectly does the same thing, by lessening the distribution of those burdens. This was conspicuously the result of the action of the Legislature this year, as we took occasion to show that it would be when the various tax measures, recommended by Governor Odell, were before it. The increase in the tax burdens of the past and the ever growing demand of the governing bodies for more and more money to carry on their work with, must serve to force the question of taxation upon the attention of all thinking men, and produce action by representative bodies everywhere. But it is in the cities where the consideration is the gravest, because of the use to which the State puts its power over them, that is, to despoil them for the sake of the rural sections. The statement is already made that Governor Odell will recommend the passage of a bill taxing mortgages one-quarter of one per cent.

We are glad, therefore, to see that representative associations are taking the matter up seriously, with the view of impressing the Legislature with the feeling of this community regarding it. It was one of the chief topics dwelt on at the annual dinner of the Builders' League, a report of which is given in another column. Very appropriately the directorate of the Real Estate Board of Brokers' have framed a memorial to the Governor, not merely objecting to a tax on mortgages, but praying for their total exemption from taxation. Some weeks ago the Chamber of Commerce of this city adopted a report from their Committee on State and Municipal Taxation, which we quote here because it so aptly and accurately portrays the consequences of recent tax legislation:

"Your Committee believes that the tendency of the Legislature to create indirect revenue for State purposes, and to look to this revenue exclusively for State purposes, is unwise, because it takes away from taxpayers that interest in State expenditures and State taxation which is present when taxation is direct; weakens the sense of responsibility of legislators; has already so operated as to throw nearly all of the burden of State expenditures on the urban political divisions; the principle of uniformity in taxation has been lost sight of; it takes from the political divisions, which need for local purposes nearly ten times as much money as the State needs for its purposes, some of the best subjects of taxation, and thus throws a heavier burden on those remaining; it encourages the disposition to extend the charges of the State to subjects heretofore considered local, and which, in some instances at least, must be considered purely local.

"Your Committee has on several occasions urged that the taxation of mortgages is unwise, because: The tax cannot fall otherwise in the end than upon the property mortgaged; the incidence of taxation upon real property is already heavy; the tax can only be collected at much expense and vexation. It is the purpose of your Committee to advocate the views which have been thus stated before the coming Legislature if the opportunity or occasion to do so occurs."

It is to be hoped that other influential bodies will follow the example of the bodies named above, and enter a protest, which shall be none the less emphatic because clothed in the courteous phraseology of a memorial, against the rural dictum which is now controlling the State policy in taxation, that this city should pay the whole taxes of the State. It has been stated upon the authority of the Tax Department that the practical effect of the tax bills passed last session was to deprive this city of half a million of dollars of its income from taxation, after making all allowance for the lessened demands of the State on the city that will result from the former's collecting directly part of its own income. This illustrates how it comes about that the burden of State expenditure, as the Chamber of Commerce Committee points out, nearly all falls upon the urban political divisions. Undoubtedly, this is an unfair use of power, for while we speak of its being the policy of the State, it is really the policy only of the rural portions, first in representa-

tion but second in wealth, which impose their wishes on the urban portions second in representation but first in wealth, which latter are really disfranchised as to taxation for State purposes, because a voice without power is really no voice at all.

As to the proposal to tax mortgages referred to in the report quoted above, we trust we are to be spared its baneful effects in the coming year. During the term of each of the last two Legislatures the discussion of this proposition disturbed business in the realty field very seriously, and its repetition with the new year would undoubtedly be then followed

by similar consequences. All the arguments used against the two unsuccessful measures to tax mortgages one-half of one per cent. can be used against the new proposal, although the suggested tax is less by one-half. As was pointed out by Assemblyman Seymour at the Builders' League banquet, real estate has all it can bear now in the way of taxation, and as that gentleman suggested, the thing to do now is to frame an equitable system of personal property taxation—a system that will not be ruinous to the subject taxed, as is the present one where operative.

The Real Estate Situation

If the present speculative activity comes to an untimely end it will be killed by its own energy. In all the neighborhoods effected by the movement there are a good many more people

The Dangers of Current Speculation.

who want to buy than there are people who want to sell, for the list of buyers are swelled by the very large number of corporations, now conducting operations of that kind. In consequence of such competition prices tend to be forced up to a figure which may be justified some years from now, when the public improvements on the boards are completed, but which bear absolutely no relation to the present earning power of the property. Such prices discourage immediate improvement, and unquestionably hinders the growth of the district in which they are made, just as they have very decidedly hindered the early development of Longacre Square. It all comes from the preponderant speculative element in the market, which immediately takes possession of a growing neighborhood and bids against itself in the effort to obtain advantageous positions. It is even easier to create paper values for real estate than it is for stocks, but it is quite as dangerous; and the methods of some of the speculative corporations in that respect will bear examination. It frequently happens, for instance, that a company which buys an important parcel with the intention of improving it, merely organizes a building company for the purpose, and transfers the property to this company at a figure which always shows a handsome profit on the books of the parent corporation. But whether that profit is realized will, in the end, depend upon the actual success of the building operation which is a more or less doubtful matter. Corporate method and organization in the real estate market have most assuredly come to stay; but before such corporations can obtain and justify popular support, their methods in reckoning profits must be beyond suspicion. Considering the hazards of real estate operations, they can even less than other corporations afford to count their profits before they are hatched.

There is every prospect that the year 1902 will equal the record of the year 1901 in the amount of money invested in office buildings. During the past year there have been plans filed for sixteen of these buildings, to be erected at an estimated cost of \$10,105,000. Of these buildings five were to be eighteen stories high or more, and the rest, all but one, to be between ten and fifteen stories. The location of twelve of the sixteen were on Maiden Lane or south of it, while the other four are to be situated between 23d and 35th streets. As compared to this record, 1902 is likely to do still better. The projected construction of ten such buildings has already been published, and the number increases steadily. It was only a week ago that we pointed out the promised appearance of a new office building area on Wall street and the neighborhood east of William street. Later news calls attention to an equally pronounced tendency to erect similar buildings on Battery Place. Although the Washington Building was one of the first "sky-scrapers" erected in New York, it is only recently that any renewal of office building took place on Battery Park. During the last few years, however, four such structures have gone up, one of which, the Maritime Building, is just being finished; and the process is likely to go on with increasing rapidity. The block frontage on Battery Place between West and Washington streets has just been sold to a company, which will improve it with a sixteen-story building, and another sale last spring indicate a summer project further west. Of course, the removal of the Custom House has made the neighborhood more

Office Buildings on Battery Place.

desirable for this class of improvement, but this is not the only inducement. Property is comparatively cheap in the vicinity, and the advantages which the Park frontage afford in the way of good light and air, are unequalled in the lower part of the city.

Fifth avenue is going into the hotel business, even more generously than Herald Square. There are now building on Fifth avenue corners, between 52d street and 55th street, two 18-story apartment hotels, while another is said to be projected for the corner adjoining the University Club. To this formidable list have been added, during the past week, two other building projects of similar dimensions. Among the reports current is the item that the southeast corner of Fifth avenue and 44th street is to have a hotel for transient

Fifth Avenue Projects.

second to none in the city in the perfection of its mechanical arrangements and the luxury of its accommodations. The plot on which this building is to be erected is not as large as that of several others, but it is proposed to obtain some compensation for the scarcity of ground space by taking possession of even more of the air than usual. A building of indefinite and prodigious height is threatened. It is evident that Fifth avenue is coming into the possession of the "sky-scrapers" with great rapidity. This will be the fifth building of more than fifteen stories high, and a couple of others will soon follow. One of these is to be erected on the southeast corner of Fifth avenue and 60th street, and will complete the architectural demoralization of the Plaza. It is a great and permanent misfortune that this handsome square has not been better treated by its owners. Two buildings only,—the Vanderbilt House and the Metropolitan Club—are of anything like decent proportions. Every other structure will be either monstrous tall or else ugly and commonplace; and the astonishing part of it is that it never occurs to anybody to notice or regret such a maltreatment of our one well-planned and nicely proportioned public square.

During the past week there have been three sales announced each of which aggregated more than \$1,000,000 and the plans of four proposed building operations, each of which will demand

Speculative Centers and Methods.

an expenditure running up into seven figures. It is a disappointing day, in which a transaction of unusual magnitude is not magnified still further in the headlines of the daily papers. Nothing like it has been seen before in the history of New York real estate; it exceeds even the record of last spring, and the character of the movement is invariably consistent. It gathers around the centers of business and population which the coming improvement in sub-surface transit will make more than ever central; it is largely speculative and is accompanied by a furious bidding up of quotations; but it is sustained by the willingness of the people who embark in these transactions to invest millions of dollars in new buildings, and the new buildings are either hotels or office-buildings of the most expensive character—all tending, as we pointed out last week to provide the necessary machinery for the increasing industrial and social importance of New York in American life, and while men are planning 1,000,000 dollar hotels and office buildings every day in the week, building along other lines, the building of tenement and residence accommodation for the poor and the ordinarily well-to-do is almost at a standstill. If judged from the building announcements, the observer of matters in New York would think that the New Yorker was coming to divide his time between twenty-story hotels and twenty-story office buildings, and that in the course of the day

would do more traveling in a vertical than in a horizontal direction.

As a consequence of the publication of the Pennsylvania plans, Herald Square is now the bright particular center of speculative excitement; and Long Acre Square, which for so many months commanded the situation, has become comparatively quiet. Hotel people are evidently fearful that the passengers on the Pennsylvania Railroad, when they land at the new terminal in New York, will not have enough sleeping accommodation in that neighborhood, for two hotel projects are already planned. One of them, the enlargement of the Imperial Hotel, may be dismissed with scant notice, for it is not proposed to complete it until the Pennsylvania-Long Island tunnel is completed, and the estimate of three years for the consummation of that project is manifestly insufficient. The other project is of more immediate interest. The old Broadway Tabernacle, at the northeast corner of Sixth avenue and 34th street has been purchased, together with a couple of lots abutting on 35th street, and on this plot a twenty-story hotel is to be erected. The dimensions of the property acquired are very considerable. The Tabernacle parcel measures 98.9 on Sixth avenue and 150 feet on the street, and contains consequently 14,835 square feet. The reported price is \$1,300,000, or \$88 a square foot, a very reasonable price, considering the size of the parcel. Early last summer Henry McAleenan paid \$32.44 a square foot for the southeast corner of 35th street and Sixth avenue; but the lot contained only 1,125 square feet. The two houses abutting on 35th street measure 35.6x100, and give the purchaser a frontage of 35.6 feet on 35th street. The price said to be paid for this 35.6 feet, viz.: \$140,000, compares curiously with the \$135,000 which earlier in the week was said to have been paid for a single lot on 34th street between Sixth and Seventh avenues. But with all that will be going on in that neighborhood during the next five years, it is no wonder that men's heads are being turned, and that values are nowhere near a safe and permanent level.

AS was locally expected, and in many instances feared, the Board of Public Improvements adopted the new street approach to the New East River Bridge suggested by Bridge Commissioner Shea—that is, the widening of Delancey street from Norfolk to the Bowery and its extension from Bowery to Broome street. It was somewhat surprising, and still unexplained, why having the Spring street route before him, the Commissioner took the trouble to report another that would be more expensive and has less to recommend it. On the other hand it has occasioned surprise that the property owners having the Delancey street route offered them with official endorsement, did not unite in supporting it. But they did not, and the reason is that they preferred the Spring street route because it is the better and more economical one; and because it deflects from the straight line northerly instead of southerly as the other does. It is northerly that the traffic from the bridge will want to turn and need passageway. Those of our readers who do not know what is offered by the two approaches will do well to turn to the diagrams published in our issue of November 16 last, on page 651. The approach has yet to be approved by the Municipal Assembly, or in the event of the latter failing to act—a highly probable contingency, in view of the fact that their official life can only endure for nine days more—by the new Board of Aldermen, and then by the Board of Estimate. The opponents of the plan are reserving their powder, believing the question must go to the new administration, and that the latter may be induced to prefer the Spring street route; meantime, however, the supporters of the Delancey street extension route have scored one.

THE brief, straightforward and manly statement that Perez M. Stewart, who has been selected to fill the position of Superintendent of Buildings for Manhattan, made before a local organization composed of builders and contractors, and given elsewhere, cannot fail to be well received in the building trade. Working on the lines he has laid down for himself, Mr. Stewart can be assured of the cordial and hearty support and cooperation of the best elements of the building trades.

INFORMAL announcement has been made that the tax valuations have been completed. The books will open on the first Monday in the new year, that is, January 6. The total will show a normal increase of from \$75,000,000 to \$80,000,000 compared with the previous year's total, and this increase is fairly distributed over the city. There is some recognition of the change of values on 34th street, but a recognition merely. Attention is called to the fact that in the coming year applications

for reductions of real and personal valuations must be made by April 1. It is necessary to mention this, because hitherto the time for making these applications has extended from the opening of the books until April 30.

Builders' League Dinner.

GASTRONOMY ACCOMPANIED BY MUSIC AND ORATORY—TENEMENT-HOUSE COMPROMISE REJECTED—A NEW MORTGAGE TAX—GOVERNOR ODELL'S INTENTIONS—RECEPTION OF NEW SUPERINTENDENT OF BUILDINGS.

The dinner of the Builders' League of New York, which, according to custom, took place last Saturday evening, was as successful and enjoyable as any that preceded it, which is saying a good deal on that point; and, if anything, more important than any other, judged by the remarks of the post-dinner speakers and the announcements and statements made by them. The serious interest of the occasion centred around the policy of the new Superintendent of Buildings, as revealed by him in the speech reported below, and the announced policies of the legislators and municipal departments; also the attitudes of the only present realty organization and the League toward them. The Tenement House Act and the statement that Governor Odell contemplates the introduction of a bill into the coming Legislature imposing a tax of a quarter of one per cent. on mortgages received a good deal of attention. The speakers enlivened their remarks by amusing touches and anecdotes; these, with an able orchestra, and the excellent, lively, voluntary vocal efforts of some of their members, kept the company in gay spirits until the close.

It was regretted that Borough President-elect Cantor could not be present, and that Assemblyman Thomas M. Costello, of Oswego, an old and esteemed friend of the League, was not there to tell them what new attacks the rural lawmakers were contemplating upon the metropolitan purse. The guests of honor were Perez M. Stewart, the coming Superintendent of Buildings; Francis E. Ward, the newly-elected President of the Real Estate Board of Brokers; Wm. J. Fryer, expert and adviser in general on building law; Senator Patrick F. Trainor; Assemblyman Julius H. Seymour, the sponsor for the bill to exempt mortgages from taxation; Rollin M. Morgan, humorist and Assistant Corporation Counsel; and the Record and Guide, which takes this opportunity of again acknowledging, its representative having done so at the time, the cordiality of the terms in which the lips of the President of the League acknowledged its value and usefulness to the building trades, and the fulness with which the hands of the assembled diners endorsed in the orthodox manner his remarks. President Leo introduced the several speakers with his usual felicity of speech, and Vice-President Judson Lawson was assiduous in his attentions to secure the comfort and well-being of the guests. The partakers of this feast of reason, material comforts and flow of soul and wit were those whose names follow, the first name given at each table being that of the gentlemen responsible for the comfort of those who sat with him, a responsibility that was fully discharged in each case:

TABLE No. 2.

- J. A. Rossman
- Miller, H. S.
- Miller, R. P.
- Mullikan, F. E.
- Bracken, W. R.
- Lee, J. A.
- Koch, Wm.
- Holmes, W. D.

TABLE No. 4.

- L. E. Landon
- Landon, W. F.
- Landon, Mr.
- Banta, E.
- Roe, J. B.
- Perry, Chas.
- Hopton, H. W.
- Weeks, H. R.

TABLE No. 6.

- W. E. Thompson
- Bower, I. H.
- Saxton, B. F.
- Edmonds, T. G.
- Shilstone, H.
- Fleming, J. J.
- Havens, J. H.
- Roden, Mr.

TABLE No. 8.

- Lewis Harding,
- Harding, S.
- Gentles, L. H.
- Miller, H. W.
- Patton, J.
- Thompson, S.
- Caravatta, M.
- O'Brien, M.

TABLE No. 1.

- Judson Lawson
- Lawson, C. J.
- Walker, A.
- Duncan, W. C.
- Hopper, J. J.
- Breen, Wm.
- Cordner, A. B.
- Rogers, E. A.
- Wise, F. E.
- Crimmins, T. D.

TABLE No. 3.

- T. J. Crombie
- Toop, Geo. H.
- Toop, W. H.
- Dyer, J.
- Johnson, W. J.
- Russell, G. H.
- Scully, J. H.
- Murphy, E. R.

TABLE No. 5.

- A. Hogenauer
- Essenwanger, C.
- Wesslau, A. E.
- Wesslau, G.
- Staats, G.
- Abendroth, J.
- Simonson, W. H.
- Simonson, A.

TABLE No. 7.

- N. S. Cubberley,
- Rapp, J. W. and guests
- Rice, B. J.
- Joslin, H. A.
- Sayward, F. J.

TABLE No. 10.

Charles Heps
Williams, W.
Hensle, C.
Deroghardt, H.
Walter, R.
Van Note, J. J.
Smith, W. A.
Campbell, Geo.

TABLE No. 9.

D. D. Lawson
Kuhn, W.
Muller, J.
Miller, A. S.
Carl, F.
Lawson, J. W.
Lewis, J.
Fleming, Mr.

The dinner was served in the assembly room of the League's home, at No. 74 East 126th st, which was tastefully decorated by means of firs, laurels and chrysanthemums, and consisted of the following:

MENU.			
OYSTERS			
Blue Points			
SOUP			
Consomme Royal			
Assorted Relishes			
FISH			
Boiled Salmon, Genevise Sauce			
Potatoes Chateau			
RELEVE			
Sweetbread Croquettes		French Green Peas	
ENTREE			
Tenderloin of Beef, Larded, Pompadour Style			
Brussels Sprouts			
PUNCH			
Santa Croix			
ROAST			
Philadelphia Capon, Madeira Sauce			
SALAD			
Lettuce Mayonnaise			
DESSERT			
Fancy Ice Cream		Fancy Cake	
Bon Bons		Coffee	
WINES			
Sherry	Sauterne	Champagne	Appollinaris

It ought to be mentioned that the function opened with a tribute of respect to the memory of the late President McKinley, the company standing with bowed heads while the orchestra played an appropriate selection.

President Leo, in opening the oratorical part of the proceedings, after thanking the League's guests for their attendance, explained that what they aimed at was a sociable, pleasant, friendly gathering without set speeches. The gentlemen who were present as the League's guests were men whom they delighted to honor, some of whom had been with them before, and all of whom he hoped would be with them again. He said his own position as chairman was something like that of the telephone girl who was called only to ring up some one and then dropped the wire, and so when he should have called on some one to speak, Central's duty would be done. All the same, in the course of his little "ringing-ups" he managed to make some important statements. Among other things, he paid a high tribute to the abilities and character of the Superintendent of Buildings-to-be, and referred to the announced policy of the appointed Tenement House Commissioner in terms that should interest owners and builders of tenements, and which are given in substance in their proper place.

President-elect Cantor was represented by the following letter:

John P. Leo, Esq., President Builders' League:

Dear Sir—In response to the invitation extended to me by your committee some time ago, with reference to the annual dinner of your League, to be held on next Saturday evening, I regret to say that while appreciating the compliment conveyed, it will be impossible for me to be present on that occasion. I have enjoyed the hospitality of your League in the past in the most enjoyable way, and I can assure you that my regret is intense at my inability to be present to have another agreeable evening.

Permit me to say in addition, that the responsibilities of the office to which I have been chosen by the people are indeed great, and one of the duties imposed upon me by the charter was that of selecting a competent man to take charge of the Building Department of this borough. I have selected Hon. Perez M. Stewart, as you all well know, to occupy this important and responsible position. I am satisfied that he, in conjunction with Mr. Aiken, who has been chosen as chief inspector of the department and consulting architect to the city, will be able to give that department a thorough overhauling—a cleaning-up of all abuses, and to make the administration broad, clean and efficient. Both men are thoroughly competent for the difficult duties to which they have been assigned by me. Notwithstanding the high qualifications possessed by them, they will need the active and hearty co-operation of all the interests of the city dealing directly with their bureau, and I am sure that your League, with all others who are brought in contact with them, will materially assist in making their work a success.

It is to be hoped that there will be at all times a free interchange of opinion between the architects and builders of New York with the superintendent, and I am satisfied—knowing him as well as I do—that

he will be pleased to receive such recommendations or suggestions that may help to improve the service. All that we desire is to give the people a clean, efficient and businesslike administration of city affairs, and all good citizens should do their part in accomplishing that result. With compliments, I am,

Faithfully yours,

JACOB A. CANTOR.

New York, Dec. 11, 1901.

The first speaker was Senator Trainor, who made a most amusing address to his "fellow builders" on the peculiarities of legislative proceedings, which, however, closed with some serious suggestions regarding the amendment of the Tenement House Law. He advised the League, if they could not get the law amended this winter, to petition for the appointment of a legislative committee, to sit during recess in New York City to inquire into the working and the results of that law and to make a report, so that when the Legislature again convened they would have something practicable before them on which they could exercise their judgment and make a law that would be consistent with fair play, and would not interfere with the interests of any honest owner or builder. He said subjects so technical and detailed would not receive the attention they deserved amidst the immense amount of work that the Legislature had to do during the few months that they were sitting, and, therefore, a committee sitting in recess was advisable.

President Leo commended the suggestion of Senator Trainor and said the directors of the League were in favor of having this—the Tenement House—law which was placed upon the statute books without opportunity for suggestion or amendment being given to those most interested, executed to the letter. They had considered the statement made by Mr. De Forest when his appointment as Tenement House Commissioner was announced, and had come to the conclusion that there should be no compromises; that nothing could better show the true nature of the law than its enforcement, and they were going to see that it was enforced. In case it was not enforced, a presentment to the Grand Jury would lie, and an indictment might follow; and he thought the League had backbone enough and determination enough to make that presentment.

Assemblyman J. H. Seymour was introduced as the gentleman who last winter cheerfully assumed the responsibility for, and ably advocated in the Legislature, the League's bill to exempt mortgages from taxation. He gave an account of the fortunes of that bill until it was found it could not be passed. Further, he said the builders, who were making this the great imperial city of the country by investing their own and other people's money in physical developments, should have laws which protected them in the operations they undertook. There ought to be a proper tenement house law and a law taking taxes off mortgages. He had opposed the iniquitous proposal to put a tax of one-half of one per cent. upon mortgages, because he regarded it as an additional tax on the land and an obstacle to its development. However, Senator Stranahan was not able to pass that measure. At the same time he ought to tell them that Governor Odell had a scheme for taxing mortgages one-quarter of one per cent., which he would endeavor to have passed this winter in order to secure to the State an independent revenue. That was fifty per cent. better than his previous proposal, but real estate could not stand even that. Taxes were already double what they were three or four years ago, and real estate bore almost the whole burden of the city and the State. What was needed was an equitable personal property tax. Great honor and credit awaited any one who could devise this, and he hoped they might see one presented for discussion this winter. However, he hoped they might at least defeat the Governor's bill and pass a bill to exempt mortgages from taxation. Nothing, he was sure, could give a greater impetus to building in cities than that.

Perez M. Stewart, having been introduced, was received most heartily, and his remarks were loudly applauded. He spoke substantially as follows: "Mr. Chairman and gentlemen of the Builders' League of New York: I was told by your President that I would not be called upon to make a long speech, but simply to say a few words to you. I have therefore no prepared speech to make. I appreciate highly your kindness and hospitality, and the opportunity I have here of meeting you all this evening. A majority of you gentlemen are engaged in the same business that I have been engaged in during the past fifteen years, and I think I am able to understand and sympathize with your views on the Building Department. I am not, however, going to criticize that department; I can say nothing about it now, because I have not familiarized myself with it. One thing I can say, and will say regarding myself, and that is, when I am appointed Superintendent of the Bureau of Buildings I will administer that bureau from a business standpoint and not from a political one. I realize my responsibilities; I am giving the matter much deliberation, thinking it over in many ways to see how I can make that bureau a successful one. I will endeavor to obtain the best men for positions under me, taking men already engaged in the work where their retention would, in my opinion, best serve the interests of the city, and others from outside, and make them all understand that I will not countenance any dereliction of duty; that the law must be respected and enforced. Outside of their responsibilities to the city, they will only have to consider their responsibilities to their families. If they contribute to the funds of any political organization, it will be because they want to do it, and not be-

cause it will be required of them by the head of the department. As far as the builders of Manhattan are concerned, I will be and am ready at all times to meet them half-way. If they do what is right I will stand by them; if they are wrong, I will not. With me this question will not be one of I think, or I suppose, but will be one of determination. My only aim and object will be simply to make the administration of the building bureau of the Borough of Manhattan reflect credit upon the people, and give satisfaction to the taxpayers. I am going there with this idea in my mind: I am simply nothing more or less than the servant of the people. To do their bidding, to treat everybody alike, with not a bit of discrimination, not a bit. I shall expect the people in the bureau with me to do the same. That is all I can say to you to-night. I prefer to be judged by my acts, not by words. In conclusion, I may say that you can help me to achieve the ideals I have indicated, and I sincerely trust that after the second of January I will not only have the support of your President, but the support of your entire organization."

Francis E. Ward, speaking of the value of co-operation between the kindred associations, said: "President and gentlemen of the League: I did not think I would have to do more to-night than hold down a chair, which until now I have been doing very enjoyably, and, therefore, I have no prepared speech to make to you. What I may say must be taken as informal. The Real Estate Board of Brokers, of which I have the honor to be President-elect, is the only representative body of brokers in New York since the Real Estate Exchange closed. The relations between brokers and builders should be close and cordial, because it is you who start a good thing and we who push it along. We ought, therefore, always to meet in a friendly spirit and act together whenever we can. I can say for the Board of Brokers, that we are looking for larger light, and if we are convinced that we are wrong and you are right we will always be glad to accept your verdict. We, however, wish to maintain our independence, and as long as we think we are right, we wish to maintain our attitude unchangeably. Now, in the matter of the proposed tax legislation at Albany, the Real Estate Board of Brokers claim that there should be no tax on mortgages, and trust our representatives will be able to kill absolutely any attempt to impose such a tax. We have passed resolutions in our board, which are to be presented to the Governor in the coming week, to that effect. Although we may be discouraged by the report which has been given you to-night that an attempt is to be made to put a tax of a quarter of one per cent. upon mortgages, no other tax being on them, we may have to accept that, and have it enforced, as you wish to have the Tenement House Act enforced, to show that it is not a good law, and so work towards total exemption. We should insist that a tax on mortgages is an unjust tax, and no taxes that are unjust should be levied. I do not know that a tax of one-quarter of one per cent. would certainly do, but it would do injury, because any tax would be met by a corresponding increase in the interest rate, and, therefore, we of the Board of Brokers are going to fight hard for total exemption."

Wm. J. Fryer followed with an interesting address upon the interruptions to business brought about by changes in the laws relating to buildings and the changes in the departments supervising them, during the past two years, which brought home in a practical way the value and necessity of settled conditions.

Lewis Harding, at the close of these addresses, suggested that Mr. Stewart should be placed on the list of honorary membership both of the League and their directorate, and this proposition was carried unanimously by a rising vote.

Mr. Stewart having acknowledged this compliment, the proceedings ended by the whole company joining hands and singing "Auld Lang Syne," which is the happy way in which the League always terminate their annual banquet.

The Bronx—Permanent Maps.

In spite of the opposition of Comptroller Coler and Brooklyn Borough President Grout, the Board of Public Improvements Wednesday approved a number of maps showing individual Bronx street lines and four sections of the permanent map for the section east of the Bronx River.

The street maps were: Bronx Boulevard, from southeast corner of Bronx Park and 180th st to a point in the Bronx River opposite the southerly end of Lowmede st; also from a point in the Bronx River opposite the northerly end of Lowmede st to Demilt av. Avenue A, from Westchester av to East River, in the Bronx. Avenue E, from the Catholic Protectors to the East River, in the Bronx. Tremont av, from the center line of Old Fort Schuyler road. These streets and avenues were shown on the tentative plan of the street system of the Borough of the Bronx which was adopted by the board without giving dimensions.

The district lying east of the Bronx River has been divided into thirty-four sections for the purpose of map-making. The maps for thirteen of these sections have now been approved, including the four adopted this week, which were those of the sections with their boundaries given below:

Section 29, bounded by 228th st southeast, Bronx River boundary line of the city of New York, old West 3d st, Palmer st, old St. Quentin av, Baker st, 239th st northeast, Bayard st, 237th

st northeast, Huntington st, 236th st northeast and Olinville av.

Section 41, bounded by Delancey av, Yates st, 193d st northeast, Matthews st, 194th st northeast, Willett st, Bronx and Pelham Parkway, Radcliffe st northeast, Valentine st, 198th st northeast, Wheeler st, 199th st northeast, Timpson st, 198th st northeast, Walter st, Morris Park av, 60th st, 193d st northeast, Wheeler st, 192d st northeast, Arnow st, 191st st northeast, Colden st, 189th st northeast.

Section 44, bounded by City Island av, Van Courtlandt st, 205th st northeast, Delarell st, 207th st northeast, Noole st, 212th st northeast, Johnson st, Hutchinson River, New York city boundary line, Pelham Bay Park and Hutchinson River.

Section 52, bounded by 191st st northeast, Hannan st, 192d st northeast, Post st, 194th st northeast, Baker st, 196th st northeast, Edgar st, 197th st northeast, Fort Schuyler and Pelham Bay Park Shore Drive and Pelham Bay Park.

New Street Approach to Bridge No. 2.

The map for widening Delancey st from Norfolk st to the Bowery and extending the same street from the east side of the Bowery to Broome st, to complete the approach to the New East River Bridge, was adopted by the Board of Public Improvements on Wednesday. The map now goes to the Municipal Assembly for their approval, and in the event of opposition in that body, can hardly fail to be carried into the new Board of Aldermen created by the amended charter.

An outline of the route of the new street was shown by diagram in our issue of November 16th last, page 651. In making the map the rule was adopted to, as nearly as possible, follow the lot lines; in widening Delancey st by taking off 75 feet on the south side, and making the extension from the Bowery to Elm st to take a strip 100 feet wide. The southern line of the extension touches the streets through which it passes at points north of Broome st as follows: Bowery, east side, 209.9 feet; Elizabeth st, east side, 164.11 feet, west side, 153 feet; Mott st, east side, 109.0½ feet, west side, 97.1 feet; Mulberry st, east side, 50 feet, west side, 40 feet. This southern line extends back from Mulberry st 200 feet west, then goes south to Broome, thence along northern line of Broome to Marion. With this line in mind, and remembering that the approach is to be 100 feet wide, and idea of the property proposed to be taken on any of the streets named may be obtained. For example, on the Bowery it is proposed to take 100 feet north of 209.9 north of Broome. The map also lays out the triangular block bounded by Broome st, Elm st and Marion st, a public place. The larger part of this block was proposed to be taken by the approach suggested by the Commissioner of Bridges, and by taking the whole of it better access to the new approach is obtained. The valuation of the land to be taken is, according to the Tax Department books, as follows: Land to be taken between Norfolk st and Bowery, \$1,037,000; between Bowery and Elm st, including public place, \$786,600; total, \$1,823,600.

Questions and Answers

Have the courts decided that amendments to plans for tenements filed prior to April 10th last may be made under the old law? I am told they have. Can you give me particulars?

Answer.—The case referred to by our correspondent was probably that of Gordon vs. Wallace, decided by Justice O'Gorman, October 3d last. The facts were that complainant filed plans under the old law for a 4-family tenement, and after the passage of the Tenement House Act of this year, desired to change the plans so as to make his building a 3-family tenement. The department held that amendments would have to conform to the new law. Suit was brought for a mandamus to compel the authorization of the amended plan, and Justice O'Gorman decided that the relator having complied with every provision of Section 4, Chapter 555, Laws of 1901 (the Kelsey amendment, requiring plans to be filed prior to April 10th, excavations to be begun on or before June 1st, and first tier of beams in place by August 1st, etc.), and as the amendments conform to the law as it existed at the time the plans were filed, his application should be granted.—Editor Record and Guide.

COMMISSION ON RENEWAL OF LEASE.

To the Editor of THE RECORD AND GUIDE:

I have read the several articles in "Questions and Answers" column in relation to commission on renewal of lease, and wherein you give a correspondent your opinion, but the matter is not clear to me. I am interested in a somewhat similar case to which your correspondent refers, and would like to have you answer this question direct in your next issue, so as to leave no doubt in my mind as to its correctness, to wit: Broker negotiates lease between landlord and tenant whereby lease runs for five years, with privilege of tenant to renew for five years more at the expiration of the first five years. On signing of lease broker collects commission on five years' lease. At the end of five years tenant exercises his option and renews for five years. Is the broker entitled to commission on the option of five years' renewal when the tenant so decides to remain in the premises?

Answer.—Yes.—Law Editor.

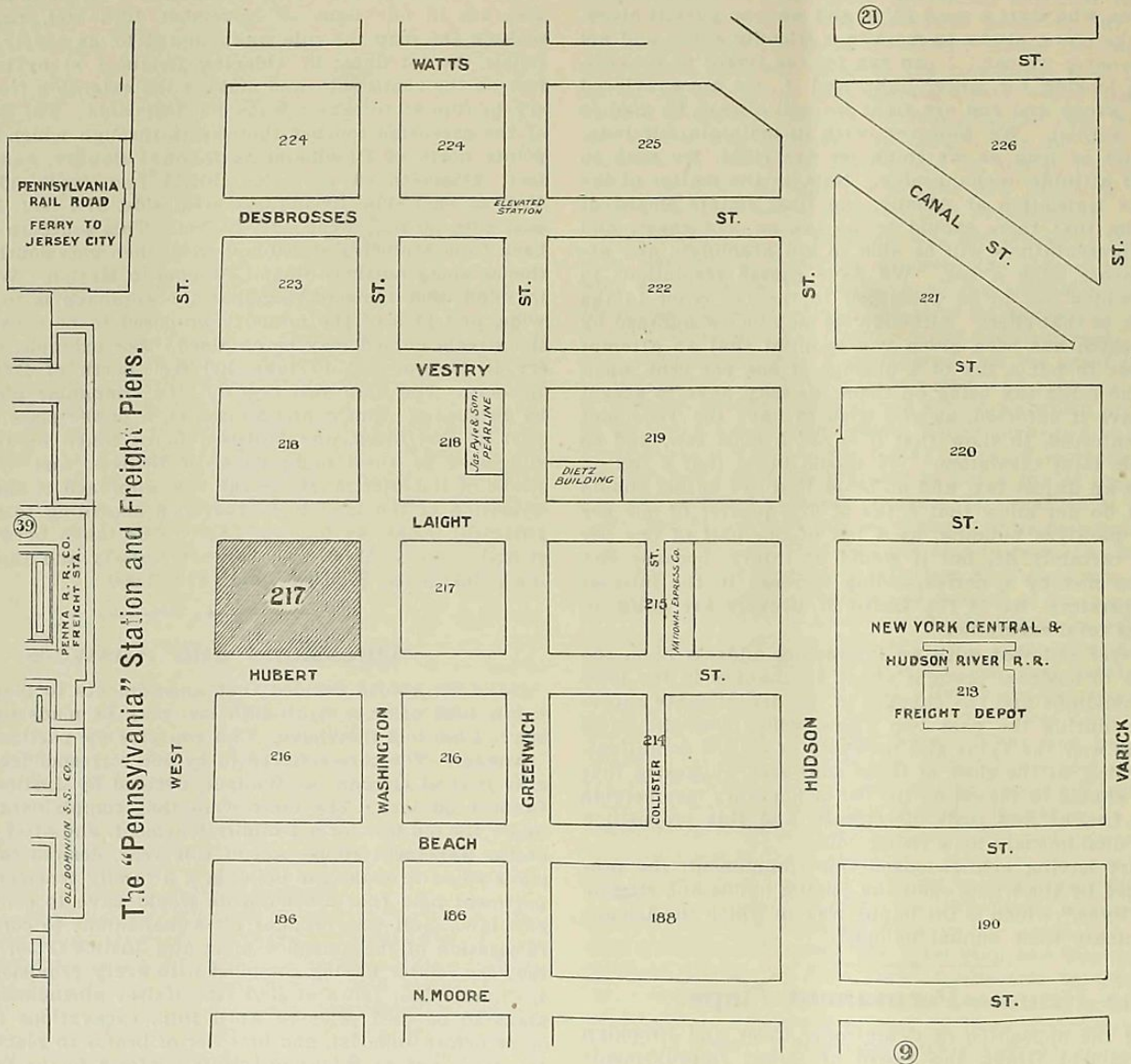
REAL ESTATE INVESTMENTS

A PROMISING LOCALITY AND A GREAT OPPORTUNITY.

For the most part, men speculate and invest in real estate in much the same way as they speculate and invest in stocks. They buy when or where other people are buying, and they sell when or where other people are selling. In real estate, for instance, there are at all times certain centres of speculative activity—regions in which prices have advanced, improvements are being made, and profits are being reaped. These centres command the public attentions; and capitalists are generally persuaded by the force of advertisement and example to invest their money in such neighborhoods. The property must be in active demand, or else the ordinary investor would not be tempted, but it must be remembered when he does buy under such circumstances, it is not he who reaps the large profits. The man who makes the large profits is he who has anticipated the public demand and the coming improvements and has jumped in when the neighborhood was still comparatively neglected. Many large fortunes have been made in New York real estate by operations of this character, and there is no city in the world in which

One large class of property in New York has not as yet been taken in hand for improvement by speculators or investors; yet it is a class of property which has great potential value for business purposes. We refer to water front property generally, and particularly to water front property on the North River, and near the wholesale district. This property has undoubtedly in the past been comparatively neglected, simply because its advantages for business purposes have not been sufficiently realized; and business men have been occupying lofts on back streets, near the water front, which, had West st itself been used, would have been much more convenient and pleasanter, and which would have offered to the investor better opportunities for an ultimate advance in values. For when the advantages of the water front property are appreciated, a considerable rise in values is bound to take place. Such property is strictly limited in amount, and fancy prices will be asked for it, when its value begins to be realized.

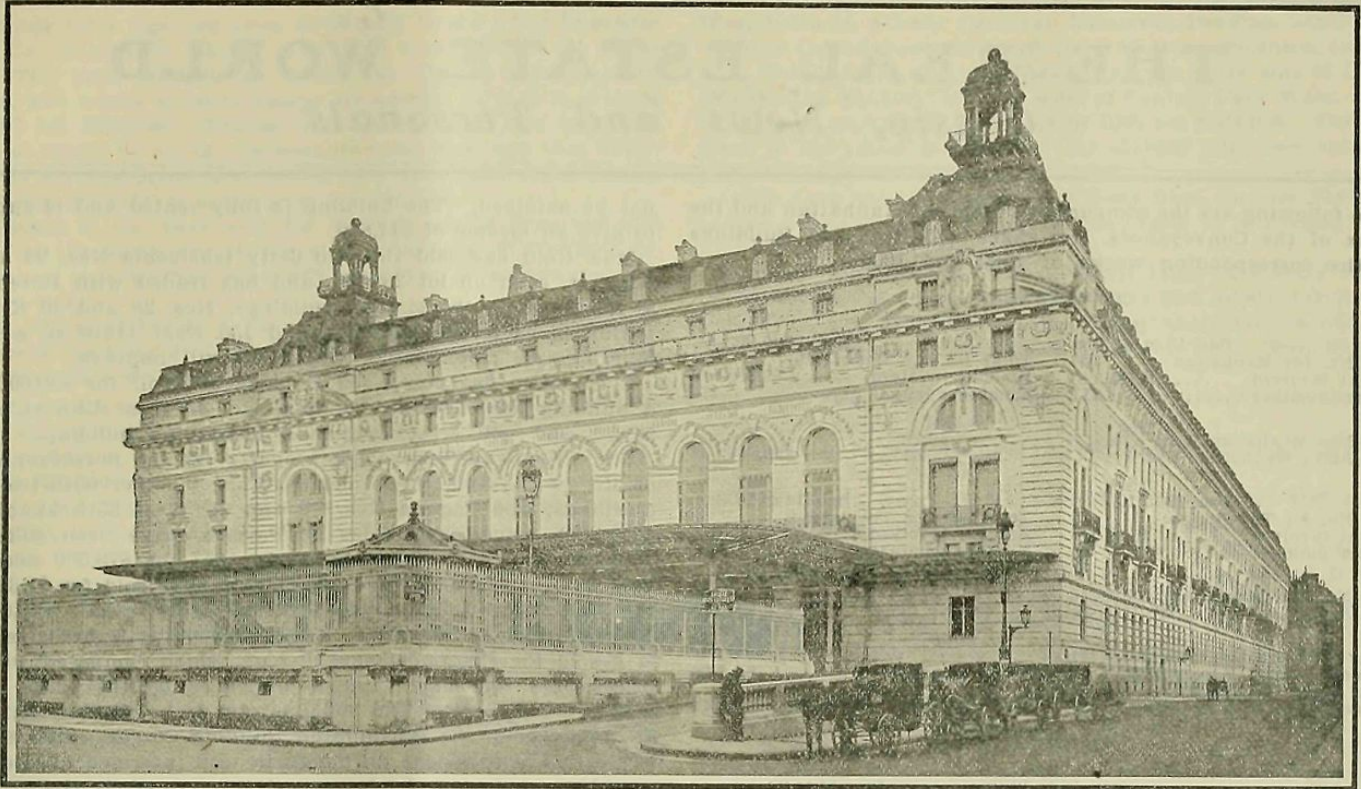
These remarks apply, as we have intimated, with peculiar force



they so frequently occur or are so successful. For in New York no section of the city remains inactive for a very long period. Business is consequently encroaching on residence districts, and large business buildings are constantly taking the place of those of a less improved type.

The process whereby large profits are most frequently and most certainly made is something as follows: A shrewd speculator will begin buying in a district which is in the line of improvement, but which has not yet been appropriated by modern buildings. In making his purchases, he will, of course, be particularly careful to select the most advantageously situated parcels—parcels, that is—which are convenient for business purposes, which will give future tenants an abundance of light and air, and which are large enough to be improved under the most advantageous circumstances. Then he will erect upon such a parcel a building, precisely adapted to the needs of the locality, whatsoever they may be. If his judgment has been good, business men will recognize the advantages of using his building, and other speculators will follow his example until the neighborhood has become just what he saw it had the possibility of being. In the meantime he will have sold out, and begun similar operations elsewhere.

to the property on and back of the water front just west of the wholesale district, because property in this neighborhood is better situated than any in the whole city for the quick and convenient receipt and shipping of goods. A number of the most important railroads with connections all over the country have piers and freight yards in this vicinity. Among them may be mentioned the Erie, Pennsylvania, Lackawanna, and the New York Central. The Pennsylvania R. R. station and freight piers, Nos. 27, 28, 29, are directly opposite block 217, hereafter referred to, and as the map above shows, the N. Y. Central freight depot is exactly two blocks away. Here we have the two greatest railroad systems of the country. The last-named road has several piers adjacent, in addition to its freight terminal on Hudson st, connected with the main line by its tracks on 10th av. Furthermore, so far as foreign trade is concerned, the docks of many of the most important steamship companies are stretched along those parts of the water front, not occupied by the railroads, while the proximity of the Appraiser's Stores is an advantage in the case of imported goods. The concentration of all this machinery for collecting and distributing freight in this section makes it certain that the growth of the business carried on in this district will be restricted only to the general growth of the



THE QUAI D'ORSAY STATION, PARIS, FRANCE, SAID TO BE THE TYPE OF THE NEW PENNSYLVANIA STATION TO BE BUILT AT 32D ST. AND 33D ST., 7TH TO 10TH AVENUES.

trade of the city. And as the foreign trade increases, the property convenient to the water front will necessarily reap the advantage.

The case in favor of all this property may consequently be stated something as follows: Here is a section of the city, conveniently situated for the transaction of business, which is, at present, fairly occupied by established concerns, but which is still covered to a considerable extent by old buildings. The district is very limited in extent, and is bounded upon the south and east by other districts in which business is more active, and whose activity is continually pushing its way both further north and further west. The wholesale fruit and provision trades, for instance, are constantly spreading over a larger and larger territory, and their growth must needs be as fast as that of the population of the city. Hence, there is every year a greater mass of business to be transacted in a region which remains a fixed quantity; and in the course of time, this can have only one result. The prices of property will increase, every inch of ground will be occupied by modern buildings, and all those lines of business which cannot afford the higher scale of prices will be forced to go elsewhere. At the present time Washington and West sts, between Christopher and Franklin sts, are occupied by a number of old-established firms. These firms do not for the most part manufacture on the premises. As a rule the whole building is occupied by one firm, who uses it as a sales-room and warehouse. Among the lines of business represented may be mentioned wholesale liquor dealers, glass manufacturers, dealers in smoked meats, tea and coffee merchants and bonded warehouses of all kinds. In addition, of course, there are many scattered lines of business. Some of the more important firms and companies are the Twisted Wire and Box Strap Co.; Sonn Bros. & Co.; Van Horne, Griffen & Co.; James Pyle & Sons; E. R. Durkee & Co.; R. J. Deitz Co.; and J. W. Beard's Sons. The Great Atlantic and Pacific Tea Company, which has many warehouses in the neighborhood, has lately built one of the biggest of the lot on a corner of West and Vestry sts; while further north the Western Electric Company has put up on the corner of West and Bethune sts, one of the largest manufacturing buildings in the city—an example which in the course of time is likely to be much followed.

The real estate situation at the present time in this region is, on the whole, a very satisfactory one. For years past there has been a slow but steady increase in values. Precisely what this amount is, it is difficult to show by specific instances, because property is strongly held, and does not change hands very rapidly. But a few such instances may be mentioned. In March, 1893, the northeast corner of Washington and Laight sts, 42.6x60, improved with a 3-sty building, sold for \$25,000. In 1899, the same property brought \$30,000. In 1870, No. 380 Washington st, the northwest corner of Beach, 20x62, brought only \$13,700. In 1899, No. 378 Washington st, the southwest corner of Beach, 25x75, and improved with a 7-sty building, brought, according to the revenue stamps, \$75,000. The building is leased to the United States Government for \$7,000 per annum. In general it may be stated without fear of contradiction that in the past ten years there has been an average increase of values in the vicinity of the above sales

amounting to fully twenty-five per cent., and that this increase has not been due to any speculative bidding up of prices, but to a steady increase in the earning power of desirable parcels. There are many impediments placed in the way of merely speculative dealing, because, as we have pointed out, property is very strongly held. Among the largest holders are the Rhinelander estate, Trinity Corporation, and James Pyle. The parcels particularly in demand are corners containing no less than 5,000 square feet, and available consequently for improvement with modern warehouses or loft buildings. Single interior lots have not increased as much as corners, because taken by themselves they have not much value for building purposes; and a parcel is valuable in proportion to its size and its availability for improvement. But the very fact that makes the locality a difficult one for speculative operations increased its value for investment purchases. There is no danger of any large amount of property being thrown upon the market during a period of bad times.

One of the most interesting transactions in this neighborhood recently was the purchase at auction by Edward Roche from the City of New York of Nos. 300-306 Washington st, Nos. 176-196 Reade st, Nos. 202-220 Duane st, Nos. 187-189 West st. This makes a parcel with a frontage of 266.8 on Reade st, 70.7 on West st, 270.3 on Duane st, and 70.7 on Washington. Mr. Roche paid \$453,000 for this property, which was not considered expensive. As we have said, there is very little property for sale in this neighborhood; but just at present there is at least one unusual opportunity to purchase at reasonable figures a large parcel amounting, indeed, to a whole block. This is the block bounded by West, Washington, Laight and Hubert sts. It has a frontage of 179.3 on West st, 224.6 on Laight st, 173.7 on Washington st, and 229.10 on Hubert st. At the same price per square foot, which the purchaser paid for the block described above, it would be worth \$1,000,000, but being an entire block, the relative value would be proportionately greater. It is very unusual to find in New York a whole block of property for sale, and in all parts of the city many brokers are engaged in the laborious and difficult task of piecing together plots, which they can rarely make as complete and advantageous as this. Immediately opposite the West st frontage are the Pennsylvania freight piers and the New York Central freight depot is only two blocks away. But this opportunity is, as we have said, exceptional. There is really very little property which is desirable for improvement for sale, and this is one of the best reasons for its future investment value.

The Park Avenue Nuisance.

William J. Roome and Mary Smith, property-owners and members of the Park Avenue Association, have obtained a writ of certiorari from Justice Leventritt, of the Supreme Court, to review the order of the Board of Health directing the New York Central Railroad to make certain changes in the tunnel. They say the improvements will increase the noise, smoke and cinders which will rise through the shafts and reduce the value of property. It is contended that the Board of Health has no power to make the order.

THE REAL ESTATE WORLD
Gossip, News and Personals

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.

Table with columns for 1901 and 1900, comparing Manhattan and The Bronx for Dec. 13 to 19, Inc. and Dec. 14 to 20, Inc. Rows include Total No. for Manhattan, Amount involved, Number nominal, and Total Amt. for both areas.

MORTGAGES.

Table with columns for 1901 and 1900, comparing Manhattan and The Bronx for Dec. 13 to 19, Inc. and Dec. 14 to 20, Inc. Rows include Total number, Amount involved, Number over 5%, and Total Amt. for both areas.

PROJECTED BUILDINGS.

Table with columns for 1901 and 1900, comparing Manhattan and The Bronx for Dec. 14 to 20, Inc. Rows include Total No. New Buildings, Total Amt., Total No. Alterations, and Total Amt. Alterations.

Gossip of the Week.

SOUTH OF 59TH STREET.

Harry J. Sachs and Ogden & Clarkson have sold for N. L. McCready the 4-sty building Nos. 10 and 12 West 22d st, on plot 54x98.9. The buyer is said to be an investor, but Martin & Brother are offering the property for sale at \$250,000. The building rents for \$16,000 a year.

The Dennison Manufacturing Company have purchased from Sachs Brothers, through De Selding Bros. and Harry J. Sachs, the vacant lot No. 15 John st, and will erect thereon a 10-sty building for their own use. The price at which the property sold has not been made public; it was offered at auction last week by L. J. Phillips & Co., and bid in by the owners at \$117,000. It was owned originally by the Thorburn estate. Several years ago the old building on the lot was condemned and torn down by order of the Building Department authorities. The parcel then passed into the hands of the Withhaus estate, and several months ago was acquired by the present seller, together with other property, in trade for a business building in Washington place.

The southwest corner of Bleecker and Wooster sts, an 8-sty building, on lot 25x100, has been sold by Myer S. Auerbach. The transaction is a three-cornered trade; the other particulars could

not be obtained. The building is fully rented and is supposed to give an income of \$11,800.

Max Gold has sold the two 6-sty tenements Nos. 24 and 26 King st, each on lot 26x100, and has traded with Rosenzweig & Klingenstein the similar buildings, Nos. 28 and 30 King st, taking in exchange Nos. 153 and 155 East 118th st, a frame building, on plot 50x100, which he will improve.

I. M. Olsen has purchased from Jacob Wolf for \$50,000 with a building loan the old building, No. 37 West 19th st, on lot 25x92, and will erect thereon a mercantile building.

The Broadway Tabernacle property, at the northeast corner of 6th av and 34th st, on plot 98.9x150, together with two 4-sty dwellings, abutting at Nos. 68 and 70 West 35th st, on plot 35.6x98.9, owned by James C. Parrish, have been sold. The Tabernacle lots were purchased in 1857 for \$78,500 and have been held at \$1,350,000 and are said to have sold for \$1,300,000; the 35th st lots sold for \$145,000. Mr. Parrish paid \$45,000 for No. 68, which is 17.6x98.9. At \$1,300,000 the Tabernacle property sold for \$88.20 per square foot, which compared with the prices paid for some smaller properties on the same streets makes it a bargain. The buyer is said to be William Shillaber, Jr., manager of the Washington Building Co., of which Edward F. Searles is president (although in well informed quarters the president of one of the large realty corporations is said to be the buyer). The property will be improved by the erection of a 20-sty hotel. Herbert A. Sherman was the broker.

The estate of Alexander J. Ross has sold to George E. Kenny the 5-sty tenement No. 318 East 27th st, on lot 25x98.9.

Oscar Hammerstein is reported to have sold Nos. 311 to 321 West 34th st, extending to 322 to 332 West 35th st, to a syndicate who control and manage the London Hippodrome. The plot is 125x197.6 and is 175 feet west of 8th av. It was purchased by Mr. Hammerstein in February for \$130,000 from the Whiting Manufacturing Co. and was formerly the site of the Decker piano factory. Mr. H. Wronkow, one of the owners, states that the property has not been sold, but an option has been given on it, but not to the people mentioned.

John J. Curtis has traded with William Z. Larned the 5-sty building Nos. 174 and 176 Pearl st, near Pine st, on lot 31x103, for the 4-sty dwelling No. 66 West 68th st, on lot 22x100. The Pearl st property figures in the deal at \$58,000, against about \$57,500 for the 68th st parcel. S. B. Rogers was the broker.

J. Arthur Fischer has sold for Mandelbaum & Lewine to Tierre Aguado the 3-sty dwelling on lot 20.6x98.9, No. 248 West 39th st. G. Tuoti & Co. have sold for Mrs. Jacob the 5-sty building No. 3 Mulberry st, on lot 30x25, for about \$15,000.

William Rau has sold, through E. H. Ludlow & Co., to Daniel B. Freedman, the 3-sty brick dwelling No. 143 West 20th st, on lot 22.6x92.

George Herrmann has sold, through C. M. Eadie, the 4-sty tenement No. 221 West 35th st, on lot 21x98.9.

Charles Buermann & Co. have sold for Henry Buermann, to Dr. Schlesinger, the old building, on lot 20x75, No. 501 East Houston st. A 7-sty shop will be erected on the plot.

John M. Berrien, in conjunction with Ranald H. Macdonald & Co., has sold for John Currie Wilmerding, as executor, the 4-sty dwelling, on lot 25x100, No. 5 West 31st st. The asking price was \$100,000, and very near that figure is said to have been obtained.

No. 102 West 3d st, a 3-sty building, on lot 25x95, has just been sold by Sophia Murtha. The house was leased to the buyer five years ago for ten years, with a privilege to purchase within five years at \$15,000.

Charles Martin has sold for Philip and A. Morrissey to David Mainzer the 3-sty dwelling No. 462 West 43d st, on lot 19x100. No. 458 recently sold for \$12,000.

Adler & Herrman have sold to Goldman Brothers the 6-sty tenement, 25x94.9, No. 614 East 11th st.

John P. Kirwan has sold for Johannes Wyrlich the 4-sty tenement, on lot 20x98.9, No. 428 West 32d st.

John M. Reid has sold for Robert Baker to John G. Coyle the 3-sty and basement dwelling, on lot 18.9x98.9, No. 226 East 31st st, for \$14,000.

Abraham Goodman and Rudolph Wallach have traded with William and Joseph Wolf the 7-sty tenement with stores, on lot 42.6x100, Nos. 112 and 114 Ridge st, for the 6-sty flat, on lot 23.5x90.10, No. 235 6t st. The Ridge st property figures in the trade at \$75,000, with a mortgage of \$50,000, as against \$42,000 for 6th st, with a mortgage of \$30,500, making a difference of \$7,500 to be paid in cash.

William E. Finn has purchased from Eugene Schlelp and Albert Flake Nos. 308 and 310 West 58th st, two 4-sty dwellings, each on lot 21x100.5. No. 308 sold in February for \$22,250, but according to the revenue stamps on the deed Mr. Flake paid \$30,000 for No. 310. These houses are opposite the new Pabst Theatre, which Flake & Dowling are erecting at the Grand Circle, 58th and 59th sts.

Prices on 34th st, west of Broadway, seem to be climbing fast;

No. 144 West 34th st, a 3-sty dwelling, on lot 25x98.9, was sold in October for a reported price of \$80,000, to the Atlas Improvement Co. (Samuel G. Bayne), who have now resold it for \$100,000. The plot, 80x98.9, on which the Herald Square Hotel stands, and which is much nearer Broadway, figured in a trade in 1897 for \$240,000. Taking into consideration the fact that this plot would be worth considerably more now, and that \$240,000 was a trade price; also that it is a large plot much nearer Broadway; \$100,000 is a big price for No. 144.

McVickar & Co. have sold for William Hall's Sons the plot 50x100 on the south side of 51st st, 100 feet east of Madison av. The buyer is a banker, who will erect two dwellings, one for his own use.

R. C. Voth, of Potter & Brother, has purchased of Margaret E. Marcus the 4-sty dwelling, No. 242 West 52d st, on lot 20x100. M. E. Hewitt & Co. were the brokers.

Thirty-fourth st, west of 7th av, is also beginning to feel the effects of the Pennsylvania purchases. This week Nos. 206 and 208 West 34th st, two 4-sty dwellings, on lot 34x100, are reported sold for \$50,000 to Hulbert Peck & Son for Mrs. E. C. Carpenter, as is also No. 213, on the other side of the street, a 5-sty flat, on lot 25x100, by the Municipal Realty Corporation to Mrs. E. B. Howland. These are the first sales reported on this street in nearly a year.

No. 1722 Broadway, a 2-sty building, on lot 25x86, between 54th and 55th sts, has been sold by the estate of Dr. James H. Brush, through William J. Roome and Ogden & Clarkson, to Daniel B. Freedman.

Another interesting transaction in Broadway is that of Nos. 1724 to 1728, at the southeast corner of 55th st; the plot is 77.9x105.11x75.3x86.8, and was sold by John N. Golding for Robert J. Doherty to Flake & Dowling, who have resold the property to a buyer, who will erect a 12-sty apartment thereon. Mr. Doherty bought it in January from D. H. McAlpin for \$170,000.

Flake & Dowling have also purchased from the Alvord estate, through John N. Golding, Nos. 4 to 8 W. 31st st, a dwelling and stable, on plot 100x100. The estate has been asking \$320,000 for the property.

7th av, between 30th and 31st sts, records another sale this week; No. 363, a 4-sty building, on lot 23x75, was sold by a Mrs. Bostwick, trustee, for about \$30,000. William J. Roome and W. Hamilton McBride were the brokers. On November 26th No. 390, a 25x100 lot, sold for \$20,000.

The old stable property at Nos. 213 to 219 West 41st st, on plot 100x98.9, has been sold by Potter & Brother to Samuel McMillen, President of the Hamilton Building Co., who represents the Hamilton Storage Co. The sellers bought the property in July from the Paran Stevens estate for \$92,000.

Lowenfeld & Prager have purchased the 5-sty tenement, No. 31 Cannon st, on lot 25x100, from Elizabeth Hertfelder.

No. 17 Prince st, northwest corner of Elizabeth st, a 6-sty tenement, on lot 20x81, has been sold by Charles Friedman to Morris Golland.

The Stuyvesant Realty Company have moved up a block in their purchases. They have now secured Nos. 238 and 240 West 34th st, and are negotiating for No. 244. No. 238 is 16x98.9, and No. 240, 25x98.9, and they are said to have paid \$55,000 and \$38,000 for them, respectively. Their purchases in the blocks below continue to come to light. Samuel Speyer has sold them Nos. 318 and 322 West 31st st, two 3-sty dwellings, each on lot 18.9x98.9; and William Richtberg has sold them Nos. 228 and 230 West 31st st, each on lot 19.9x98.9.

The Ten Associates, the Boston syndicate, which last week purchased Nos. 2 and 4 West 47th st, are reported to have purchased No. 570 5th av, a 4-sty dwelling, on lot 20.8x100, from Caroline S. Fellows. No. 570 is 100.5 south of 47th, and only the corner of it abuts on the 47th st parcel, thus making it useless in connection with their former purchase, unless No. 572 is secured.

The Provident Savings Life Assurance Society, the owner of the Hotel Earlington, has purchased from Waldo Hutchins the 4-sty dwelling, on lot 25x98.9, No. 50 West 28th st. The Earlington abuts this property on the rear.

McVickar & Co. have sold for the Van Renssalaer family the 5-sty factory at the southeast corner of Grand and Baxter sts.

NORTH OF 59TH STREET.

The Realty Improvement Co. (Francis M. Jencks) has sold the 5-sty flat at the northeast corner of West End av and 90th st, on lot 25x100.

The Metropolitan Improvement Co. (Francis M. Jencks) has sold a plot of lots on 96th st, south side, beginning 125 feet west of West End av.

Patrick Cunningham has traded with Maria Steindler the two 4-sty flats Nos. 170 and 172 East 107th st, on lot 56x100, for the 5-sty store and tenement No. 1836 2d av, on lot 24x75. Mrs. Steindler pays \$5,000 in cash.

John J. Sperry has sold the 3-sty dwelling No. 23 West 127th st, on lot 18.9x100.

Arthur S. Cox & Co. and H. C. Senior & Co. have sold for Turner & Kiernan the 5-sty flat, on lot 31.3x100.5, No. 35 West 65th st.

Cornish & Anderson have sold for Lillie B. Cornish two 5-sty flats, each on lot 20x100.11, Nos. 164 and 166 West 98th st.

No. 38 East 62d st, a 4-sty dwelling, on lot 20x100, has been purchased by a Mr. Ely.

Slawson & Hobbs have sold for John C. Ueberfeld, No. 320 West 105th st, a 5-sty American basement dwelling, 22x65x100.

James Carlew has purchased from Cullman Brothers, through L. J. Phillip & Co., the plot 75x102.2 on the south side of 77th st (Manhattan Square), 150 feet west of Central Park West. Jacob F. Cullman purchased these lots in 1900 for \$101,900. The price given in the resale is \$130,000. Mr. Carlew will erect three 25-foot dwellings on the plot.

Louis Lese has purchased three 5-sty flats, on plot 75x100.11, at Nos. 5 to 9 East 113th st, and resold them to B. Freund; Peter Axelrad was the broker.

Marcus Nathan has sold No. 70 East 119th st, a 5-sty flat, on lot 35x100.11. He obtained it in a trade last month for No. 106 West 119th st. This is probably another trade for No. 333 East 65th st, which he has purchased from Martin C. Wendling and resold.

The Rex Realty Co. (H. B. Rexer, President) have sold the 5-sty double flat, on lot 25x100, No. 1247 Park av.

Gilbert Combs has sold to Max Marx the dwelling No. 133 West 64th st.

The 4-sty dwelling, on lot 20x102.2, No. 72 East 81st st, has been sold by Thomas H. Reilly to M. H. Goodkind.

The sale by L. J. Phillips & Co., of the lot 25x70.11, on the north side of 110th st, 125 feet west of 7th av, for Margaret S. E. Cameron, is the first on this street in about a year. The city last year decided to widen this street from 8th to 5th av 30 feet, and awarded each owner of a 25x100.11 lot \$9,000 for 30 feet. Some of the owners are asking \$25,000 for 25x70.11.

L. J. Phillips & Co. have sold for Jacob Matz to E. S. Simon the lot, 25x100, on the west side of 5th av, 74.11 north of 133th st. Mr. Simon owns the plot, 75x100, adjoining on the south, for which he paid \$18,350 in April at the Scholle sale, and now has a plot 100x100. The lot just purchased sold at the Scholle auction in April for \$4,850.

The sale of the plot at the southeast corner of 5th av and 60th st by the Lee estate for about \$800,000 is another illustration of the immense advance that has taken place on this avenue in ten years. The plot fronts 50.10 on 5th av and 200 feet on 60th st. The two lots adjoining the corner are only 75.10 deep. The plot contains 13,900 square feet, which, at \$800,000, would make the square foot price \$57.55. The Metropolitan Club paid \$480,000 in 1890 for the opposite corner, fronting 100.5 on the avenue and 200 feet on the street, and containing 20,080 square feet, or a square foot price of \$23.90. John N. Golding and Horace S. Ely & Co. were the brokers, and Warner Van Norden, President of the Bank of North America, is the buyer. A hotel not less than ten stories in height will be erected on the site, with banking accommodations at the ground floor.

Duff & Brown have sold for Rosa Doctor the 5-sty flat with store, on lot 25x100, No. 1806 Amsterdam av.

D. H. Scully has sold for Morgan V. Gress and Bernard J. Clark to Mary Webster the 4-sty single flat, No. 255 West 133d st.

Lowenfeld & Prager have sold the 4-sty dwelling, No. 114 East 64th st, on lot 17.6x100.5, to a Mr. Bacon. They bought the house at auction in November for \$19,900. No. 112, a similar dwelling, has been sold by Mrs. Mary A. Schoenmaker, and No. 110 by Mrs. Katie D. Alexander.

Jeremiah C. Lyons has sold to Adolph R. Frank the 4-sty and basement dwelling, on lot 20x102.2, No. 61 East 82d st.

No. 809 Madison av, a 4-sty dwelling, on lot 18x95, adjoining the corner of 68th st, has been sold by Post & Reese for the Rutter estate.

The 4-sty dwelling, No. 67 East 66th st, on lot 18x100.5, has been sold by Blanche Heilbronner to a Mr. Robinson.

Lowenfeld & Prager have purchased from William P. Zwinge the 5-sty tenement, No. 513 East 81st st, on lot 25x102.2.

Louis Lese has sold to Lowenfeld & Prager No. 216 East 85th st, on lot 25x102.2.

Lowenfeld & Prager have sold the plot, 50x100, at Nos. 315 and 317 East 115th st.

Lowenfeld & Prager have bought the 2-sty frame dwelling No. 245 East 109th st, on lot 20x100.

Herbert A. Sherman has sold for the Islip Corporation No. 29 East 2d st, and Mrs. F. C. Griffith has sold No. 27, adjoining, each on lot 16x100.5. The City Real Estate Investment Co. is the buyer, and they are reported to have purchased a number of other parcels in the block.

The plot, 100x150, on the east side of Post av, 250 feet north of Academy st, which was bought by the seller at the original Dyckman sale thirty years ago, has been sold by George Ranger for Louise Birkholz.

William H. McWhirter has sold to Charles Garfield Nos. 14 and 16 East 118th st, two 5-sty flats, on plot 50x100.11.

Arthur S. Cox & Co. have sold for A. V. H. Stuyvesant, No. 641 Amsterdam av, northeast corner of 91st st, a 5-sty flat with stores, on lot 27.11x100.

Frederick Zittel has sold for the estate of Louis de Bebian, No. 1389 3d av, southeast corner of 79th st, a 5-sty flat with store. This property was reported sold last week.

Julia D'A. Jones, of Elizabeth, N. J., has sold, through Slawson & Hobbs, No. 339 West 87th st, 18.6x60x100.8.

Greenwald Brothers have sold to Louis Elkin through I. S. Asch the 5-sty flat, on lot 25x100, No. 3 West 112th st.

A. F. Martin has sold for Annie E. Reubert the 5-sty tenement with stores, on lot 25x100, No. 1425 Amsterdam av.

John N. Golding has sold for J. Edward Ackley the 5-sty dwelling, No. 1034 5th av, together with a stable in the rear on 84th st. The price is said to be \$100,000. This house sold at foreclosure in 1877 for \$43,000, and was resold in 1880 for \$50,000. Nos. 1032 and 1033, similar houses adjoining, sold in 1880 for \$50,000 each; at that time the lots were 125 feet deep; the stable just sold has since been erected.

John Livingston has sold the 5-sty flat, on lot 27x104, at the southwest corner of Broadway and 78th st.

Julius Bachrach has purchased the 4-sty flat, on lot 20x102.2, No. 234 East 75th st, from Jennie Van Gelder.

The estate of Hugh N. Camp has sold a plot fronting 100 feet on the east side of the Boulevard Lafayette, and facing Fort Washington Park, just north of 181st st, and running back to that street.

The 4-sty building No. 220 East 75th st, on lot 19.7x102.2, has been sold by Berkowitz & Birman.

THE BRONX.

Charles H. Cronin has sold for John Miles to James Kenn two 3-sty frame dwellings with stores on the east side of Jerome av, north of 184th st.

Joseph J. Flannery has bought from William W. Edwards through Charles H. Cronin plot with building thereon at the northeast corner of Kingsbridge road and Coles lane

P. J. Heany & Co. have sold for Miss Lillian Wienecke to Joseph Reed the 2-sty dwelling No. 2044 Valentine av.

J. Clarence Davies & Co. have sold for Joseph F. Vion the 4-sty double flat No. 671 East 148th st, north side of 148th st, about 200 feet east of Bergen av, for \$17,000.

M. F. Kerby has sold for T. J. Ford the plot on south side 183d st, bet Arthur av and Adams pl, 72x120, to R. J. Fell; and for R. J. Fell the two-family house on the northwest corner of Oakland pl and Crotona av.

D. H. Scully has sold for Morgan V. Gress and Bernard J. Clark the 4-sty tenement, No. 547 Brook av, and the 4-sty double flat, No. 687 Wales av, both near Westchester av.

LEASES.

M. & L. Hess reports following leases made during the week at their uptown office: For the Van Beuren Estate the large store and basement occupied by the Le Boutelliers at No. 12 to 16 East 14th st, with a frontage of 75 feet and running through to 13th st, to a prominent retail cloak and suit house; the entire building at No. 28 West 14th st for Price & Willgerodt to Robt. Taylor; to an out-of-town upholstery firm one of the floors at 119 to 129 East 42d st and running through to 108 to 118 East 43d st, cor Depew pl, for John Jordan; the size of the floor is 150x200 feet; also the recently completed 8-sty and basement fireproof building Nos. 36 and 38 East 20th st, for Emil Simon, and over half of the 12-sty and basement fireproof building about to be erected by Henry Corn at No. 137 5th av.

Chas. E. Duross has leased to the Siegel-Cooper Co. for G. Epple & Son the 5-sty building, 25x80, No. 211 West 18th st, for five years at an aggregate rental of about \$10,000; also for John H. Hudson the second loft of the Herring Building, junction 14th st, Hudson st and 9th av, to the Osborn Manufacturing Co. for ten years at an aggregate rental of about \$20,000.

J. Arthur Fischer has leased for Mrs. Merritt to a Mrs. Honger the 4-sty dwelling No. 241 West 44th st.

The Municipal Realty Corporation have leased to the United Hotel Management Co. the 11-sty hotel now being erected by William J. Taylor and Maxwell S. Mannes at Nos. 122 and 124 West 49th st, on plot 50x135. The lease is for ten years at an aggregate rental of about \$300,000.

OUT-OF-TOWN.

M. E. Hewitt & Co. have sold for the Crowley estate to N. Caewood, the 3-sty dwelling with grounds on Broadway, Tarrytown, N. Y.

Real Estate Notes.

William M. Ryan sailed for Europe on the "St. Louis" on Wednesday. He will be gone a month.

William J. Roome was the broker in the sale of No. 117 East 62d st, reported in our last issue.

The City Real Property Investment Company is the buyer of the Ireland lot, at the north corner of 5th av and 88th st.

Testimony for the property-owners is now being taken by the commission appointed to condemn property for the approach proper to the Delancey Street Bridge.

The price paid for No. 41 West 33d st, a 5-sty building, on lot 21.1x98.9, was \$95,000. The property was bought by George C. Boldt on December 2.

Henry G. Koch, of No. 428 9th av, negotiated the sale of the southwest corner of 8th av and 118th st, title to which passed during the week.

Title was taken on Thursday by the Stuyvesant Real Estate Co. to No. 240 West 33d st, the first of the many parcels secured for the Pennsylvania Railroad Co.

The Century Realty Co., sellers of Nos. 59 to 63 West 44th st, have made a building loan of \$250,000 to the Puritan Realty Co. A 12-sty apartment hotel is to be erected on the site.

The Germania Life Insurance Co. was the buyer of Nos. 302 and 304 West 94th st, sold by Rachel Axelrod last week. The transaction was a trade, the other end of the deal being Nos. 111 to 117 West 96th st.

At the annual meeting of the Real Estate Auctioneers' Association, held Tuesday afternoon, the officers were all re-elected, including James L. Wells, president; William M. Ryan, treasurer; and D. Phoenix Ingraham, secretary.

Plans calling for an expenditure of \$15,000 have been filed for extensive alterations to the large dwelling, corner Central Park West and 62d st, a structure that for many years has been untenanted. It will be used as a hotel.

The officials of the New York, New Haven & Hartford Railroad will neither confirm nor deny the published reports concerning a proposed new railroad depot at 2d av and 125th st. Property-owners in the immediate vicinity have been sounded for options, but no details are obtainable.

Flake & Dowling are the buyers of the church and parsonage at No. 47 West 21st st, reported sold in our last issue. Hall J. How & Co were the brokers. The property is on the north side of 21st st, 164 feet east of 5th av, and its dimensions are 110.5x98.9.

The other end of the trade for No. 35 West 3d st has come to light in the sale of No. 27 West 74th st, a 4-sty dwelling, on lot 25x109.4, to George H. Robinson, Vice-President of the Gorham Manufacturing Co. Mr. Evans secured the house in a trade with Oscar S. Strauss for No. 5 West 76th st, the 74th st property figuring in the deal at \$90,000. He traded it last week for No. 35 West 3d st.

Justice Leventritt, in the Supreme Court, Wednesday, appointed Victor J. Dowling, Charles Donohue and Arthur D. Truax as Commissioners of Estimate in condemnation proceedings to acquire property of the New York Steam Heating Company and other property in the vicinity of Av A and 59th and 60th sts, necessary for the piers of Bridge No. 4, known as the Blackwell's Island Bridge.

The International Realty Company of New York City was incorporated on Wednesday. It is proposed to deal in real estate and to erect public and private buildings. The capital stock is \$1,100,000, of which the sum of \$850,000 is to be 6 per cent, cumulative preferred stock. The directors of the company for the first year are Francis D. Pollok, Henry W. Clark and James C. Converse of New York City.

At a meeting of the Board of Directors of the Lawyers' Title Insurance Company, held at their offices on Monday, Dec. 16, 1901, Messrs. George H. Squire, financial director of the Equitable Life Assurance Society; William H. McIntyre, 4th Vice-president of the Equitable Life Assurance Society; and J. Harsen Rhoades, President of the Greenwich Savings Bank, were unanimously elected directors of the Lawyers' Title Insurance Company.

The North Side Board of Trade is interested in the proposed permanent exposition and amusement resort which is to be built at Barretto Point on the East River. President James L. Wells has appointed the following committee to investigate the matter and report to the board: Matthew Anderson, H. A. Gumbelton, Charles W. Bogart, John Claffin, J. Clarence Davies, John De Hart, the Hon. Louis F. Haffen, the Hon. Earnest Hall, Luther Kuntz, Samuel McMillan, Anthony McDwen, Henry L. Morris, E. K. Martin, W. W. Niles, Louis A. Risse, A. B. Samuelson, John F. Stevens, C. W. Stoughton, C. D. Steuer, Albert E. Davis. The section in which it is proposed to hold this exposition is building up in a most gratifying way, perhaps with more enterprise and success than any other section of the Bronx.

Battery place will probably be the scene of considerable building activity next spring. The Hemenway estate, of Boston, have disposed of a second parcel facing the park. The plot just sold is the block front between West and Washington sts; it fronts 180 feet on Battery Park, 33.10 on Washington st, and 22 feet on West st. The Century Realty Co. is the buyer, and they have resold it to the Battery Place Realty Company, who will improve it with an 18-sty office building. The same estate sold in March to Adrian H. Larkin for \$250,000, the block front extending from Greenwich to Washington st, fronting 143 feet on Battery place, with a depth of about 35 feet. The Battery Place Realty Co. paid \$375,000 for the plot just sold, but there is a profit in this to the Century Realty Co.

NEW STAGE LINES.

New York Electric Vehicle Transportation Co., which owns the Fifth Avenue Coach Co., appears to be about to avail themselves more than they have hitherto done of their extensive charter privileges to operate stages on any thoroughfare not already occupied by a transit company. They announce that they will run electric stages on Riverside Drive and to McComb's Dam Bridge. The other territory unrestricted is given as:

From 89th st up 5th av to 120th st, west in 120th st to Mount Morris Park, to 124th st, to 5th av, to 135th st.

From 5th av, through 57th st to Broadway, to West 72d st, to Central Park West.

From 5th av and 110th st to Cathedral Parkway, to Riverside Drive.

From Broadway, west in 72d st to Riverside Drive, to West 124th st.

From 110th st and 7th av to 153d st, west to Macomb's Dam Bridge road, to 155th st.

From 122d st and Riverside Drive, north to 135th st and east in 135th st, to the Boulevard.

FOR TAX-FREE MORTGAGES.

The Board of Governors of the Real Estate Board of Brokers of the City of New York recently adopted the following preamble and resolution:

Whereas, Any tax imposed on all mortgages, as proposed by the late Stranahan bill, is a burden upon borrowers, thereby imposing a heavier tax on mortgaged property than on unencumbered property; and

Whereas, The present tax on mortgaged debts, as a part of the net personal estate of each person, is an unjust and oppressive burden upon widows, orphans and others wherever enforcement is seriously attempted; and

Whereas, This present tax cannot be equitably enforced, and is a great detriment to real estate interests;

Resolved, That the Real Estate Board of Brokers of the City of New York strongly urge the entire exemption from taxation of all debts secured by mortgage of real property.

This is the resolution referred to by Mr. Ward in his speech at the banquet of the Builders' League, reported elsewhere in this issue.

The World of Building

Material Market.

While there have been several reductions in metal prices, the movement has not carried itself into manufactured goods. The makers of these generally stand upon prevailing quotations. This will hardly satisfy consumers, who naturally expect to share in any cut in raw materials, and the consequence will be a holding back on the part of buyers until the manufacturers concede them their natural rights. As to structural material, building continues very active all over the country, and a large tonnage in shapes is being placed with the mills right along. In this city current business, notably for heavier structural steel, continues quite large. A contract has been placed which, with cast-iron columns, will call for 8,000 tons of material for the Astor Hotel, in Long Acre square.

The National Lead Co. yesterday made a reduction of $\frac{1}{4}$ c. a pound in white lead, making the price 6c. per pound. This action naturally followed the recent cut of $\frac{3}{8}$ c. per pound in the price of pig lead made by the American Smelting and Refining Co.

Copper.—The United Metals Selling Co., selling agents for the Amalgamated Copper Co., announced Thursday a further cut in all grades of copper. The reduction in the price of the metal brings Lake copper down to 13 cents, and electrolytic copper to 12 $\frac{7}{8}$ cents. Casting copper was reduced to 12 $\frac{1}{2}$ cents. There were free predictions yesterday that still another reduction to 12 cents for Lake copper was likely to be made in the next few days.

At a meeting of the representatives of the principal concerns of the country, held in New York on Tuesday last, it was decided not to change the prices of brass goods. It was argued that the margin of profit is very low as it is, and for that reason a cut to correspond with the decline in the price of copper is not warranted. The price of copper wire has been shaded in sympathy with the lower quotations for the metal.

Pig Lead.—Announcement was made this week by the American Smelting and Refining Co. of a cut in the price of lead from 4.37 $\frac{1}{2}$ cents a pound to 4 cents. This action, which was taken with a view to stimulating the demand for lead, was practically agreed upon at a recent conference of lead producers of Idaho and Utah held in this city. The fact that the price of lead abroad has been lower than here had some weight in bringing about the reduction. Officials of the company assert that the interest of both the ore producers and the smelting company will be best subserved by making a reduction at this time.

Lumber.—The general market has continued to show a good undertone, although demand has been moderate. Advices from the east state that all Maine mills have shut down for the season. State spruce is firm and supply limited, and prices very firm and advancing, at \$20 on a 9-inch base. Eastern spruce arrivals continue light, and in fact there will be but very limited and very light arrivals from now until spring. Prices are stiff. The entire white pine market is strong, and will continue on this base, with a tendency to advance on almost everything during the entire season. Yellow pine for general construction work is in strong demand, and while there is no special boom on, yellow pine is in good shape and holds its own. Hemlock is now on a \$15 base. The local demand has increased. Stocks are light at the mills, with heavy orders prevailing, and, with any increase in the demand, another advance will be made. Cypress continues in good demand, with every indication of a stiff market for some time. There is not much change in hardwood. Prices rule firm. Quartered and plain oak, poplar, chestnut and ash continue to be called for in fair volume, and the market is in good shape and steady on prices as quoted elsewhere in this issue. White pine shingles are practically out of the market, and those firms having any are easily getting good prices for them.

To offset the car scarcity, the lumbermen of Tacoma are arranging to forward lumber to New York and other Atlantic coast cities by steamship around Cape Horn. The first shipment of 500,000 feet for New York is carried by the steamship "American," and the next boat of the American-Hawaiian line will carry 1,000,000 feet.

Lath.—There have been few arrivals of eastern spruce lath, but, with only a small demand, prices have weakened slightly to \$3.25@3.50.

Bricks, Lime and Cement.—There is a quiet market in all these lines, as is usual during such cold weather, but as compared with last year, the degree of activity is good. Prices of bricks, lime and cement are steady, showing no change.

The manufacture of bricks from sand by a European process, it is reported, will be begun in Chicopee and Holyoke, Mass., as soon as the necessary machinery can be secured by the promoters, Dr. C. M. Pomerat, of Holyoke, and Dr. J. O. Beauchamp, of Chicopee. Bricks made by the process are said to be harder than clay bricks, and the cost of production but half the cost of making bricks from clay. The bricks can be baked in a day, and are ready for use in four days.

Hardware.—Business continues to give more definite indications of the near approach of the holidays, and of the end of the year. The difficulty of obtaining raw material is still felt in many lines, and this, with the strength of the iron market, gives a firm tone to prices generally. The break in copper has not yet had much influence on the market in manufactured goods, owing to the fact that it was in a good measure anticipated.

Nails.—Demand for wire nails in the local market has fallen off somewhat during the week. The market is represented in a general way by the following prices: Small lots from store, \$2.35 to \$2.40; carloads on dock, \$2.25. Cut nails continue to be ordered in about the usual proportions. Merchants whose trade demand cut nails usually order them irrespective of price. New York quotations are as follows: Carload lots on dock, \$2.18; less than carload lots on dock, \$2.23; from store, \$2.25.

Plumbers' Supplies.—Pig tin is exceedingly dull, with prices gradually declining. Arrivals are now coming more freely, and by the middle of next week they will foot up to about 2,400 tons. This is considered ample to meet requirements at this time of the year. Spelter, while unchanged as to quotations, is seriously affected by the unsettled condition of other metals. Business is practically at a standstill. The metal is nominally quoted at 4.45c. from store. As there is nothing in store, however, 4.35c. is quoted for spelter in transit. The tin plate market remains unchanged. The American Tin Plate Co. are selling only for the first quarter of next year on a basis of \$4.19 per box of standard 100-lb. cokes f. o. b. New York, and \$4 f. o. b. mills. There is still some difficulty in getting prompt deliveries of sheets, and the independent mills coming in the market have been able to sell up their product for 60 days or longer. However, some sheet mills are actively soliciting orders for delivery in March and later. Price continues steady, in consequence of the short supply, No. 27 common being quoted by jobbers at 4c. to 4.05c., and galvanized sheets at 65 to 65 $\frac{1}{2}$ per cent. off the list.

Paints and Colors.—The season has closed, and for several weeks to come business will be confined within narrow limits. The outlook for spring trade, however, is considered to be excellent, and a repetition of the fall activity, it is confidently expected, will begin soon after the new year has opened. Not many changes in prices are looked for, but the general expectation is that lead products may be lower after the turn of the year. The unprecedented activity in the structural iron trade has caused a corresponding movement in metallic paints, the consumption of which continues on a very heavy scale, giving the producers about all they can do to keep up with their

orders. Naturally, the tone of the market is firm, but at the same time there seems to be no disposition manifested by sellers to raise quotations above the present level of \$19.50@21 for brown metallic oxide, and \$16@20 for red. With the active consuming season ended and the annual stock-taking engaging the attention of most manufacturers, there is not much business being done in mixed paints or colors in oil. The outlook for business with the incoming of the new year, based on the general prosperity of the country, was never better, and manufacturers look forward to a large spring trade.

Linseed Oil.—The market for spot oil is unsettled, as a result of dull trade and active competition. Such business as is going at present is in small quantities at prices based on 51@52c. for 5-barrel lots, according to seller. The American Co. still adheres to its quotation of 55c. for city and 53c. for western. It is reported that the recent floods in the north of this state have allowed the release of about 17 boatloads of flax, which was supposed would have to winter in the canal just above Albany. They are now in tow for New York.

Glass.—Window glass is moving slowly, and jobbers are complaining of price-cutting. Manufacturers have contracted with jobbers to deliver a large consignment to them during the next three months, and although provided for for the present, the outcome of the jobbers' market is being watched by manufacturers. Plate glass is more active. Quotations remain unchanged, and it is not considered likely that any further change in prices will be made until after the first of the year.

Building News.

MERCANTILE.

Schickel & Ditmars are drawing plans for an 11-sty mercantile building to be erected at Nos. 28 to 32 West 22d st, on plot 82.9x98, for Louis Sacks. This plot is directly opposite Stern Bros.' store, and negotiations for its sale to that firm are still on. If they are consummated the building will not be erected.

The Dennison Manufacturing Co., whose building at No. 198 Broadway was gutted by fire this week, and who are now located at No. 11 Dey st, will erect a 10-sty fireproof building at No. 15 John st on a lot 25.6x124.6x25x120.6. Wilson Eyre, Jr., of Philadelphia, Pa., who erected the building at No. 198 Broadway, will be the architect.

Contractor James Milligan, of 1267 Broadway, is excavating a plot 44x100 at Nos. 360 and 362 Washington st for Wm. J. Peppiate and Thos. Scott, who will erect a 6-sty warehouse.

I. M. Olsen, who has just purchased the old building at No. 37 West 19th st, on lot 25x92, will erect thereon a store and loft building. The seller makes him a building loan. C. A. French, No. 406 West 52d st, has been his architect in previous operations.

The Battery Place Realty Co., No. 135 Broadway, who have just purchased the block front on Battery place, from West to Washington st, fronting 180 feet on Battery Park, with a depth of 33.10, will erect thereon an 18-sty office building from plans by Clinton & Russell, No. 32 Nassau st. The George A. Fuller Co., No. 135 Broadway, who are interested in the company, will be the general contractors.

T. W. Ringrose, 142d st and 3d av, is drawing plans for two 1-sty brick stores, to be erected on the west side of Willis av, 150 south 143d st, 25x85; total cost, \$3,000; Isaac Levy, No. 2714 3d av, owner and builder.

APARTMENTS, FLATS AND TENEMENTS.

L. & J. Brandt, No. 1270 Amsterdam av, are making sketches for a 6-sty brick and stone apartment house, 44x90, to be erected on the north side of 137th st, between 7th and 8th avs.

An important and interesting improvement which will shortly be begun by the Robert Goelet estate is the addition to the Imperial Hotel, at the northeast corner of Broadway and 31st st. The plot fronts 105.9 on Broadway and 121.3½ on 31st st. The Winchester and San Carlos apartment houses stand on the plot which will be improved. The San Carlos was purchased by the estate in 1891 for \$600,000, and the Winchester for \$300,000. The Imperial Hotel site, which is at the southeast corner of Broadway and 32d st, fronts 105.9 on Broadway and 189.10½ on 32d st; all but 21 feet on 32d st was purchased in three parcels between 1881 and 1891 for a total of \$523,000. McKim, Mead & White, No. 160 5th av, were the architects for the Imperial.

DWELLINGS.

Charles S. Clark, No. 709 Tremont av, is drawing plans for a 2½-sty frame dwelling to be erected on the southeast corner of Clinton av and 179th st; cost, \$6,000; William E. Bergen, No. 2067 Valentine av, owner.

John H. Lavelle, No. 725 Cauldwell av, is drawing plans for three 2-sty brick and stone dwellings, 21x55, to be erected on the east side of Jackson av, north of 166th st; Catherine A. Lavelle, No. 725 Cauldwell av, owner; work to start in spring.

ESTIMATES RECEIVABLE.

Sealed proposals, in triplicate, will be received at West Point, N. Y., until 12 m. January 14, 1902, for the construction of officers' mess and quarters. Plans can be seen and forms and

specifications obtained at this office or at the office of McKim, Mead & White, 160 5th av, New York, N. Y. Address Q. M. U. S. M. A.

John H. Duncan, No. 21 West 24th st, is taking estimates on cabinetwork and trim for the new Pabst Hotel and Theatre, 8th av, Grand Circle and 58th st.

William Young, No. 125 East 23d st, and Chris. Campbell, No. 1135 Broadway, are figuring, and desire estimates from sub-contractors, for alterations and 1-sty addition, 12x36, to the 6-sty brick and stone business building, 120x64, at Nos. 178 and 180 Pearl st; Frederick H. Allen, Esq., No. 63 Wall st, owner; Clinton & Russell, No. 32 Nassau st, architects.

V. J. Hedden & Sons, No. 1 Madison av, N. Y. City, are figuring for a 5-sty brick storehouse, mill construction, 40x150, to be erected on Communipaw av, Jersey City, N. J.; National Storage Co., No. 26 Broadway, N. Y. City, owners.

Sturgis & Hill, No. 42 East 23d st, are figuring, and desire estimates from sub-contractors for the erection of a 5-sty brick and stone, semi-fireproof, parish house, 79x59, at Nos. 88, 90 and 92 4th av; Grace Church Society, No. 800 Broadway, Wm. R. Huntington, rector, owners; Heins & La Farge, No. 5 Beekman st, architects.

By the Department of Health, southwest corner of 55th st and 6th av, until Dec. 26th, at 11 a. m., for building a new laundry equipment at the Willard Parker Hospital, foot of East 16th st, Manhattan.

By the Department of Parks, Arsenal Building, 64th st and 5th av, until Dec. 30th, at 11 a. m.: For furnishing all the labor and furnishing and erecting all the materials necessary or required to complete the centre pavilion of the Eastern Parkway front of the Brooklyn Institute of Arts and Sciences. Until Dec. 28th: For the erection of one comfort house in Prospect Park; for furnishing, delivering and laying with hexagonal asphalt paving tiles 45,000 sq. ft. of walks on the Bay Ridge Parkway (Shore Drive); for constructing a rustic masonry arch in Highland Park, Brooklyn. Also for furnishing all the labor and materials required for setting new curbstones, building walk and surface basins, laying drain-pipe, laying water-pipe and appurtenances, constructing asphalt walks, depositing and shaping mould and erecting pipe fence and other work, all in Washington square, Stapleton, Richmond.

By the Department of Charities, foot of 26th st, until December 30th, at 12 m.: Repairing roofs of the Kings County Almshouses, Brooklyn, New York.

By the Department of Education, corner Park av and 59th st, until Dec. 30th, at 4 p. m.: For installing electric light wiring and fixtures in Public School 26, south side of Quincy st, between Ralph and Patchen avs; for sanitary work at new Public School 132, east side of Manhattan av, between Metropolitan av and Conselyea st, Brooklyn; for repairs, etc., Public School 31, No. 200 Monroe st; for repairs, etc., Public School 159, 119th and 120th sts, between 2d and 3d avs. Until Dec. 26th: For alterations and repairs of Normal College buildings, 68th and 69th sts, between Park and Lexington av, Manhattan.

The George A. Fuller Co., No. 135 Broadway, are taking estimates for all work and materials to be used in the 7-sty store which they are erecting for the Herald Square Realty Co., on the west side of Broadway, from 33d to 34th st, from plans by Buchmann & Fox; they are also taking estimates for all materials for the store of R. H. Macy & Co., which is being erected on the west side of Broadway, from 34th to 35th st; it will be 9 stories high, and cover a plot 179.6x405.2x380.1, from plans by DeLemos & Cordes.

CONTRACTS AWARDED.

The contract for the removal of stones and earth from the site for the free public library at 42d st and 5th av was awarded to F. Thilemann, Jr., for about \$24,000. Eugene Lentillon, the next lowest bidder, whose bid was about \$31,000, said the specifications were not exact, and that only a superficial survey could be made to determine the bid.

The bid of the New York Bridge & Iron Co., 116 Nassau st, New York, N. Y., has been accepted for the construction of a storehouse at the New York Navy Yard. The contract is for \$81,000.

Deisler & Stevenson, St. James Building, have been awarded the general contract for the 5-sty store and loft building to be erected at Nos. 25-27 West 34th st. Charles E. Johnson, owner; Pollard & Steinam, architects.

The Board of Education have awarded the following contracts: For the sanitary work and gas-fitting of addition to Public School No. 92, to James Barley & Co., at \$3,385; for erecting new iron stairway on both sides of Public School No. 1, to Tolmie & Kerr, at \$1,791; for installing electric light wiring and fixtures in Public School No. 45, Brooklyn, to the Commercial Construction Co., at \$2,971; also for sanitary work at new Public School No. 32, Richmond, to James Harley & Co., at \$2,635; and for installing, heating and ventilating apparatus, electric bell system and gas fixtures of addition to Public School No. 164, Bronx, to E. Rutzler, at \$8,350; for installing heating and ventilating apparatus in addition to Public School No. 22, to Blake & Williams, at \$20,270; and for installing electric light wiring, fixtures and electric bell system in addition to same, Manhattan, to the Commercial Construction Co., at \$6,500.

The Tidewater Building Co., No. 25 West 26th st, have the general contract for the alteration and remodeling of brick office

building and warehouse, at No. 418 Broome st, corner Elm st; the Astor estate, No. 23 West 26th st, owners; the Fairbanks Co., No. 311 Broadway, W. Starrs Wells, President, lessees.

Alex. C. Patterson, No. 642 Columbus av, has the contract for general alterations to the brick and stone hotel, on the southwest corner of 62d st and Central Park West; cost, \$25,000; J. P. Morgan, No. 120 Broadway, owner; Miss A. Tileston, No. 120 Broadway, lessee; John Woolley, No. 111 5th av, architect.

William Henderson, Townsend Building, has secured the general contract for the two private residences to be erected at Nos. 9 and 11 East 84th st; estimated cost, about \$100,000 each; F. DeR. Wissmann, owner; Warren, Wetmore & Morgan, No. 3 East 83d st, architects.

MISCELLANEOUS.

H. S. Baker, No. 494 East 38th st, is drawing plans for a 2-sty brick stable, 31x100, to be erected at 138th st and Harlem River. It will have 32 single stalls. Willson Adams & Co., on premises, owners.

Neville & Bagge, No. 217 West 125th st, are drawing plans for a 3-sty brick private stable, 50x90, on the south side of 121st st, 150 west of 8th av; Charles Weisbecker, No. 268 West 125th st, owner and builder.

The Congregation Kelaith Jeshurin, now domiciled in East 82d st, near Lexington av, will erect a new synagogue on the north side of 85th st, 216 feet east of Park av, from plans now being prepared by George F. Pelham, No. 503 5th av. The structure will have a front entirely of limestone, size 71x92, two stories high, and will be provided with a steam heating and electric light system. Cost, about \$60,000. A general contract will be awarded by the architect in about two weeks.

BROOKLYN.

Leonard Moody Realty Co. have closed the sale of 13 of W. C. Dewey's houses on the Park Slope for about \$130,000. Twelve of these houses are 127 to 149 7th av. The thirteenth house was 749 Carroll st, abutting. The Moody Co. also sold for M. F. Cranslow to A. E. Gardner for \$18,000 360 and 362 Union st.

The Coney Island Jockey Club, Brighton Beach, L. I., will erect 15 1-sty kitchens, 18x30 each, at the Brighton Beach Race-track, Brooklyn; total cost, \$6,000; Arthur Koch, No. 26 Court st, architect.

J. B. McElpatrick & Son, No. 1402 Broadway, N. Y. City, are drawing plans for the erection of a brick and stone fireproof theatre, 48.5x100, at Nos. 15-17 Willoughby st; cost, \$100,000; it will have a seating capacity of 2,500 to 3,000, and will contain a rathskeller in basement; Wm. B. Watson, No. 61 Debevoise pl, owner.

Wm. Debus, No. 808 Broadway, is drawing plans for a 5-sty brick and stone bachelor apartment house, 40x76, to be erected at McDonough st, north side, 100 east of Marcy av, which is to have 32 apartments; cost, \$20,000; Strauss & Charig, No. 473 Tompkins av, owners.

Geo. L. Morse, Eagle Building, is drawing plans for addition to the 9-sty brick and stone, fireproof, office building on Washington st, north side, 75 east Johnson av; cost, about \$350,000; Brooklyn "Daily Eagle," on premises, owner.

Johnson & Helme, Broadway and South 8th st, are drawing plans for alteration and 2-sty addition to the 3-sty brick factory (mill construction), on the southwest corner of Wythe av and North 9th st; cost, \$11,000; Samuel J. Knight, owner.

M. Thomas, No. 16 Court st, is making preliminary sketches for alteration of the 4-sty brick and stone hotel, 51x90, on Washington st; cost, \$10,000; The Brooklyn "Standard-Union," Eugene D. Berri, President, No. 311 Washington st, owners.

METROPOLITAN DISTRICT.

Edward H. Denby, No. 10 East 42d st, is preparing designs in competition for the new Yonkers public library to be erected in Yonkers, N. Y., at a cost of about \$50,000, borne by Andrew Carnegie.

A general contract will soon be awarded for large alterations to Bridgeport (Conn.) Theatre by J. B. McElpatrick & Son, No. 1402 Broadway. Work will be commenced at the close of the present theatrical season.

COUNTRY WORK OF NEW YORK ARCHITECTS.

J. Oscar Bunce, No. 1133 Broadway, is drawing plans for a 2-sty library building to be erected for the King's Daughters' Society of Haverstraw, N. Y. Estimates will be taken in about six weeks.

Pelham Manor, Westchester Co.—Arthur G. C. Fletcher, St. James Building, is drawing plans for a 3-sty frame residence; estimated cost, about \$8,000; B. F. Corlies, owner.

F. T. Cornell, No. 125 East 23d st, N. Y. City, is drawing plans for a 2½-sty frame dwelling, 34x41, to be erected at Seagate, L. I., for T. W. Church.

Carrere & Hastings, No. 28 East 41st st, are drawing plans for a residence and stable to be erected for I. Gifford Ladd, at Providence, R. I. The house will cost about \$100,000.

Alfred H. Thorp, No. 1133 Broadway, has awarded the general contract, amounting to about \$7,000, to Richard & Williams, of Seabright, N. J., for the alterations and extension to the Seabright Beach summer home of Charles D. Halsey, Mills Building, this city.

Jackson, Rosencrans & Canfield, of No. 160 5th av, are preparing plans for a new Memorial Library to be erected in Passaic, N. J., the funds for which have been donated by Peter Reid, a mill-owner of Passaic. The building will cost about \$50,000, and will be of brick and stone, two stories and basement, size 78x75. Architects will take estimates in about one month for a general contract, and work will commence early next spring.

Snelling & Potter, No. 111 5th av, have awarded the general contract to Spruck & Son, of Stapleton, Staten Island, for the alterations and addition to the house of Edward Randolph, on the grounds of the Country Club, Westchester; cost, about \$6,000; work includes two new tiled bathrooms.

NEW JERSEY.

Jersey City.—Emil Guhl, No. 19 Charles st, is drawing plans for the erection of a 3-sty frame dwelling on Howell and James avs, Jersey City, and will take estimates for same this week; cost, \$5,500; August Kloeblon, West Side av and Broadway, owner.

—C. F. Long, No. 91 Montgomery st, is drawing plans for the alteration and 2-sty extension to the 4-sty brick factory building, 45x110, on Jersey av and Grand st; cost, \$6,500; National Sheet Metal Roofing Co., on premises, owners; Patrick Mulhearn, mason; Thomas Mahoney, carpenter; and is also drawing plans for the alteration and 3-sty brick extension to flat on Lafayette st; cost, \$5,000.

Of Interest to the Building Trades.

New York Lumber Trade Association annual banquet is announced to take place at the Waldorf-Astoria, March 13th.

The contract for the front bricks for the Macy & Company store, at 34th and 35th sts and Broadway, has been awarded to Pfothenhauer & Nesbit. The bricks will be of the popular "Harvard" variety, and will be about 600,000 in number.

Horgan & Slattery have recommended to the Board of Estimate as consulting engineers for the reconstruction of the County Court House Lewisohn & Just, structural steel; Alfred R. Wolff, heating; Albert L. Webster, drainage and plumbing, and Patterson Brothers, electrical supplies. These were approved.

The Board of Estimate has authorized the expenditure of \$72,820.63 for land at 33d st and 3d av for a new public school. Other issues of corporate stock authorized this week are: \$100,000 for fitting up the Metropolitan Museum of Art, \$50,000 for a repair shop for the Fire Department at 12th av and 56th st and \$13,427 for repairs to Burnside av, in the Bronx.

The building boom is still on, and the industrial cities and towns of the country show no tendency to relax their activities in the building line. A series of years of unparalleled commercial and industrial prosperity encourages home building and investment construction as permanent reminders of the successful days of the past.

A vote was taken in the Council on Tuesday on a motion to adopt the report of the Committee on Law recommending an amendment to the Building Code to provide a definition for bachelor apartment houses, and it was lost. A motion to reconsider was carried and the matter restored to its position on order of second reading.

The federal bankruptcy law has the floor. It is to be modeled by amendment. If you have an idea as to the value of the present law, or a suggestion for its improvement, put it on paper and send it to Chairman Ray, of the House Judiciary Committee. The amendments are expected to throw additional protection around the creditor class.

Paris is to have a porcelain tower, which will rival in size and beauty any similar structure in China. It is to be over 130 feet high, covered with porcelain decorations made for the purpose at the Government factory of Sevres, and will be erected in the Park of St. Cloud, on the site of the old tower known as "Diogenes's Lantern."—Exchange.

James W. Pacey, the well-known carpenter and builder, is now associated with Mr. Gleckner in the management, and the company is busy with contracts for the new Pabst Hotel, on Grand Circle and 58th st (bronze work); St. Bartholomew's Clinic; Wells Building; Mutual Life (annex); Navy Yard Branch, Y. M. C. A.; Melrose Telephone Station; Western Electric Building, and others.

A. D. Hoxie, roofing and general sheet metal worker, has removed his shop from No. 263 Monroe st to No. 372 Madison st. He has been very successful in his plan for yearly contracting to keep roofs in order, and is a scientific worker; his knowledge of general house-heating having been gained with a manufacturer of heaters in Rochester, N. Y. As an additional convenience to his friends, he has also opened an office at No. 235 Broadway.

A few weeks ago fire destroyed the factory of the Columbia Kalameined Iron-Clad Wood Works, on East 116th st. In order to provide better-equipped quarters, and a modern plant for a constantly increasing business, the Columbia Iron-Clad Door Co. has been incorporated with office and factory at No. 550 West 41st st, where the best of facilities for good and quick work, including modern machines, have been installed.

The old Morse Building, corner of Nassau and Beekman sts, is hardly recognizable since the massive brickwork of the two lower stories has been covered with a thin veneer of light stone.

The new stories added are also of material of a light color, while the six stories between are of red brick like the original structure. It is one of the few big office buildings down-town that changed hands under foreclosure. It was subsequently traded off by the Washington Life, who made a liberal loan to the new owner.

Last month there were 5,636 building permits taken out, as against 4,664 for the same period of 1900, an increase of 972 buildings. In November, 1901, permits aggregated an expenditure of \$20,405,025, while those of November, 1900, involved the sum of \$14,379,612, an increase of 42 per cent. Regarding the figures for October, 1901 and 1902, the total for October of this year was \$4,585,900 less than the preceding month, and October of a year ago exceeded the corresponding period of 1901 by \$5,299,236.

In our last issue it was stated that the first elevator apartment house to be erected under the new law would be at the northwest corner of Lenox av and 112th st; this was an error. There is now being erected at Nos. 42 and 44 West 120th st a 7-sty elevator apartment house for James Everard, from plans by James W. Cole. The plot was the site of Oscar Hammerstein's house, on which Mr. Everard held the mortgage and which he foreclosed. Other elevator apartments being erected under the new law are: Nos. 226 to 232 West 107th st; 113th st, south side, 75 feet east of Lenox av; and 129th st, north side, 100 feet east of 8th av.

Messrs. J. B. King & Co., whose factory and mills at New Brighton, Staten Island, were recently destroyed by fire, will rebuild at once. They have purchased about one-half mile of water frontage adjoining the large tract already owned by them, and upon which the old works stood. On this largely-increased plot they will erect a modern factory and mill, which, when completed, will give them a capacity of 12,000 barrels per day. An up-to-date mill for the manufacture of whiting will be included in the improvements. For the immediate production and delivery of their dry mortar, the firm have put into operation at their Roslyn, Long Island, plant, a complete mill, which is now running. The firm are in a position to fill all orders without further delay.

LUMBER'S REMARKABLE YEAR.

One of the most remarkable years ever experienced by the lumber industry of this country will soon pass into history, remarkable from the fact that from January 1 to date practically every variety of lumber used commercially has held a uniformly strong position, with the selling price almost invariably determined by the shipper, a condition which should, and perhaps has, resulted in giving every branch of the trade a fair return upon their investments and applied energies. There has been no boom in any particular line—and for this the trade should be devoutly thankful—the natural and wholesome operation of the law of supply and demand having created the prevailing level of values, and we will go over into the new year with the bargain counter absolutely barren of offerings, unless it would be proper to place the cull grade of two or three of the cheaper varieties of hardwoods in that classification.—Lumberman's Review.

FIRE TESTS WITH DOORS.

The British Fire Prevention Committee recently undertook a series of investigations at their Bayswater Testing Station, devoted to tests with doors, firstly with two double deal doors and two double oak doors; secondly, with a single "Jarrah" wood door and a single "Kerri" wood door, the thickness of the doors in each case being 2 inches. The double oak doors appeared to have very considerable fire-resistance compared to the deal double doors, the test in each case extending to 1¾ hours. The "Kerri" and "Jarrah" wood doors were unfortunately badly constructed by the makers, and although the wood itself showed considerable resistance during a test of one hour, the fire appeared to get through where the joints had not been satisfactorily made.

Legal Decisions.

Restrictive covenants in a deed of part of a tract—They are inapplicable to another part of the same tract subsequently conveyed by the same owner—A residence for nurses is not "noxious or offensive." Where the owners of a block of land adopt a general plan for the improvement of the same, regulating the character of the buildings to be erected thereon and restricting the use thereof to certain purposes, communicate such plan to purchasers of portions of the block and embody the provisions thereof in covenants in the deeds executed by them to such purchasers, a person who acquires title to the remaining portion of the block under a deed from the original owners not containing the restrictive covenants contained in the deeds of the other portions of the block, without knowledge or notice of the oral agreement made by the owners of the block that the entire block should be sold subject to the restrictive covenants, is not bound by such covenants. The erection of a hospital corporation upon land subject to a covenant that the grantees thereof would not use the premises for "any manufactory, trade or business whatever, which may be in any wise noxious or offensive

to the neighboring inhabitants," of a building to be solely used for the residence of nurses employed in the hospital, does not constitute a violation of the covenant.—(Moller vs. Presbyterian Hospital, 65 App. Div. 134.)

Lease—Consent to assignment—Rival claimants to possession. A landlord consents to an assignment of a lease where he accepts rent under it from the assignee with knowledge of the assignment. Where the assignment is made and is recognized by the landlord before appointment of a receiver in bankruptcy of the assignor, the assignee is entitled to dispossess an occupant who has intruded upon the premises under a claim that he purchased the lease upon a sale of it made by the receiver.—(Garcewich vs. Woods, 26 Misc. 201.)

Brooklyn.

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

	1901. Dec. 13 to 19, inc.	1900. Dec. 14 to 20, inc.
CONVEYANCES.		
Total number.....	297	287
Amount involved.....	\$482,038	\$340,571
Number nominal.....	198	181
Total number of Conveyances, Jan. 1 to date.....	15,976	15,623
Total amount of Conveyances, Jan. 1 to date.....	\$23,665,516	\$24,964,506
MORTGAGES.		
Total number.....	257	254
Amount involved.....	\$1,086,629	\$900,930
Number over 5%.....	80	108
Amount involved.....	\$259,905	\$319,158
Number at 5% or less.....	177	146
Amount involved.....	\$826,724	\$581,772
Total number of Mortgages, Jan. 1 to date.....	12,170	12,361
Total amount of Mortgages, Jan. 1 to date.....	\$67,230,371	\$52,484,395
PROJECTED BUILDINGS.		
Number of New Buildings.....	75	93
Estimated cost.....	\$361,275	\$466,350
Total No. of New Buildings, Jan. 1 to date.....	3,255	2,958
Total Amt. of New Buildings, Jan. 1 to date.....	\$17,934,625	\$16,177,784
Total amount of Alterations, Jan. 1 to date.....	\$2,281,188	\$2,034,873

Agitation of the mortgage tax exemption movement continues to interest real estate men. The prospects are that the fight in the coming session of the Legislature will be a memorable one, the interests involved being some of the most powerful in the State. At the head of the movement in Brooklyn is George E. Lovett. Associated with him are many of the leading brokers and representatives of the financial interests, and together the pressure brought to bear on local legislators, both before and after election, has been fruitful of hopes of success. Further reference to this movement will be found in the report of the annual dinner of the Builders' League of New York, given on another page.

This, like the sister-borough, is enjoying an awakening in real estate business, and in development and in the form of large transactions rather than small ones; but as the former usually precede the latter, we may look for these to follow with the opening of spring. The Long Island Railroad's purchases alone anticipate and foretell a big popular movement this way, and there are other facts that support this view.

It is reported that Howard M. Smith, President of the Bedford National Bank, and formerly President of the Union League Club of Brooklyn, will be named by Borough President-elect Swanstrom to be Commissioner of Public Works for the borough. It is understood that Mr. Smith now has the appointment under consideration. Mr. Smith is a Republican.

Negotiations are under way for the erection of a club-house by the Free and Accepted Masons of the Second and Third Masonic districts, on the plot at the southeast corner of Cumberland st and Greene av. The parcel is owned by two members of U. S. Grant Post, G. A. R., and if the present scheme goes through, the Masons will erect the building and Grant Post will have its headquarters there.

The committee appointed by the trustees of the Public Library of the Borough of Queens have selected three sites for the Carnegie libraries in that borough. One will be in Broadway, Ozone Park; one in College Point, and one in Newtown. The sites in College Point and Newtown have been paid for by popular subscriptions.

Flatbush real estate men are determined that at least one Carnegie branch library be placed in their section of the borough, and, so, to that end, John Reis has offered to the city a plot 30x125 in Lenox road, near Rogers av. As yet it has not been decided whether the offer will be accepted or not.

Work has been begun on a new music hall to be built at the northwest corner of Willoughby and Pearl sts, the old buildings on that site now being torn down, the estimated cost of which is \$50,000.

The park for the 4th Ward has been approved by the Board of Aldermen.

Dec. 30.

102d st, No 209 n s, 100 e Boulevard, 32.6x100, 5-sty brk flat. Wm Wetterer agt John Mc-Sweeney et al; Wm R Rose, att'y, 128 Broadway; Wm H Ricketts, ref. (Amt due \$4,920.67; sub to taxes, &c, \$1,171; prior mort \$32,500.) Mort recorded Sept 15, '97. By Wm M Ryan.

LIS PENDENS.

Dec. 14.

Monroe st, Nos 234 and 236, s s, 205.2 e Scammel st, 54.9x75.

Dec. 16.

Lenox av, n w cor 112th st, runs w 100 x n 201 to s s 113th st x e 25 x s 50 x e 75 x s 151 to beginning. Isaac M Berinstein agt James B Ford et al; specific performance; Strasbourger, W, E & S, att'ys.

Dec. 17.

123d st, n s, 300 w Amsterdam av, 100x100.11. Geo B Raymond agt Wm H Glickman et al; to foreclose mechanics lien; Phillips & Avery att'ys.

Dec. 18.

3d av, n e cor 33d st, 52.11x81.1. Manhattan Ry Co agt Isabelle S Cooper and ano individ and as extrx et al; action to acquire title, &c; Charles A Gardiner, att'y.

Dec. 19.

Arthur st, s e s, 93.6 s w Union av, 25x87.6. Wm B Smith agt Michl Enright et al; partition; Wm Murray, att'y.

Dec. 20.

18th st, No 151, n s, 142.4 w 3d av, 18.10x1/2 block. John Henry Balken agt Frank Balken et al; partition; Carl J Heyser, att'y.

FORECLOSURE SUITS.

Dec. 14.

6th av, No 130, s e cor 10th st, 23.1x75. 6th av, Nos 126 and 128, e s, 23.1 s 10th st, 42x78.6.

Dec. 16.

135th st, n s, 84 w 5th av, 26x99.11. V E and Geo H Macy as trustee agt Hattie Frank et al; W B & G F Chamberlin, att'ys.

Dec. 17.

Lenox av, w s, 75.8 n 124th st, 19.8x75. Geo C Currier agt Jeremiah Flanagan et al; W H Stockwell, att'y; Arthur D Truax, ref. (Amt due \$15,270.)

Dec. 18.

Prospect av, e s, 378.3 n Westchester av, 22.10x150. Lewis B Crane et al exrs agt Clarence M Fowler et al; J H Henshaw, att'y; Henry Smith, ref. (Amt due \$4,610.)

Dec. 19.

Bartholdi av, n s, 350 w Pine av, 25x100. Co-operative Bldg Bank agt Angelo Contreras et al; G E Waldo, att'y; Arthur D Truax, ref. (Amt due \$3,295.23.)

Lexington av, n e cor 78th st, 82x38. Pincus Lowenfeld and ano agt Mary B Groth et al; Arnstein & Levy, att'ys.

Dec. 17.

133d st, n s, 140 e Trinity av, 39x103.9. Elizabeth Gifford agt Amelia Schwarzler; 2 actions; Ernest Hall, att'y.

Dec. 18.

Park av, s w cor 100th st, 100.11x73.3. Julius Wolff agt German-American Real Estate Title Guarantee Co; 4 actions; A J Appell, att'y.

Dec. 19.

4th av, n w cor 133d st, -x86x24.6x86. Edwin C and Geo E Kimball as exrs agt Francis J Schnugg et al; Thos Alexander, att'y.

Dec. 20.

Brook av, s e cor 150th st, 25x100. Bradley & Currier Co agt Mary Concannon et al; Otis & Pressinger, att'ys.

CONVEYANCES.

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

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

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

4th.—The first date is the date the deed was drawn. The second

LEASES.

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

BOROUGH OF MANHATTAN.

Barclay st, No 8, store and back basement. Joseph Meeks to Emanuel Strauss; 5 5-12 years, from Dec 1, 1901. Dec 13, 1901. 1:88.
Bleecker st, No 108, all. Isaac Stiefel to Frederick Albern and George Feindt; 5 years, from May 1, 1902. Dec 18, 1901. 2:524.
Bleecker st, No 17, store floor, &c. Keba Chodorov to Charles Bleiberg and Harris Samuels; 5 years, from Oct 1, 1901. Dec 16, 1901. 2:521.
Broome st, No 93, s w cor Sheriff st, stores, &c. Geo F Martens to Victor Muller; 5 years, from Feb 1, 1900. Dec 14, 1901. 2:336.
Catharine st, No 81. Assign lease. Louis Gorbarino to Wm C Figner. Dec 2. Dec 14, 1901. 1:253.
Same property. Agreement as to two assignments of lease. Jacob Horowitz with Wm C Figner. Dec 10. Dec 14, 1901.
Cherry st, No 32, two side walls and roof. Bernard and Mrs B Golden and Morris Rosenberg to The Centaur Co; 1 year, from Dec 12, 1901. Dec 18, 1901. 1:112.
Depew pl, e s, abt 100 s 43d st, 11.6x40, store floor. John Jordan to Andrew Jackson; 5 years, from Oct 1, 1901. Dec 16, 1901. 5:1297.
East Broadway, No 218, store, &c. Harris Shedlinsky to Mrs Clara Zuker; 3 5-12 years, from Nov 1, 1901. Dec 16, 1901. 1:282.1,572
East Broadway, No 173, second loft of rear house. Morris Dembosky as agent for Dora Dembosky to Congregation of Rubbiel Goerlandorf Witkowsky; 4 years, from May 1, 1901. Dec 17, 1901. 1:284.
Essex st, No 151, all. Harry Freeman to Barney Scher and Morris G Tuch; 5 2-12 years, from Feb 1, 1902. Dec 17, 1901. 2:411.
Essex st, No 37. Assign lease. Jacob Leichter to Isaac Gelles (? Gells in Cons). Dec 12. Dec 18, 1901. 1:310.
Forsyth st, No 97, all. Emma F Hicks et al to Moritz Tolk; 3 1-3 years, from Jan 1, 1902. Dec 19, 1901. 2:418.
Goerck st, No 117, s w cor Stanton st, —x—. Assign lease. S Liebmanns Sons Brewing Co to Isaac Fish. Dec 13. Dec 14, 1901. 2:329.
Same property. Assign lease. Isaac Fish to William Pearlmann. Dec 13. Dec 14, 1901.
Same property. Assign lease. William Pearlmann to S Liebmanns Brewing Co. Dec 13. Dec 14, 1901.
Greene st, Nos 136 and 138. Josephine V Lincoln with Ellen M Griffin. Extension of lease for 4 years, from Sept 1, 1901. Dec 17, 1901. 3:822.
Houston st, No 84 West, n e cor West Broadway, No. 487, small store. Wm H Sock to Leonard Friscia; 3 years, from May 1, 1902. Dec 17, 1901. 2:524.
Jefferson st, No 19, store and cellar. Ida Burstein to Daniel Sternfeld; 3 years, from May 1, 1901. Dec 13, 1901.
Manhattan st, No 119, n e cor Broadway, 50x25. Mary Deering to Broadway Bernard Fitzsimmons; 5 1/2 years, from Nov 1, 1901. Dec 18, 1901. 7:1982.
Marion st, Nos 4 and 6. all. Daniel T Wilson to Jacques B and Louis Elm st, Nos 187 and 189. W Rice firm Bernard Rice's Sons; 7 years, from Feb 1, 1902. Dec 14, 1901. 2:482.
Montgomery st, Nos 26 and 28, all. Harris Goldman and Isaac Shapiro to Samuel Epstein; 3 years, from Jan 1, 1902. Dec 18, 1901. 1:269.
Morton st, No 111. Assign lease. Samuel P White TRUSTEE of Morton Boarding Stables bankrupt to Marshall McLean. All title. Dec 6, 1901. Dec 16, 1901. 2:603.
Same property. Surrender lease. Marshall McLean to Robert Sanford. Dec 16, 1901.
Mott st, No 106, portion of rear lot, 25x45. Paul M Kaminsky, to Frederico Balsamo; 2 years, from Jan 1, 1902. Dec 17, 1901. 1:204.
Norfolk st, No 79, all. Joseph D Goldstein to Moses Koppel; 5 years, from Dec 1, 1901. Dec 17, 1901. 2:352.
Norfolk st, No 55, north store. Rose Levin individ and EXTRX Mendel Levin to Eva Silberman; 2 years, from May 1, 1902. Dec 18, 1901. 2:351.
Oak st, No 49, all. Hyman Ryan to Nicholas Taranio; 5 years, from Sept 1, 1901. Dec 16, 1901. 1:252.
Pearl st, No 56, cor Broad st, all. Rosalie M Steele et al EXRS and TRUSTEES Thomas McCarty to Edward Michels; 7 years, from May 1, 1895. Dec 14, 1901. 1:7.
Pike st, No 68, all. Kate Aikman to N Hershfield; 2 years, from Dec 1, 1901. Dec 16, 1901.
Pitt st, Nos 21 and 23, all. Sarah Tanenbaum to Meyer Freedman; 3 years (with 2 years privilege), from Jan 1, 1902. Dec 19, 1901. 2:342.
Roosevelt st, Nos 90 and 92, the two side walls. Bernard and Mrs B Golden and Morris Rosenberg to The Centaur Co; 1 year, from Nov 21, 1901. Dec 18, 1901. 1:111.
University pl, n w s, 29.9 n 12th st, runs w 36.9 x n e 24 x s e 3.6 x s w 2.4 x s e 32.1 to pl x s w 9.10 to beginning; also.
University pl, n w s, 39.7 n 12th st, runs n w 32.1 x n e 2.4 x n w 3.6 x n e 18.2 x s e 4.5 x s w 3.3 x s e 32.1 to pl x s w 17.1 to beginning. Assign lease. Frank D Sniffen to Henry Hanschen. Dec 19, 1901. 2:570.
Washington st, Nos 618 to 622, n w cor Morton st, 75x100.
Morton st, Nos 105 to 111, n s, 100 w Washington st, 100x125, all. Robert Sanford to Chas G West, Greenwich, Conn; 10 years, from Dec 1, 1901. Dec 19, 1901. 2:603.
William st, Nos 157 and 159. Assign lease. Isaac Roth to The Manilla Anchor Brewing Co. Dec 12. Dec 16, 1901. 1:92.
7th st, Nos 213 and 213 1/2, all. Bernard Reich to Louis Blatt and Louis Fisch; 2 years, from Jan 1, 1902. Dec 17, 1901. 2:390.
10th st, s w s, 131.4 s w 3d av, runs e 12.1 x n e 63.3 to st x n w 22 to beginning. Assign lease. Lawrence V Mulry to Andrew Byrne. Dec 17. Dec 18, 1901. 2:465.
10th st, No 108, s w s, 131.4 s e 3d av. Assign lease. Andrew Byrne to Philip E Reville. Dec 19, 1901. 2:465.
13th st, No 440 East, all. David Friedman to Vincenzo Plescia; 3 years, from Nov 1, 1901. Dec 13, 1901. 2:441.
14th st, No 118 West, basement store. Andrew Muro to Ward Van Allen; 2 1-12 years, from Jan 1, 1902. Dec 18, 1901. 2:609.
20th st, s w s, 375 s e 9th av, 24.9x91.11. Assign lease. Fredk

C McDonald EXR Phebe McDonald to Fredk C McDonald, White Plains, N Y. Dec 14, 1901. 3:743.
23d st, n s, 424.6 w 9th av, 24x117.6. Assign lease. Thomas G Ritch and ano EXRS Louise H Porter to Louis H Porter. Sept 28, 1901. Dec 13, 1901. 3:721.
23d st, No 258 West, all. Jeremiah W Dimick, Jr. to John J Cavanagh; 4 7-12 years, from Oct 1, 1901. Dec 18, 1901. 3:772.
30th st, No 233 West, store floor, &c. Edwin Shufeldt to Charles Rose; 2 8-12 years, from Sept 1, 1901. Dec 14, 1901. 3:780.
32d st, No 358 West, all. Mary T Mulry TRUSTEE William Mulry to Geo H Petry; 2 years, from Dec 16, 1901. Dec 17, 1901. 3:755.
32d st, No 370 West, all. Estate Daniel Shea by James W Purdy, Jr, TRUSTEE to Isabelle Allen; 5 years, from May 1, 1900. Dec 17, 1901. 3:755.
36th st, Nos 343 and 345 West, all. Oliver De G Vanderbilt EXR estate James O West to Morris Gordon and Morris J Rubin firm Gordon & Rubin; 3 2-12 years, from July 1, 1901. Dec 18, 1901. 3:760.
42d st, No 30 East, s s, bet Madison and Park avs, N Y Hotel. Frederic A Cauchois to Demetri P Polymero and Apostolo K Ringa firm Polymero & Ringa; 7 1/2 years and 11 days, from Oct 10, 1901. Dec 16, 1901. 5:1276.
44th st n s, 100 e 1st av, runs n 200 to s s 45th st x e 110 x s 130 45th st x w 100 x s 70 to 44th st x w 10 to beginning. The Butchers Hide and Melting Assoc to Schwarzschild & Sulzberger Co; from Nov 1, 1900, to Aug 1, 1902. Dec 18, 1901. 5:1356.
52d st, n s, bet Av A and East River, all space and vaults under the factory and tenement houses. Moses and Sigmund Mendelsohn firm Mendelsohn & Co to The N Y Blood-Molasses Food Co; 5 5-12 years, from Dec 1, 1901. Dec 13, 1901. 5:1364.
55th st, No 340 West. Assign lease. Martin M and Geo W Lewis EXRS Nathan Lewis to Fanny Harris. Dec 16. Dec 17, 1901. 4:1045.
59th st, No 545 West, all. Asher Salwen to Joseph J Carauella; 5 years, from Oct 1, 1901. Dec 13, 1901. 4:1151.
70th st, No 333 East, west 1/2 of stores and apartments in rear and part cellar. Charles Hechler to Emanuel Binenfeld; 2 10-12 years, from July 1, 1901. Dec 17, 1901. 5:1445.
Same property. Assign lease. Emanuel Binenfeld to Francis S Petrasek. Nov 15, 1901. Dec 17, 1901.
75th st, Nos 238 and 240 East, all. Jacob Wolf to George Alongi; 5 years, from Jan 1, 1902. Dec 13, 1901. 5:1429.
86th st, No 156 East, first flat on w s. Jacob Bookman to Dr Robert J Fletcher; 3 years, from Oct 1, 1901. Dec 13, 1901. 1514.
101st st, Nos 202 to 206 E, stores and basements. Hannah Greenbaum EXRTR and TRUSTEE Henry Greenbaum to Charles Rosenblatt; 5 years, from Jan 1, 1902. Dec 14, 1901. 6:1650.
103d st, No 151, n e cor Lexington av, store, &c. Calman Rouse to Max Kahn; from Dec 13, 1901, to May 1, 1906. Dec 14, 1901. 6:1631.
114th st, No 348 East, two store floors. Maria Colucci to Giuseppe Gregnoli; 8 1/2 years, from Dec 7, 1901. Dec 17, 1901. 6:1685.
119th st, No 237 East, all. Fannie Schiller to Maurice and Lucie Couriel; 3 years, from May 1, 1901. Dec 13, 1901. 3:1900.
Same property. Assign lease. Maurice and Lucie Couriel to Marie Pasn. Oct 14, 1901. Dec 13, 1901.
125th st, No 104 East, store. Patrick O'Neill to Geo R Leach; 5 years, from May 1, 1901. Dec 17, 1901. 6:1773.
125th st, Nos 100 to 106 East, all. George Ehret to Patrick Park av, Nos 1815 and 1817. O'Neill; 5 years, from May 1, 1901. Dec 19, 1901. 6:1773.
Av A, w s, 50.4 n 78th st, 25x75. Jacob Weiss to Anne Weiss. Mort \$15,000. Nov 12. Dec 18, 1901. R S none. 5:1473.
Av B, No 104. Agreement modifying lease. Julius Miller with Solomon Gluck. Dec 17. Dec 18, 1901. 2:402.
Broadway, No 1439. Assign lease. Alfred Beinbauer to Thomas Simpson, Scarsdale, N Y. Dec 13. Dec 16, 1901. 4:993. See 17th st, also 126th st Cons.
Columbus av, Nos 914 and 916, store, &c. John Casey to Postmaster-General of the U S; 10 yrs, from Jan 15, 1902. Dec 18, 1901. 7:1859.
Madison av runs w along bulkhead of the dock 133 x n abt 6 to s 137th st | s 137th st x w 200.9 to Madison av x s 89.3 x e 215.6 Harlem River | x n 39.6 x e 84 x n e — to beginning, with use of water front, &c. reserving a 12-ft roadway on 137th st, s s, 29.6 e Madison av, runs s 89.3 x — 186 x n 12 x w 174 x n 77.3 to 137th st. Booth Bros & Hurricane Isle Granite Co to Asphalt Construction Co; from March 15, 1898, to March 1, 1918. Dec 16, 1901. 6:1761.
1st av, No 2015. all. Simon Adler and Henry S Herrman to 104th st, No 348 East. Joseph J and Mary J Caravella; 5 years, from Nov 1, 1901. Dec 13, 1901. 6:1675.
1st av, No 2232, store, &c. Mary E O'Brien et al to Herman Klein; 5 years, from May 1, 1900. Dec 14, 1901. 6:1708.
2d av, No 416. all. Otto Wagner to August Buhmeister; 5 24th st, No 302 East. years, from May 1, 1902. Dec 13, 1901. 3:929.
2d av, n w cor 88th st, No 239, store, &c. Louise Knobloch to Hermann Brocker; 5 years, from May 1, 1901. Dec 14, 1901. 5:1534.
2d av, No 1501, cor store. Emanuel Heilner and Moses J Wolf to Chas A Aronstamm; 5 4-12 years, from Jan 1, 1902. Dec 16, 1901. 5:1433.
2d av, No 2321. Assign lease. William Heinsohn to Wm L Flanagan, as managing director. Dec 17, 1901. 6:1784.
2d av, No 2238, store, &c. E Marri to John Bastone; 3 1/2 years, from Nov 1, 1901. Dec 19, 1901. 6:1686.
Same property. Assign lease. John Bastone to Wm L Flanagan as managing director. Dec 18. Dec 19, 1901.
2d av, No 2438, cor store, &c. Louis H Harris to Jacob Klos; 5 years, from June 1, 1901. Dec 19, 1901. 6:1801.
7th av, No 387, store floor, &c. Michael Swick to Adolph Schmidt; 5 years, from May 1, 1901. Dec 18, 1901. 3:807.
7th av, No 403, all. Eliza J Hayes to John H and Adolph Vogel; 5 years, from May 1, 1899. Dec 14, 1901. 3:808.
7th av, No 405, all. Eliza J Hayes to Marie Maroli; 5 years, from May 1, 1899. Dec 18, 1901. 3:808.
7th av, No 423, store, &c. Bridget Degnan to Joseph Wachter; 5 years, from May 1, 1900. Dec 18, 1901. 3:809.
7th av, No 391, north store. Elizabeth Hafner to George Lehr; 3 1/2 years, from Nov 1, 1901. Dec 17, 1901. 3:807.
7th av, No 393, 2d floor, store and basement.
7th av, No 391, basement.
Elizabeth Hafner to Louis Roth; 5 years, from May 1, 1901. Dec 17, 1901. 3:807.
7th av, No 416, s w cor 33d st, all. Mary A Woodhead to Charles

Gallagher; 5 years, from May 1, 1904. Dec 17, 1901. 3:782.
8th av, No 364, n e cor 28th st, all. Anna M, James, Edward J,
John and Catherine Aspell and Mary R Brennan to Fred Wur-

Elizabeth st, 25.4x57.8x24.9x63.10. Dec 11, 5 years, 4%. Dec
16, 1901. 2:478.
Bleiman, Regina to Catharine C Bolmer, of Hackensack, N J. 130th
st, s s, 140 e Park av, 25x99.11. P M. Dec 16, 1901, 2 years,

BOROUGH OF BRONX.

145th st, No 665 East, all. Katie and Peter Muller EXRS Adam
Muller to Julius Scheiberg; 5 years, from Jan 1, 1902. Dec 17,
1901. 9:290.
Brook av, s e cor 149th st, store and 1st sty. Samuel B Ogden to
Thos L Smith and Stephen L Curry; 5 years, from Nov 1, 1901.

Burr, Joseph S, Mt Kisco, N Y, to Geo H Knapp trustee of Frederick
L Boehner under will of Elizabeth Boehner. 22d st, s s, 245 w
1st av, 25x97.6. Nov 23, 1 year, 6%. Dec 16, 1901. 3:927. 1,500

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 de-
scription of the property then follows, then the date of the mortgage,

Chandler, Wm A to NEW YORK LIFE INS AND TRUST CO. 6th
av, Nos 278 to 286, s e cor 18th st, Nos 50 to 58 West, 92x181.3.
1-8 part. Dec 6, 3 years, 4%. Dec 17, 1901. 3:819. 4,000

December 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Andariese, Edith McV to Alice Y Eaton. 13th st, No 22, s s, 285 e
5th av, 22x79.9. Dec 9, 3 years, 4 1/2%. Dec 13, 1901. 2:570.
\$14,000
Addicks, Wm D to TITLE GUARANTEE AND TRUST CO. 121st st,
No 66, s s, 175 w Park av, 25.6x100.11. Dec 16, 1901, due Dec
10, 1904, 5%. 6:1747. 15,000

Continental Real Estate Holding and Building Co to UNITED
STATES TRUST CO of N Y. 86th st, n s, 112.9 w Madison av,
26.6x100.8. Dec 16, 1901, due as per bond. 65,000
Same to same. 86th st, n s, 139.3 w Madison av, 23.6x100.8. Dec
16, 1901, due as per bond. 58,000

Table listing individuals and their associated amounts, including names like Roach, Stephen W., Reitlinger, Alex H., etc.

Table listing corporations and their associated amounts, including names like N Y & N J Fireproofing Co., The Manhattan Ry Co., etc.

Table titled 'MECHANICS' LIENS.' listing mechanics' liens with details like address and amount, including entries for 114-129th st., 115-18th st., etc.

Table listing individuals and their associated amounts, including names like Pierre Aguado, Wm M Lanau, etc.

Table listing individuals and their associated amounts, including names like Thomas E Tripler, Peter Otto agt Amund Johnsen, etc.

Table listing individuals and their associated amounts, including names like Wm Buess, Church of St Gabriel, etc.

Table listing individuals and their associated amounts, including names like Tony Malene, Bohan and Daniel Keenan, etc.

Editor Record and Guide: In your issue of to-day there appears a mechanic's lien against 10 West 18th St., this city. Mr. Bishop, who filed this lien, represented to me that I was contracting with the Bethlehem Foundry & Machine Co., of Bethlehem, Pa. After the work was commenced I discovered that Mr. Bishop took the contract in his own name and not in the name of said company. The work done was condemned and was not done in accordance with the contract. Justice Leventritt, on Dec. 19, 1901, made an order fixing the amount of the bond, so that the lien will be discharged. It is my intention to compel Mr. Bishop to commence his suit, as I am advised that I have been deceived and have a valid and meritorious defence to any action that he may commence to enforce said lien. John W. Stevens, Contractor.

Table listing individuals and their associated amounts, including names like Edward F Robinson, Century Realty Co, etc.

ORDERS. Dec. 17. 146th st, n s, 125 w St Anns av, 25x100. Meta Mayer on James T Barry to pay Dunn Bros. \$250.00

SATISFIED ORDERS. Dec. 20. 20th st, Nos 210 to 214 E. Herschhorn Marcus & Co on Adolph Mandel to pay F B Hawkins. (Order filed Nov 6, 1901.) \$250.00

SATISFIED MECHANICS' LIENS. Dec. 14. 3d st, Nos 91 to 97 East. Karl Mathiasen agt Lowentfeld & Prager and Abram Siegel. (Dec 12, 1901) \$1,070.00

Table listing individuals and their associated amounts, including names like Stockinger Bros, Dennis Deegan, Geo Colon, etc.

Dec. 17. *Boston av, No 1272. Henry Ahr agt Roderic O'Connor. (June 9, 1900) \$363.60

Table listing individuals and their associated amounts, including names like Wm Klenert, Harry M Goldberg, etc.

BUILDING LOAN CONTRACTS. 18th st, No 16 East. Samuel H Stone loans Joseph O Clement and James A Campbell; to erect a 10-story studio bldg; 9 payments. (Corrects error in last week's issue as to borrower's name.) \$50,000 Dec 14 and 16. No Building Loan Contracts filed these days.

Table listing names and addresses in Manhattan, including Dowdell, B., Davis, E., Deane, W. D., Deaerick, W. E., Delgado, J., DeLaney, C., DeLong, H. M., Deming, E. J., Dougherty, H. G., Doty, M. A., Du Mahaut, A. N., Duyer, J. H. & C. M., David, W. B., Delaney, M., Edwaras, D. L., Erlanger, Xavier, Fechner, P., Finch, L. J., Fogel, M. C., Flastrick, S., Foster, Cora., Foote, M., Freund, J. C., Frost, D., Gerson, R., Geigand, S., Gainey, C., Gebhard, F. & C., Gibson, H. E., G N Y Democracy Club, Grathe, L., Granert, F. W., Grant, J. H., Harris, C. E., Hall, W. J., Hagerman, W. E., Harr's, C., Higgins, W. H., Hirsch, B., Same, Royal Credit A., Homan, C., Hayes, I., Hughes, Geo., Huck, Geo., Hugelius, A., Hucker, J., Higgins, F., Hope, Wm., Hassard, R. H., Hill, C., Hunbunry, K., Ide, L. M., Jauncey, M. L., Jaimes, C., Same, same., Joslin, H. A. & J. B., Jaeger, H., Kelly, Ed., Knapp, M. I., Karus, T., Kelsey, C. H., Keliker, C., Knight, J. J., Kuhuley, M., Kornblum, D., Levy, E., Lindstrom, O. E., Levinson, L., Levine, B. & M., Lape, B., Layden, T., Lang, T. J., Lehmann, A., Levy, A. E. & K., Levis, R., Leavy, J. T., Linden, C. H., Logan, W. L., Loeser, A. & B., Lock, H. H., Luthy, M. P., Lucey, M., Lucas, J., Lundy, J., Mackusick, P. E. F., MacDonough, J. M.

Table listing names and addresses in Manhattan, including Mannheim, E., Marks, D., McArdie, M., McDonald, R., McGrath, M., McInerney, J., McQuade, B., Morse, H. E., Morse, J. T., Morrison, C. D., Morris, E., Moonan, K., Monteich, C., Mudge, H. T., Muhly, P., Maps, E. S., McKay, R. F., Meier, Hy., Merini, J., Miller, F., McGowan, C. A., McFail, E., Meehan, J. P., Monatt, L. E., Neale, J. C., Nelson, B., Neura, M., Newman, J., Nesbit, H., Norwood, W. B., O'Brien, L., O'Brien, M., O'Connor, A. M., O'Hara, W., O'Neill, J. J. B., Onderdonk, C. H., Patterson, J. S., Palmer, A., Patrick, E. H., Parsil, L. R., Pearce, C. E., Phylfe, H. E., Phillips, T., Purdy, C. J., Peek, E. C., Pfeiffer, E., Raders, J. F., Randall, J. F., Radin, J., Reilly, A., Reinach, B., Restmeyer, W., Reinsner, A., Roether, B., Rosenheim, B. G., Rosenstack, C. A., Rupprecht, F. R., Banklyn, A., Sachs, D., Schlechter, D. M., Schrift, N., Sanford, M. G., Schilling, A. C., Sebree, W. E., Sheehan, K., Sternberg, M., Stimpson, A. L., Sweeney, J., Sargent, B., Schultz, C., Schmar, B. M., Schneidmehl, L., Schumacher, M., Seaman, C., Seymour, G. M., Shepard, M., Silverstone, H., Skelly, T., Smith, D., Smith, L. E., Smith, L., G-Kraft, Sonneborn, S., Stafford, H. A., Suders, G. G., Taylor, B., Thomas, B. F., Same, G. N. Y. L., Teauhey, A. E., Tchertkoff, I.

Table listing names and addresses in Manhattan, including Tierney, S., Thornton, R., Ury, F. L., Van Allen, W., Varosano, A., Van Aken, E. & A., Van Zant, Mary A., Wallace, H., Wenokar, M., Weiss, E., Weston, A., Whalley, J. & M. J., Whitton, J., Wilson, A. R., Wilson, R., Wintersmith, C. G., Winne, J. C., Williams, G. H. C., Woods, A., Von Wiedenhold, J. H., Von Boklan, H., Wandelt, F., Wells, C. O., Wile, J., Walker, N., Walker, M. W., Antonino, R., Autonacci, G., Alper, S., Borak, Berl., Cavalier & Chirico, Sforza, Conron, P. H., Chiero, L., Cavanagh, Kate L., Fitts, C. L., Gay, F. A., Jr., Gonsky, S., Gaetner, Jos., Guggenheim, H. S., Hendry, F. W., Same, Hayman, L., Harrison, F. W., Hourowitz, L., Huppe, B. F., Klein, Abraham, Kramer, Chas., Langan, C., Langfelder, M. & J., Larkin, Dominick, Lachmann, Hy., Lombardi & Co., Lynch, B., Lerman, H., Murray, Andrew J., Mazzini, N., Mangano, Rosario, Marra, A. & V., Menges, Adolph, McCarthy, J. P., Nash, Lou's, Pandolfino, P., Pacione, R.

BILLS OF SALE.

Table listing bills of sale, including Antonino, R., Autonacci, G., Alper, S., Borak, Berl., Cavalier & Chirico, Sforza, Conron, P. H., Chiero, L., Cavanagh, Kate L., Fitts, C. L., Gay, F. A., Jr., Gonsky, S., Gaetner, Jos., Guggenheim, H. S., Hendry, F. W., Same, Hayman, L., Harrison, F. W., Hourowitz, L., Huppe, B. F., Klein, Abraham, Kramer, Chas., Langan, C., Langfelder, M. & J., Larkin, Dominick, Lachmann, Hy., Lombardi & Co., Lynch, B., Lerman, H., Murray, Andrew J., Mazzini, N., Mangano, Rosario, Marra, A. & V., Menges, Adolph, McCarthy, J. P., Nash, Lou's, Pandolfino, P., Pacione, R.

(Balance of Bills of Sales will be published in our next issue.)

BROOKLYN RECORDS.

AUCTION SALES OF THE WEEK.

The following are the sales that have taken place in the city auction room during the week ending Dec. 19, 1901. * Indicates that the property described has been bid in for the plaintiff's account. T. A. KERRIGAN. Bay Ridge av, s s, 333.4 w Narrows av, runs s w 200.3 to n s 70th st x w 112.5 x n e 154.3 x n 45.11 to s s Bay Ridge av x e 118.4 to beginning. Adjourned to Jan 8. Fulton st, n s, 62.3 n w Downing st, 20x66 8x 20:2x63.7. Wm Croft. \$2,750

*Bainbridge st, s s, 180 w Stuyvesant av, 20x 100. Emilie Huber and ano exrs. &c. \$5,000 Bainbridge st, s s, 481 e Ralph av, 17.3x100. Joan R Ryon. \$4,000 Old lot 15, east part of common lands Town of Gravesend, begins at division line bet old lot 10 and said old lot 15 at point 100 s Surf av, runs s along said line to Atlantic Ocean x w to division line bet east and west parts of old lot 15 x n to point 100 s Surf av x e to beginning, with land under water, &c. Adjourned to Dec 31. Prospect av, s s, 260 w 5th av, 20x80.2. Adjourned to Jan 2. *7th av, n w cor 21st st, 20x50. Francis P Creighton. \$2,650

*Covert st, n w s, 98 s w Bushwick av, 27x 100. (Sub to mort \$3,500.) Frank Jenkins. \$4,000 Crown st, s s, 96.4 e Washington av, runs s 102.4 x w 78 x s 40 x e 138 x n 142.4 to st x w 60 to beginning. Joseph McMahon. \$1,000 East 14th st, w s, 45 s Sheepshead Bay road, 25x100. Sheepshead Bay road, s w cor East 14th st, 65x88x100x45. Wm H Stryker. \$1,000 *De Kalb av, s s, 122 w Reid av, 4 lots, each 19.6x100. (4 actions.) Julia F Willis. \$4,000 Gay st, s w cor Glenmore av, 10x100. Shepherd av, w s, 450 s Gay st, 25x100. Agnes L Feuerbach. \$500

HARRY ALEXANDER Electrical Engineer and Contractor

Telephone, 3767 38th

Astor Court Building, West 33d and 34th Streets, near Fifth Avenue

Main text block containing numerous real estate listings and transactions, including property descriptions, prices, and names of parties involved. Lists are organized by street and location.

BLIND ADVICE to Owners Architects & Builders No. 2

To Increase Rents send for Advice to

Costs You Nothing

J. GODFREY WILSON 3, 5 & 7 West 29th St., New York

East 98th st, s s, 287.4 e Av E, 40x110. Plot begins at centre line block between East 98th and East 99th sts, and 100 n East 98th st and 288 e Av E, runs n 620 to 101st st x e 40 x s 620 x w 40; also all title to right of way on the e s which begins on n s Rockaway av and extends to 101st st, 22.2 on av and 24.5 on st. James L Savage to Diederick W Westfall. Mort \$500. 5 Av C, s e cor East 14th st, 21.7x87.4x20x79.1. Arthur J Waldron to Emily M Murphy. nom Av F, s s, 35 e East 32d st, 32.6x100. Release mort. Hannah A Travis to Edwd R Strong. 800 Av H, n e cor East 7th st, 160x120.6. Joseph M Cahill to Robert Burns. Mort \$2,375. nom Av K, n w cor East 34th st, 130.6x38.9x151.6x95.3. East 35th st, w s, 202.5 n Av K, runs s 102.5 x w 200 to East 34th st x n 20 x n e 216.3. Melvin Brown to Albert H Zugalla. nom Av M, s w cor East 22d st, 60x97.5x60.8x88.7. Katharine S Madden, Yonkers, N Y, to Eugene O and Clarence R Peterson. consid omitted Av N, s w cor East 49th st, 20x97.6. Release mort. Germania Real Estate and Impt Co to Nellie I Corbin. 1,000 Alabama av, e s, 100 s Fulton st, 25x100. Catharine wife Thomas Meyer, Huntington, L I, to Wm C Meyer, Jr. All liens. nom Albany av, w s, 100 n Linden av, 40x100. Arthur Lyman, Waltham, Mass, to Le Roy Taylor, Mannington, West Va. nom Albany av, s w cor Carroll st, runs w 133.7 x s 203 x e 92.6 to av x n 178. Buffalo av, e s, 100.7 n Union st, 84x100. Bainbridge st, s s, 200 w Ralph av, 75x— to centre line Brooklyn and Jamaica plank road. Mary G wife Clarence G Hoover to Sophia and Louisa Tobias. 2,500 Atlantic av, s s, 195 w Hoyt st, 20x90. Joseph J Campbell to Daniel F Ferry. B & S. All liens. nom Atlantic av, s s, 175 w Hoyt st, 40x90. Henrietta W Weeks to Joseph J Campbell. Morts \$10,000. nom Atlantic av, s s, 106.7 e Franklin av, runs s w 18.3 x w 8.11 x s e 20 x s 21.11 x s e 43.10 x e 9.11 x s w 8.8 x e 1 x n e 100 to Atlantic av x n w 43.5, h & l. Foreclos. William Walton to Emilie E Siegel. 8,000 Atlantic av, s e cor 3d av, 100x180 to Pacific st. Henry W Gennerich, N Y, to Consumers Pie Baking Co. B & S. C a G. M rts \$40,000. nom Bedford av, No 193, e s, 117 s North 7th st, 29x100, h & l. Isabella Dittman, Chicago, Ills, to John H Kalb and E jz S C Buermann. Mort \$8,000. 11,800 Belmont av, s s, 25 w Warwick st, 25x100. Thomas O'Brien, N Y, to Mary A Hegeman. Mort \$1,800, &c. 125 Benson av, north cor Bay 29th st, 96.8x100. Margarethe Stresse to Wm H Fleming. Mort \$1,500. nom Blake av, s e cor Thatford av 50x100, h & l. Israel Segalowitz to Morris Lewin. Mort \$1,875. 2,750 Bushwick av, e s, 84.4 n McKibben st, 56 3x98.9x51.5x96.4. Caroline Reizenstein, N Y, to Isaac L Reizenstein. All liens. nom Same property. Isaac L Reizenstein, N Y, to Abraham Aaronson. Mort \$7,000. nom Caton av, s e cor East 16th st, runs s 623.7 to Church av x e 105.7 x n 624.6 x w 105.10. Caton av, s w cor East 16th st, runs s 621.3 to Church av, x w 105.5 x n 621.3 to av, x e 105.10. Graham, William C and Anna H Lusk and Mary E Moffett formerly Lusk to John C Sawkins. 63,000 Central av, n e s, 30 n w Hart st, 15x70. Charles Hubbard, Jersey City, N J, to Agatha Griffin. Mort \$1,500. nom Central av, n e s, 50 s e Hancock st, 75x100, h & l. Ray Reisenburger to John Mohl. Mort \$16,500. nom Christopher av, w s, 150 s Sutter av, 100x100. Nassau Landed Estates Co to Alice E Redhead. nom Coney Island av, e s, 266 s Caton av, runs e 135.1 to centre line East 10th st x s 325.1 to Church av x w 115.7 to Coney Island av x n 357.1. Caton av, plot bounded n by Caton av, e by centre line East 11th st, s by Church lane or av, and w by centre line block between East 10th and East 11th st. Caton av, s s, at intersection centre line East 15th st, runs s 333 x w 130 x n 287.9 to av x e 137.8. Caton av, lot bounded n by Caton av, e by centre line block between East 16th and East 17th sts, s by church lane or av, and w by centre line block between East 15th and East 16th sts. Wm H Taylor to Graham, Wm C and Anna H Lusk and Mary E Moffett formerly Lusk, Guilford, Conn. Q C. nom Same property. Simeon B Chittenden et al exrs Simeon B Chittenden and Simeon B Chittenden, Jr, to same. Q C. nom De Kalb av, s e s, 150 s w Knickerbocker av, 25x100, h & l. Foreclos. Geo H Perry to Stephen Burkard. All taxes, &c. 5,755 Same property. Foreclos. John T Bladen to same. Mort \$5,000. 1,000 Driggs av, s w cor Kingsland av, 20x95, h & l. Fredk J Mack to Joseph Fallert. Mort \$7,500. nom Driggs av, s w cor Kingsland av, 20x95, h & l. Joseph Fallert Brewing Co Ltd to Fredk J Mack. 15,000 East New York av, s w cor Christopher av, 1.9x99.4x24.9x107.3, h & l. Mary and Karl or Charles Schurcker to Jacob Greenstein. Mort \$2,000. nom Evergreen av, s w s, 50 n w Eldert st, 25x95, h & l. Valentin Maz-zini to Louisa Kastens. nom Flushing av, s e cor Clinton av, runs e 72.3 x s 50 x s 38.5 x e 43.1 x s 25 x w 3.8 x s 75 x w 100 to av, x n 202.2. Partition. Peter Mahony to Realty Associates. 26,250 Glenmore av, s e cor Logan st, 100x100. Pitkin av, n s, 20 e Logan st, 80x100.

Logan st, e s, 100 n e Pitkin av, 200x100. Liberty av, s s, 20 w Doscher st, 100x100. Doscher st, w s, 100 s Liberty av, 40x79.4. Glenmore av, n w cor Doscher st, 78.8x100. Glenmore av, n s, 40 e Chestnut st, 20x100. Liberty av, s s, 20 e Doscher st, 38.8x100. Glenmore av, n e cor Doscher st, runs e 158.8 to Market st x n 300 x w 79.4 x s 200 x w 79.4 x s 100. Glenmore av, s s, 60 e Chestnut st, 40x100. Doscher st, w s, 100 s Glenmore av, 20x79.4. Pitkin av, n s, 20 w Doscher st, 98.8x100. Glenmore av, s s, extends from Doscher to Market st, 158.8x100. Market st, w s, 120 s Glenmore av, 100x79.4. Market st, w s, 100 n Pitkin av, 60x79.4. Pitkin av, n e cor Doscher st, 108.8x100. Conduit av, s w cor Crescent st, 1.6x118.5x65x118.5. Glenmore av, n e cor Pine st, 120x100. Conduit av, s e cor Pine st, runs s e 70.9 x w 76.5 x n 48.7. Glenmore av, s s, 80 w Crescent st, 20x100. Pitkin av, n e cor Pine st, 160x100. Glenmore av, s s, 80 e Crescent st, 100x100. Pitkin av, n w cor Hemlock st, runs 280 x w 100 x s 180 x w 60 x s 100 x e 160. Crescent st, e s, 100 n Pitkin av, 60x100. Pitkin av, s e cor Pine st, 160x100. Hemlock st, 200x100. Hemlock st, e s, 180 s Pitkin av, 100x100. Pitkin av, s s, 160 e Railroad av, runs e 5.10 x s 221.2 x w 90.6 x n 120 x e 60 x n 100. Release mort. Claus Doscher to Claus Doscher. 31,600 Graham av, s s, 106 n Metropolitan av, 12.6x50. Samuel H Cragg exr Albert C Hallam and Matilda H McLewee to Edward Lett. 1,100 Graham av, n w cor Staggs st, 44.2x100. Elizabeth and Catharine Hubener to Mary L and Josephine A Hubener. nom Greene av, s e s, 220 n e Knickerbocker av, 20x100, h & l. William Herm to Kunigunde Kauffunger. Mort \$1,800. nom Howard av, s w cor Sterling pl, 80x100. Partition. Peter Mahony to Thos H Harper. 985 Howard av, w s, 80 s Sterling pl, runs w 100 x s 47.9 x w 15.11 x s to St Johns pl x e 102.10 to Howard av x n 160.7. Partition Same to Nicholas P Young and Martin A Metzner. 2,595 Howard av, s w cor St Johns pl, runs s to Parkway x w or s w 80 x — to St Johns pl x e 90.5. Partition. Same to Herman Ottenberg. 1,725 Jefferson av, No 607, n s, 330 w Stuyvesant av, 20x100, h & l. Thos A Watson to Harry C Ryan. nom Kent av, e s, 68 s South 4th st, 22.6x97, h & l. George Young to Robt J Waddell. 5,000 Lafayette av, s w cor Adelphi st, 22x91. Francis P Smith to Nannie E Smith. nom Lafayette av, No 253, n s, 20.8 e Waverly av, 20x90. Alice D Abbot exr Chas R Abbot to Walter G Nelson. 6,500 Same property. Walter G Nelson to Realty Associates. nom Lafayette av, s s, 352.6 w Marcy av, 22.6x100. Geo T Brown to Francis L Maher. Mort \$12,000. nom Liberty av, s e cor Thatford av, 55.2x100. Mary J Nichols to Herbert C Smith. Mort \$2,000. nom Linden Boulevard, n s, 254 e Flatbush av, 17x93, h & l. Clarence H Tabor to Archibald W J Pohl, Frank D and Bert F Merriam firm Chautauqua Planing Mill Co. Mort \$5,000. nom Livonia av, n e cor Osborn st, 25x100, h & l. Simon C Wilson to Louis Messer. Morts \$4,200. 5,000 Manhattan av, Nos 16 and 18. Partnership agreement. Sol Halpern with Mooney Schreiber. nom Manhattan av, n e cor Dupont st, 50x100, h & l. Henry W Clum, N Y, to Max Seiken. 1/2 part. 6,875 Same property. Mary E and Norman H Drake by Nassau Trust Co guardian to same. 1/2 part. 6,625 Meeker av, No 41, n s, 25 w Graham av, 25x100x41.6x101.3, hs & ls. Clara A M Fleer to John J O'Neil. Mort \$1,500. nom Myrtle av, No 54, s s, 69 w Jay st, 22.6x100. Michael Furst referee to Nicholas P Young and Martin A Metzner. 12,000 Myrtle av, s s, 25 e Graham st, 18.9x100, h & l. Statia L Wilson wife Edwin B to George Silkworth. Mort \$3,500. nom Myrtle av, n s, 13 w Harmon st, 25x101.7x35.1x76.11, h & l. Amelia Schaefer to Richard Schmidt. Mort \$3,500. 7,500 Newkirk av, s e cor Coney Island plank road, —. Harry H Wiggins, Mommack, L I, to Butterick Publishing Co, Ltd. nom Newkirk av, s e cor Coney Island av, runs e 221.11 x s 125.1 x e 450.3 x n 125.1 to av x e 150.1 x s 125.1 x e 439.6 x s 353.9 to Foster av x w 1,281.1 to Coney Island av x n 483.9. Carrie V Mesick to Greater New York Development Co. Mort \$25,535. nom Same property. Butterick Publishing Co, Ltd, to Carrie V Mesick. nom Nostrand av, n w cor Beverly road, 20x100. Eliz C Gibney to Agnes Ryam. All liens. nom Ocean av, e s, 580 n Av O, 100x110. East 21st st, w s, 580 n Av O, 40x100. Peter F Ralph to Wm E Platt. Mort \$825. nom Ocean av, e s, 199.8 n Av D, 50x105, h & l. Empire State Realty Co to Arthur K Robbins. 8,500 Pitkin av, n w cor Sackman st, 25x100, h & l. Morris Appelbaum and Max Silverman to Lewis Packer. Morts \$3,000. 4,100 Putnam av, n s, 445.6 e Nostrand av, 29.6x100. Morris Barkan to Julius Strauss and Samuel Charig. Q C. nom Same property. Julius Strauss and Samuel Charig to John H Ficken. Mort \$8,500. nom Putnam av, n w s, 270 n e Hamburg av, 25x100. James Church and George Gough to Jacob J Becker. Mort \$5,500. nom Ralph av, w s, 60 s Monroe st, 20x80, h & l. John N Silsbe to Warren A Silsbe. 1/2 part. nom

SOLAR SKYLIGHT VAULT LIGHT CANOPY SASH PRISMS

JONES & Le BARON GENERAL AGENTS FOR The SOLAR PRISM CO. 1135 Broadway, New York

Dalton, Annie E to Stephen B Schoonmaker. Coney Island av, e s, 508.2 s Av C, runs s 84.3 x e 75.1 x s to Av D, x e 65.6 to East 11th st, x n — x w 40. Dec 18, due Dec 15, 1904, 5%. 1,000
Donniez, Rosalie to Nassau Co-operative Building and Loan Assoc. Weldon st, n s, 200 w Crescent st, 37.6x100. Dec 17, installs, 1,500
Engerman, Geo H to Clementine Correja, Paris, France. St Johns pl, n e s, 351.8 s e 6th av, 3 lots, each 17.5x100. 3 morts, each \$7,000. Dec 18, 3 years, 5%. 21,000
Ebel, Lina to Pauline Seeger. Gates av, w s, 150 s Central av, 25x100. Dec 12, 5 years, 5%. 1,000
Findeisen, Ernst mortgagor with Wm H Sawkins. Agreement altering time payments, &c. Dec 4. nom
Fox, Edwin D mortgagor. Certificate by Abram S Post committee that 4 mortgages have been reduced from \$4,500 to \$4,200 each. Nov 27. nom
Ficken, John H to Julius and Samuel Charig. Putnam av. P M. Dec 11, 2 years, 5%. 3,250
Franklin, Lucy and Fredk A to Title Guarantee and Trust Co. East 42d st. P M. Dec 13, 3 years, 5%. 800
Frescoln, Martin L and Carrie A mortgagor with Zella Bogardus. Extension mort. Nov 15. nom
Fyans, Wm J to Chas M, Frederic B, Geo D, Herbert L and John T Pratt. Bath av, n w cor Bay 14th st, 25x100. Dec 12, installs, 6%. 3,500
Farrell, John A to Henry C Needham. Bedford av, w s, 338.6 s Park av, 18.9x100. Dec 2, 3 years, 5%. 2,600
Fenton, Mary to John Cameron as trustee. 43d st, s s, 456 w 4th av, 19.6x100.2. Dec 16, 3 years, 6%. 1,100
Fleming, Wm H to Bond and Mortgage Guarantee Co. Bay 29th st, n w s, 330 s w Benson av, 60x96.8. Dec 18, demand, 6%. 3,850
Fogarty, Francis G to James C Boyle. Columbia st, n e cor Carroll st, 20x75; Columbia st, e s, 162.5 s Woodhull st, runs e 90 x s 37.7 to Rapelye st, x w 63.4 to Hamilton av, x n w 44.4 to Columbia st, x n 6.9. Dec 18, demand, 5%. 200
Foote, Caroline to James Collins. North Oxford st. P M. Nov 27, due Dec 1, 1904, 5%. 3,000
Finn, Amelia W to Florence Raynor. Eckford st, e s, 336 n Driggs av, 50x100; Calyer st, s s, 25 w Lorimer st, 25x100. Dec 13, 1 year, 6%. 1,200
Fleming, Wm H to Margaret Strese. Benson av, north cor Bay 29th st. P M. Dec 16, 6 months, 6%. 750
Fryer, Agnes and Walter to Frank D Creamer and Wm N Kenyon. 51st st, s s, 280 w 6th av, 39.10x103.9x39.10x102.1. Dec 16, demand, 5%. 1,400
Same to Albro J Newton. 51st st. P M. Dec 16, demand, 5%. 2,700
Same to Geo Q Laidlaw. 51st st, s s, 200 w 6th av, 40x105.1x40x98.9. Dec 16, demand, 5%. 3,750
Same to Annie Griffen, White Plains, N Y. 51st st, s s, 240 w 6 h av, 20x101.3x20x100.5. Dec 16, demand, 5%. 1,875
Same to John F Nelson. 51st st, s s, 260 w 6th av, 20x102.1x20x101.3. Dec 16, demand, 5%. 1,875
Follmer, John H to Thomas and Bertram Stokes, firm Thomas Stokes & Son. Metropolitan av, s s, 100 w Manhattan av, 25x100. Dec 16, 1 year, 5%. 1,900
Foster, John L to Metropolitan Life Ins Co. South 10th st, n s, 113.6 w Berry st, 18.9x80. Dec 18, due Mar 1, 1905, 5%. 1,000
Frey, Elizabeth to Elizabeth Mason. Sumpter st, s s, 75 w Ralph av, 25x100. Dec 17, 1 year, 6%. 600
Gennerich, Henry W to Chas F Hohn and Terry Smith firm Hohn & Smith. Atlantic av, s e cor 3d av. See Cons. Dec 11, 1 year, 6%. 12,000
Gregory, Henry T to Mary E Fisher. 14th st, n s, 266.11 e 5th av, 18.9x100. Dec 12, due July 1, 1903, 6%. 250
Grogan, Cath A and Francis J to Title Guarantee and Trust Co. Van Brunt st, No 308. P M. Dec 10, 3 years, 5%. 1,000
Gutting, George to Timothy G Sellow. Hancock st, s e s, 100 n e Hamburg av, 400x100. Sub to mort \$10,000. Dec 6, due Dec 12, 1903, 5%. 8,000
Same to Williamsburgh Savings Bank. Same property. Dec 12 1 year, 5%. 10,000
Ghiz, Salim to Germania Savings Bank, Kings County. East 8th st, e s, 120 n Av L, 20x100. Dec 16, 1 year, 5%. 1,250
Gottlieb, Sigmund, N Y, to Antoinette B De Witt, Morristown, N J. Fleet pl. P M. Dec 14, 3 years, 5%. 1,900
Greene, Everett to Isaac N and Sevilla H Ford. Lenox road, P M. Dec 16, 3 years, 5%. 5,000
Same to same. Same property. Dec 16, installs, 5%. 1,000
Gnaut, Amelia to William and Emma M Stark. Humboldt st, w s, 20 s Maujer st, 20x60. Dec 16, secures note. 315
Griem, Margareta and Henry to Title Guarantee and Trust Co. 14th av, north cor 50th st, 60.2x100. Dec 16, 3 years, 5%. 4,500
Glickman, Nathan and Ida to Morris Roth. Throop av. P M. Dec 17, installs, 5%. 1,300
Graham, James to Clarence K Valentine and ano exrs, &c, Anna A Alleger. Av I, n s, 85.8 e Flatbush av, 20x95. Dec 19, due Jan 1, 1905, 5%. 3,750
Same to same. Av I, n s, 105.8 e Flatbush av, 20x95. Dec 19, due Jan 1, 1905, 5%. 4,000
Same to same. Av I, n s, 125.8 e Flatbush av, 20x95. Dec 19, due Jan 1, 1905, 5%. 4,250
Hague, Frank to Anna C Mehrtens. 7th st. P M. Dec 17, 3 years, 5%. 8,000
Haseloff, Albert and Karoline to Anna M Theurer. Sumner av, w s, 44 s Halsey st, 28x84. Dec 18, due Jan 1, 1905, 5%. 2,000
Heid, Caroline B to Catharine Gayn r. Lafayette av, s s, 88.1 e A-hland pl, 22.6x95. Dec 18, due Nov 1, 1904, 5%. 5,000
Hennessy, Patrick to Joseph J Campbell. Dwight st, s w cor Walcott st, 120x90. Dec 7, 1 year, 5%. 2,750
Hayes, Chas C and Sarah L to Leo Ehrlich. Bay 32d st, n w s, 420 s w Benson av, 60x96.8. Dec 12, 1 year, 5%. 500
Hall, Erik to Helena Lindner. 58th st, n e s, 670 s e 16th av, 40x100.2; 70th st, s s, 170 e 14th av, 60x100. Dec 14, 3 years, 6%. 2,100
Hine, Carrie E to Robt B Gray, Jersey City, N J. Degraw st, s s, 100 w New York av, 100x85. Dec 13, due Aug 1, 1902, 6%. 1,500
Hildebrand, Philippina to Christian Baur. East 24th st. P M. Dec 11, due Mar 15, 1905, 5%. Building loan. 5,500
Heilemann, Jacob and Theresia to Karl Schmelzle, Philipsburg, N J. Schenck av, w s, 25 s Vienna av, 40x100. Dec 13, 3 years, 6%. 100
Hogan, Annie M to Redmond Hogan. North 9th st. P M. Dec 2, 3 years, 5%. 1,200
Hansen, Harry to Mary Beck widow. Degraw st, s s, 200 w New York av, 20x85. Dec 14, 3 years, 5%. 5,000
Hirshfeld, Henry to Victoria Unger. Ten Eyck st, s s, 120 e Lorimer st, 20x100. Nov 22, due July 1, 1904, 6%. 475
Hopkins, Clarence E and Lillian L to Eliz E Heffron. 51st st, n s, 170.3 e 5th av, 29.9x100.2; 53d st, n s, 160 w 5th av, runs n 90.2 x w 40 x n 10 x w 20 x s 100.2 to st x e 60. Dec 16, installs, 2,650
Same to Title Guarantee and Trust Co. 53d st, n s, 160 w 5th av, 40.6x90.2. Dec 16, 3 years, 5%. 11,500
Horowitz, Louis J to Obed B Bolton, South Hadley, Mass. Montague st. P M. Dec 16, due Mar 1, 1907, 6%. 50,000
Healey, Patrick F to Julia W Barr. Clinton st, No 36, w s, 198 n Pierrepont st, 23.6x100. Dec 18, 1 year, 5%. 1,500
Hoffmann, John D H to John V Jewell. East 94th st, n e s, 250 n w Av L, 50x100. Dec 18, 1 year, 6%. 500
Harrington, P Louis and Margaret to Conrad Jacobs. Hancock st, s s, 345 w Lewis av, 55x100. Dec 19, due Jan 1, 1905, 5%. 2,500
Hansen, Harry to Harry Klein. Degraw st, s s, 240 w New York av, 20x85. Dec 12, due May 12, 1904, 5%. 5,000
Same to Christian M Huus. Degraw st, s s, 220 w New York av, 20x85. Dec 12, due May 9, 1904, 5%. 5,000
Johnson, Frederick and Caroline W to Title Guarantee and Trust Co. Coney Island av, w s, 60.2 n Av D, 20.1x94.1x20x95.8. Dec 19, 3 years, 5%. 3,000
Kastens, Louisa to Valentin and Margaretha Mazzini. Evergreen av. P M. Dec 13, due Dec 15, 1906, 5%. 4,800
Klein, Christina and Franz to John Rieger. Aberdeen st, n w s, 342.9 s w Bushwick av, 4 lots, each 20x100. 4 morts, each \$780. Dec 14, 5 years, 5%. 3,120
Same to Ernst Loerch. Aberdeen st, n w s, 322.9 s w Bushwick av, 20x100. Dec 14, 5 years, 5%. 780
Kemble, Annie to Thomas Haggerty. Road leading from Flatlands to New Lots road. See Cons. Dec 16, due Nov 1, 1902, 6%. 28,800
Kelsey, Stephen S and Sarah L Terwilliger to Jennie A Kirkland formerly Kelsey. Gates av, w s, 100 n Central av, 25x94.9x25.1x93. Dec 12, due 3 years after death of Stephen S Kelsey, intest at 5% to run after that event. 3,000
Kalb, John H and Elizabeth S C Buermann to Florence S Venable, Chicago, Ill. Bedford av, e s, 117 s North 7th st, 29x100. Dec 6, due Dec 18, 1904, 5%. 8,000
Lee, Francis to Bond and Mortgage Guarantee Co. 56th st, n s, 259.8 e 4th av, 40.8x100.2. Dec 18, demand, 6%. Building loan 8,000
Liptrott, Richd U to Harrison B Moore et al exrs Jessie E Webbe. Hooper st. P M. Dec 13, due Dec 14, 1903, 5%. 5,000
Lebowits, Louis and Fannie Krancer both mortgagees. Agreement to subordinate mort made by John Eisler and Lena Newman. Dec 13. nom
Lauer, Daniel to Ellen M Suydam. East 23d st. P M. Dec 16, due Nov 1, 1904, 5%. 5,000
Same to Germania Real Estate and Impt Co. Same property. Dec 11, demand, 5%. 1,000
Levy, Karoline to John C Baker and ano trustees Kate B Clark will of Mills P Baker. Walton st. P M. Dec 14, 3 years, 5%. 5,000
Same to Mary Rechnitz. Same property. Dec 14, 3 years, 6%. 1,750
Levy, Aaron to Joseph Fallert Brewing Co. Bath av, south cor 18th av. Lease. Dec 9. 1,750
Longhi, Adela to Charles Reinhardt exr Edward C Reinhardt. Ver-non av, n s, 29.5 w Sumner av, 15.7x100. Dec 17, 1 year, 5%. 650
Leonard, Jane widow and as extrx Daniel Leonard, John and Daniel Leonard, Francis C Leddy and Jane Sheehy to Chris ine Pfening, West Hoboken, N J. Bergen st, n s, 108.7 w Washingt n av, 25 x126. Dec 17, 3 years, 5%. 1,200
Lndon, Samuel to David Levy. Watkins st, w s, 150 s Dum nt av, 50x100. Dec 1, 1896, installs, 6%. 81
Lown, Stephen A to Augustus D Kelsey. Maujer st, s e cor Lorimer st, runs s 100 x e 80 x n 25 x w 20 x n 75 to st, x w 60. Dec 13, due Jan 1, 1905, 6%. 600
Mack, Fredk J to Joseph Fallert Bwg Co, Ltd. Driggs av. P M. Dec 14, 2 years, 6%. 7,500
Manelius, Minnie to Title Guarantee and Trust Co. 43d st. P M. Dec 18, 3 years, 5%. 1,900
Same to Ira O Miller. Same property. Sub to last mort. Dec 18, demand, 6%. 1,580
Mesick, Carrie V to Butterick Publishing Co, Ltd. Newkirk av. P M. Dec 17, 5 years, 5%. 25,535
Mashin, Henry E to Bond and Mortgage Guarantee Co. Flatbush av, south cor Av F, runs s e 15 x s w 100 x n w 74 to Av F x e 116.1. Dec 13, demand, 6%. 10,000
Messer, Louis to Simon C Wilson. Livonia av, n e cor Osborn st, 25x100. P M. Dec 10, installs, 6%. 1,450
Minitter, Nella A and Thos B and Margret and Edwd H Moubray to Title Guarantee and Trust Co. Bay Ridge av, n s, 109.5 e 2d av, 11 lots, each 18.4x100. 11 morts, each \$2,750. Dec 13, 3 years, 5%. 30,250
Same to same. Bay Ridge av, n s, 90.3 e 2d av, 19.2x100. Dec 13, 3 years, 5%. 2,750
More, Liberty P and Ann M to Mary M Scranton extrx Jane V H Scranton. Fulton st, s s, 160 e Troy av, 15x100. Dec 14, 3 yrs, 5%. 1,700
Merritt, Susannah to Stephen Purdy. Herkimer st, s w cor Louis pl, 49x98; Van Buren st, s w cor Patchen av, 22x80. Dec 11, due Nov 1, 1902, 6%. 1,600
Meffert, John to Title Guarantee and Trust Co. Park av, n s, 150 e Marcy av, 25x100. Dec 14, 3 years, 5%. 2,850
Mennig, Charles to Sophia Loffler. Schaeffer st, s e s, 330 s w Hamburg av, 2 lots, each 17.6x100. 2 morts, each \$3,000. Dec 14, 3 years, 5%. 6,000
Murphy, Emily M to Arthur J Waldron. Av C, s e cor East 14th st. See Cons. Dec 16, 2 years, 6%. 725

DYCKERHOFF PORTLAND CEMENT.

E. THIELE,
Sole Agent,
99 John St., New York.

s s, 205 e St James pl, 20x100. Jan 2, 1894, due Jan 1, 1897, 5%. 3,600
 Same to same. Carlton av, e s, 72 s Willoughby av, 21.6x100. Dec 29, 1897, 2 years, 5%. 4,500
 Zirrieth, Maximillian to Title Guarantee and Trust Co. 14th av. P M. 3,750
 Dec 19, 3 years, 5%.
 Same to Edward Johnson. Same property. Sub to last mort. Dec 19; installs, 6%. 2,210

MORTGAGES—ASSIGNMENTS.

December 13, 14, 16, 17, 18 and 19.

Allyn, Edgar P to Gilbert S Thatford. 1,700
 Alexander, James K to Anna G Williams. 500
 Aspromonte, Antonio to Rosina Lاراia. 500
 Borough Park Co and Edward Johnson to Title Guarantee and Trust Co as trustee. 12,593
 Brooklyn Trust Co to Brooklyn Daily Eagle. 101,202
 Brown, Elizabeth admrx Wm J Brown to Emma Gowans, Elzell, Scotland. 4,000
 Same to same. 8,000
 Same to Mary I Hegeman. 2,000
 Same to same. 7,000
 Same to Eliz Brown, Pawtucket, R I. 5,000
 Same to same. 7,000
 Blake, Thomas to Wm H Voorhees. nom
 Bushnell, Adelaide E to Adelaide E Van Derwerken. Assigns 2 morts. nom
 Curtis Bros Lumber Co to Sophie V Minasian. nom
 Clinchy, Rachel individ and as extrx Arthur Clinchy to Michael O'Keeffe admr Bridget C O'Keeffe. nom
 Carroll, James G to Geo H Granniss, N Y. 3,000
 Coombs, Samuel H to Abraham Meserole trustee for Evelina A Meserole. Assigns 2 morts, each \$6,000. 12,000
 Dimieri, Francesco A to William Bedford. nom
 Delaney, Peter F to Louis B Philip. 1,500
 Davis, Phebe A to Louisa H McKeon. 1,000
 Dominge, Annie F to Henry Blohm. 450
 Doelger, Peter, N Y, to E Gaston Higginbotham exr John A Dorsaz. 500
 Erhardt, Frederick to Margaret Kuhnke. nom
 Fraser, Mary L and ano exrs Ida Fraser to Mary L Fraser and ano trustees for James H Fraser. nom
 Same to same, trustees for Arthur C Fraser. Assigns 3 morts. nom
 Franklin Trust Co exr Fredk A Van Iderstine to Alice Van Iderstine. 2,000
 Same to same. 500
 Same to same. 3,500
 Froment, Frank L admr estate Theodore Froment, Jr, to Frank L Froment. 1,000
 Gascoine, James to John W Jentz. nom
 Gregory, Franklin U guard Edna P Gregory to Title Guarantee and Trust Co. 5,000
 Howell, Mary E to Frank Bennett. 2,200
 Hermann, Paul to Emma Dantzcher. nom
 Higginbotham, E Gaston exr John A Dorsaz to Carl Bauer. 2,000
 Hayes, Chas W, Rockville Centre, L I, to M Emma Hewlett. 2,005
 Heffron, Thos H and Charles McLoughlin to Walter G Nelson, N Y. 1,900
 Jarrett, Winfield H to Caroline McHench. 250
 Kessler, Pincus to Isidor Gerler. (Corrected from issue of Dec 14.) 1,025
 Keiser, Michael exr John Metzger to Friedericke Metzger, Hoboken, N J. 7,000
 Kimball, John W, Treasurer Kings Co, to Jennie L Speir. nom
 Leffmann, Ella H to Lansing B Baker. 1,523
 Lott, Chas F to Chas H Lott. 500
 Long Island Loan and Trust Co guardian of Wm J, Thos J, Susan A and Chas H Latimer to Thos J Latimer individually and as admr Wm J Latimer and Susan A and Chas H Latimer. nom
 Lyle, Jabez M exr Isaac Trimble, Millard F and Zachary T Trimble to Lavancho Barto extrx Obadiah Barto, dec'd. 3,000
 Lawyers Title Ins Co, N Y, to Lawyers Mortgage Ins Co. 10,000
 May, Nathan to Joseph Lewis. 200
 McCormack, William and John Gallagher to Wm R Nichols. nom
 McLoughlin, Charles to Walter G Nelson, N Y. 7,600
 Nadal, Chas C guard Arthur C Hamburger to Arthur C Hamburger. nom
 O'Donohue, John B and ano exrs Peter J O'Donohue to J Elmer O'Donohue. Assigns 2 morts, each \$7,037. 14,074
 Purdy, Stephen to Philip H F Wiedersum. 1,600
 Parker, Andrew D to Lawyers Title Guarantee Co. 10,063
 Rapalje, Sarah E and ano trustees Simon Rapalje to Elisa Beer. 2,000
 Reizenstein, Charles, N Y, and William Meruk to William Reizenstein. 3,500
 Rechnitz, Mary to Abraham N Bernstein. 1,750
 Sawkins, Wm H to Flatbush Trust Co. nom
 Scranton, Mary N extrx Jane V H Scranton to Eagle Savings and Loan Co. 1,400
 Steuerwald, Annie to Louis Lebowits. 950
 Schaible, Geo A to Chas F Lutz. 2,269
 Schaible, John et al exrs John Schaible decd to John Lerch et al trustees John Schaible. nom
 Same to Geo A Schaible. nom
 Skidmore, Edaliza R to Wm A Skidmore. 2,300
 Starbuck, Laura E to Theodore D Dimon. 2,500
 Trustees of the Reformed Prot Dutch Church, Town of Flatbush, to Wm S Schoonmaker. 2,000
 Title Guarantee and Trust Co to M Ada and Henry West. 6,750
 Same to Maria P Jarvis. 1,000
 Same to Maria L Mount. 3,000
 Same to Chas D Towt et al trustees John W Towt, Jr. 5,000
 Same to Amanda H Brown. 4,000
 Same to Charles Blume. 2,500
 Same to John A McCorkle. 4,000
 Same to same. 2,500
 Same to Sarah J Chickering. 500

Same to American Surety Co. 4,000
 Same to Church Charity Foundation, L I. 3,000
 Same to Long Island Loan and Trust Co trustee Winfield Pettit will Foster Pettit. 1,250
 Same to Franklin Trust Co. 22,500
 Same to same. 2,200
 Same to Home Life Ins Co. 28,000
 Same to same. 27,000
 Same to same. 13,000
 Same to Bowery Savings Bank. 4,000
 Same to same. 7,000
 Same to same. 2,800
 Same to same. Assigns 2 morts, each \$6,000. 12,000
 Same to same. 2,500
 Vanderveer, John L to Sarah V Ryder. 2,000
 Vail, Edwd G, Jr, to William Johnston. 3,500
 Viemeister, John H W to John W Jentz. nom
 Wellbrock, John M to Martha Weber. 500

PROJECTED BUILDINGS.

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

NOTE.—Plan No 1921, owner's address should be Debevoise pl instead of st.
 1927—Prospect Park West, n w cor 13th st, four 4-sty brk flats, 41 x97.10, 9 families, steam heat; total cost, \$125,000; J Livingston, 748 Flushing av; ar'ts, Sass & Smallheiser, 23 Park row, N Y.
 1928—82d st, s s, 120 e 21st av, 2-sty and attic frame dwelling, 22 x28.6, 1 family, shingle roof; cost, \$2,500; Bensonhurst Building Co, 18th av near Bath av; ar't, C Haviland, Bay 10th st near Bath av.
 1929—7th av, s w cor 6th st, 3-sty and cellar store and flat, 20x70, 3 families, gravel roof, steam heat; cost, \$12,000; J H Doherty, 286 Flatbush av; ar't, A S Hedman, 371 Fulton st.
 1930—East 13th st, e s, 188 n Av D, 2-sty and attic frame dwelling, 13x37, 1 family, shingle roof; cost, \$3,500; G J Craigen & Son, 470 East 29th st; ar't, A W Pierce, 1127 Flatbush av.
 1931—East 13th st, e s, 254.8 n Av D, similar dwelling; cost, \$3,500; ow'r and ar't, same as last.
 1932—New York av, e s, 91 and 120 n Canarsie av, two 2-sty and attic frame dwellings, 22x30, 1 family; total cost, \$7,000; Conrad Bals, 3415 Av F; ar't, same as last.
 1933—Parkway, n w cor Rogers av, ten 3-sty brk dwellings, 20x48, 1 and 2 families, gravel roof; total cost, \$60,000; B C Raymond, 264 60th st.
 1934—Av F, s e cor East 23d st, 2-sty and attic frame dwelling, 31x35, 1 family, shingle roof; cost, \$5,000; J C Corbin, 1516 Flatbush av; ar't, B Driesler, 1432 Flatbush av.
 1935—East 22d st, e s, 250 s Av F, similar dwelling; cost, \$5,000; ow'r and ar't, same as last.
 1936—East 23d st, e s, 50 s Av F, similar dwelling; cost, \$5,000; ow'r and ar't, same as last.
 1937—East 13th st, e s, 221.4 n Av D, 2-sty and attic frame dwelling, 22x34, 1 family, shingle roof; cost, \$3,500; ar't, same as last.
 1938—Cottage pl, w s, 249 s Surf av, 2-sty frame dwelling, 20x30, 1 or 2 families; cost, \$1,800; Gracie C Lauro, West 15th st and Mermaid av; ar't, H D Whipple, West 18th st and Surf av.
 1939—19th av, w s, 38 s 86th st, two 2-sty and attic frame dwellings, 22x28.6, 1 family, shingle roof; total cost, \$5,000; Bensonhurst Building Co, 18th av near Bath av; ar't, C S Haviland, Bay 10th st near Bath av.
 1940—East 19th st, w s, 100 and 180 n Av W, two 2-sty and attic frame dwellings, 20x31.6, 1 family, shingle roof; total cost, \$7,000; D B Hilton and G Levy, Temple Bar Bldg, Court and Joralemon sts; ar't, G Hitchings, Times Building, N Y.
 1941—Ocean av, 1/2 mile e of and between Neck road and Voorhies lane, fifteen 1-sty frame kitchens, 18x30; total cost, \$6,000; Coney Island Jockey Club, on premises; ar't, A R Koch, 26 Court st.
 1942—Harman st, s s, 175 e Irving av, 2-sty frame tenement, 25x55, 4 families; cost, \$3,200; W Wolff, Sr, 1291 Myrtle av; ar'ts, L Berger & Co, 300 St Nicholas av.
 1943—5th av, e s, 130 s 92d st, 3-sty frame store and dwelling, 20x53.7, 2 families; cost, \$4,500; Mrs Amy Haas 86th st and 5th av; ar't, E Hanson, 95th st and 2d av.
 1944—Himrod st, n s, 225 e Irving av, 2-sty frame tenement, 25x67, 4 families; cost, \$3,200; I Wenzler, 258 Stanhope st; ar'ts, L Berger & Co, 300 St Nicholas av.
 1945—East 32d st, e s, 100 s Av I, 2-sty and attic frame dwelling, 20x30, 1 family, shingle roof; cost, \$3,000; J D Powers, East 35th st near Flatbush av; ar't, C J L Koster, Flatbush av and Av I.
 1946—Av J, s s, 40, 70, 100 and 130 w New York av, four similar dwellings; total cost, \$12,000; ow'r and ar't, same as last.
 1947—Maple st, n w cor Kingston av, 2-sty frame dwelling, 20x36, 2 families, gravel roof; cost, \$1,800; A Sparanzo, East New York and Kingston avs; ar't, A McLeary, 883 East 35th st.
 1948—15th av, e s, 180 s Bath av, two 2-sty and attic frame dwelling, 18x38, 1 family, shingle roof; total cost, \$4,000; Bensonhurst Building Co, 18th av near Bath av; ar't, C C Haviland, Bay 10th st near Bath av.
 1949—15th av, w s, 100 s Bath av, similar dwelling, 22x31.6; cost, \$2,500; ow'r and ar't, same as last.
 1950—Bay 8th st, w s, 400 s Bath av, two similar dwellings, 20x33; total cost, \$5,000; W T Paal, Bath av near Bay 13th st; ar't, same as last.
 1951—82d st, s s, 180 e 21st av, similar dwelling, 22x31.6; cost, \$2,500; ow'r and ar't, same as No 1948.
 1952—Columbia st, n e cor Sigourney st, 1 and 2-sty brk machine shop, 100x150, gravel roof; cost, \$25,000; Robert White Machine Works, 609 6th st; ar't, T Bennett, 198 53d st.
 1953—Park av, s s, 150 w Tompkins av, 3-sty brk storehouse, 10x55; cost, \$1,500; L Colson, 704 Park av; ar't, L Danancher, 256 East New York av.
 1954—3d av, e s, 25 s 21st st, 2-sty brk stable, 38x16.4, gravel roof; cost, \$2,000; G Lodes, 152 20th st; ar't, T Bennett, 198 53d st.

ATLAS PORTLAND CEMENT

30 Broad Street, New York

Table with 2 columns: Item description and Price. Includes items like 'the same-L Weiss', 'New York, City of-Mary E Corson', 'Brooklyn Heights R R Co-C Crowley', etc.

To Architects, Builders and Owners.

Samples and Circulars Free.

MINERAL WOOL

Attention is called to Fireproof and Vermin Proof As a Lining in Walls and Floors for Preventing the Escape of Warmth and the Deadenng of Sound.

UNITED STATES MINERAL WOOL CO., 143 Liberty St., New York. Brooklyn Branch, cor. Atlantic and Waverley Aves.-Tel., 185-B Bedford. N. Y. Tel., 563 Cortlandt

DUPARQUET, HUOT & MONEUSE CO.

BOSTON WASHINGTON CHICAGO

Established 1852 Telephone, 2473 Spring

43 & 45 Wooster Street, New York

Imperial French Ranges

High Grade Cooking Apparatus also General Kitchen Outfitters

CATALOGUE AND PLANS FURNISHED ON APPLICATION

SATISFIED JUDGMENTS.

Dec. 13, 14, 16, 17, 18, 19.

Table of satisfied judgments with columns for name and amount. Includes 'Attix, Thos F-F Fish', 'Babcock, Matthew-G O Green and ano.', 'Bender, W Howard-Jessie H Bender', etc.

MECHANICS' LIENS.

Dec. 13.

Table of mechanics' liens with columns for location and amount. Includes 'Cook st, s s, 150 e Morrell st', 'Glenmore av, s w cor Wyona st', etc.

The Modern Apartment House Is incomplete without Telephone Service in Every Apartment.

It is furnished by the New York Telephone Company's Private Branch Exchange System.

Full Information on Request.

New York Telephone Company 15 Dey Street, New York.

SATISFIED MECHANICS' LIENS.

Dec. 12.

Table of satisfied mechanics' liens with columns for location and amount. Includes 'East 11th st, e s, 250 s Av B', '3d av, e s, extends from Atlantic av to Pacific st', etc.

Dec. 13.

Table of satisfied mechanics' liens with columns for location and amount. Includes 'Ocean av, e s, 275 s Av L', '5th av, n e cor 47th st', etc.

Dec. 17.

Table of satisfied mechanics' liens with columns for location and amount. Includes 'Rutland road, Nos 64 and 66', 'Jay st, No 169', etc.

Dec. 18.

Table of satisfied mechanics' liens with columns for location and amount. Includes 'East 39th st, w s, 277.6 n Av E', 'Fulton st, No 351', etc.

PETER THEIS' SONS, Architectural Marble Works

Carvers in Marble, Onyx and Stone, 688-644 FIRST AVENUE, Corner 37th Street, NEW YORK.

A. KLABER, MARBLE WORKS,

238 TO 244 EAST 67TH STREET. At 2d Av. Elevated R. R. Station, NEW YORK. Telephone, 679-38th St.

Table listing various marble works and their locations. Includes 'M M Canda Co agt Johnson Estate', 'Hamburg av, s e cor Hart st', etc.

ORDERS.

Dec. 16.

Table of orders with columns for location and amount. Includes 'East 15th st, w s, 480 s Av L', 'Hopkinson av, e s, 90 n Pitkin av', etc.

SATISFIED ORDERS.

Dec. 12.

Table of satisfied orders with columns for location and amount. Includes 'East 15th st, w s, 480 s Av I', 'Murray on H C Alberga to pay Lockard & Blake', etc.

CHATTEL MORTGAGES.

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

Dec. 12, 13, 14, 16, 17 and 18.

MISCELLANEOUS.

Table of miscellaneous items with columns for location and amount. Includes 'Abelseth, Bertha', 'Anness, H C', etc.

A Complete Apartment

is now provided with the Cutler Patent Mailing System. U. S. MAIL CHUTE. Tenants mail their own letters in any story conveniently and privately, without the intervention of messengers, and are under obligation to nobody. Installed under special Act of Congress, in connection with the U. S. Free Collection Service. Quickly and neatly placed in completed buildings. Write for circular.

GUTLER M'FG CO., Rochester, N. Y.

SOLE MAKERS AND PATENTERS.

H. LOBEL, Pres. L. ANDREWS, Sec. & Treas.

THE LOBEL-ANDREWS CO.

531-533 WEST 55TH ST.
NEW YORK.



Telephone
1348 Columbus.

GATES
GRILLES
RAILINGS
IRON AND BRONZE
WROUGHT WITH ARTISTIC SKILL

- Piano. 110
- Hagan, T B. Nat L A. 100
- Hart, G W. 1061 Dean. Peoples L A. 190
- Hemming, C. 115 Bushwick av. M Flegenheimer. 171
- Hedlund, L. 1243 Sterling pl. Bklyn F Co. 180
- Hellman, Margurite. 111 Montague. same. 115
- Hengst, Cath. Kings Co L A. 135
- Hennicke, Alice. Peoples L A. 160
- Howard, Lulu. 298 12th. J Michaels. 182
- Hubbard, G D R. 114 Jefferson av. T A Barber. 100
- Hallberg, Hilma. 424 Atlantic av. Mullins & Sons. 125
- Jacobson, G L. 223 6th av. Bklyn F Co. 246
- Jacobson, J. 260 48th. Bklyn F Co. 118
- Juchen, Mary. 134 Guernsey. same. 271
- Jacobi, O C. Kings Co L A. 99
- Jeffrey, Margt. 162 17th. J Michaels. 209
- Kempel, F N. 114 South Portland av. St Paul Credit Co. 100
- Keleher, Mary. 458 Belmont av. J Michaels. 134
- Keegan, Josephine. 372 Baltic. same. 235
- King, Bella P. 1465 51st. Cowperthwait Co. 148
- Kleinbert, G, Jr. 1114 38th. Treacy & T. 146
- Levy, S H. 2160 Beverly road. Mullins & Sons. 188
- Leese, Petronella. Peoples L A. 110
- Le Fevre, Alice L. 267 Rutland road. Bklyn F Co. 120
- Manlove, Harry B. 41 De Kalb av. A A Graff. 130
- Madden, C. 201 Logan. Brooklyn F Co. 105
- McLean, D. East 49th st. near Grant. same. 155
- Marcus, P. 68 Jefferson av. Whalen Bros. 621
- Majesky, J. 82 4th av. J Michaels. 153
- Mansfield, Mary. 131 Wythe av. J Michaels. 106
- Maley, R C. 741 Macon. Shellas & C. 422
- McGinness, R P. 164 Richards. Mullins & Sons. 108
- McNulty, Maud H. 716 5th av. Treacy & T. 141
- Mills, Annie S. 47 7th av. J B Stevens. 1,000
- Mulcahey, P E. 265a 44th. Bklyn F Co. 188
- McEntee, Laura M. 466 Van Buren. same. 183
- Nyberg, A P. 11a Lafayette av. J Maguire. 325
- Oakman, O C. 470 Smith. J Michaels. 153
- Olin, S. 103 Powell. Peoples L A. 200
- O'Neil, Hannah. 272 Division av. J Michaels. 170
- O'Sullivan, Nellie. 1 Prospect. Bklyn F Co. 111
- Payne, A V. 70 Rogers av. Bklyn F Co. 118
- Peters, C W. 499 12th. Bklyn F Co. 175
- Prehle, R. 103 Adams. J Michaels. 301
- Phillips, S B. 969 Putnam av. H W Fritchman. 148
- Post, R T. 765 Halsey. Bklyn F Co. 131
- Rasmussen, C. 426 4th av. J Michaels. 276
- Reid, Frances. Cowperthwait & Sons. 112
- Roulet, C B. same. 133
- Rea, Annie M. 611 Carroll. Bklyn L A. 175
- Reichard, H. Kings Co L A. 100
- Relyea, W R. 90 Wilson. Kings Co L A. 200
- Reinberg, E. 191 St Marks av. Bklyn F Co. 237
- Robbins, Johanna. 198 Floyd. J Michaels. 397
- Rose, J. 404 Gold. Bklyn F Co. 111
- Rudolph, Johanna. 177 Washington. J McEnery. 372
- Rathmund, Katie. 247 Melrose. R Treacy. 145
- Ringin, Meta. Nat L A. 200
- Rose, T H. 1110 Jefferson av. I Mason. 256
- Schoonmaker, W J. 73 Van Buren. G S Seaver. 125
- Smith, Annie G. 50 Pineapple. same. 150
- Stafford, F E. Kings Co L A. 153
- Schumann, A R. 637 Palmetto. C W Birdsall. 155
- Schaubacker, Laura M. 485 Carlton av. Brooklyn F Co. 459
- Sheller, J B. Kings Co L A. 200
- Shorey, V V. 3417 Av I. Bklyn F Co. 145
- Stillwell, A M. 224 7th. same. 108
- Sackman, F A. 7 Amboy. same. 290
- Sheldon, Sarah. 51 3d. J Michaels. 123
- Starling, Kate. 132 Bergen. same. 145
- Smith, I M. 317 Macon. Cowperthwait Co. 143
- Smith, Margt. Peoples L A. 209
- Spier, H. Nat L A. 200
- Stewart, W H. 2729 East 27th. G S Seaver. 100
- Stewart, Marie. 1739 Atlantic av. J McEnery. 129
- Thompson, S F. 272 6th av. Bklyn L A. 100
- Toplitzsy, H. N Y Real Estate Co. 120

LEWINSON & JUST

Specialties
Iron Work for Buildings
Foundations
Expert Reports
Examination of Structures

Consulting Engineers
and Contractors

Telephone Calls, 800 and 801 38th St.

128 W. 42d St., New York

JACKSON ARCHITECTURAL IRON WORKS

OFFICE,
315 East 28th St.
Foundries and Shops,
East 28th and 29th Sts.
Telephone, 2009-38th.

All kinds of Iron, Bronze and
Brass Work for Buildings
Improved Stable Fittings and Fixtures

WE WILL BE PLEASED TO FURNISH ESTIMATES OF COST OR DESIGNS

PRINCE & KINKEL IRON WORKS,

553, 555 & 557 West 33d Street. Telephone, 1324-38th.

Construction and
Ornamental Departments **Steel Beams** All Sizes Carried in Stock

JNO. WILLIAMS

Jno. Williams, J. Mitchell, B. Stillman, Associate,
Jas. Williams. Wrought Iron Dept.

Architectural, Ornamental and Ecclesiastical

Bronze, Brass and Wrought Iron

Foundry and Works, 544 to 556 West 27th Street, New York Telephone, 212-18th

LEVERING & GARRIGUES

Architectural Iron Work

552 & 554 West 23d St., New York

CLARKE, WRIGHT & STOWE,

Engineers and Contractors, Successors to THOMAS A. CLARKE & CO.

Structural and Ornamental Iron Work,

PLANT { 232-242 KENT STREET, BROOKLYN. OFFICE { 1135 BROADWAY, NEW YORK.
Telephone, 329 Greenpoint. Telephone, 1737 Madison Square.

The Murray Hill Iron Works Co., INC.,

Francis L. Glessner, Pres.
Chas. Hibson, Treas.

212 East 37th Street. Tel., 1960 Madison Sq.

STRUCTURAL AND ARCHITECTURAL IRON WORK.

Excellent Work. Prompt Deliveries. Competent Estimates.

- Tyson, D B. 1923a Atlantic av. Bklyn F Co. 166
- Verity, S T. 10 Cornelia. Bklyn F Co. 116
- Vehlow, Mrs. 56 Bergen. Treacy & T. 109
- Webber, C. 466 Hart. G S Seaver. 100
- Whelan, Ellen. 60 Columbia pl. Bklyn F Co. 143
- Wilson, F. 481 13th. same. 166
- Williams, E. West 23d and Highland View av. T A Barber. 150
- Wheeler, Helen. 815 Park pl. Jordan M & Co. 140
- Wiberg, R H. 32 Herkimer. Bklyn L A. 100
- Winn, L M. 1137 40th. Brooklyn F Co. 214
- Wright, T. Fort Hamilton av. same. 129
- White, E S. 253 58th. same. 569
- Wink, J. 175 Harman. C W Birdsall. 100
- William, L. 89 7th av. J McEnery. 254
- Woods, Katie. Sheepshead Bay road. J Michaels. 127
- Wild, J. 8 Moore. same. 152
- Wagner, H C. Nat L A. 200
- Yarrington, M A. 739 De Kalb av. Bklyn F Co. 111
- Zinn, J. Peoples L A. 140

BILLS OF SALE.

- Brown, N S. Oakland, near Tulip. Annie M. Brown. Dairy. 150
- Carroll, D. Sheepshead Bay. H Freyler. Saloon. 2,000
- Christensen, H M. J S Christensen, Press, &c. 100
- Ford, L R. 1181 5th av. A J Hammil. Saloon. nom
- Goodman, Jacob. Israel Texter. Bakery. 175
- Hemer, P A. 1200 Myrtle av. E Torchia. Barber Fixtures. 325

- Jonas, Lizzie. 303 Graham av. S H Ferguson. Butcher Fixtures. 65
- Ledwith, P. 1587 Atlantic av. Kate Ledwith. Saloon. 250
- McKenney, J. 407 Marcy av. P J Kenny. Saloon. 2,000
- McCabe, B. Nassau and Manhattan avs and Manhattan av, cor Huron st. T McCabe. Saloons. nom
- Pearlstein, N. 583 Fulton. M Tabak. Cigars. nom
- Schreier, Annie. 37 Monteith. H Tabian, M Weisman and M Kilger. Grocery. 400
- Sedlitzky, A P. 634 Bdway. Bklyn Fur Co. Furniture Store and Fixtures. 2,000
- Schmidt, C A. Evergreen av and Cornelia st. P Deninger. Butcher Fixtures. 200
- Tafari, P. 149 Hoyt. G Muoio. Barber Fixtures. 600
- Tourte, J H. 386 South 1st. Eliz M Tourte. Smiths Tools. nom

ASSIGNMENTS OF CHATTEL MORTGAGES.

- Judge, J C to T H Heffron. (Moser Palace Carriage Co. Sept 13.)
- Schneider, Frances to Minnie D Kieser. (H C Ford and E V Keiser, Apl 28, 1900.) 1,800
- Wiener, A to Ide Hennessey. (Rosa T Millemann, Apl 22.) nom

GEO. W. KENNINGTON,
ARCHITECTURAL IRON WORK
FIRE ESCAPES, RAILINGS, ETC.
24th Street near Third Avenue,
Telephone, 318 South. BROOKLYN.

HECLA IRON WORKS

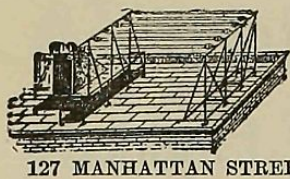
Formerly
POULSON & EGER

Architectural and Ornamental Iron and Bronze

New Specialties in
Combined Lignolith
and Metal in
Fire-proof Building Details

Offices, Showrooms and Works, N. 11th & Berry Sts., Brooklyn, N. Y.

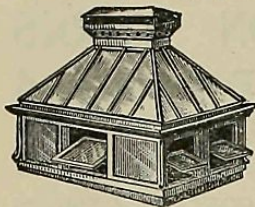
- FIRE-PROOF Floor Construction, Lignolith Arches
- FIRE-PROOF Lignolith Partitions, Permanent or Portable
- FIRE-PROOF Doors, Plain, Lignolith or Ornamental Bronze
- FIRE-PROOF Windows, Metal and Lignolith, Electro-Glazed
- FIRE-PROOF Stairs, Ornamental Lignolith Treads, Risers, Panels, Etc.



G. W. SMITH
Manufacturer of
**FIRE-PROOF
Clothes-Drying
FRAMES**
127 MANHATTAN STREET, NEW YORK

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

The Brooklyn Skylight and Cornice Works



Estimates furnished for Sheet Metal and Wrought Iron Glazed Structures.
JOHN SETON
78 and 80
Washington Avenue
Brooklyn

THE Tel., 3641-18th St.

**LEONARD SHEET
METAL WORKS,**

1-7 Gansevoort St. 330-336 W. 13th St.

Manufacturers of
**COPPER AND GALVANIZED
IRON
CORNICES and
SKYLIGHTS.
TILE, SLATE, TIN AND
CORRUGATED IRON
ROOFERS.**

Kalamained Doors,
Windows, Etc.

I. MORITZ, Prop. Tel., 164 79th St.
ARCHITECTURAL METAL WORKS
SKYLIGHTS
CORNICES AND ROOFING
Corrugated Iron Work.
1192 and 1194 Second Avenue
Bet. 62d and 63d Sts., New York

LUXFER PRISMS

Sky-Light

Vault Light

AMERICAN LUXFER PRISM COMPANY
160 Fifth Avenue, New York

W. R. Ostrander & Co.
Manufacturers of
Oral, Electric and Pneumatic
Annunciators
SPEAKING TUBES
WHISTLES, ETC.
Electric Bells, Door Openers
22 Dey Street, New York

The Great International Window Cleaning Co.
NO. 196 SECOND AVENUE.
Window Cleaning. House Cleaning. Telephone,
Medl Orders attended to. 1606-18th St.

JACOBS & SONS,
Successors to TICE & JACOBS,
Scientific Constructors of
**Concrete Vault Lights
and Illuminating Lights**
Of Every Description.
REFRACTING PRISMS the latest scientific method
for the diffusion of light.
Manufacturers of JACOBS' PATENTS.
510 PEARL STREET, NEW YORK.
Telephone, 21 Franklin.

**New York
Sheet Metal
Works.**

COLEMAN & KRAUSE, Props.
CORNICES, SKYLIGHTS,
METAL ROOFING.
Hot and Cold Air Pipes a Specialty
257 W. 33d St., Tel., 3461-38th.

Smith & Dorsett
Tile, Slate and Metal
ROOFING
Copper and Galvanized Iron
Cornices, Skylights,
Leaders and Gutters,
403, 405 & 407 E. 47th S

Brooklyn Vault Light Co.
Manufacturers of
VAULT LIGHTS, SKYLIGHTS
And Patent Light Work of Every Description
Factory, 481 Driggs Ave., cor. N. 10th St.
Tel., 399 B. W'msburg BROOKLYN

Rolling Steel Shutter Works,
Late Clark, Bunnett & Co., Lim.
162 & 164 West 27th Street.
Telephone, No. 133 Madison Square.
J. D. THOMAS, Manager. NEW YORK.

**M. F. WESTERGREN, CORNICES, SKYLIGHTS, ROOFING,
433-435-437 East 144th St., New York. CORRUGATED IRON WORK,
Telephone 156 Harlem. FIRE PROOF DOORS, SHUTTERS AND PARTITIONS.**

ACHILLE BATAILLE, CHARLES J. HERSON.
A. BATAILLE & CO.
Manufacturers of
Elevator Enclosures
Patent Folding Gates, Wire and Grill Work, Guards, etc., in Brass, Bronze and Iron. Bank and Office Railings.
587 Hudson St., New York
Ross Building, cor. Bank St. Take Eighth Ave. Car.
Tel., 2530 Spring.

JOSEPH ELIAS, Tel., 3129-18th St.
French and American Plate Glass and Mirrors.
Jobber in all kinds of Window Glass.
220 WEST 14th ST., N. Y.
Prompt—Good Workmanship—Lowest Prices.

Constructive Sheet Metal Works.
H. ROSENBERG, Prop.
Cornices, Skylights, Roofing Heating and Ventilating.
510 BROOME STREET, NEW YORK.
Estimates Furnished. Tel. 2883 Spring.

JACOBUS Safety Water Regulator
For Steam Boilers
Patented March 6, 1900
Increases the capacity of a boiler; prevents Cracked or Burnt-Out Sections, Water Hammer in Pipes, Priming Low Water, Flooded Boilers; and eliminates trouble from the many Repairs which so often cause Cold Buildings, etc. Send for Circular.
Telephone 1312 Columbus
M. R. JACOBUS, 8 WEST 64TH STREET

TUBS EMPIRE SLATE TUB
BRONX GRANITE TUB
STRUCTURAL SLATE
THE NEW YORK SLATE WORKS, 138TH ST. & 3D AVE.

M. F. WYNN & CO., Estb'd over 40 Years.
417 East 23d Street, New York.
TILE, BRICK, GRAVEL and SLAG ROOFING
ASPHALT FLOORS, WATER PROOFING, DAMP PROOFING.
Sole Owners | Tiger and Excelsior Brands of Roofing. | Trade Marks Registered.

SCHRATWIESER'S PATENT SHEET METAL LATH
1-2-3 Corrugations add rigidity, and form a beaded joint or lap on all sheets.
Sheets, 15 x 96 inches.
426, 428, 430 & 432 3d Ave., cor. 7th St., Brooklyn
Tel., 451 South

SHOWING DOVETAIL KEYS

Excelsior Fire Clay Chimney Top
Avoid Soot and Smoke in your rooms by using THE PATENT Excelsior Fire Clay Chimney Top which is also a perfect ventilator. The harder the wind blows, the better the draft.
For sale by dealers and at **Depot, 326 West 40th St. Herman Joveshof, Mgr.**
Send for Circulars and Prices

HEIGHT, FOUR FEET. 8" x 8" INSIDE THE FLUE.

DO YOU KNOW THE LAW?
All laws relating to Building can be found only in the Record and Guide's publication "The Building Laws of Greater New York." So arranged that you can find anything you want as easily as a word in a dictionary. Bound in cloth and illustrated, \$3.00. Also the New Tenement House Law, in paper, \$1.00; or the two together, \$3.50. Send to Record and Guide, 14 and 16 Vesey St.

SAMUEL EPSTEIN, Tel., 1297-18th St.
French and American Plate Glass and Mirrors
Jobber in all kinds of Window Glass.
149 EIGHTH AVE., Bet 17th and 18th Sts., N. Y.
Prompt—Good Workmanship—Lowest Prices.

SECURE Your Houses against Burglars and Sneak Thieves
FRONT AND REAR WINDOW GUARDS
Also STOOPE GATES made in any style and put up at reasonable rates. All kinds of RAILING WORK made, put up or repaired.
EAGLE IRON WORKS
JACOB MAY, Pres.
850 DeKalb Ave., Brooklyn
TREE GUARDS
In all Patterns
Estimates and orders by mail attended to at once.
Telephone, 539 Bedford

WM. H. OLIVER Late Hobbs & Oliver
Plain and Decorative Painting
Paper Hangings and Interior Decorations
104 & 106 UNIVERSITY PLACE, NEW YORK
Telephone, 833 18th Established 1846

PAUL MIKLOWITZ, Telephone, 1647 Riverside.
Interior Decorator and Painter.
Up-to-date Paper Hanging.
Removed to 2754 BROADWAY, near 106th St.

JOHN WEGMANN, Painter, Decorator and Office, 2291 Broadway. Hard Wood Finisher.

JOHN WM. TUMBRIDGE,
Consulting Hotel Engineer and Architect
Office, Hotel St. George, Brooklyn Heights, N.Y.
Mechanical Departments of Hotels designed and supervised.
Hotels remodeled and Mechanical and Operative Departments rearranged to meet modern requirements.
Plans for Hotels reviewed. Avoid subsequent expensive changes.

Ornamental Sheet Metal Works
E. DOCTOR, Proprietor,
Tel., 1117-79th St. 410 EAST 66TH ST.
Cornices, Skylights and Roofing
CORRUGATED IRON WORK.