

REAL ESTATE RECORD & 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**J. T. LINDSEY, Business Manager**

Telephone, Cortlandt 3157

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

Vol. LXIX.

FEBRUARY 1, 1902.

No. 1768

The Index to Volume LXVIII of the Record and Guide, covering the period between July 1 and December 31, 1901, is now ready for delivery. Price, \$1. This Index in its enlarged form is now recognized as indispensable to every one engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc. Orders for the Index should be sent at once to the office of publication, 14 and 16 Vesey St.

INTEREST in the stock market is kept alive by the continued announcement of new deals; but it is still a professional interest. This is shown by the fact that the market has on the whole this week been weakest on the days when transactions were largest and by the poor response that is made to direct appeals, such as the United States Steel report may be considered to be, to the confidence of the outsider. The gratifying feature of this report is the encouraging view it gives of the condition of trade generally. We know that if the iron trade has a certain prospect of full employment for a year to come, other lines of industry cannot be depressed, because the activity of the first comes from that of the latter. If any further testimony was needed of the satisfactory nature of general conditions of business throughout the country, it could be found in the returns of railroad earnings, which keep up with marvellous persistence. It might be argued from these things that security values ought to go up, but when we consider that phase of the question we are met by the immense, and even mad, discounting of the future that took place last year, and the fact that the securities of the new organizations are still on trial and have yet to prove, if they ever can, that the liberal addition of water they contain was justified by their dividend-earning ability on a continuous stretch of years.

ABROAD money is everywhere easy, and the cheerfulness noted in previous weeks continues. Still it should be borne in mind that too confident views of the industrial situation are discouraged by the best opinion in banking circles, which confirm our view that what we are seeing is simply a reaction pointing a period in the general decline. Capital, without which commercial and industrial movements cannot be sustained, is leaving them to participate in the low-rate government loans. Regarding this matter, the Chairman of the Union Bank of London, an accepted authority, when addressing his shareholders recently, said: "It must not be forgotten how largely foreign capital has been attracted by various government issues—a fact which must have an important bearing on the future of our money market, and which goes some way to explain the comparatively easy conditions lately prevailing. Other causes have contributed to this comparative ease. There is no doubt that a reaction has occurred, and is still proceeding, not only in this country, but practically over the whole of Europe, from the great commercial and industrial activity which had prevailed during the closing years of the last century; there has been a smaller home demand for money owing to lessened trade and a check to speculative enterprise; monetary and commercial affairs have been unsettled in Germany, in Russia, and to some extent in France; industries which had suddenly sprung up and developed rapidly suffered severely, and confidence was to some extent shaken, with the usual result that capital, to which active trade had given profitable employment, returned to the monetary centres."

IT is not often that we can endorse an application to the Legislature for the amendment of the Mechanics' Lien Law, because the requests contained in such applications are generally so wild and one-sided. There is an application, however, now before the Legislature that we can approve and recommend for

adoption. This is contained in Assembly Bill No. 85, introduced by Mr. Wilson, and its object is to provide for the identification and location on the property of goods supplied to buildings under what are known as contracts for conditional sale; that is, contracts providing that title to the goods shall not pass to the vendee until the stipulated payments have been made. At present it is not always possible for the purchaser of a building or the loaner of money secured by a mortgage on a building to ascertain whether any of the furnishings and fittings have been supplied under conditional sale contracts, even when he knows the name of the builder, and never when he does not. As a consequence, it has occurred that buyers and loaners of money have, after purchase was made or the loan effected, found themselves obliged to pay for goods they had previously thought went with the property. To overcome this evil, Assembly Bill No 85 proposes that the conditional sale contracts shall identify the building for which the goods conditionally sold shall be supplied, and that the contracts shall further be indexed under that property so that in the event of a search their existence may be disclosed. This is a fair and simple requirement to which no one ought to object. The seller of the goods will still have his conditional sale contract, and in a proper case can take away his goods if he is not paid for them; but, at the same time, the intending purchaser of property or loaner of money will have protection, because he will be able by a search to find out what fixtures and fittings pass with the title and what do not.

A Matter of Looks.

THE better public opinion of New York will demand from the new administration the establishment of a new policy in relation to all questions of public aesthetic decorum, and there is every reason to believe that the administration will respond to the demand. The consolidation of the various Boroughs into the Greater New York has greatly stimulated the municipal pride of the whole city, and has aroused attention to the fact that the arrangement and the furniture of New York streets do not properly symbolize the metropolitan importance of the city or the prevailing standards of aesthetic propriety. New Yorkers would like to take pride, not merely in the commercial and financial leadership of their city in American economic life, but also in the generosity and the beauty of its public works. This wish, which will doubtless increase with years, can unfortunately be gratified only to a limited extent and in particular ways, for the street plan of central Manhattan is inconvenient, ugly and almost entirely lacking in handsome, well-proportioned and well-arranged avenues and squares. Moreover, the ugliness and inconvenience of this plan are irremediable, because of the prohibitory expense of radical changes. It is probable, indeed, that eventually some alterations of plan will become necessary, owing to the congestion of traffic, both in Greeley and Longacre squares; but it is not customary in New York to anticipate the need of such improvements. They will wait until the condition of things becomes intolerable. These local changes, however, cannot do anything to ameliorate the impression, which New York makes, and will continue to make as a city, in which energy predominates over form—a city whose appearance suggests power, wealth, and a kind of careless efficiency, but only a nigardly public spirit.

But while New York can never obtain either a grandeur or comeliness of appearance commensurate with its economic importance and the better aesthetic standards of its citizens, an enormous deal can be undertaken in small ways, and a certain amount in large ways to improve the appearance of the city. So far as Manhattan is concerned, the best that can be done is to improve the street furniture. In this important business the new administration is already showing an excellent spirit. President Cantor is conferring with representatives of the Municipal Art Society as to the designs of lamp posts, and it may be hoped that within the coming year the city will be provided with convenient and well-designed electric light and gas posts and lights. This, however, is only one thing among many. All the street signs, over which the municipality has any control, should be made to conform to certain standards. Small changes could be made in the arrangement, and the plan of some of the squares, for the purpose both of improving their good looks and convenience; public buildings of all kinds should be generously planned, and their design placed in the hands of good architects; and an effort should be made to increase the amount and enhance the quality of our public sculpture. Work cannot be pushed along all these lines at once; but the great thing is to get the municipal government committed to a policy of spending public money for the purpose of furthering better

standards of aesthetic decency and propriety. Application is to be made to the Board of Estimate to appropriate annually the \$50,000 which a recent law permits it to spend for such purposes; and the application should, and probably will be granted. It is only a small beginning, but the appetite for the appropriate embellishment of the squares and streets will grow with its satisfaction.

There is no reason, however, why the good work need stop at this point. We can understand that the present administration, coming as it did into office under pledges to cure certain definite abuses, should not desire, in the beginning to venture into any large expenditures not sanctioned by the practices of the past; but it could stimulate the creation of the better New York of the future merely by placing before the public an adequate plan, which could be carried out as public opinion and the public purse warranted. The suggestion has recently been made, apropos of the comprehensive street and park plan, recently designed for Washington, that a similar plan should be designed for New York. The suggestion is well worth the

consideration of the present administration. Of recent years desirable improvements have been made in a much more generous spirit than formerly, but they are made without any reference to a general scheme, which would embrace both Manhattan and the Bronx. Some such scheme should be laid down in the beginning; and it should be laid down for the benefit of the whole city, and with an eye to good looks as well as convenience. The difficulty in the past has always been that such improvements tended to burden property-owners with assessments, which made unpleasant inroads into the value of their property; and it would be only fair, in case a plan was adopted which provided for a larger proportion of space devoted to squares and parks than was strictly necessary, that a bigger share of the cost than at present should be paid out of the city Treasury. Unless such an entirely just re-distribution of expense were provided for, no comprehensive and generous scheme of street and park improvements in the northern part of the city would have any chance of adoption. The matter should receive earnest and early attention, else it will be too late.

The Real Estate Situation

The sales reported during the past week have been numerous and well distributed throughout the whole city. The real estate market, while not losing any of the strength along certain lines which has been characteristic of it during the past year, is undoubtedly broadening. There are signs of a recrudescence of activity both in the East Side tenement house district and on the West Side. The builders and building loan operators who have been loaded up with unsold apartment houses are slowly getting

Market Characteristics.

rid of them, and every week plans are announced which look toward a considerable renewal of building in the spring. It is improbable that the activity on the West Side will be anything unusual, for conditions thereabouts, while improving, are still unsatisfactory; but there will undoubtedly be a good deal of apartment house and apartment hotel building, particularly in those sections in which fireproof construction will pay. For the matter of that, it may be confidently expected that within a few years fireproof construction will become as general on the West Side, as it now is in the central part of the city further south. The subway and the improvement of the service of the Manhattan Railway will make that neighborhood as central as Fiftieth street now is. Little by little the cheaper residences will be torn down and apartment houses substituted for them. It seems curious to have to chronicle the erection of a row of West Side dwellings as an unusual event, but the plans filed for three dwellings on Seventy-seventh street during the past week are the first in more than nine months. Moreover, since they are to cost \$40,000 apiece, they belong to that expensive class of residences which are in excellent demand at present, but which can be erected in only a few streets on the West Side. While there is a fair inquiry for cheaper residences west of the Park, the great demand for that class of building continues to fasten itself to the region east of the Park, particularly in the Sixties. Unless we are very much mistaken, the present practice of reconstructing the old high-stoop brownstone dwellings of that quarter will spread as far east as Lexington avenue, and prices will become commensurately high. Finally, it should be added that there are signs also of a renewal of building on Washington Heights, and it is probable that even during the coming summer the improvement of that section at a more rapid rate than hitherto will begin.

Wherever business has an immediate effect upon real estate, there is no lack of activity. This is true of all those sections of the city in which there is any chance for much expansion. The sale of the southwest corner of Eighteenth street and Fifth avenue during the week makes it probable that large parcels on four Fifth avenue corners, between Fourteenth and Twenty-first streets, will be in the course of improvement at different times in the present year; and this is no wonder, considering the rapid rate at which recent buildings have been rented. The side streets in the same neighborhood will be correspondingly active. It is noticeable that the wholesale houses renting lofts in this section belong to an ever-increasing variety of trades. The neighborhood will soon be undistinguishable from any other

wholesale district, save that the buildings will be more uniformly tall and modern, and that there will be a larger infusion of retail trade. But the effect of business on building is not restricted to the vicinity above defined. There are a large number of new factories, lofts and warehouses being planned for the West Side of the city along the line of Hudson street and Eighth avenue, and in time these will have an excellent reaction upon tenement house property in those parts. What is needed is the growth of local business enterprises, and as they grow tenement house values on the West Side should approximate to those on the East Side.

One of the most interesting local movements at present taking place is that on Seventh avenue south of Forty-second street. Every week five or six sales of property in this district are reported. In 1900 only twenty-eight transfers were recorded for real estate on that avenue between Fourteenth and Forty-second streets, while during 1901 the number jumped up to seventy. Thus a thoroughfare which has been dead for years, and which has been overshadowed by Sixth avenue to the east and

The Movement on Seventh Ave.

Eighth avenue to the west, has suddenly been aroused into activity and prominence; and it becomes an important matter to trace both the causes and consequences of the movement. Recently, of course, the proposed terminus of the Pennsylvania Road at Seventh avenue and Thirty-second street has had everything to do with the sales and the advancing prices in that immediate vicinity. Not only have many purchases been made by the Stuyvesant Real Estate Company, but property hard-by has jumped up at a lively rate. A corner opposite the proposed terminus which formerly was held at \$100,000, is now considered worth more than the \$250,000 which has been offered for it. Naturally, however, these values obtain only along the few blocks immediately affected by the possible terminal traffic. But other parts of the avenue have also been doing well, although not so well as the streets above mentioned; and the interest in this part of the avenue is due to a number of causes, of which the Pennsylvania R. R. is only one. Among these causes the two most important are the recent introduction of electric trolley transit on the avenue and the asphalt pavement laid at the same time. Both of these improvements have tended to increase traffic and to give the avenue the appearance of activity and movement in the place of its former comparative lifelessness. Doubtless in a few years it will be ablaze with electric light and a competitor both with Eighth and Sixth avenues for the business and the amusements of the neighborhood. Indeed, from Forty-second street, south at least to Thirtieth street, it promises to become a very important street indeed, and to compete with Broadway as offering sites for hotels and places of amusement. The Hotel Navarre has been a great popular and financial success, and is certain, in the course of time, to be frequently copied. The traffic from Long Acre Square down to the Pennsylvania terminus will be very heavy, and most of it will be by way of Seventh avenue. South of

Thirtieth street it is more likely to take on the characteristics of Eighth avenue than Broadway, but even here there may be a certain amount of expansion from the retail and wholesale section further east. Moreover, should any other tunnel be built into New York by New Jersey railroads, it would probably be obliged to find a terminus somewhere on Seventh avenue further south. These last are remote possibilities, but they are worth considering. Altogether the whole avenue, from Forty-second street south, deserves and will receive close attention.

THE counsel of the Board of Rapid Transit Commissioners are at present engaged in drawing up the contract under which the new Brooklyn tunnel will be constructed and leased, and in performing this task it is to be hoped that they will frame the conditions of the contract in such a way that the city will get a better bargain than it did in the case of the Manhattan tunnel. The Record and Guide has never sympathized with the condemnation which has been visited upon the Commission because of the terms of the existing contract. The Commission had tried to get better terms, and had failed. There was practically no effective competition. Responsible capitalists refused to invest their money in the enterprise unless they received large returns, and finally it was imperative that the tunnel should be constructed without any more delay than was absolutely necessary. The result was that the Subway Construction Company has unquestionably taken over the tunnel at a bargain. It is authoritatively stated that it will make a profit of \$8,000,000 on the construction contract alone, and the ultimate profits on the lease will not only be very large, but are so confidently expected to be by the officers and stockholders of the company. These expectations are matters of common knowledge, and they should stimulate a more effective competition for the opportunity of constructing and operating the Brooklyn tunnel. At least two existing corporations will have a considerable interest in controlling this new subway, viz.: the Brooklyn Rapid Transit Company and the Subway Construction Company; and this circumstance should enable the Commission to obtain a better bargain. Even in the event of a combination of possible bidders, the Commission should stipulate for better terms. The great trouble with the existing contract is that no matter how large the traffic on the subway becomes the profit to the city cannot, during the next seventy-five years, exceed 1 per cent. per annum on the cost of construction. No other subway should be leased upon terms which did not enable the city to get a fair share of all net receipts over a certain percentage on the private capital invested. It would be better for the city to build and operate the new tunnel itself than to turn it over to a private corporation, which would simply use the city's credit to make large profits for itself.

IN this connection it is interesting to note the terms which the municipality of Paris was able to secure from the company that operates the new subway in that city. The franchise runs for thirty-five years, but at any time within seven years from the date of construction the city may acquire the lines. The company must pay the city two cents for every first-class ticket and one cent for every second-class ticket sold, with the added provision that when the annual passenger traffic exceeds 140,000 persons this sum shall be increased, reaching at the highest figure 2.1 cents for each first-class and 1.1 cent for each second-class ticket. As the concession fixes the rate for a first-class ticket at five cents and for a second-class ticket at three cents, it will be seen that more than one-third of the gross receipts will go to the municipality. Thus Paris not only obtained a three-cent fare for second-class passengers, but has secured an arrangement which makes the profits of the city increase at the same ratio as those of the operating company. If New York could have made as good an arrangement in case of the subway now being constructed, it would stand to get very much larger returns than it does at present. The four tracks of the subway, with trains running under promised conditions, should within a couple of years be able to develop a traffic of 125,000,000 paying passengers per annum, which, on the Paris terms, would give the city six instead of only four and a half per cent. on the outlay. Eventually, of course, the traffic would be much larger. We have not been able to obtain the precise income returns of the Paris subway, but notes have appeared in the Paris papers recently stating that the city was under its contract receiving already 10 per cent. upon its outlay. That New York did not secure equally good terms was due to the scale of remuneration which American private capital invested in municipal enterprises has always insisted upon receiving; but, hereafter, if capitalists will not reduce their terms, the city should seriously consider the possibility of going ahead on its own account. If

the Rapid Transit Commission does not manage to secure better terms on the Brooklyn tunnel contract than it did on the subway contract, it will partially forfeit the public confidence, which it has earned and now possesses.

THE Builders' League of this city has sent a bill up to Albany to secure for themselves the privilege of appointing a member of the Board of Examiners and to provide that appeals from the decisions of the Superintendent of Buildings may be made when the amount involved is \$500 or more. The principle upon which the Board of Examiners is constructed being that of representation of interested organizations, the Builders' League, as a large and live association of men connected with the building trades, ought to be represented on the board, and it hardly seems possible that any opposition can arise to this part of their proposition. As to the proposed qualification of appeals from the decisions of the Superintendent of Buildings to the Board of Examiners, the value of this is not quite clear. At present the law is somewhat ambiguous on this point. It says that appeals may be taken when the amount involved in such decisions exceeds the sum of \$1,000. It is not clear if this means the amount involved in the whole work or in that particular on which the decision, from which appeal is desired, is given. The League proposition lessens the qualification, but does not remove the ambiguity. The Board of Examiners, acting on what they know to have been the intention of the framers of the law, which was merely to exclude frivolous appeals or appeals on trifles, has accepted the more generous reading of the law; and it would be better, if any change of phraseology is to be made at all at this time, that it be made in this spirit. The case would be met if the provision were made to read that appeals may be taken from the decision of such superintendent where the total cost of the alteration or new building shall exceed the sum of \$1,000.

Improvement of Washington Heights.

PROCEEDINGS TO BE REVIVED AND PUSHED TO COMPLETION.

It will be remembered that the Topographical Bureau prepared an amended map, or layout, of all of Manhattan Island north of 155th st, except that part lying between the Harlem River Ship Canal and Spuyten Duyvil Creek, known as Marble Hill, the laying out of which was suspended until the changes in the location of the N. Y. C. & H. R. R. R. tracks there were determined. That map was made the subject of a hearing before the Board of Public Improvements on Dec. 4th last, when it was laid over. Since then nothing has been heard of the matter. The improvements laid down on the map were given in detail in the issue of the Record and Guide of Nov. 23, 1901. They include the opening of sixty-odd streets, two bridges, and five parks.

Meantime the principal property-owners have not been idle. They are united in what is known as the Fort Washington Ridge Road Association, whose officers are: Bernard Loth, President; Jonas M. Libbey, Vice-President; Wm. H. Fischer, Treasurer; and A. Buchman, of Buchman & Fox, architects, Secretary. These gentlemen, with Hugh N. Camp, are the working committee of the association. They have recently retained Benno Lewinson, whose experience as a condemnation commissioner, and especially his work as chairman in pushing important proceedings to rapid completion, recommended him to their attention, as counsel to represent them in the proceedings which must be begun sooner or later to develop the section in which their property is located. Mr. Lewinson is to secure the initiation of proceedings at as early a date as is possible, and to use his best endeavors to get them completed as soon thereafter as possible. Mr. Lewinson gave to a representative of the Record and Guide an interesting statement of the course it was proposed to pursue, which was substantially as follows:

This matter is now in the hands of what is called the Local Board for High Bridge, which consists of the President of the Borough and all the Aldermen from the Twenty-third and Thirty-first Assembly Districts. I will have a conference with President Cantor at the first opportunity to ask him to call a meeting of that board, when we will ask them to approve the plan prepared by the Topographical Bureau. I think one or another of the property owners will seek to have some modifications made. The clients whom I represent, and who own about 70 per cent. of the land involved, are perfectly willing to make every possible concession in the way of altering the proposed lines that may be within reason, so that the property owners who will have to bear the burden of these improvements will go before the board with an agreed demand for the opening of these streets. The last map prepared by the Topographical Bureau will be the basis of that application. We hope that the new Local Board of High Bridge will agree without much delay upon this scheme.

Not only are the property owners prepared to bear the burden of the expense of these proceedings beyond the amounts they will be awarded,

but I believe that a very considerable proportion of the proposed new streets will be ceded. These gentlemen intend not only to cede what they themselves control, but will endeavor to induce others to do the same. One difficulty in this matter is that cession can only be made of a length of one entire block, and the objection of the owner of one 25-foot lot in a block would prevent the cession of that block. I intend, however, where a cession cannot be reached, to expedite proceedings and to save time and considerable expense, to endeavor, under another provision of the charter, to come to an understanding with the city as to the value of the property to be taken by condemnation wherever we can do that legally. I think that a great deal of property will be acquired, partly by cession, which will be without proceedings at all, and partly by such an understanding with the city.

Where we can neither cede nor agree with the city as to values, condemnation proceedings will have to go on; but I see no possible reason why these proceedings should not be terminated, in any case, within six months of their commencement. The charter so provides. Heretofore that provision has been a dead letter, because the courts would, on ex parte applications and without any special reason, grant, almost as a matter of course, repeated and continual extensions. But in the amended charter notice of application for such extensions must be given to every party who has appeared, which means in some of these proceedings a large number of property owners and their lawyers; and the application is required to be based upon affidavits giving sufficient and satisfactory reasons why proceedings have not been terminated within the six months. The charter further provides that unless extensions are granted upon such notice, and for good reason, the commissioners in any particular case shall forfeit all their compensation. I think the average commissioner will be very careful not to risk the loss of his compensation for the labor of six months on the possibility of the refusal of such extension; so that the effect will probably be that the commissioners themselves will assist the Corporation Counsel in forcing these proceedings to speedy results.

Broker's Commission.

WHEN TENANT EXERCISES OPTION FOR RENEWAL OF A LEASE?

In the issue of the Record and Guide for December 14, 1901, page 822, appeared the following question: "Will you kindly give me the authority on which you base your opinion, expressed in the Record and Guide of March 28, 1901, under the heading, "Broker's Commission on Renewal of Lease?" If there are any cases sustaining your opinion, will you kindly let me know where they are reported?"

This query was answered as follows: I find no reported cases in which the question whether in such contingency the broker is entitled to commission has been litigated. My authority is the fact that the broker was employed in the first instance; he effected the contract, containing the option, and when the lessee exercised the option the broker had already effected a lease for ten years. The custom of the trade, as I am informed, is that such commission shall be paid." A similar query appeared in the issue of December 21, page 865.

On the 18th of January, a representative of William J. Roome called upon the Law Editor and said that Mr. Roome, who propounded the first query spoken of, had brought suit in the Municipal Court for the additional commission against a customer whose tenant had exercised his option for a renewal of a lease, and that Mr. Roome's attorneys were unable to find any reported decision exactly in point. The case had been tried before Justice Penfield, but his decision had not been rendered. It has not been rendered at the present writing.

One of the last opinions written by the late lamented Justice McAdam, at the Appellate Term, held in the City of New York in December last, and just published, seems to be in point, and to sustain the Law Editor. The case is *Hess v. Martin*, reported in 36 Misc., 541. In this case plaintiff claimed that he had a verbal lease of certain premises for one year, with the privilege of a second year if he wanted it. The action was to recover \$500 damage for the breach of the agreement to give the plaintiff the lease for the second year. In his opinion, Justice McAdam says: "We have no hesitation in holding that a lease for one year, with the privilege of another year if the tenant wants it, is a hiring for more than one year, and void under the statute unless in writing. Laws of 1896, Chap. 547, Sec. 207. Under such a hiring all that would be required to continue the term for two years would be an election on the part of the tenant to accept the privilege expressed by notice to the landlord, or by a mere continuation of possession by the tenant, after the expiration of the first year, as, if the two years had been a continuous well-defined term in the first instance. Manifestly, such an interest in real estate is for a term exceeding one year, and a writing is essential to the grant. *Holzderber v. Forrestal*, 13 Daly, 34; *Prial v. Entwistle*, 10 id. 398. Thus, where the lease gives the lessee option to remain as tenant for another term, as where a lease is for ten years, with a provision that the lessee "may, if he desires to do so, remain for ten years more," the lease is, if the tenant so elects, a good lease for twenty years. *Ranlet v. Cook*, 44 N. H. 512; *Chretien v. Doney*, 1 N. Y. 419; *Bogan v. Wright*, 22 Misc. Rep. 95, and kindred cases."

In the Legislature.

THE AMENDED MORTGAGE TAX BILL—A RUMORED REVIVAL OF THE WEST STREET GRAB BILL—INCREASED SALARIES AND PENSIONS—EXTENSION OF THE DOCK IMPROVEMENT.

The Stranahan mortgage tax bill was reported to the Senate amended on the lines suggested by the Mortgage Exemption Committee, that is, to allow mortgages executed prior to March 1st to pay the tax of $\frac{1}{2}$ of 1%, and thereby become exempt from personal property tax; to make rebate of the tax paid on temporary short-term mortgages on the filing of and payment of the tax on the permanent mortgage; to allow the owners of bonds issued under corporate mortgages to pay a pro rata tax on their bonds to secure their exemption from personal property tax. As was pointed out in these columns before, these amendments do not meet all the objections to the bill, and its sponsors are by no means rid of all anxiety on its account. The Krum bill to tax corporations was reported, amended in so many features as to be unrecognizable by those who had not followed its course through the Committee.

The administration tax bills have so occupied attention that the promoters of other important measures have held them back, but it is probable now that non-administrative matters of general importance will have the floor. It is even whispered that a new attempt is about to be made to give the promoters of the New York and New Jersey bridge scheme the franchise they desire for building an elevated belt railroad around New York City. Some say that this year the bill will be a success, because it will provide for substantial payment to the city for the franchise, but it seems hardly possible that the Legislature can in any way be induced to grant this valuable franchise to the Bridge Company, especially since their bridge scheme has been blown into the region of impossibilities by the determination of the Pennsylvania R. R. Co. to enter Manhattan by tunnels, and the almost certainty that any other railroad interest that may hereafter enter it will do so by the same agency. What is said to be the Pennsylvania R. R. bill to secure the right to connect the Long Island R. R. with Manhattan and Jersey City by the route already made public, and to establish terminals in Manhattan, was introduced into the Senate by Senator Stranahan on Wednesday. The most novel and interesting features of the bill are, one providing for a further tunnel, one between Long Island and Mott Haven, to connect with the New England system of railroads, and another to get around the charter provision that limits the life of a franchise the city authorities may grant to 25 years. This provision is:

Notwithstanding anything hereinbefore in this section contained, the Board of Aldermen is hereby authorized in its discretion to grant to any railroad corporation now or hereafter incorporated for the purpose so declared in its articles of association, of constructing and operating a tunnel railroad or railroads in the city of New York, to be connected with the railroad or railroads of any corporation or corporations now existing or hereafter organized, whether under the laws of the State of New York or of an adjoining State, and thereby form a continuous line for the carriage of passengers and property between a point or points within and a point or points without the city of New York, a franchise right or consent either with or without limitation as to period of enjoyment, for the construction and operation, under any lands, streets, avenues, waters, rivers, parkways, highways or public places, in the city of New York, of such tunnel, railroad or railroads, with all necessary sidings, platforms, stations, facilities for access to the surface and other appurtenances, and with the right to emerge to the surface upon private lands at the termini.

The Builders' League of New York sent up a bill which was introduced into the Senate by Senator Slater, and into the Assembly by Mr. Seymour, to secure for the League a representative on the Board of Examiners, and to allow appeals from the decision of the Superintendent of Buildings, where the amount involved is \$500, instead of \$1,000, as now provided by the law.

Among the measures introduced which may be classed as those of extravagance, is one by Mr. J. E. Smith to increase the salary of the Chairman of the Board of Aldermen from \$5,000 to \$6,000 a year; that of the Chairman of the Finance Committee from \$2,500 to \$3,000, and that of the Aldermen from \$1,000 to \$2,000 each. Another, Assembly bill No. 321, seeks to provide pensions for all civil service employees of State and cities who have reached the age of 60 years, and have served continuously for 25 years, and for those disabled by sickness.

Other bills concerning real property and building interests are:

IN THE SENATE.

Senator Dowling's, giving the Commissioner of Labor supervision of elevators and elevator shafts in factories, and providing that in factories and mercantile establishments: "All elevator cabs or cars, whether used for freight or passengers, shall be provided with some attachment or guard fastened to the floor or tread, underneath the door or opening in the cab or car, to prevent accidents to persons while attempting to enter or leave the car before it becomes level with the floor. All elevator wells built after the passage of this act, shall be so constructed that that part of the inside surface

of the well that comes in front of the opening or door of the cab or car shall be flush with the cab or car. All freight elevators shall have attached to the bottom of the car opposite the open sides of the elevator shaft, a number of ropes, chains or other devices hanging downward, not less than 7 feet long, nor more than 4 inches apart, to act as a danger signal to warn people of the approach of the elevator. All of the foregoing constructions, work and devices shall be approved by the Commissioner of Labor."

Senator Elsberg's, proposing an amendment of Section 93 (Filing and Entry), Chap. 418 of the Laws of 1897, to provide that the registers shall keep alphabetical lists of the premises in which mortgaged chattels are contained.

Senator Hennessy's, to provide, at a cost of not more than \$300,000, for land and buildings, a hospital in the Bronx.

Senator Hennessy's, to require the city to pay a full days' pay to laborers employed for part of a day.

Senator Hennessy's, giving the Supreme Court power to determine whether the assessment for regulating, grading, curbing and flagging Pelham av, from Webster av to Southern Boulevard, confirmed Dec. 20, 1900, exceeds the amount lawfully assessable under the enabling act.

Senator Hennessy's, extending the power of the Department of Taxes and Assessments to remit or reduce a tax, and removing the limit of time within which any remission or reduction of taxes upon real estate or individuals or corporations must now be made.

Senator Mills', apportioning the cost of improving White Plains av, from Morris Park av to the city limits of Mount Vernon, forty per cent. of the property benefited and sixty per cent. on the city at large.

IN THE ASSEMBLY.

Mr. Burns', to compel all subway companies to place on all manhole covers an automatic safety valve to prevent the accumulation and explosion of gas in manholes.

Mr. Wolf's, providing that "the walls of all buildings in New York City shall, below the surface of the ground, be built of stone or brick laid in cement mortar, and the backing-up of all stone ashlar shall also be laid-up with cement mortar or cement and lime mortar; when brick or stone are used in all other walls they shall be laid in lime or cement mortar. The brick used in all walls of buildings shall be good, hard, well-burnt brick, and no second-hand brick, or bricks previously laid in mortar, shall be used for any wall or pier below the level of the curb, nor in any building which shall be more than twenty-five feet higher than the level of the curb."

The Dock Department have confided to Assemblyman Kelsey a bill to enable them to proceed with the extension of the dock system in Manhattan, from Bloomfield to 23d st. It is claimed, and on good ground, that this work is imperatively needed by the growth of the Atlantic trade and the increase in number and dimensions of the ships engaged in that trade.

A New Long Island-Hoboken Tunnel.

On Tuesday, the Union Terminal Co., of New York, was incorporated at Albany, with a capital of \$100,000, to build what would be practically an underground belt line on Manhattan Island, for the convenience of the New York Central and the railroads now terminating in Jersey City and Hoboken. The directors of this ambitious enterprise are: Francis H. Leggett, wholesale grocer; Frederick P. Voorhees, Roy Stone, engineer; Charles F. Smillie, Louis L. Stanton, William C. Cox, M. E. Robinson, Appleton D. Palmer and John A. Stewart, not the President of the United States Trust Co. but a U. S. Marshal. The route laid down for the tunnel begins beneath the intersection of Varick and Montrose avs, Brooklyn, and runs westerly, underground and under the East River, to and under 14th st, Manhattan, and under the Hudson River to a point on the boundary lines of the States of New York and New Jersey, due west from the west end of the centre line of 14th st, Manhattan. It there connects with a railway to be built under the authority of the State of New Jersey, continuing westerly in the same general direction to suitable connections with the various railroads entering Jersey City and Hoboken, with branches from 14th st and Broadway, under Broadway, Madison square and Madison av to 42d st to the Grand Central Depot, and from 14th st southward under Hudson st, College place and Greenwich st, to Battery place, to and around Bowling Green.

Railroad Company Not Liable

The Court of Appeals have decided that the New York & Harlem R. R. Co. are not liable for damages to easements on Park av, caused by the elevation of their tracks in that thoroughfare. This decision was given in the case of Gustav R. Fries v. New York & Harlem R. R. Plaintiff is the owner of a 3-sty frame building on Park av, southwest corner of 129th st. After the tracks on Park av were elevated he brought suit for trespass on his light and air easements in the Supreme Court, where he was awarded \$5,500 damages. This judgment was sustained by the Appellate Division, but is now reversed and a new trial ordered by the Court of Appeals. Summarized,

the rulings of the court of last resort in this case are: A steam surface railroad company that has lawfully operated its road for many years in a cut below the surface of a city street, and, in accordance with the direction and requirements of a legislative enactment to improve the thoroughfare, elevates its tracks and carries them on a steel viaduct above the surface of the street, is not liable to an abutting property-owner with no title in the street for injury to his easements of light and air caused by the change. When the State, in the exercise of its sovereign power, commands through legislative enactment the carrying out of a public improvement by changing the grade of a street and, for that purpose requires a railroad company, lawfully in the street, to elevate its tracks, the company is not liable for the consequential injury of obeying the mandate of the statute.

Fire Requirements in High Buildings.

THE LEGALITY OF THE DEPARTMENT RULES AND REGULATIONS QUESTIONED.

A case of importance to the owners of tall buildings, and of wide interest in fire insurance circles, was decided adversely to the city last Tuesday morning in a test suit, which came up before Civil Justice Roesch, in the Second District Municipal Court.

Not long ago, Henry Corn, who owns a 12-sty building at No. 598 Broadway, was notified by Commissioner John J. Scannell of what he would have to do in order to comply with the law regarding the providing of means for the protection of the building against fires. In the letter he sent to Mr. Corn he demanded that the building be fitted out with hose, buckets, fire extinguishers, etc. It also mentioned a three-inch standpipe from cellar to top with a two-way three-inch standard Fire Department Siamese connection with valves and a two-and-a-half-inch outlet and a passenger elevator which should be ready for use by the Fire Department at all hours of the day or night, including Sundays and holidays. Mr. Corn prepared to resist these demands, but before court could render decision the Corporation Counsel withdrew that case, as he felt it was not a proper one wherein to test the law.

The law officers of the city then concentrated their fire against Weil & Mayer, the owners of the 12-sty fireproof buildings running from Nos. 580 to 590 Broadway, in the action to recover a penalty then pending. The trial of this case was begun before Judge Hoffman in the Second District Court in December last, but that case was abandoned owing to the technicalities raised, and a new trial of the same case was had last Tuesday before Judge Roesch, Arthur F. Cosby appearing for the city, and Henry W. Unger for the property-owners.

It was claimed on behalf of the owners that, not alone was the law unconstitutional, but even if the Commissioner had the power to make any such regulation, he did not exercise it in a legal way, and that all of the regulations heretofore made by the Fire Department were void, because they were not entered upon the records of the Fire Department as an official regulation of the Fire Commissioner, and have never been published in the City Record, the official organ of the city.

Ex-Secretary Augustus T. Docharty, of the Fire Department, and Sol. J. Rosenthal, Chief Clerk to Fire Chief Croker, were called with the records of the Fire Department and other witnesses were produced, to show that the methods pursued to make and promulgate the ordinance were those which had prevailed for the last thirty-five years in the Department, but Judge Roesch held that the custom of the Fire Department did not meet the requirements of the City Charter, and that the proceedings of the Fire Department in this class of cases were irregular and void.

Hundreds of judgments have already been recovered against owners in this class of cases, and a large number of orders issued by the Fire Department have been allowed to remain in abeyance on, to await the outcome of this test case.

It is not known whether the Fire Commissioner will appeal the case, or will pass regulations which he will enter on his minutes and publish in the form required by law.

A Lower East Side Elevator Apartment.

The new activity on Grand st, east of the Bowery, has resulted in the erection of many large flats. Foremost in the list is the Columbia, on the southwest corner of Grand and Chrystie sts, a 7-sty structure, 50x75. It is arranged for four families per floor; three 6 and one 5-room suites, each with bath. The Columbia also contains four stores and a Turkish bath establishment, in the basement, which cost \$15,000, and is rented for 10 years, at \$2,100 per annum. The Columbia contains an "A, B, C" electric elevator, is steam-heated, has hardwood trim and open plumbing, with tiled bath rooms. All but three apartments are tenanted by East Side business people, who find it pays to live near their stores. The rents range from \$35 to \$50 per month. The Columbia is said to bring the best return per sq. ft. of any lower East Side parcel; an aggregate of \$23,000; the stores renting for \$10,000. Levy Bros., real estate experts, of 392 Grand st, built and own the Columbia.

The Effect of the New Tenement House Law on Flats.

In our last but one issue we published an article from the pen of Mr. Lawrence Veiller, of the Tenement House Department, upon the new law, giving a general view of the operations of the law, and a detailed consideration of the most important tenements erected under it. In the following article Mr. Veiller applies the same method of detailed examination to a number of typical examples of flat-building under the new law—flats being defined as consisting of at least four or five rooms and a bath. A succeeding issue of the Record and Guide will give a similar examination of the case of apartment houses.

a size. It will be at once seen that a court of this kind gives adequate light to all the rooms opening upon it, and by means of a passageway in the cellar, communicating directly with the street, and provided with open iron gates at each end, a constant circulation of air in the court is assured, so that all rooms are well ventilated, as well as being well lighted.

The stairs are located at one side, about half-way back from the street, and no space is wasted in long narrow common hallways, but instead, the stairs and halls are compact, thus throwing more space into the apartments and increasing the amount of rentable floor area; notwithstanding this, the halls and stairs are ample in width, each being 3 ft. wide, the minimum prescribed by the new law; they are also splendidly lighted and ventilated,

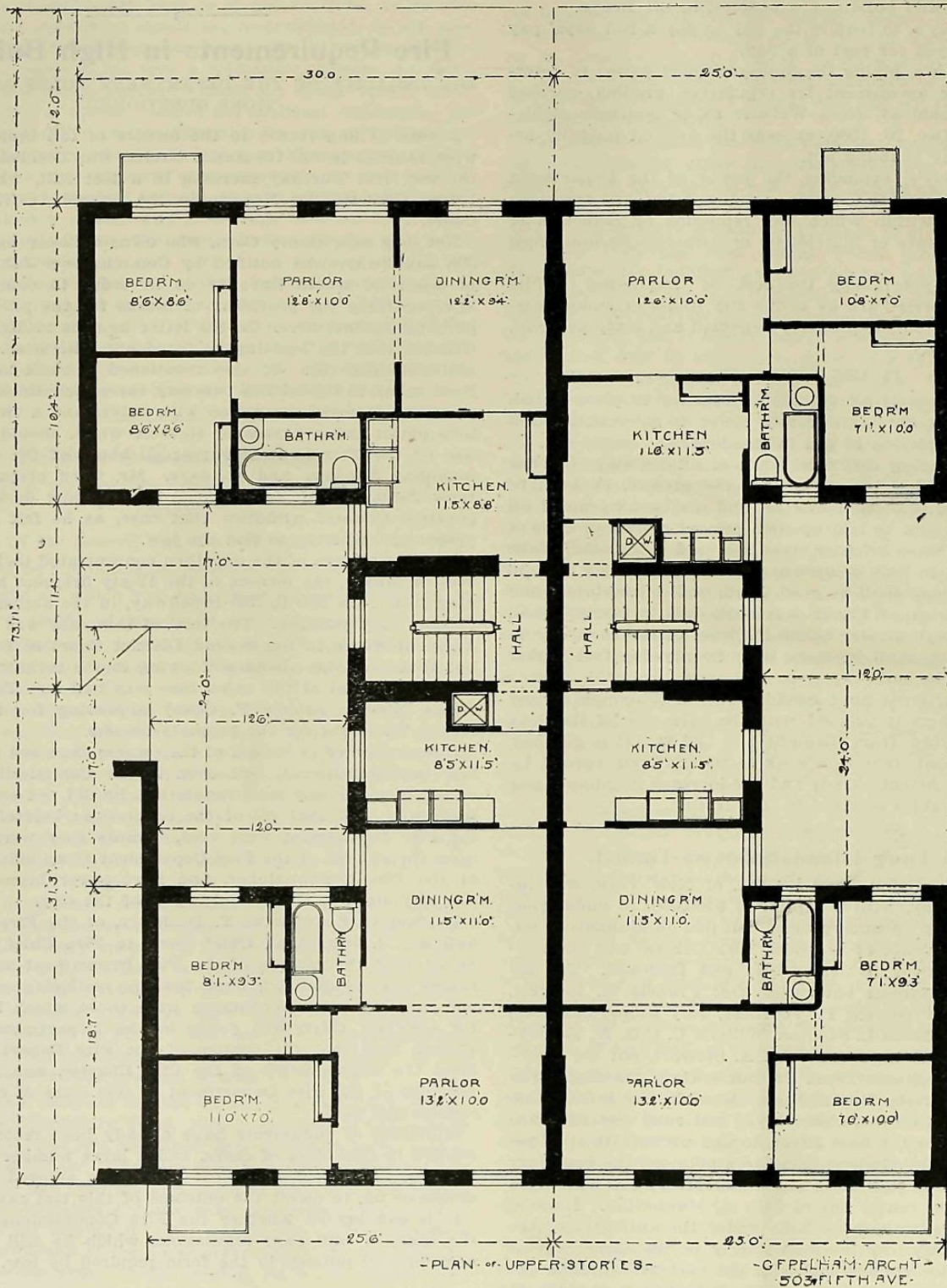


FIG. 1. NOS. 233-5 EAST 113TH STREET.

The first plan on this list is one of a number filed by Mr. George F. Pelham, architect, of 503 5th avenue. It is for two buildings located at 233-235 East 113th street, and situated on rather shallow lots, the lots being but 74 ft. deep instead of 100 ft. deep as usual; one lot is 25 ft. wide, and the other is irregular, being 25 ft. 6 ins. wide in front, and 30 ft. wide at the rear. The houses are what is popularly known as flats, and each house is arranged for two families on each floor—one in front and one in the back. There are no stores, the entrance floor being arranged like the upper floors, except for the space taken from the rooms necessary for the entrance hall.

As will be seen from the accompanying plan (Fig. No. 1), the architect has made use of the inner court situated on the lot line as best adapted to his purpose. Such a court under the new law must be at least 12 ft. wide and 24 ft. long for a building 60 ft. high. As this building is to be five stories high, and not over 57 ft., the architect has accordingly planned his courts of such

having at each floor a window 3 ft. wide opening directly on the large inner court, as well as being provided in the roof with a ventilating skylight of an adequate size.

Notwithstanding the unusual shallowness of the lots, the architect has managed to get in one house ten rooms and two baths on each floor, and in the other house nine rooms and two baths, although the building is only 62 ft. deep. The front flat in each case consists of five rooms and bath, a parlor with two windows on the street, 13 ft. 2 ins. wide by 10 ft. long, a dining-room directly back of the parlor, and opening into it with a double doorway 6 ft. wide between; this room is 11 ft. and 5 ins. wide by 11 ft. long, and has a window 3 ft. 6 ins. wide opening on the large court. Adjoining the parlor, and with two windows on the street, is an attractive bedroom 7 ft. long by 10 ft. wide, containing a built-in wardrobe; back of this is another bedroom 7 ft. 1 in. wide by 9 ft. 3 ins. long, opening on the large court, and distant 24 ft. from the opposite window. Between this bedroom

and the dining-room is a bath room of an adequate size, containing a bath tub, water-closet and wash basin, and having a window opening on the large court. Back of the dining-room is the kitchen, 8 ft. 5 ins. long by 11 ft. 5 ins. wide, containing a range, two stationary wash tubs and a sink, and having a window over 3 ft. wide, opening on the large inner court. The dumb-waiter is in each house located off the public halls, so as to be accessible to both families, and is, of course, enclosed in a fireproof shaft. Back of the house is a yard 12 ft. deep, and extending across the entire width of the lot, this being the minimum depth prescribed by the new law.

As will be seen from the above description, and from the accompanying plan, this building is intended for occupancy by the higher grade of mechanic or clerk, who cannot afford to keep a servant or to pay for an elevator, but who can pay from

lies on a floor, one front and one back, each having five rooms and bath. As in the previous case, the architect has used the inner court on the lot line as best adapted to his purpose, only he has in this case made it 12 ft. wide by 32 ft. 6 ins. long. Each flat contains a parlor and dining-room, each 11 ft. 4 ins. wide by 13 ft. long, opening into each other, and both on the street, and each having two windows. The kitchen is directly back of the dining-room, and contains a range, two stationary wash tubs, a sink, a dresser and dumb-waiter, with a large window opening on the inner court, and distant 32 ft. from the opposite window. Between the kitchen and the first bedroom is the bath room, with a window on the large court, and next to the bath room is a bedroom 7 ft. 10 ins. by 11 ft. 8 ins., also with a window on the large court and containing a built-in wardrobe; back of this is another bedroom 7 ft. 10 ins. by 9 ft. 2 ins., with a similar window. A private hall 3 ft. wide gives access to every room in the apartment. The rear flat is

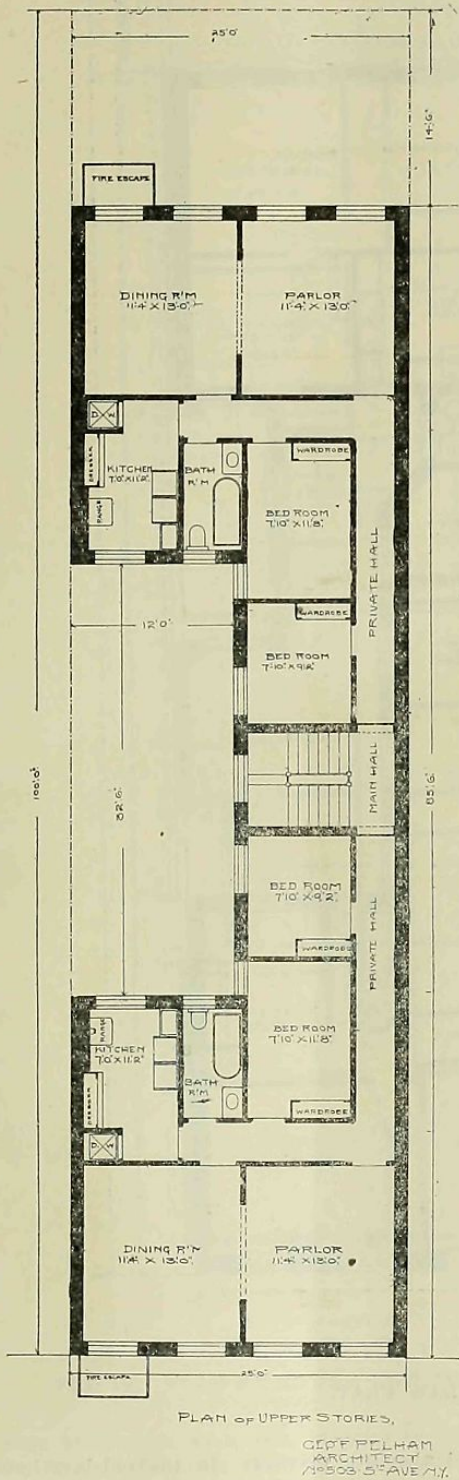


FIG. 2. A 5-STORY FLAT ON THE NORTH SIDE OF 139TH STREET, 75 EAST OF LENOX AVENUE.

\$25 to \$35 a month, and who desires to have light and air, privacy, reasonable security from fire, and a fair amount of modern conveniences. In this building the first floor over the cellar will be constructed entirely fireproof, without any openings to the cellar, excepting the fireproof dumb-waiter shaft, and the cellar stairs will be located outside of the building. In addition, the entire stairs and halls will be constructed fireproof, and will be enclosed with brick walls, and, except on the entrance floor, will be shut off by fireproof self-closing doors from all non-fireproof parts of the building. Fire escapes with connecting stairs will be provided both front and rear.

The plan shown in Fig. 2 illustrates even better what can be accomplished under the new law on an ordinary city lot, 25 ft. wide by 100 ft. deep. This is also one of Mr. Pelham's plans, and is for a 5-story flat now being erected on the north side of 139th street, 75 ft. east of Lenox avenue. There are two fam-

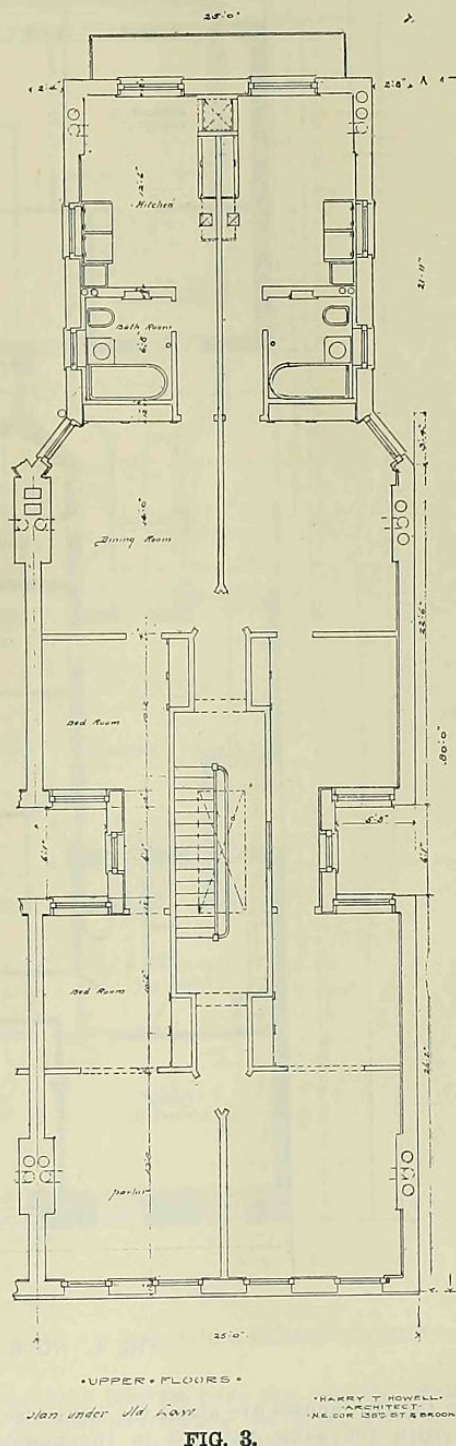


FIG. 3.

exactly the same as the front one, while behind the building is a yard 14½ ft. deep by 25 ft. wide, being 2½ ft. deeper than the minimum laid down in the law.

It is of great interest to compare this plan of a two-family flat built on a 25-ft. lot under the new law (as shown in Fig. 2) with a similar type of house built under the old law (as shown in Fig. 3). Both houses are arranged for two families on a floor with five rooms and bath for each family.

Taking up the two plans in detail, we find the parlors in the two houses about the same—both are located on the street and have two good-sized windows. In the new-law house the parlor is a few inches smaller than in the old-law house, but otherwise is the same. Comparing the two dining-rooms, we find considerable difference, although the dining-room in the new-law house is a few inches smaller than in the old-law house, yet it is a much more desirable room. It has two windows opening on the street, instead of one window opening on an air-shaft 28 ins. wide, it is located next to the parlor and communicates with it

so that the two rooms can be thrown together in case of a social entertainment, whereas in the old-law house it is located 29 ft. distant, and can only be reached from the parlor by passing through both the bedrooms or by going out into the public hall of the building, a method of planning extremely inconvenient and undesirable.

The kitchen in the new-law house, while somewhat smaller than in the other, possesses the advantage of being immediately adjoining the dining-room, while in the old-law house it is some 10 ft. away, being separated by a bath room. The

wide by 6 ft. 1 in. long. In the new-law house, the bedrooms get their light and air from a large court 12 ft. wide by 32½ ft. long. In the first case the bedroom windows are directly opposite, only 6 ft. away from each other; in the new-law house there can be no window within 12 ft. of the bedrooms. In the first case there is no privacy whatever, the first bedroom being next to the parlor and having no door between, but only an archway, and both bedrooms being continually used as a passageway between the parlor, and the dining-room, kitchen and bath rooms, as has been pointed out; in the new-law house there

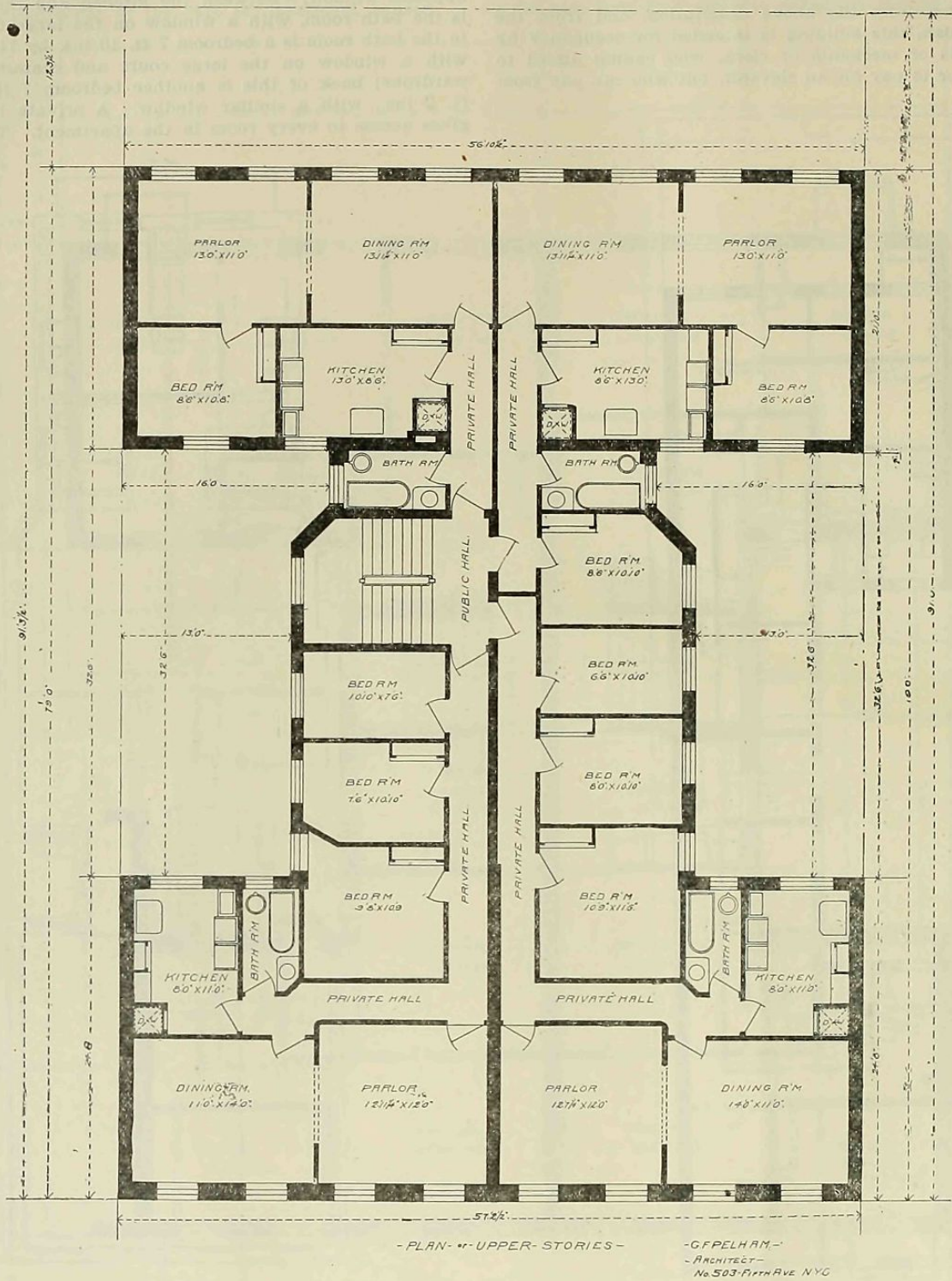


FIG. 4. NO. 6-10 BARROW STREET, NEW LAW FLAT.

bath rooms in the two houses are about the same size, and both are provided with the same fixtures; in the new-law house, however, the bath room immediately adjoins one bedroom, and is but 20 ft. from the second bedroom, while in the old-law house it is 20 ft. distant from the first bedroom and 40 ft. distant from the second one; and with a far more serious disadvantage, viz.: that to get to the bath room, one must either pass through the dining-room or go out into the public hall, and to get to it from the second bedroom, one must pass both through the first bedroom and also through the dining-room. In the new-law house, the bath room is reached through a private hall without having to pass through any room. In the old-law house the bath room opens on an air-shaft 28 ins. wide, and there may be another window opposite it, and within 5 ft. of it; in the new-law house the bath room opens on a court 12 ft. wide by 32 ft. 6 ins. long, and the nearest window opposite is 32 ft. distant.

The greatest difference, however, is seen when we compare the bedrooms. In both houses the bedrooms contain the same amount of floor area. In the old-law house, however, the bedrooms get their light and air from a small air-shaft 4 ft. 9 ins.

is complete and absolute privacy. In the old-law house, if it were desired to rent one room to a lodger or boarder, it would be necessary for the lodger to pass through the family's bedroom to reach the water-closet; in the new-law house, a bedroom can be rented out to a lodger and still have absolute privacy maintained.

Leaving the rooms and considering the public halls, we find in the old-law house, a dark public hall, without any means of light or ventilation except the roof skylight; in the new-law house we find a public hall flooded with light and air having a window 3 ft. wide opening on a large court 12 ft. wide by 32½ ft. long.

In the new-law house the public halls and stairs occupy 77 sq. ft. of floor area; in the old-law house, 156 sq. ft., or just twice as much, which is pure waste. As regards protection from fire, the new-law house possesses great advantages over the other; the stairs are entirely fireproof and are enclosed on all sides with brick walls and shut off from all the non-fireproof portions of the building by fireproof self-closing doors at each story, and the stair window opening on the court is of wire-

the openings in the partitions are provided with ordinary doors, glass in a fireproof frame, while the floors of the public halls are constructed of iron beams with fireproof filling; in the old-law house, the stairs are not enclosed with brick walls, but with ordinary wooden stud partitions filled in between the studs with mineral wool, and covered over with plaster boards, while so that if the fire should reach the hall it would at once and with great rapidity spread out in all directions, especially as the stairs in the old-law house are of wood, as are the floors of the public halls. In the old-law house the small air-shafts

lighted and ventilated, the public halls are well lighted and ventilated, while protection in case of fire is secured to the very highest degree, short of absolute fireproof construction. In the old-law house, the rooms are badly arranged, privacy is destroyed, only four rooms out of ten are adequately lighted and ventilated, the public halls are dark and unventilated, while the danger from fire is at the maximum.

On the other hand, the new-law house costs a little more to build than the other. Its only disadvantage, however, is that only one family on each floor has an outlook on the street, while in

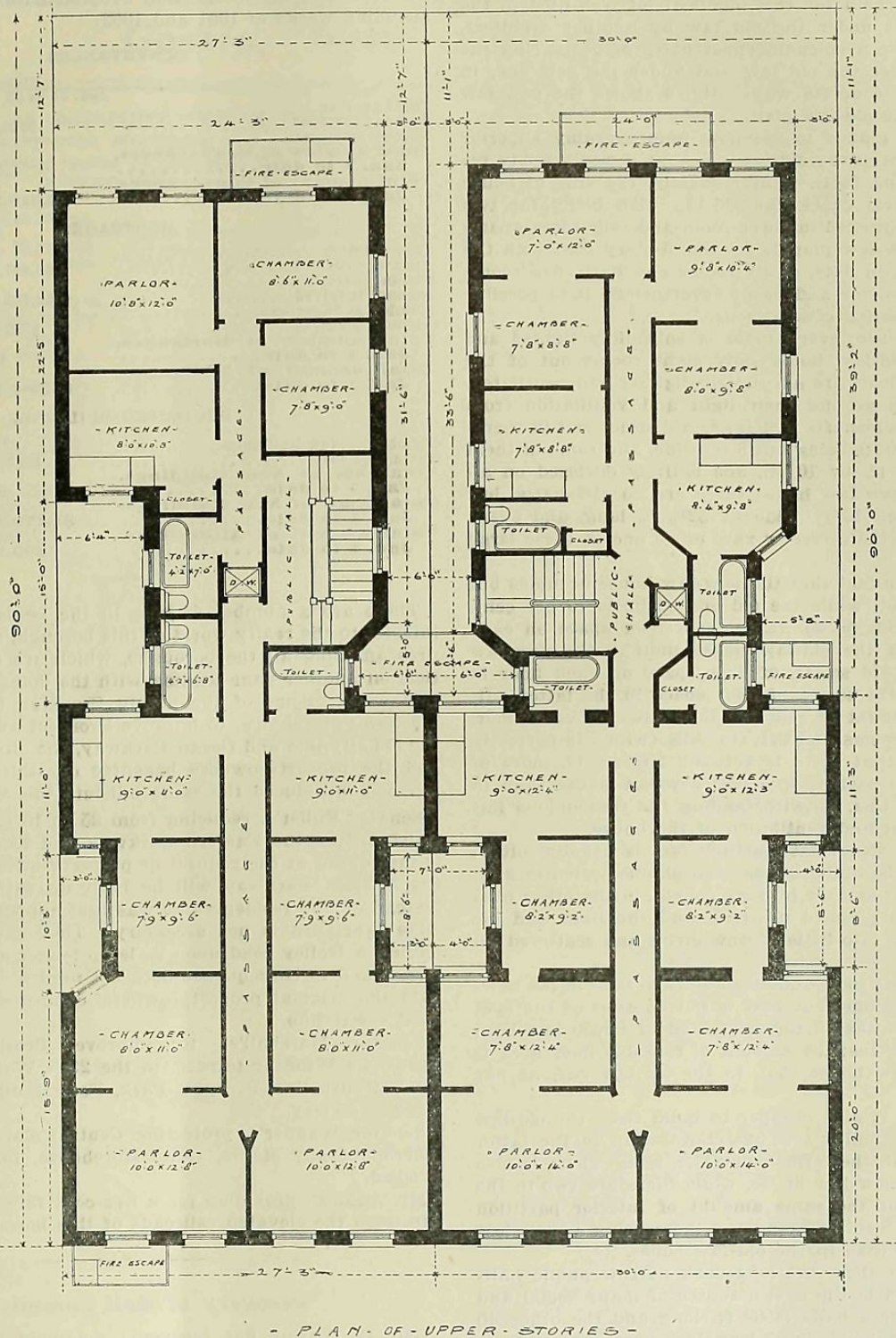


FIG. 4½. PLAN FILED FOR TWO TENEMENTS UNDER THE OLD LAW AT NOS. 6-10 BARROW STREET.

would in case of fire act as a flue, causing the fire to spread rapidly from floor to floor; in the new-law house there are no such shafts, and, therefore, no such danger.

The cost of building the two houses is about the same, although a little more for the new-law house, there being 16½ running feet more of exterior walls in the latter case than in the former. There is, of course, also the additional expense of the fireproof stairs and entrance hall enclosed by brick walls, as well as the cost of an additional dumb-waiter and fire escape. Otherwise the cost is the same.

A comparison of the amount of floor space in the apartments shows that in the new-law house there is 40 sq. ft. more floor space on each floor than in the old-law house, and this, notwithstanding the fact that the new-law house occupies 3 per cent. less of the lot than the old-law house (the former occupying 69 9-10% of the lot and the latter 72 6-10%).

To sum up the relative advantages and disadvantages of the two plans: We find the new-law house far superior in every respect. It provides more rentable floor area, the rooms are more conveniently arranged, privacy is secured, every room is well

the other house both families have this outlook. This means, of course, that the rear apartments will bring a lower rental than the front apartments. To what extent this is a detriment from a commercial point of view, experience only will prove. The fact that shrewd investors and speculators are willing to erect such houses would seem to indicate that the disadvantage is chiefly a theoretical one.

A somewhat similar type of flat built under the new law, is that shown in Fig. 4, and now being built at 6 and 10 Barrow street. Here the lot is of an irregular size, being 57 ft. 2½ ins. wide and 91 ft. deep. The plan adopted is very similar in arrangement to those shown in Figs. 1 and 2. There are two inner courts on the lot line, each 13 ft. wide by 32½ ft. long, and each is widened at one end by an offset, making the courts at these points 16 ft. wide. The building is arranged for four families on a floor—the two front flats containing six rooms and bath, while one rear apartment contains five rooms and bath, and the other four rooms and bath. The front apartments each have large private halls giving access to every room, and the rear apartments have somewhat shorter private halls, giving

access to half the rooms. The rooms are all of a generous size, the six-room flats consisting of a parlor, 13 ft. by 12 ft., a dining-room 11 ft. by 14 ft., a kitchen 8 ft. by 11 ft., a bath room and three bedrooms of a good size. In the five-room flat there are two bedrooms instead of three, and in the four-room flat only one bedroom. The stairs and public halls are each 4 ft. 6 ins. wide, and the entrance hall is 5¼ ft. in width. There are no stores on the ground floor, but four apartments similar to those on the upper stories, except that there is one less room, owing to the extra space taken by the entrance hall. The building is five stories high and contains twenty apartments and 104 rooms. Seventy per cent. of the lot is occupied.

It happens that a plan for this identical lot was filed in the Building Department under the old law by another architect, so that we thus have a splendid opportunity of comparing the results obtained under the old law and under the new one, in the most direct and concrete way. Fig. 4 shows the new-law plan, and Fig. 4½ the old-law plan.

It requires but a glance to see how immeasurably superior the new-law house is to the old-law one, but a closer study reveals many interesting facts. Unfortunately, the kind of house planned differs in two cases, the old-law plan being for two 5-story tenements, arranged in three-room and four-room apartments, while the new-law plan is for one 5-story flat, with the apartments arranged in flats, of six rooms and bath, five rooms and bath, and four rooms and bath; nevertheless, it is possible to make many interesting comparisons.

In the new-law house, every room is splendidly lighted and ventilated; in the old-law house only eight rooms out of the twenty-six on each floor, are adequately lighted and ventilated, the remaining rooms getting their light and ventilation from small, narrow, dark air-shafts which are a distinct evil in themselves, most of the shafts being but 3 ft. wide, and some of them being as small as 3 ft. by 10 ft., and entirely enclosed on all four sides. In the new-law house there are no air-shafts, but two large courts, each 13 ft. wide by 32½ ft. long, and every room opens either on the street or yard or on one of these large courts.

Notwithstanding the fact that the new-law house occupies but 70 per cent. of the lot, while the old one occupies 75 per cent. of the lot, there is but 50 sq. ft. more of floor space on each floor in the rooms of the old-law house than in the new-law house, there being 2,474 sq. ft. of floor space on each floor in the first case, and 2,424 sq. ft. of floor space in the latter. If in estimating the amount of rentable floor area on each floor, we include the bath rooms and private halls (which is perfectly admissible), we find that there is actually 257 sq. ft. more of rentable floor area on each floor in the new-law house than in the old-law one, and this, notwithstanding the tremendous improvement in the light and ventilation of the house.

The reason for this somewhat startling fact is not difficult to find; in the one case the building has been planned scientifically, concentrating the light and air in large courts; in the other case the building has been planned unwisely and the light and air space has been cut up into little narrow strips and scattered all over the lot.

There are not so many rooms obtained on each floor in the new-law plan as in the old one, but that is not because of the law, but is due to the fact that a different kind of house has been planned with larger rooms; the amount of rentable floor area is greater in the new-law house than in the old-law one, as has been shown above.

The new-law house is also cheaper to build than the old-law one, there being 413 running feet of exterior wall in the latter case, and but 332 ft. in the former, or 81 ft. less. There is also but one stairs in the new-law house, while there are two in the other. There is about the same amount of interior partition walls, both 12-in. and 8-in. in each case, there being a little less in the new-law house than in the old-law house.

In the old-law house there are long dark narrow public hallways, which have been in the past a source of many social and moral evils, one of these halls is 62 ft. long and the other 40 ft. long; in the new-law house these long dark passageways have been abolished.

In the old-law house, in order to reach the water-closet in every apartment except one, it is necessary to pass through the bedrooms, and in many cases through the two bedrooms, thus completely destroying privacy; in the new-law house, a private hall gives access to every room and complete privacy is secured.

Widening the Roadway of Fifth Avenue.

President Cantor, of Manhattan, is interesting himself in the plan suggested some time ago for the widening of 5th av by moving back the curb line. He said, however, that he would make no active move in the matter until John D. Crimmins, who is away from town, and who first suggested this method of relieving the crowded traffic conditions of the avenue, returned. Mr. Cantor has received from Stevenson Towle, a consulting engineer, a map drawn by him providing for the widening of the thoroughfare, between 40th and 42d sts, by taking 8 feet from the sidewalk of the Public Library property on the west side of the avenue, and cutting off the corner at 42d st

with a curve of 15 feet radius. Mr. Towle suggests that if the experiment is satisfactory the section between 14th and 23d sts should be widened next, to be followed at intervals by the widening of other parts of the carriageway as far north as 59th st. The Corporation Counsel will be asked for an opinion upon the legal questions involved.

Brooklyn.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1901 and 1902:

CONVEYANCES.

| | 1902. Jan. 24 to 30, inc. | 1901. Jan. 25 to 31, inc. |
|---|------------------------------|------------------------------|
| Total number..... | 285 | 285 |
| Amount involved..... | \$519,745 | \$409,440 |
| Number nominal..... | 206 | 189 |
| Total number of Conveyances, Jan. 1 to date..... | 1,377 | 1,389 |
| Total amount of Conveyances, Jan. 1 to date..... | \$2,018,777 | \$2,037,807 |

MORTGAGES.

| | | |
|---|--------------------|--------------------|
| Total number..... | 220 | 166 |
| Amount involved..... | \$3,487,382 | \$595,208 |
| Number over 5%..... | 69 | 61 |
| Amount involved..... | \$2,765,085 | \$173,354 |
| Number at 5% or less..... | 151 | 105 |
| Amount involved..... | \$722,297 | \$421,854 |
| Total number of Mortgages, Jan. 1 to date..... | 969 | 1,013 |
| Total amount of Mortgages, Jan. 1 to date..... | \$6,381,184 | \$3,777,022 |

PROJECTED BUILDINGS.

| | | |
|---|--------------------|--------------------|
| Number of New Buildings..... | 59 | 53 |
| Estimated cost..... | \$357,820 | \$280,470 |
| Total No. of New Buildings, Jan. 1 to date..... | 221 | 200 |
| Total Amt. of New Buildings, Jan. 1 to date..... | \$1,170,320 | \$1,232,660 |
| Total amount of Alterations, Jan. 1 to date..... | \$99,120 | \$78,492 |

There are a number of bills in the Legislature of particular interest to the realty world of this borough, as well as the measures affecting all the boroughs, which are described in the article on another page dealing with the doings of the Legislature this week. Some of the purely Brooklyn bills introduced are:

Senator Marshall's, to improve Prospect av, Brooklyn, between the old city line and Ocean Parkway, the city bearing two-thirds and the property-owners benefited one-third of the cost. Mr. Remsen introduced the same bill into the Assembly.

Senator Fuller's, reducing from 25 to 15 feet the width of the courtyard on the Eastern Parkway and Douglass st. This bill is introduced at the request of property-owners, who assert that the Eastern Parkway will be built up with apartment houses instead of fine residences as was first supposed, and therefore a wide courtyard is not necessary. They say that Douglass st, having a trolley road upon it, is no longer a desirable residence street, and in consequence does not need a courtyard. The city paid the original property-owners' compensation for the courtyard restriction.

Senator Marshall's, to improve Prospect av, between known as Windsor terrace, in the 29th Ward, bounded by the old Flatbush line, Prospect Park, Fort Hamilton av and Greenwood Cemetery.

Senator Wagner's, protecting Central place from the erection thereon of any stable, store, storehouse, factory, wagon-house or shed.

Mr. Adams', providing for a five-cent fare for any continuous trip upon the elevated railroads of this borough.

Recovery of Half Commission.

Geo. D. Waring has recovered judgment against McChain & Hershfield for \$260 and costs, being half-commission on the sale of No. 17 West 35th st, to the wife of Charles H. Neihaus, the sculptor. The case is one of considerable interest to real estate brokers, in showing what their responsibilities are in parallel circumstances. The facts, as stated in the brief of plaintiff's counsel, were that Mr. Waring got into communication with Mr. Neihaus, through the latter's advertisement for a house. He was referred to Mrs. Neihaus as having charge of the matter, and submitted a number of houses, none of which suited his client. The plaintiff advertised for a house with the requirements insisted upon by Mrs. Neihaus. To this Mr. Hershfield, of McChain & Hershfield, responded. He was told by plaintiff what kind of a house was wanted and for whom. He submitted a list, none of which suited. Later McChain & Hershfield advertised No. 17 West 35th st, for sale. Plaintiff called upon them and said he thought this house would suit Mrs. Neihaus. As a result Mrs. Neihaus inspected it on plaintiff's card, but did not purchase then because she thought it would cost more than her husband cared to pay. A week after she saw an advertisement of McChain & Hershfield's, offering several houses for sale. She called upon them and was shown a number, including No. 17

West 35th st. She told Mr. Hershfield of this house having already been brought to here notice by plaintiff. She finally purchased the property for \$52,000. Plaintiff first became aware of

the transaction by reading it in a newspaper. He immediately demanded half-commission, was refused, and brought suit with the result stated.

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 1901 and 1902:

| CONVEYANCES. | | | |
|---|---------------------|---|---------------------|
| 1902. | | 1901. | |
| Jan. 24 to 30, inc. | 217 | Jan. 25 to 31, inc. | 234 |
| Total No. for Manhattan | 217 | Total No. for Manhattan | 234 |
| Amount involved..... | \$2,037,958 | Amount involved..... | \$2,003,450 |
| Number nominal..... | 116 | Number nominal..... | 138 |
| 1902. | | 1901. | |
| Total No., Manhattan, Jan. 1 to date.. | 1,056 | Total No., Manhattan, Jan. 1 to date.. | 1,018 |
| Total Amt., Manhattan, Jan. 1 to date. | \$11,341,045 | Total Amt., Manhattan, Jan. 1 to date. | \$10,746,619 |
| 1902. | | 1901. | |
| Jan. 24 to 30, inc. | 93 | Jan. 25 to 31, inc. | 88 |
| Total No. for The Bronx | 93 | Total No. for The Bronx | 88 |
| Amount involved..... | \$177,266 | Amount involved..... | \$155,874 |
| Number nominal..... | 65 | Number nominal..... | 47 |
| Total No., The Bronx, Jan. 1 to date.. | 404 | Total No., The Bronx, Jan. 1 to date.. | 349 |
| Total Amt., The Bronx, Jan. 1 to date. | \$596,852 | Total Amt., The Bronx, Jan. 1 to date. | \$1,292,253 |
| 1902. | | 1901. | |
| Total No., Manhattan and The Bronx, Jan. 1 to date..... | 1,460 | Total No., Manhattan and The Bronx, Jan. 1 to date..... | 1,367 |
| Total Amt., Manhattan and The Bronx, Jan. 1 to date..... | \$11,937,897 | Total Amt., Manhattan and The Bronx, Jan. 1 to date..... | \$12,038,872 |

| MORTGAGES. | | | |
|---|---------------------|---|---------------------|
| 1902. | | 1901. | |
| Jan. 24 to 30, inc. | Manhattan. | Jan. 25 to 31, inc. | Bronx. |
| Total number..... | 173 | Total number..... | 82 |
| Amount involved..... | \$3,640,451 | Amount involved..... | \$371,091 |
| Number over 5%..... | 60 | Number over 5%..... | 34 |
| Amount involved..... | \$599,362 | Amount involved..... | \$175,006 |
| Number at 5%..... | 43 | Number at 5%..... | 44 |
| Amount involved..... | \$1,109,289 | Amount involved..... | \$152,285 |
| Number at less than 5%..... | 70 | Number at less than 5%..... | 4 |
| Amount involved..... | \$1,931,800 | Amount involved..... | \$43,800 |
| No. above to Banks, Trust and Insurance Co.'s..... | 46 | No. above to Banks, Trust and Insurance Co.'s..... | 11 |
| Amount involved..... | \$1,679,000 | Amount involved..... | \$83,500 |
| 1902. | | 1901. | |
| Total No., Manhattan, Jan. 1 to date.. | 926 | Total No., Manhattan, Jan. 1 to date.. | 1,050 |
| Total Amt., Manhattan, Jan. 1 to date. | \$20,753,425 | Total Amt., Manhattan, Jan. 1 to date. | \$19,781,139 |
| Total No., The Bronx, Jan. 1 to date.. | 292 | Total No., The Bronx, Jan. 1 to date.. | 352 |
| Total Amt., The Bronx, Jan. 1 to date. | \$1,516,226 | Total Amt., The Bronx, Jan. 1 to date. | \$1,908,422 |
| 1902. | | 1901. | |
| Total No., Manhattan and The Bronx, Jan. 1 to date..... | 1,218 | Total No., Manhattan and The Bronx, Jan. 1 to date..... | 1,402 |
| Total Amt., Manhattan and The Bronx, Jan. 1 to date..... | \$22,269,651 | Total Amt., Manhattan and The Bronx, Jan. 1 to date..... | \$21,689,561 |

| PROJECTED BUILDINGS. | | | |
|-------------------------------------|-------------|-------------------------------------|-------------|
| 1902. | | 1901. | |
| Jan. 25 to 31, inc. | Manhattan. | Jan. 25 to 31, inc. | The Bronx. |
| Total No. New Buildings: | | Total No. New Buildings: | |
| Manhattan..... | 25 | Manhattan..... | 12 |
| The Bronx..... | 14 | The Bronx..... | 15 |
| Grand total..... | 39 | Grand total..... | 27 |
| Total Amount: | | Total Amount: | |
| Manhattan..... | \$1,008,500 | Manhattan..... | \$428,800 |
| The Bronx..... | 41,105 | The Bronx..... | 213,250 |
| Grand total..... | \$1,049,605 | Grand total..... | \$642,050 |
| Total Amt. Alterations: | | Total Amt. Alterations: | |
| Manhattan..... | \$180,965 | Manhattan..... | \$82,180 |
| The Bronx..... | 4,600 | The Bronx..... | 4,350 |
| Grand total..... | \$185,565 | Grand total..... | \$87,160 |
| Total No. New Buildings: | | Total No. New Buildings: | |
| Manhattan, Jan. 1 to date..... | 54 | Manhattan, Jan. 1 to date..... | 94 |
| The Bronx, Jan. 1 to date..... | 72 | The Bronx, Jan. 1 to date..... | 83 |
| Manhattan-Bronx, Jan. 1 to date.... | 126 | Manhattan-Bronx, Jan. 1 to date.... | 177 |
| Total Amt. New Buildings: | | Total Amt. New Buildings: | |
| Manhattan, Jan. 1 to date..... | \$3,476,500 | Manhattan, Jan. 1 to date..... | \$4,734,850 |
| The Bronx, Jan. 1 to date..... | 363,595 | The Bronx, Jan. 1 to date..... | 774,825 |
| Manhattan-Bronx, Jan. 1 to date.... | \$3,840,095 | Manhattan-Bronx, Jan. 1 to date.... | \$5,509,675 |
| Total Amt. Alterations: | | Total Amt. Alterations: | |
| Manhattan-Bronx, Jan. 1 to date.... | \$560,707 | Manhattan-Bronx, Jan. 1 to date.... | \$315,135 |

L. J. Phillips & Co. announce in our business pages the sale at auction on Tuesday next, of 269 West 10th st and No. 129 Charles st. The auctioneer will supply maps and information at No. 158 Broadway.

Wm. M. Ryan will conduct the sale, in partition, Wednesday, 19th inst., of the city block bounded by West, Laight, Washington and Hubert sts, and the brick buildings thereon, formerly used as the Appraiser's Stores. It seems almost unnecessary to point out the rapidly increasing values of parcels of the size and in such locations as this under the rapidly growing commerce of the country, which, of course, increases the pressure upon its centre in Manhattan Island. West st is destined to be the greatest shipping thoroughfare in the United States, if not in the world. It will certainly be before long the line of an important railway, either built by private or public capital, intended to serve the shipping interests thereon and land fronting upon it must become immensely valuable for either office or warehouse purposes. The advertisement of this sale, which will be found in our business pages, is, therefore, strongly recom-

mended to the consideration of investors, who are also referred to the auctioneer, at No. 149 Broadway, for maps, terms, etc. A full description of the neighborhood in which this property is situated, with a statement of its advantages for business purposes, and some details as to the recent advance in values, will be found in our issue of December 21st last.

THE PEYTON ESTATE SALE.

The sale announced by the executors and trustees of the estate of Josephine L. Peyton for February 18th, is the most important auction announcement of the year so far, and as the sale is to be absolute should show whether there is a demand for investment properties offered in the auction room. The properties are well located, and, as they are nearly all avenue parcels, they are the very best kind for investment purposes. One, No. 363 5th av, just north of 34th st, is in a neighborhood that has been advancing very rapidly for the past year, and is a particularly desirable speculative parcel. The other parcels, including as they do, Nos. 130-132 Duane st, No. 2185 3d av, Nos. 155 and 881 6th av, Nos. 11, 149, 151 and 153 8th av, No. 342 9th av, Nos. 670 and 672 9th av, and other properties on the Boulevard, West 13th, 14th, 19th, 20th and East 59th sts, Barrow st, Bleecker st, Greenwich st, Horatio, Hudson, Renwick and Thompson sts, are all in live business neighborhoods and investors will do well to examine those in which they are interested. In addition to the Manhattan offerings there are a number of parcels to be sold in choice locations in the Bronx. James L. Wells, who has hitherto been the auctioneer for the Peyton estate, and whose efforts have always proved successful, will be the auctioneer on February 18th, and will, without doubt, make another display of his usual skill and success on such occasions. Book maps, terms of sale, etc., may be had of Sylvester Pope and William L. Condit, executors and trustees, No. 56 Pine st; Abram I. Elkus, attorney for executors, No. 56 Pine st, and James L. Wells, auctioneer, No. 141 Broadway.

Gossip of the Week.

SOUTH OF 59TH STREET.

William Richtberg has sold for John C. Goeb and Patrick B. Leddy Nos. 219 and 221 West 36th st, two 3-sty dwellings, on lot 36.8x88.

M. H. Carhart has sold No. 778 10th av, a 5-sty tenement, on lot 22x75.

Folsom Brothers have sold for the Washington Square Home for Friendless Girls to the Washington Square Methodist Episcopal Church, No 141 West 4th st, a 3-sty dwelling on lot 23.6 x96.2 for \$13,500.

It is reported that the estate of Bradish Johnson, incorporated, has sold Nos. 448 to 454 West 28th st, a plot 88x98.9 with old buildings. This property was sold at the Bradish Johnson sale in 1900 and bought by the heirs for \$47,250. They formed the corporation for the purpose of holding the property of the estate.

We hear that the Kent estate have sold Nos. 228 and 230 West 47th st, 42.6x100.5, with 4-sty dwelling and 2-sty stable thereon. The asking price was \$45,000.

Lowenfeld & Prager sold to Adolphus Ottenborg No. 31 Cannon st, a 5-sty tenement with stores, on lot 25x100.

Collins & Collins have sold for Abraham Strouse to G. Willard Van Nest, No. 108 East 57th st, a 4-sty dwelling, 20x60x100.5.

Isaac Davidson has sold to Edward B. Corey, for \$29,000, Nos. 157 and 159 East 28th st, a 3-sty frame dwelling and 3-sty tenement, on lot 56.5x49.4.

Joseph C. Cady has sold No. 126 East 39th st, a 4-sty dwelling, on lot 19.10x98.9.

Lowenfeld & Prager have sold No. 345 East 50th st, a 6-sty flat, 30.6x48.6.

E. De Forest Simmons has sold to a client of Douglas Robinson, Charles S. Brown & Co., No. 21 West 53d st, a 4-sty and basement dwelling, 23x50x100, with dining-room extension. No. 19 sold in 1886 for \$60,000; No. 17 for \$65,000 and No. 15 sold in 1869 for \$38,000.

E. A. Cruikshank & Co. have sold for Mrs. Gertrude V. Ludlam, No. 333 Greenwich st, a 5-sty building, on lot 25x100, between Jay and Duane sts.

G. Willett Van Nest has sold No. 46 West 55th st, a 4-sty and basement dwelling, on lot 20x100.5.

Robert S. Finney, of Charles H. Easton & Co., has sold for Herman Le Roy Edgar to J. J. Jordan, Nos. 215 to 219 East

34th st, three 3-sty dwellings, on plot 56.3x98.9, altered for business purposes. R. P. Bliss, of the same firm, has resold the property for Mr. Jordon.

E. A. Cruikshank & Co. have sold for Frederick R. and Henry E. Jones, executors, the 4-sty building, No. 111 South st, near Peck Slip, on lot 16.8x75x16.9x74.7.

Samuel Howe has sold through James Kyle & Sons No. 163 East 37th st, a 3-sty and basement dwelling, on lot 14.8x77.6.

James Kyle & Sons have sold for Mattie Winans No. 164 East 38th st, a 4-sty and basement dwelling, on lot 13x80.

The Lyons estate has sold to James Hayes No. 212 East 39th st, a 4-sty and basement dwelling, on lot 16.8x98.9. James Kyle & Sons were the brokers.

Frederick Hussey has sold No. 159 West 31st st, a 4-sty tenement, on lot 25x98.9.

Dr. George Schlereth has sold No. 56 St. Marks place, a 5-sty flat, on lot 25x97.6.

Lowenfeld & Prager have purchased from David J. Newland Nos. 323 and 325 Bleecker st, 3-sty buildings, on plot 40x73x43.1x25.3x55.

The Colonnade Hotel property, at No. 726 Broadway, and the adjoining property, known as "The Old London Street," have been sold by the Hilton estate to William E. Finn. The property has a frontage of 120.10 on Broadway, and extends 275 feet to Lafayette place, where it has a frontage of 135 feet. It has been held by the Hilton estate at \$1,250,000, and while the exact selling price has not been disclosed, it is said to have sold for very close to \$1,000,000. The property was transferred to the late Henry Hilton in 1881 for a stated consideration of \$465,000.

A. Cass Canfield has sold No. 40 Park av, northwest corner of 36th st, a 4-sty and basement dwelling, on lot 30.6x105. J. P. Morgan, whose residence is on the northeast corner of Madison av and 36th st, owns the rest of the block down to No. 31 East 36th st. Mr. Canfield acquired the property in 1893; he transferred it in 1899, together with No. 161 East 35th st, to his wife. The value placed upon both, as indicated by the revenue stamps on the deed, being \$175,000. No. 40 Park av is now reported sold at about \$250,000. Mrs. Warren Delano is the buyer.

H. I. Phillips has sold to Joseph Jacobs for Mary Rickaby No. 258 West 42d st, a 4-sty building, on lot 16.8x98.9. Mr. Jacobs owns Nos. 254 and 256, adjoining, and now has a plot 66.8x98.9, adjoining the 42d st entrance to the American Theatre.

State st, No. 5, extending to No. 18½ Pearl st. See Central Park West, northwest corner of 67th st.

Henry D. Winans & May have sold for the Central Trust Co., trustee for the estate of William P. Ketcham, through Butler, Notman, Joline & Mynderse, No. 34 West 26th st, a 4-sty dwelling, on lot 28x98.9.

A. L. Mordecai & Son have sold for Mary A. Pettit No. 120 West 45th st, a 3-sty dwelling, on lot 16.8x100.

Mary F. Betts has sold No. 56 West 45th st, a 3-sty dwelling, on lot 20x100.5.

J. Seaver Page has sold to Chester Simmons No. 121 East 56th st, a 3-sty dwelling, on lot 20x100.5. He bought it in 1900 for \$23,000.

William C. Sheldon has purchased from Julia W. Tiffany No. 37 East 39th st, a 4-sty brownstone dwelling, on lot 25x98.9.

Marcus Kempner has sold to Peter P. Acritelli Nos. 422 and 424 East 13th st, 4-sty front and rear tenements, 63.6x irregular.

E. S. Willard and William Cruikshank's Sons have sold for M. Orme Wilson and the United States Trust Co., as trustees for Caroline S. Wilson, to the New York Realty Corporation, No. 414 5th av, a 4-sty dwelling, on lot 32.6x145, and Nos. 8 to 12 West 38th st, three dwellings, with a frontage of 50 feet and a depth of 98.9. The two parcels form an L. The 38th st parcel beginning 145 feet west of 5th av. Caroline S. Wilson inherited the property from William Astor.

Aaron Walter has sold No. 235 7th av, a 4-sty building, on lot 19.9x80, between 23d and 24th sts. No. 233, which stands on a lot 18.6x79.6, sold in 1897 for \$48,500. Joseph Levy & Son were the brokers.

Pocher & Co. have sold to Klein & Jackson Nos. 482 to 490 7th av, northwest corner of 36th st, five 4-sty buildings, on plot 100x80. The seller was Catherine L. Babcock, in whose family the property has been for three generations.

George A. McGovern has sold to Jackson & Stern No. 278 7th av, southwest corner of 26th st, a 4-sty building, on lot 24.9x100. Louis Schrag was the broker.

Jeremiah W. Dimick, Jr., has sold Nos. 401 to 409 Canal st, two 4-sty buildings, 22x75 and 22x82, located between Sullivan and Thompson sts.

P. A. Geoghegan has sold for Gustav Dessecker No. 134 7th av, northwest corner of 18th st, a 4-sty brick building with store, on lot 23x60.

P. A. Geoghegan has sold for John B. Radley No. 398 8th av, southeast corner of 30th st, a 4-sty building with store, on lot 23.6x60.

Potter & Brothers have sold to the Equitable Realty Co. through M. E. Hewitt & Co. No. 242 West 52d st, a 4-sty dwelling, on lot 20x100.

The Battery Place Realty Co. have purchased the holding of Ferdinand W. Suydam, at No. 4 Washington st, running through

to No. 3 West st. The property is in the rear of the plot, fronting on Battery pl and extending from Washington to West st, recently purchased by the same company. The property just purchased is 24.4x178.8, and gives the buyers a plot fronting 180 feet on Battery pl, 63.2 on Washington st, and 68.11 on West st, with a northerly line of 178.8. They paid \$375,000 for the Hemenway parcel, and \$78,775 for the one just purchased. A 16-sty office building will be erected on the site.

John Lynn has sold to Mrs. Josephine Lagasse No. 219 West 14th st, a 4-sty dwelling, on lot 25x120. Charles E. Duross and Robert B. Potter were the brokers. Mr. Potter recently sold No. 229 in the same block.

John N. Golding and S. B. Goodale & Son sold for Jane A. Wallace the 4-sty dwelling, on lot 25x80, No. 202 West 23d st.

Walter J. Cohen has sold to John McSherry, No. 251 East 32d st, a 3-sty dwelling, on lot 19x74.1, which he purchased a month ago at auction for \$9,814.

J. Arthur Fischer and John H. Porges have sold for Elisha Harris Janes No. 246 West 39th st, a 3-sty dwelling, 20.6x50x98.9.

The Alliance Realty Co. have bought from Alfred D. Pell Nos. 126 and 128 5th av, southwest corner of 18th st. The plot is 60x115, and, together with two adjoining houses, was occupied by the Hotel de Logerot, conducted by Richard de Logerot, Marquis de Croisic. The Chickering Hall property, at the northwest corner of 5th av and 18th st, was recently bought by the same buyer, and resold to Henry Corn, who will probably be reported as the buyer of this property in a few days. The reported price for the Chickering Hall property is \$575,000. Mr. Corn is now finishing a 12-sty building on the southeast corner of 5th av and 18th st, on the site of the Marshall O. Roberts property, which he purchased in May, 1901, for \$500,000; it is 66x129, with an L 49x92.

Pease & Elliman have resold No. 5 Gramercy Park, a 4-sty dwelling, on lot 26.4x110, for Robert M. Lloyd.

Myer S. Auerbach has resold Nos. 206 to 212 West 36th st, four 4-sty dwellings, on plot 68.6x100.

NORTH OF 59TH STREET.

Walther Lutgen has sold to a Mr. Nichols No. 55 West 75th st, a 4-sty dwelling, on lots 21x102.2, adjoining the corner of Columbus av.

David Lydig sold No. 74 East 81st st, a 4-sty dwelling, on lot 20x102.2.

Lowenfeld & Prager bought from Harry Hirsch No. 2405 2d av, a 5-sty tenement with store, on lot 25.2x90.

Simon Uhlfelder has sold Nos. 306 to 310 East 106th st, three 6-sty tenements, each on lot 25x100. He recently obtained them in a trade for No. 402 East 24th st.

Paul Mayer and I. Randolph Jacobs have sold for Geo. J. A. Wright No. 1481 5th av, northeast corner of 119th st, a 5-sty flat with store, on lot 25.10x91. The seller obtained the house in a trade for No. 2607 Broadway.

E. H. Ludlow & Co. have sold for Mrs. E. Von Kattengill to D. B. Freedman, No. 133 East 65th st, a 3-sty dwelling, on lot 20x100.5.

Pease & Elliman sold No. 120 East 62d st for Edgar J. Nathan, a 3-sty and basement dwelling, on lot 18.9x100.5.

M. & L. Hess have sold to D. B. Freedman No. 121 East 73d st, a 3-sty dwelling, on lot 17x102.2. Mr. Freedman now owns Nos. 121 to 131, a plot 102x102.2.

Annie Cahn, of Brussels, has sold to Mayer S. Auerbach No. 167 West 63d st, a 3-sty dwelling, on lot 19x100.5.

James O'Donneil has sold to George H. Hortsman No. 474 Columbus av, southwest corner of 83d st, a 5-sty flat with stores, on lot 24.8x100.

Fred A. Carl has sold for the Provident Realty Co. Nos. 6 and 8 West 92d st, a 6-sty apartment house, 45x88x100.8. The seller obtained the property in a trade in December last.

Fred A. Carl has sold for Myer S. Auerbach No. 965 Lexington av, a 4-sty dwelling, 20x50x70.

McChain & Hershfield sold for Daniel B. Childs to Selena M. Campbell No. 56 East 69th st, a 4-sty dwelling, on lot 23x70. The price is reported at \$55,000. No. 54, an 18-ft. dwelling, sold at foreclosure in 1899 for \$37,000.

David H. Hyman has sold to Daniel B. Childs No. 57 East 73d st, a 4-sty dwelling, on lot 18x100; Henry D. Winans & May, brokers.

William R. Ware has sold for John Reilly No. 461 Columbus av, northeast corner of 82d st, a 5-sty flat with stores, on lot 26.8x100.

Hall J. How & Co. and Whitehouse & Porter have sold for E. J. Hancy to W. P. Slocovich, the plot, 95x166x136.7, at the junction of 211th and Isham sts.

Marcus Nathan has sold to Charles T. Barney the plot, 200x150, on the east side of Kingsbridge road, 330 feet north of Nagle av.

A. F. Silverstone has sold the 5-sty flat with store, on lot 33.5x70, at the southeast corner of Madison av and 112th st.

Charles S. Kohler & Bro. have sold for Seth R. Abrahams No. 1957 2d av, a 5-sty flat with stores, on lot 25x90.

Daily & Carlson have sold the Chatham Court, a 7-sty apartment house, at the northwest corner of Central Park West and 67th st, on plot 100.5x100. The lots were sold in 1900 for \$125,-

000, and resold to the present sellers, with a loan of \$100,000, for \$185,000. The buyer, Charles W. Ogden, gives in exchange No. 5 State st, running through to No. 18½ Pearl st, old buildings, on plot 24.5x104.6x108.9x19.10x213.5. E. N. Crosby and Joseph H. Berry were the brokers.

William S. Paten has sold through Charles S. Kohler & Bro. No. 104 Edgecombe av, a 3-sty dwelling, on lot 16.6x80.

John D. Lange has sold No. 42 East 63d st, a 4-sty and basement dwelling. Robert B. Potter was the broker.

Charles S. Kohler & Brother have sold for the City Real Estate Co. the plot, 80x100.11, on the north side of 103d st, 100 west of Amsterdam av. John Paterno & Sons are the buyers, and they will erect a 6-sty apartment house.

James G. Coone has sold No. 225 East 119th st, a 2-sty and basement dwelling, on lot 25x100.11, to a Dr. Schneider; broker, Henry Rawak.

66th st, No. 162 West. See 136th st, north side, 100 feet west of Trinity av.

J. Bently Squire has sold No. 253 West 112th st, a 5-sty double flat, on lot 37.6x100.11.

Henrietta D. August has sold No. 133 East 61st st, a 3-sty and basement dwelling, on lot 17.6x100.5.

F. R. Wood & Co. have sold for C. S. Jerger No. 18 West 65th st, a 5-sty flat, on lot 25x100.5.

John R. Davidson has sold for James Byrnes, No. 94 West 103d st, a 5-sty single flat.

Henry D. Winans & May have sold for Thomas Bradburn to Frank W. Dickinson, No. 134 East 62d st, a 4-sty brownstone dwelling, 19x55x100.5. The buyer has resold to David H. Hyman.

Pocher & Co. and E. Henry Eckhardt have sold for Edward Callahan No. 210 West 80th st, a 5-sty double flat, on lot 25 x100.5.

Dr. Clarence C. Rice has sold through William J. Roome the vacant plot, 50.5x100, at the northwest corner of 58th st and Park av. His asking price has been \$85,000, and it has been reported sold several times. The Progress Club had an option on it some months ago, but the members of the Club decided in favor of a site at 88th st and Central Park West.

L. J. Phillips & Co. sold for Mrs. Susan T. Sherwood to Lowenfeld & Prager Nos. 211 and 213 East 85th st, old buildings, on plot 48.10x102.2.

Irons & Todd sold No. 184 Riverside Drive, a 5-sty American basement dwelling, on lot 28x100.

Barry & McLaughlin have sold for James T. Barry No. 331 East 69th st, a 4-sty flat, 25x75x100.

L. Napoleon Levy bought from Charles H. Covell No. 42 West 76th st, a 4-sty dwelling, with dining-room extension. Mr. Levy has sold his cottage at Narragansett Pier, R. I. It is probably given in trade for the 76th st house.

Samuel Bookman has purchased from Louis F. C. Schmidt Nos. 965 to 967 Park av, adjoining the northeast corner of 82d st, two 5-sty flats, each on lot 34.7x100. The seller, as plaintiff, bought these houses at foreclosure in 1893 for \$79,398.

The Central Realty Bond and Trust Co. have sold to the Hudson Realty Co. the block front on the west side of 7th av, from 125th to 126th st. It fronts 125 feet on both streets.

B. Nauheim has sold for a Mr. Stacey to a Mrs. Wicks a plot of eleven lots, on the north side of Hillside st, near Kingsbridge road.

Isaac Untermyer has sold to Bernard Levin & Co. Nos. 570 to 574 Columbus av, southwest corner of 88th st, a 5-sty flat with stores, on plot 50.8x100.

L. J. Phillips & Co. have sold for Elmore Morrow to Daniel B. Freedman No. 17 West 60th st, a 3-sty dwelling, on lot 19x100.

Dr. George Newby has sold to Ella S. Conklin No. 109 West 69th st, a 3-sty dwelling, 19x55x100. This house sold in 1897 for \$29,000.

Ernest B. Wintersmith has sold to Elizabeth Horling for \$27,500, the 5-sty flat No. 155 West 106th st.

Frederick Zittel has sold for Josephine Lohman No. 122 West 74th st, a 4-sty dwelling, 20x60x100.

Hall J. How & Co. have sold for William T. Blodgett to Nelson D. Stillwell a plot, 100x100, on the north side of 116th st, 125 feet east of Lenox av.

THE BRONX.

George F. Johnson & Sons have sold to Patrick Gurry No. 31 Beck st, a 2-sty and basement dwelling, on lot 25x100.

Elizabeth Florence Hickey has sold No. 3373 3d av, a 3-sty building, on lot 25x80.

LEASES.

Chas. E. Duross has leased the 4-sty brownstone front house, 25x65x120, No. 211 West 14th st, for Mrs. Vaughn to Alfonso Barbedillo, a representative of the Mexican Government; also Nos. 40 and 42 10th av, corner 13th st, for five years, at an aggregate rental of \$35,000. This 10th av property is becoming very valuable as the city is now building new docks with 10th av as the marginal street.

G. Tuoti & Co. have leased to a client for Charles Decker the two 5-sty buildings, Nos. 76-78 Thompson st, for 5 years, from Feb. 1st, at an aggregate rental of \$19,500.

Pocher & Co. have leased for Isabel Milne No. 449 West 52d st, a 5-sty tenement; and for John McDonald No. 232 West 61st st, both for five years.

Louis Becker Co., No. 2003 Amsterdam av, has leased for William I. Seaman, to Mrs. Clara L. A. Read, the 3-sty and basement residence, No. 888 St. Nicholas av. This dwelling is the last of a row of four to be leased by the same brokers.

Ames & Co. and Holdridge & Ward have leased the L-shaped property at Nos. 527 and 529 6th av, and No. 104 West 32d st, adjoining the southwest corner of those thoroughfares, for Hoffman Bros., to Max L. Meyer, who will occupy the premises as a dry-goods store. The property measures 49.4x75 on the av and 25x98.9 on the st, and contains old 4-sty buildings. The lease is for twenty-one years, with privilege of renewal. The rent for the first fifteen years is \$10,000 per annum; for the next six \$12,500.

McVickar & Company have leased for the Silliman estate to the Greater New York Security Company the upper three floors in the building on the south corner of Broadway and Wall st, for three years, at \$6,000 a year. Part of the space will be sublet to the International Banking Corporation. The Silliman Building occupies a plot of 1,230 square feet, and contains four stories and a basement. The ground floor brings in \$13,750 per annum, the drug store renting for \$10,500, and the cigar store for \$3,250. The basement rents for \$4,000. The total income of this diminutive building, covering less than half a city lot, is, therefore, \$23,750. McVickar & Co. have also leased the store and basement in the building at 536 5th av, to Youmans, the latter, for twenty-one years, at an aggregate rental of \$160,000.

McChain & Hershfield has leased for Lord, Day & Lord, at \$4,000 a year, No. 19 West 17th st.

Polizzi & Co. have leased for John J. Gibbs the 7-sty tenement No. 167 Mott st, for five years, at a gross rental of \$22,000; and for Mr. Maccarrone the 5-sty tenement No. 334 East 11th st, for five years, at a gross rental of \$12,600.

Real Estate Notes.

C. E. Harrell has returned to business after an illness of two weeks.

John J. Kavanagh was the broker in the sale of Nos. 63 and 65 East 79th st, reported in our last issue.

John R. Hegeman, President of the Metropolitan Life Insurance Co., has been elected a director of the Alliance Realty Co.

Loyal L. Smith is the buyer of the Chittenden estate holding of 166 lots on Washington Heights, reported sold in our last issue.

Gillies & Cleary succeed John W. Gillies, real estate brokers, at No. 500 Madison av, corner 52d st. John W. Gillies and Ambrose T. Cleary comprise the firm.

The Comptroller has announced that he intends in August to sell a large amount of property for arrears of taxes, amounting to \$5,000,000.

On Thursday evening last, at Reid's alleys, a bowling match—best two out of three games—was rolled by teams representing E. A. Cruikshank & Co., and D. Birdsall & Co., and was won by the former in two straight games.

The Essex Building Company is the name of the new corporation which will take title and improve the property purchased by Blair & Co., at the northwest corner of Broad st and Exchange place.

Herman J. Levy, for many years with Weil & Mayer, has joined the ranks of the realty brokers and opened offices at No. 35 Nassau st. Mr. Levy will negotiate sales and mortgage loans and appraise property.

Eighty shares of Century Realty sold at auction Wednesday at par; 15 shares of New York Realty at 145½, and rights on 150 Alliance Realty at 8. The rights just mentioned were traded in on the "Curb" at 4½ on Tuesday.

The first loan made by Title Insurance Co. of N. Y. was recorded on the 29th ult. The loan was for \$30,000, at 4½%, for 5 years, to Frank Lugar, on No. 138 East 26th st, and Nos. 137 and 139 East 25th st.

George A. Hampton & Bro, real estate agents and brokers, of No. 884 Amsterdam av, near 103d st, are long established and intelligent workers, who are well-posted about properties and values in the vicinity of their office. Their telephone call is 1688 Riverside.

The Van Beuren leasehold, at the northwest corner of 5th av and 14th st, acquired by Henry Corn last week, and which he is to improve by the erection on the site of an 11-sty store and loft building, was leased by him for sixty years at an aggregate rental of \$1,260,000. M. & L. Hess were the brokers.

A bill to deepen the channel of the Harlem River was introduced in the House by Mr. Pugsley of New York. It provides for continuing the work of deepening the river at the Harlem Kills so as to enable large ships to pass through. The cost of the work is estimated at about \$1,500,000. The same bill, it is understood, will be introduced in the Senate by Mr. Platt.

Edwin W. Coggeshal, President of the Lawyers' Title Insurance Company, took title yesterday from Herbert B. Turner, to 51 and 53 Maiden lane, 39.2x139, irregular, for an expressed consideration of \$102,500 over a mortgage of \$400,000. The parcel is on the north side of Maiden lane, almost directly opposite the building of the Lawyers' Title Insurance Company, which extends through the block from Maiden lane to Liberty street.

Mr. Coggeshal states that he has bought this property for himself and that the Lawyers' Title Insurance Co. have nothing to do with the purchase.

Comptroller Grout laid before the Board of Estimate Tuesday the petition of Elm st property-owners for a reduction of the assessments made upon them for the widening of that street. The Comptroller pointed out that as the property-owners had suffered in consequence of the Rapid Transit excavations they were entitled to some relief. He suggested that the area of assessment be increased.

T. Darling & Co. have commenced suit against McCaull & Soles, builders and plumbers, to recover the sum of \$6,000 commission for effecting the sale of "The Parthenon" and "The Hesperus" apartment houses, at Nos. 400 and 408 Manhattan av, to the Realty and Bond Co., of Winston, N. C., for the sum of \$400,000 in cash and certain property in North Carolina said to be worth over \$250,000.

Authority for the erection of a new Post-Office Building in the City of New York, at a cost of \$2,500,000, was contained in a bill favorably reported to the U. S. Senate, Thursday, from the Committee on Public Buildings and Grounds. The selection of the site is left to a commission composed of the Secretary of the Treasury, the Postmaster-General, the President of the Chamber of Commerce and the President of the New York Board of Trade and Transportation. The land is to be acquired by purchase, condemnation or otherwise, after advertisements have been made for proposals.

Cornelius Vanderbilt, who now lives in a house on the southwest corner of 5th av and 49th st, leased from the Golet estate, is the buyer of the residence opposite, at 610 5th av, on the northwest corner of 49th st. The residence just acquired, into which Mr. Vanderbilt will move after making extensive alterations, is a roomy 4-sty and basement dwelling. The site is a Columba College leasehold, fronting 40 feet on the av and 125

feet on the street. The property was bought at auction by the late F. O. Matthiessen in 1900 for \$50,500. His estate sold it last year to W. Nelson Cromwell, and the price then reported was \$80,000. Mr. Vanderbilt bought from Mr. Cromwell.

Agitation is being renewed for the widening of 59th st. At a meeting of interested property-owners and others held on Tuesday, under the presidency of E. W. Bloomingdale, in the office of John D. Crimmins, the following was adopted: "We hereby recognize the present demand for public comfort and better facilities for travel brought about by extensive improvements now under way, and that the time has arrived in which 59th st, a natural thoroughfare, should be widened. Be it resolved, that we organize ourselves for the purpose of bringing before the city authorities the importance of early action in the matter, and we do hereby direct our Chairman to appoint a committee to formulate some plan of procedure, and to report at a meeting to be called at an early date."

Consolidations of leading concerns in various lines have for some time been the fashion because of the great advantages that follows. So, too, in real estate, a fact brought out by the formation of the firm of L. Tanenbaum, Strauss & Co., who begin business together to-day. This means a union of the leading firm of L. Tanenbaum & Bro. and B. M. Strauss, a combination of brains, energy, ability, experience and thoroughness in all realty work. The head of the firm, Leon Tanenbaum, has for twenty years been actually engaged in realty work in the Mercantile District with great success. Ben. M. Strauss is second to none as a worker, and has long been known as the "Hustler of the Dry Goods District." The junior partner, Emanuel Tanenbaum, is a genial and experienced worker, making a trio that are sure to lead in their specialties, viz., care, rental, management and sale of business properties. L. Tanenbaum, Strauss & Co.'s offices are centrally located at No. 640 Broadway, southeast corner of Bleecker st.

The World of Building

Material Market.

The events of this month in the iron trade strongly suggest that the present unparalleled prosperity that trade, and by the same ruling, other lines of industry, are enjoying, is going to last not only through the first six months, but possibly through the whole of this year. In the finished iron and steel trades the same remarkable activity exists, and it is hard to find a concern that is not over-sold, and is not anywhere from three to six months behind on contracts. The jobbing trades have been buying heavily in anticipation of a further advance in prices of nails and wire at another meeting, which is to be held in Chicago early this month.

Copper prices have materially advanced during the week, and there has been an advance in lead and in some other items. Altogether the trades are getting themselves in a position to meet a continuation of the heavy demand in all directions, a continuation that is not without an element of surprise to many.

Copper prices rose again yesterday something like $\frac{3}{4}$ of a cent a pound, making $2\frac{1}{2}$ cents rise this week. Quotations for electrolytic copper were $12\frac{3}{8}$ @ $12\frac{1}{2}$ c., and for casting $12\frac{1}{4}$ c. It is predicted that the advance will continue until prices are somewhere around 14c. a pound, when, it is believed, the market will simmer down.

Lumber.—There is a good trade in almost all lines of lumber, with excellent demand and very firm prices. Hardwoods are in better demand than for some time past, especially the better grades. There are liberal supplies of lower grades of ash, oak and poplar, but prices are steady. Hemlock is in good request at full values. There is still a scarcity of dry stock. Spruce is very firm and in good demand, and prices show no weakness. Southern pine is in good inquiry, and prices are held firm. Demand for North Carolina pine is better than usual at this season of the year, and prices are stiff.

Lath.—Arrivals have been small and offerings necessarily light, prices have been quoted nominally unchanged and steady at \$3.25@\$3.50.

Brick, Lime and Cement.—There have been moderate offerings of brick, as manufacturers have good supplies on hand, but the volume of trade has not been large. Revised quotations are \$5.25@\$6.25 for common building brick. Eastern lime has continued to meet with only a limited sale, but prices have not changed from 82c. for common and 92c. for finishing. Business in cement has been quiet, the usual mid-winter dulness being experienced, but prices have held fairly steady at 75@95c. for Rosendale and \$1.60@\$1.90 for domestic Portland.

Nails.—The call for small lots of wire nails from store shows some improvement. The market is represented by the following quotations: Small lots from store, \$2.25 to \$2.30; carloads on dock, \$2.25. The demand for cut nails in the New York market

is moderate, the price of \$2.25 from store being generally adhered to. Quotations are as follows: Carload lots on dock, \$2.18; less than carload lots on dock, \$2.23; from store, \$2.25.

Linseed Oil.—There has been a sudden and unlooked-for change in the linseed oil situation which is thought to be due to manipulation to compel buying. In well-informed quarters it is not believed that the movement will be successful, because most of the large buyers have covered their wants for the next three months, and some are supplied for the first half of the year, while the policy of those who have not contracted is to buy from hand-to-mouth. At the close yesterday 62c. was an inside quotation on out-of-town brands, while city was quoted at 64c. by the American, and 63c. by the National.

Paints and Colors.—There is still a good business in both dry lead and lead ground in oil, chiefly for spring delivery, but the market is unsettled, notwithstanding the advance in pig lead. The demand for dry colors shows gradual improvement, but the market is still far from active, and no very material increase in the volume of business is expected much before the middle of the month.

Glass.—The window-glass market is still very much unsettled by disagreements between the different parties to the understanding upon which prices have been based for some time past. The Jobbers' Association have agreed upon the following discounts from the jobbers' list of January 21, 1901; 90 and 90 to 10 per cent. off. This price is only temporary, however.

Building News.

MERCANTILE.

Walter J. Salomon, No. 4 Warren st, who has just leased the plot at the northwest corner of 6th av and 42d st for twenty-five years, from May, 1902, with renewals, will improve the property when he obtains possession. The plot fronts 100.5 on 6th av and 40 feet on 42d st, the rental is \$14,000 per year. The kind of improvement has not been decided upon. Davis & Shepard are the architects.

John Ph. Voelker, No. 979 3d av, is drawing plans for a 7-sty fireproof loft building, to be erected at No. 186 West 4th st; estimates will be taken in about two weeks.

F. C. Zobel, No. 41 West 24th st, is drawing plans for a 6-sty warehouse to be erected at Nos. 8 to 12 Jones st, on plot 75x100.

Israels & Harder, No. 194 Broadway, are drawing plans for a 10-sty store and loft building, 25x90, to be erected at No. 5 West 31st st, for Joseph A. Fay. Randal H. Macdonald, No. 41 West 33d st, will let all contracts.

CITY CLUB BUILDING.

The following architects, among others, have submitted plans For Plans Filed See Pages 225 and IX.

in competition for the club-house to be erected for the City Club at Nos. 55 and 57 West 44th st; Tracy & Swartwout, 156 5th av; Lord & Hewlett, 16 East 23d st; Palmer & Hornbostel, 63 William st; Percy Griffin, 244 5th av; Butler & Rodman, 16 East 23d st; Stevens Haskell, 111 5th av; A. D. Pickering, 1133 Broadway. The building will be 6 stories high, of stone and brick, and occupy a plot 44x100. The estimated cost is \$150,000, and the City Club Realty Co. are the owners. The plans were submitted January 29th, and are now under consideration of the building committee: Henry Rutgers Marshall, President N. Y. Chapter American Institute of Architects, and Walter Cook, ex-President American Institute of Architects.

APARTMENTS, FLATS AND TENEMENTS.

H. B. Mulliken, Nos. 5 and 7 East 42d st, is drawing plans for a 12-sty apartment hotel, to be erected at the northwest corner of Amsterdam av and 70th st, on a plot, 100.5x100, for Irons & Todd, No. 312 West 114th st. The Metropolitan Life Insurance Co. make them a building loan of \$600,000.

John Paternos' Sons, No. 507 West 112th st, who have just purchased the plot, 80x100.11, on the north side of 103d st, 100 feet west of Amsterdam av, will erect thereon two 6-sty apartment houses from plans by George F. Pelham, No. 503 5th av. They erected a similar building last year on 105th st, east of Amsterdam av.

George F. Pelham, No. 503 5th av, is drawing plans for a 6-sty elevator apartment house, 100x88, to be erected by William Cuming, Jr., on the south side of 116th st, 350 feet west of Lenox av.

Samuel Parnas will erect a 6-sty tenement, 50x82, at Nos 63 and 65 Perry st, from plans by George F. Pelham, No. 503 5th av.

DWELLINGS.

James C. Crawford, who owns a plot, 100x100.11, on the north side of 118th st, 225 feet east of Lenox av, will erect thereon five 4-sty 20-ft. dwellings, probably from plans of A. H. Taylor, No. 20 West 34th st, who drew the plans for ten houses which Mr. Crawford erected adjoining this plot, and five which he erected on the south side of 118th st.

ALTERATIONS.

C. D. Freeman & Co., No. 27 William st, will have alterations made to the office building, at No. 21 South William, st running to No. 47 Stone st; estimates will be taken after March 1st.

Snelling & Potter, No. 111 5th av, are drawing specifications for repairs to the Murray Hill Hotel, at Park av and 40th st, which will include new partitions, plumbing fixtures, steam fittings, electric wires, decorating, plastering, painting, plate glass, etc.; owners, Hugh Smith estate.

ESTIMATES RECEIVABLE.

E. Ciccarelli, Second National Bank Building, Hoboken, is taking estimates for a 2-sty frame dwelling, 25x42, to be erected on Jefferson st, between 6th and 7th sts, Hoboken, N. J.; cost, \$6,000; Joseph Bauda, owner.

Philip Brummershop, No. 118 Park av, Hoboken, is ready for estimates for the alteration to the 4-sty frame store, 25x50, at Hoboken, N. J.; cost, \$6,000; Breckwalt Bros., 1st st and Park av, Hoboken, owners.

Sherman, Orem & Co., No. 19 Juniper st, Philadelphia, are figuring on general contract for the erection of a frame and stone dwelling at Woodmere, L. I., for Robert D. Burton, No. 384 Broadway, N. Y. City. E. D. Salter, Woodmere, L. I., is the architect.

Henry M. Congden, No. 18 Broadway, N. Y. City, is taking estimates for a brick dwelling to be erected at the Eastern Parkway, Brooklyn, for the Eastern Parkway Co., corner of Brooklyn av and Eastern Parkway, Brooklyn; H. B. Moore, No. 860 St. Marks av, Brooklyn, superintendent.

E. M. Gordon, secretary, Port Jervis, N. Y., is taking estimates for a general contract for a bluestone and brick 2-sty and basement library building, on plot 44x90; Ackerman & Ross, architects, No. 156 5th av.

Ranald H. Macdonald, No. 41 West 33d st, will be ready for figures in about one month for the new theatre to be erected at Nos. 136 to 144 West 45th st, and No. 139 West 44th st, for Charles Frohman. J. B. McElfpatrick, No. 1402 Broadway, is drawing the plans. S. O. Miller, No. 35 Nassau st, engineer.

CONTRACTS AWARDED.

The Plunger Elevator Co., of Worcester, Mass., have secured the contract for the installation of 12 elevators for the Saks Building, Broadway, 33d to 34th st; architects, Buchman & Fox, 11 East 59th st; W. C. Schwab, consulting engineer.

The contract for mason work and fireproofing for the Theological Seminary Dormitory, 21st st, C. C. Haight, 111 Broadway, architect, has been secured by Alexander Brown, Jr., 156 5th av.

Warren & Wetmore, No. 3 East 33d st, have awarded the general contract for alteration to residence No. 13 West 37th st, to Alexander Brown, Jr., No. 156 5th av.

Fountain & Choate have been awarded the general contract for a country house to be erected near Mamaroneck Boulevard.

The Board of Education awarded the following contracts on Monday last: For erecting High School, Wilbur av, between Academy and Radde sts, Long Island City, to John T. Woodruff

at \$169,874; other bidders were: Hartman & Horgan, \$179,880; Charles H. Peckworth, \$176,775; Herman Probst, \$177,568; James D. Murphy, \$181,300; Peter Cleary, \$181,999; William & Thomas Lamb, \$177,726; Thomas Cockerill & Son, \$193,500; Alfred Nugent & Son, \$177,590; William P. McGarry, \$178,983; for erecting Public School No. 138, on Prospect pl, 200 feet west of Nostrand av, Brooklyn, to Charles H. Peckworth at \$184,775; other bidders were: William & Thomas Lamb, \$188,408; Herman Probst, \$191,650; Alfred Nugent & Son, \$188,000; John Auer & Sons, \$192,600; Peter Cleary, \$184,990; Christopher J. Kenny, \$193,600; Thomas Cockerill & Son, \$203,500; Tolmie & Kerr, \$199,822; for erecting De Witt Clinton High School, 15th and 16th sts, between Livingston pl and 1st av, to William & Thomas Lamb at \$548,184; other bidders were: Thomas Cockerill & Son, \$563,900; Louis Wechsler, \$582,000; P. J. Walsh, \$560,000; James J. Loonle, \$569,000; for erecting Public School No. 145, on 165th st, between Tinton and Union avs, to Patrick K. Gray at \$193,000; the following also submitted bids: Thomas Cockerill & Son, \$218,900; Luke A. Burke, \$220,500; P. J. Brennan, \$197,500; Patrick Sullivan, \$209,000; Alfred Nugent & Son, \$200,970; the contract for sanitary work at School No. 164, Bronx, was awarded to James Fay at \$935; and for similar work at No. 140, Brooklyn, to James Fay at \$5,524.

The contract for the erection of fifteen new houses at Stapleton and Clifton, Staten Island, for George W. Vanderbilt, has been awarded to Henry Spruck & Son, of Stapleton. The houses will cost \$60,000, exclusive of plumbing, heating apparatus and electrical work.

The contract for fireproof floors for the new addition to the Metropolitan Life Building, 4th av and 23d st, has been awarded to John W. Rapp, Nos. 311-327 East 94th st.; V. J. Hedden & Sons, contractors; N. Le Brun & Sons, No. 1 Madison av, architects.

MISCELLANEOUS.

Plans are being prepared for the erection of a squash ball court on August Belmont's stable, in 33d st, just east of Madison av. The details are not complete, but another story will be added to the present structure and a four-walled court built. Snelling & Potter, No. 111 5th av, are the architects.

BROOKLYN.

E. Stone, No. 1364 Dean st, is drawing plans for a 6-sty brick and stone fireproof warehouse and factory, 100x102, to be erected on the northeast corner of Front st and Pearl st, to cost \$100,000; Jones Bros., Front and Pearl sts, owners; A. G. Stone, No. 1370 Dean st, general contractor.

Frank Kuchlen, No. 375 Myrtle av, has purchased property on the southeast corner of Park av and Waverly av, and will erect a 3-sty brick mill construction candy factory, 50x80, on the site; architect, not yet selected.

William B. Clafin, No. 81 Willoughby st, is drawing plans for a 2-sty brick and stone fireproof telephone building, 28x66, to be erected on the southwest corner of Herkimer and Sackman sts, for the New York and New Jersey Telephone Co., No. 81 Willoughby st; to cost \$25,000; architect will be ready for estimates in two weeks.

T. J. Sinnott, East 15th st, near Av D, is making sketches for two 4-sty brick flats, 40x88, to be erected at Flatbush.

The American Power and Construction Co., No. 32 Broadway, N. Y. City, James M. Doremus, President, and A. Perry Bliven, general manager, will erect a brick and timber yacht building plant at Bensonhurst, and same will include four frame store and loft buildings, a 2-sty power house, a 1-sty sail loft building, a 2-sty storage building, and a 2-sty machine shop, to cost \$150,000; they will also erect twenty-six 2½-sty frame buildings to cost \$2,500 each, at the same location, in connection with the yacht building plant, which will be for the use of the employees; estimates will be taken for both about February 10th.

NEW JERSEY.

Jersey City.—Louis Meystre & Son, Hoboken Savings Bank Building, Hoboken, are drawing plans for a 3-sty brick factory, 36x130, to be erected at Jersey City, N. J., for L. O. Koven & Bros., Jersey City.

Hoboken, N. J.—J. B. McElfpatrick & Sons, 1402 Broadway, N. Y. City, are drawing plans for a brick and stone theatre, 50x100, to be erected at Nos. 118-120 Hudson st, Hoboken, N. J., for A. M. Bruggermann, Hoboken, N. J.

COUNTRY WORK OF NEW YORK ARCHITECTS.

Seabright, N. J., Rumsen road.—Warrington G. Lawrence, 111 5th av, is drawing plans for frame residence, 2½-sty, on plot 125 x35; owner, Robert McCarter.

Summit, N. J.—Warrington G. Lawrence, No. 111 5th av, has prepared plans for a club-house, 2½-sty, frame construction, on plot 32x170; owners, Canoe Brook Country Club, Summit.

Seabright, N. J.—Alterations to residence, new addition, interior decorations, sanitary plumbing, etc.; estimated cost, \$10,000; owner, Charles S. Baylis; architect, Warrington G. Lawrence, No. 111 5th av.

Princeton, N. J.—A 2½-sty frame residence, on plot 35x50, estimated cost, \$100,000; owner, J. B. Carter, Princeton; archi-

tect, W. E. Stone, 55 Broadway. Contract for carpenter and mason work has been awarded to Moffat & Hewitt, 10 East 23d st.

North Jakima, Washington.—Ludlow, Valentine & Valk, No. 100 Broadway, are drawing plans for a limestone church, Gothic design, plot 48x62, estimated cost, \$10,000, for the First Presbyterian Church; trustees, owners.

Of Interest to the Building Trades.

Jones & Le Baron, of 1133 Broadway, have been awarded the contract for vault lights and prism-work for the Annapolis Naval Academy, for which Ernest Flagg of this city is the architect.

The South Brooklyn Mantel Company have on display at their new showroom, corner of 5th av and 43d st, the latest designs in wood and slate mantels, tiling, gas logs, etc., to which they invite inspection.

The Lake Shore and Rock Island Railroads are to have a new terminal station in Chicago to cost \$2,000,000. The improvement consists of the depot and office buildings, train-sheds and a power house.

Retrenchment in some of the city departments makes them want to do their own plumbing work. The latest to suggest such a thing is the Board of Education. The Dock, Police and Bridge departments already do some work, and unless the matter is brought to an issue there will be very little repair work for plumbers in the city departments.

The Logan horse stall system, which has been on the market for many years, is constructed on purely scientific and hygienic principles, and conduces largely to the health and comfort of the horse. These stalls can easily be adapted to both new and old stables, and have been recommended by the State Board of Health. Catalogues can be had on application to M. Logan, Broadway and 50th st.

No expense has been spared to make thoroughly up-to-date the recently-completed "Leonora" apartment hotel, on the southeast corner of Madison av and 63d st, and leased by the Park Realty Co., owners, to Chas. L. Leonori. A contract has just been given to the Noiseless and Draughtless Door and Window Cushion Co., No. 7 East 42d st, to apply their new metal weather strips to all windows of the "Leonora," thereby making them draughtless, noiseless and dust-proof. This new weather strip is being adopted for many leading hotels and fine residences. It is cheap and effective and is furnished in zinc, brass or copper.

The National Fireproofing Co. are about to establish a branch office in Indianapolis, Ind. Mr. Frank Kessing, formerly Manager of the New York office, will have charge of same. Mr. Kessing came to New York about four years ago and took charge of the Eastern office, and has been successful in building up a very large business. He has made hosts of friends, and the last two weeks have been one continual entertainment for him from builders and contractors both in New York City and Brooklyn, at his home and various clubs. His popularity extends to the Building Trades' Club, where he is a member of the House Committee, and was recently nominated one of the Board of Managers for the coming three years. It is confidently predicted that in organizing the business in the central West, that he will meet with the same success which has crowned his efforts here.

Architects now generally recognize the great advantages of using "Salasee" Plastering Fibre in the place of hair in lime mortar. Its use removes the objections caused by the injurious effects of lime on hair, which has caused many of them to use patent plaster; and those who have used "Salasee" are so pleased with the durability of the work resulting, that many prominent architects now specify its use. Durability means less costly outlay for future repairs, which appeals to owners. It has been used in so many prominent buildings of all kinds, apartment houses, hotels, hospitals, office buildings and private dwellings, all testifying to its merits; and the general belief that lime mortar, for many reasons, makes the most satisfactory work, promises its increased use in the future. "Salasee" has been used more in New York than elsewhere, because it has been more thoroughly introduced here, but testimonials from all parts of the country, show that it is appreciated wherever used, and that it is what many plasterers have stated, the best binding material for plastering mortar. "Salasee" was used in the following prominent buildings: Beth Israel Hospital; N. Y. Infant Asylum; apartment houses at Broadway, 85th and 86th sts, 93d and 112th sts; Riverside Drive, 83d and 94th sts; Madison av, 61st and 95th sts; 8th av, 50x121, and 129th st; West 124th, 140th and 182d sts; 116th st, corner St. Nicholas av; 7th av; 55th, 56th and 143d sts; and private residences, 855 and 967 5th av; 39 W. 86th st; 17 E. 54th st; 3 and 32 E. 51st st; 33 W. 56th st; 2 E. 67th st; 33 E. 39th st, and Riverside Drive and 106th st. Testimonials, samples, or any particulars desired may be obtained on application to Charles R. Weeks & Bro., 542 West 14th st, N. Y.

ELECTRICAL HEATING.

With electric heating fairly available one could plan a furnace, hot-air or steam, so as to do the regular work of winter heating and do it thoroughly well. A furnace, when driven too hard or not hard enough, is both troublesome to manage and in-

efficient. When proportioned to take care of moderate and uniform requirements it is both efficient and reliable. With a furnace properly proportioned for, say, eight rooms of a 16-room house, the saving during a winter run would probably provide a material balance to help offset the cost of electricity used irregularly in the other rooms. At ordinary prices electric heating would still be a luxury, but a very convenient and satisfactory one. Nothing else can put up a temperature on so short notice or hold it so steadily. In milder climates, where really cold days are rare, the occasional usefulness of electric heaters would still be greater and would obviate the necessity of other heating devices, or else supplement the simpler ones, like fireplaces, very efficiently. Electric heat is always ready to be turned on, gets to work quickly and is out for good when the switch is turned off. It is, of course, understood that for temporary or irregular heating the walls of a room should not be of low temperature when heat is needed, as otherwise some time will be required to raise the temperature of these, during which period the occupant of the room will not derive much warmth from the heater unless exposed to its direct radiations.—Electrical World.

Questions and Answers

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

ALIEN'S RIGHT TO HOLD REAL ESTATE.

To the Editor of THE RECORD AND GUIDE:

To settle a dispute, kindly say in your next issue if an alien can hold and transfer property in this State?

Answer.—He can hold and transfer personal property the same as a citizen. Sections 4 and 5 of the Real Property Law provide (Sec. 4), that an alien who has declared his intention of becoming a citizen, and who intends to remain a resident of the United States, may make a written deposition to such facts before any officer authorized to take an acknowledgment or proof of deeds to entitle them to be recorded within the State. This deposition may be filed in the office of the Secretary of State. (Sec. 5) An alien may for a term of 6 years after filing this deposition, take, hold, convey and devise real property.—Law Editor.

LANDLORD AND TENANT.—LATTER DIES.

To the Editor of THE RECORD AND GUIDE:

A tenant, who rents small store by the month, is taken sick in the store; Police Department take tenant to hospital and lock up store, leaving tenant's goods there. Keys are taken to station house, tenant dies, and none of his relatives will claim goods or remove them. How can owner get possession of store; this month's rent is not fully paid?

Answer.—Upon the death of the tenant his executor or administrator becomes entitled to the lease, and the estate is liable for the rent. If there was a large amount involved and the estate was solvent, the regular course would be to make demand upon the executor or administrator for the rent, and if it was not paid to dispossess or sue for the rent. In case there was no will, and no administrator was appointed, the landlord might apply as a creditor to have an administrator appointed. In this case you might notify the public administrator of the circumstance. But as the next of kin, as you state, take no interest in the matter, I think you would run no risk to take possession of the store, and ask the public administrator to take possession of the goods.—Law Editor.

THREE CENTS A DAY FOR A COMPLETE SYSTEM OF REAL ESTATE RECORDS!

Ten dollars for a complete system and set of real estate records alphabetically arranged, printed and ready for as easy reference as a word in the dictionary, is an interesting proposition for everyone who has anything to do with real estate operations.

It is possible for every real estate man to equip his office with the most perfect and handiest system of real estate records at a nominal cost.

This service is supplied to all subscribers of "The Record & Guide Quarterly"—a publication issued every three months. The fourth number annually is an issue containing all the records for the entire year arranged alphabetically. The subscription price is ten dollars a year.

Those who are not subscribers should investigate the advantages of this publication. All other systems of records are needlessly cumbersome and unnecessarily expensive. Start the new year with "The Record & Guide Quarterly." The annual number for 1901 is about to be issued and we will send you this number with the following three quarterly numbers for ten dollars—less than three cents a day for a complete set of real estate records.

Drop a postal card to the offices of publication, Nos. 14, 16 Vesey Street, or telephone 3157 Cortlandt, and we will gladly show you the publication and explain to you its uses as a time saver and money maker.

MISCELLANEOUS.

SLAWSON & HOBBS, Real Estate Brokers, Age's, Appraisers. Extensive Bureau of Information, covering entire city; tabulated records of sale, mortgages, and other items of interest. 284 Columbus Ave., near 73d St. F. R. Wood. W. F. McClelland. F. R. WOOD & CO., West Side Real Estate, 412 Columbus Ave. (Orleans Hotel), Cor. 80th St., Telephone, 178 Riverside, NEW YORK. W. P. MANGAM, Real Estate and Loans, 108 and 110 East 125th St., Telephone, 222 Harlem, New York City. NOTARY PUBLIC.

MISCELLANEOUS.

CHARLES H. EASTON & CO., Real Estate Agents and Brokers, Tel., 795 38th St. Estates Managed. 116 WEST 42D ST., NEW YORK. Cable Address, "Cheaston, N. Y." Charles H. Easton. Robert T. McGusty. JOHN F. DOYLE & SONS, Real Estate Agents, Brokers and Appraisers, 45 WILLIAM ST., NEW YORK CITY. Management of Estates a Specialty. Highest References. John F. Doyle. John F. Doyle, Jr. Alfred L. Doyle. CHAS. S. KOHLER & BRO., Real Estate Agents and Brokers, Members of the Real Estate Board of Brokers, 906 COLUMBUS AVE., at 104th St. The economical management of real estate our specialty. Fourteen years' experience. Highest references. A trial solicited.

MISCELLANEOUS.

THOMAS DIMOND, Iron Work for Buildings, 128 WEST 33D ST., NEW YORK. Works: { 128 West 33d St. Established 1852. 137 West 32d St. Tel., 1780 Mad. Sq. ARTHUR S. COX, 17 years with Geo. R. Read. JOHN J. BUEB. ARTHUR S. COX & CO., Real Estate, 30 PINE STREET, NEW YORK, Telephone, 3280 John. D. SYLVAN CRAKOW, Real Estate, 135-137 Broadway, N. W. cor. Cedar St., E. T. Telephone, 55 Cortlandt. N. BRIGHAM HALL & SON, Real Estate Brokers and Agents, Tel., 603 Spring. 681 BROADWAY.

THE TITLE INSURANCE COMPANY, OF NEW YORK,

EDGAR J. LEVEY, President. JOHN D. CRIMMINS, CHARLES T. BARNEY, Vice-Presidents. CAPITAL AND SURPLUS, \$1,500,000 149 BROADWAY. Examines and Insures Titles to Real Estate on Sales and Loans with the utmost Celerity and Accuracy, for fixed and moderate charges. Money to Loan on Bond and Mortgage at Reasonable Rates.

DIRECTORS.

CHARLES T. BARNEY, CYRIL H. BURDETT, EDWARD M. BURGARD, JOHN D. CRIMMINS, JAMES A. DEERING, ASHBEL P. FITCH, WILLIAM H. GELSHENEN, WILLIAM E. HARMON, WILLIAM F. HAVEMEYER, THEODORE F. JACKSON, EDGAR J. LEVEY, THEODORE F. MILLER, CHARLES W. MORSE, FRANCIS K. PENDELETON, EDWARD C. SCHAEFER, HENRY R. STEELE, HENRY W. TAFT, CASMIR TAG, JOHN I. WATERBURY, GEORGE ZABRISKIE.

GILLIES & CLEARY, Real Estate, Mortgages and Insurance, Tel., 6541-38th St. 500 Madison Ave., cor 32d St.

L. TANENBAUM, STRAUSS & CO., Real Estate, 640 BROADWAY, (Cor. Bleecker St.) Telephone Spring 77. NEW YORK.

HOPTON & WEEKS, (Formerly with Hall J. How & Co.) Real Estate, No. 150 BROADWAY. Telephone, 1603 Cortlandt. Cor. Liberty St.

NOTICE TO PROPERTY OWNERS. ASSESSMENTS COMPLETED. Assessments for the following have been completed and deposited in the office of the Board of Assessors for examination. Verified objections must be presented to the Secretary, at No. 320 Broadway, on or before Feb. 28th: Regulating Grading, Etc. Crotona av (Broadway), form Boston road to Southern Boulevard. Area of Assessment: Both sides of street named within the limits stated, and half the block at the intersecting streets. Acquiring Title for Street Opening. Vanderbilt av, from 3d to Pelham av. Estimate and assessment completed and report filed with the Bureau of Street Opening for inspection. Verified objections must be filed at the office of the Commissioner, Nos 90-92 West Broadway, on or before February 17th. Hearings will begin February 19th. Report will be presented to the Supreme Court for confirmation February 14th. Public Park at Worth and Baxter sts. Bill of cost will be presented to the Supreme Court for taxation February 10th.

APPROVED PAPERS.

Five weeks ending Jan. 25, 1902. MANHATTAN AND THE BRONX. Change of Street Names. Lowell st, from 3d to Rider av, to 141st st; Kingsbridge road from Amsterdam av, to Broadway; and, 11th av, from Broadway to Dyckman st, to St. Nicholas av. Change of Street Lines. Jennings st, bet Edgewater rd and Bronx River. New Parks. Rae st, German pl, Carr st and St Ann's av, bounded by. Paving. 144th st, from Exterior st to Mott av; granite. 94th st, from West End av to Riverside Drive; asphalt. Regulating, Grading, Etc. Fairmont pl, from Southern Boulevard to Crotona av. Streets Laid Out. Weiher Court, in block bounded by 164th st, Washington av, 165th st and Third av. BROOKLYN. Change of Grade. Foster av, Ocean av, Av G, East 17th st, Av H and Coney Island av, bounded by.

S. OSGOOD PELL & CO., Real Estate, 542 FIFTH AVE., S. W. Cor 45th St. Telephone 6770-38th. New York.

GEORGE RANGER, Real Estate and Mortgages 237 WEST 125TH STREET. Tel., 545 Harlem.

JOSEPH P. DAY, Agent, Broker and Appraiser, Economical Management of Property a Specialty. 932 EIGHTH AVE., Near 55th St. Telephone, 10 Col. DOWNTOWN OFFICE, 258 BROADWAY.

Change of Street Names.

Franklin av, from Gravesend av to Coney Island av, to 18th av. Mains. Warehouse av, from Neptune to Surf av; water. Neptune av, from Warehouse av to West 3d st; water. West 3d st, from Neptune to Surf av; water. Mermaid av, from Warehouse av to West 3d st; water. Ashford st, bet Belmont and Pitkin avs; water. Belmont av, bet Elton and Warwick sts; water. Berriman st, bet New Lots rd and Belmont av; water. Fanchon pl, bet Jamaica av and Highland Boulevard; water. New Streets. A new street bet Bridge and Jay sts; also new park bounded by Bridge, Tillary and Jay sts and above new st. Regulating, Grading, Etc. 73d st, bet 6th and Fort Hamilton avs; also paving gutters with vitrified brick. Streets Closed. Strykers alley; Hennessy pl; Harpers Court; Lawrence st, from Hennessy pl to Tillary st; 44th st, bet 1st av and high water line New York Bay; 47th st, bet 1st av and high water line New York Bay; 48th st, bet 1st av and high water line New York Bay; 49th st, bet 1st av and high water line New York Bay; 50th st, bet 1st av and high water line New York Bay.

AUCTION SALES OF THE WEEK.

The following is the complete list of the properties sold, withdrawn or adjourned during the week ending Jan. 31st, 1902, at the New York Real Estate Salesroom, 111 Broadway. Except where otherwise stated, the properties offered were in foreclosures. Adjournments of legal sales to next week are noted under Advertised Legal Sales. * Indicates that the property described was bid in for the plaintiff's account. The total amount at the end of the list comprises the consideration in actual sales only. BRYAN L. KENNELLY & CO. *18th st, No 334, s s, 395 w 8th av, 30x92, 5-sty brk flat. (Amt due \$31,971.77; sub to taxes, &c, \$1,215.13.) The Equitable Life Assurance Society ... \$25,000 *18th st, No 338, s s, 425 w 8th av, 30x92, 5-sty brk flat. (Amt due \$31,961.27; sub to taxes, &c, \$1,215.13.) The Equitable Life Assurance Society. 25,000 Fort Washington Depot road, s s, extends from Boulevard Lafayette to a private road, runs s

THE TRUST CO. OF AMERICA,

149 BROADWAY, (Northwest Cor. Liberty St.) CAPITAL, - - - - \$2,500,000 SURPLUS, - - - - \$2,919,345 INTEREST ALLOWED ON DEPOSITS SUBJECT TO CHEQUE. Appointed by the State Bank Superintendent a Depository of Lawful Money Reserve for the Banks of the State of New York, Named as a Depository of the Moneys of the City of New York, Designated as a Depository of the Cotton, Coffee and Produce Exchanges of New York on contracts.

DIRECTORS:

ASHBEL P. FITCH, WILLIAM BARBOUR, H. S. MANNING, FRANK JAY GOULD, MYRON T. HERRICK, EMERSON M. MILLIN, JAMES M. DONALD, WILLIAM A. CLARK, ANSON R. FLOWER, GEORGE CROCKER, JOHN W. GRIGGS, SAMUEL A. MAXWELL, GEORGE BLUMENTHAL, HENRY S. REDMOND, C. I. HUDSON, S. C. T. DODD, PHILIP LEHMAN, JOHN R. HEGEMAN, EDWARD C. SCHAEFER, JOEL FRANCIS FREEMAN, JESSE SPALDING, GEORGE C. BOLDT, EDWIN GOULD. OFFICERS: ASHBEL P. FITCH, Pres. WM. BARBOUR, V.-Pres. WM. H. LEUPP, V.-Pres. H. S. MANNING, V.-Pres. A. L. BANISTER, Treas. W. HUNT HALL, Asst. Treas. R. J. CHATRY, Sec. T. C. CLARKE, Asst. Sec. LAWRENCE O. MURRAY, Trust Officer.

W. D. MORGAN & CO., Washington Heights Property, 1685 Amsterdam Ave., near 144th St.

C. E. HARRELL, Real Estate,

150 Fifth Avenue, CORNER 20TH STREET,

Sale and Rental of Business and High-Class Residence Property a Specialty.

107 x w - x s 216 x w - x s w 139 x n w 136 to Boulevard Lafayette x n 757 x e 443 to beginning; sub to right of way use of drains, &c. (Amt due \$22,761.18; sub to taxes, &c, \$102.87.) Rube R. Fogel. 54,500 *174th st, late Spring st, n w cor Anthony av, late Prospect av, 63x143x90x120, 1-sty frame dwell'g, 2 and 1-sty frame bldgs, &c. (Amt due \$5,565.01; sub to taxes, &c, \$940.93.) The Sun & Evening Sun Building Mutual Loan & Accumulating Fund Association. 4,000 Washington sq, No 38, w s, 27.6 n 4th st, 27.6 x91.10, 5-sty apartment hotel. (Voluntary.) Jas A Johnson. 37,500 Forsyth st, No 67, w s, 75.2 n Hester st, 25.11 x100, 5-sty front and rear tenem't. (Administrator's sale.) W & J Bachrach. 27,300 Forsyth st, No 69, w s, 101.1 n Hester st, 25 x100, 5-sty front and rear tenem'ts. (Administrator's sale.) Schmeidler & Bachrach. 26,525 *140th st, s s, 875 e 6th av, as widened, runs s 192.11 x e 7.6 x n e 36 x n 161.11 x w 25 to beginning, frame dwell'g and vacant. (Amt

152.6, 2-sty frame dwelling. Lillian A Wienecke to Joseph Reed and Margaret his wife tenants by the entirety. Mort \$2,650. Jan 25. Jan 27, 1902. R S none. 11:3142 and 3144. nom Washington av, No 2004, e s, 50.2 s 179th st, 30.9x93.2, 4-sty brk flat. A Joseph Peppiatt to Lucius A Rockwell. Mort \$11,000. Jan 25. Jan 27, 1902. R S \$1.75. 11:3044. See Webster av. 17,000 Washington av, e s, 80.11 s 179th st, 69.10x93.2. Release mort. John E Eustis an EXR of Harriet H Wilcox to A Joseph Peppiatt. Jan 23. Jan 27, 1902. 11:3044. 7,000 Washington av, w s, bet 171st st and Wendover av, being plot 68 on map of Central Morrisania, part of Bathgate farm, 50x150, except part taken to open av. Moses Green to James T Barry. Dec 31, 1901. Jan 24, 1902. R S \$2.75. 11:2903. See Union av. nom Washington av, No 2047, w s, 360.10 s 180th st, 25x145, 4-sty brk flat. FORECLOS. Ezekiel Fixman referee to Abraham Boehm and Lewis Coon. Mort \$11,000. Jan 6. Jan 30, 1902. R S \$1.25. 11:3036. 4,700 Washington av, No 2049, w s, 335.10 s 180th st, 25x145, 4-sty brk flat. FORECLOS. Ezekiel Fixman referee to Abraham Boehm and Lewis Coon. Mort \$11,000. Jan 6. Jan 30, 1902. R S \$1.00. 11:3036. 4,500 Washington av, No 2051, w s, 310.10 s 180th st, 25x145, 4-sty brk flat. FORECLOS. Ezekiel Fixman referee to Abraham Boehm and Lewis Coon. Mort \$11,000. Jan 6. Jan 30, 1902. R S \$1.25. 11:3036. 4,700 Washington av, No 2053, w s, 285.10 s 180th st, 25x145, 4-sty brk flat. FORECLOS. Ezekiel Fixman referee to Abraham Boehm and Lewis Coon. Mort \$11,000. Jan 6. Jan 30, 1902. R S \$1.00. 11:3036. 4,500 Washington av, e s (as existed in 1895), 76 s 180th st, old line, 2x 100.11x2x101.2, except part bet old and new lines. Harry Wallenstein to Rose Frey. B & S and C a G. Jan 18. Jan 30, 1902. R S none. 11:3046. nom Webster av s e cor 184th st, runs s 90 x e 85 x n 45 x e 5 x n 45.6 184th st to s s 184th st x w 90 to beginning, vacant. Sophia Guthman to Ellen Kirby. Mort \$8,000. Jan 24, 1902. R S \$2.75. 11:3031. nom Webster av, e s, 50 s 183d st, 25x83.11, vacant. Lucius A Rockwell to Albert J Peppiatt. Jan 22. Jan 27, 1902. R S 50 cts. 11:3030. See Washington av. nom Webster av, w s, 175 n 200th st, 50x120.11, vacant. Eliz C Elliott to Bronx Investment Co. Jan 27, 1902. R S \$3.75. 12:3280. 100 West Farms road, No 1789, late w s, abt 210 n 174th st, deed reads West Farms to Hunts Point road, w s, adj lands of heirs Webb Jennings, runs n w 215 x n 115 x s e 68 x s 25 x s e 100 to road x s 90, 2-sty frame dwelling. Harry S Wallenstein to Rose Frey. B & S and C a G. Mort \$2,250. Jan 18. Jan 30, 1902. R S none. 11:3015. nom Same property. Release from covenant and agreement assuming mort, &c. Fredk E Camp atty for A Manusel Bradhurst to Harry Wallenstein. Jan 13. Jan 30, 1902. 11:3015. nom *White Plains road, n w s, at intersection of lots 92 and 93 on map of Washingtonville, Town of Eastchester, runs s w along road 40 x n w 40 x n w 141.10 to e s lot 97 x n e 28 to s s lot 92 x s e 180.10 to beginning, sub to rights of city for opening road, being parts lots 93 and 94 on said map. Marcia Lasscell to Wm H Field, Portchester, N Y. C a G. Mort \$3,000, and taxes, &c. Jan 7, 1902. Jan 24, 1902. R S none. nom *White Plains road s e s, lots 12 and 13a map of Washingtonville, Garden pl Eastchester, and adj lot 11, runs s e 100 to Garden pl x s w to land S Sherwood x n w to road x n e to beginning, except part taken to widen av. Wilhelmina Reinhardt to Louis Sparenberger, Brooklyn. Mort \$5,000. Jan 28, 1902. R S \$6.75. nom *Lot 15 map heirs of Elizabeth Pell on City Island, begins on n s of a street at e s of lands marked Scofield on said map, 96.10x108.3 x97.10x108.3. John Duffy to The City Island Realty Co. Jan 14. Jan 27, 1902. R S none. 1,800 *Plot begins at a rock by the gate at n e cor David Smiths land, runs along n and w lines of said Smiths land in a westerly and southerly direction along the fence to lands George Faile, still w to land John Given, still w to road leading from Westchester to the Old White Plains road x n w to land of Briggs x e to land of Nathaniel Prime x e and s to old road leading from Eastchester to Westchester x s w to beginning, contains 183 acres, 2 roads and 19 perches; also salt meadow on Eastchester creek, abt one mile s from Eastchester Landing, being salt meadow appurtenant to farm, —, Eastchester. Jacob E Schieffelin to Effingham Schieffelin. June 20, 1842. Jan 24, 1902. 10,000 Same property. Effingham Schieffelin and Mary his wife to Jacob E Schieffelin. June 20, 1842. Jan 24, 1902. 10,000

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.

Beaver st, No 46, all. Wm L Raymond and Louis de W Hollub as TRUSTEES Thomas McMullen to Frederick Haims and Emanuel Fuhrman; 3 years, from May 1, 1900. Jan 29, 1902. 1:29... 2,600 Broome st, No 258, n e cor Orchard st. Subordination of lease to mort. Daniel Litsky and Max London to Harris Fine. Jan 14. Jan 28, 1902. 2:409. nom Broome st, No 309, s w cor Forsyth st. Assign lease. Max Jacobs to H Koehler & Co. Jan 22. Jan 24, 1902. 2:418. nom Canal st, Nos 163 and 165. Extension of lease. Emma G Wilson, Samuel Geizler and John G Kinkle to Herman Hoyns; 5 years, from May 1, 1903. Jan 29, 1902. 1:203. 12,900 Cortlandt st, No 45, all. L Napoleon Levy to The Childs Unique Dairy Co; 10 years, from May 1, 1900. Jan 30, 1902. 1:19 (?) should be 60. 6,000 and 7,000 Delancey st, No 46, store on w s. Isak Flam to Abraham J Littman; 3 years, from May 1, 1902. Jan 29, 1902. 2:420. 720 Fulton st, No 114, 4 upper lofts. Joseph Shardlow to Chas H Jones, East Orange, N J; 3 yrs, from May 1, 1902. Jan 27, 1902. 1:78. 1,650 Greene st, Nos 15 and 17, a space 32.6x67 on the basement and 1st floor. D Le Roy Dresser and C E Reiss firm Dresser & Co to Security Warehousing Co; 1 year, from Jan 2, 1902. Jan 25, 1902. 1:229. nom Hester st, n s, 21.10 e Allen st, 43.9x75, 6 upper lofts, rear part of basement and 2 rooms in rear of 1st sty hall in new building to be erected. Samuel Sass to Max Kaufman; 5 years, from day of completion. Jan 25, 1902. 1:308. 4,000 Hester st, No 199, front and rear buildings. Martha Montgomery, of Jersey City, N J, to Gaetano Calienda; 4 10-12 years, from Oct 1, '98. Jan 27, 1902. 1:236. 1,800 Hudson st, No 635, all. Wm E and Henry A Gahn to John Gagin

and Owen McGivney; 5 years, from Nov 1, 1901. Jan 25, 1902. 2:626. 1,560 Madison st, Nos 135 and 137, n w cor Birmingham st, all. Max Kobre and Albert Cappella to Berel Fish; 5 yrs, from Feb 1, 1902. Jan 24, 1902. 1:275. 4,000 Oak st, No 46, store, &c. Maria L Messinco to Silivio O Di Basilio; 1 1/4 years, from Feb 1, 1902. Jan 24, 1902. 1:278. 300 Orchard st, No 176. Surrender lease. Max Rosenzweig to Solomon Rysphan. Jan 15. Jan 29, 1902. 2:412. 450 Park pl, Nos 87 and 89, all, and top floor of No 91 Park pl, n s, bet Greenwich and Washington sts. William Rhinelander and Lispenard Stewart as receivers Wm C Rhinelander to Emanuel H, Emil V and Edward Kohnstamm firm H Kohnstamm & Co; 5 yrs, from May 1, 1901. Jan 24, 1902. 1:129. 3,800 Pike st, No 68. Surrender lease. N Hershfield to Amalie Cohn. Jan 28, 1902. 1:254. nom Pitt st, No 53, w s, abt 128 n Delancey st, —. Agreement subordinating lease to mortgages. Barnet Yorysz and Samuel Kanink with William Jay TRUSTEE will of Mary E B Field. Jan 27. Jan 28, 1902. 2:343. nom Pitt st, No 15, 2d floor in front house. Josef Sperber to Erster Krystenopoler Kranken Unterstuzungs Verein; 5 years, from May 1, 1902. Jan 27, 1902. 2:341. 204 Rivington st, Nos 69 to 73, s e cor Allen st. Rosamond Herter to Adolph Grossman; 5 years, from Feb 1, 1902. Jan 27, 1902. 2:415. 8,200 South st, No 110, store on first or ground floor. Wm H Jobelmann to David L Silverstein and Victor Lapiner; 5 3-12 years, from Feb 1, 1902. Jan 28, 1902. 1:97. 1,000, 1,100, 1,200 South st, No 84, 17.9x74.5x18.1x74.7, all. 10,000 South st, Nos 84 and 85 (rear), 54.5x90x55.7x90, all. 10,000 South st, No 85, n s, 17.9x74.7x18.1x74.9. Party of 1st part agrees to erect an 8-sty warehouse. Maximilian Morgenthau to Colson C Hamilton and James M Congalton; 10 years, from Oct 1, 1902. Jan 25, 1902. 1:72. 12,000 to 14,000 Stanton st, No 284, n w cor, all. Rebecca Cohn to David Lite; 5 Cannon st, No 111, years, from Jan 1, 1902. Jan 28, 1902. 2:335. 10,000 Thompson st, Nos 76 and 78, all. Charles Decker to John Bonito; 5 years, from Feb 1, 1902. Jan 27, 1902. 2:488. 3,900 Thompson st, No 80, all. Jennie A Stewart to Joseph Sabbatino; 5 years, from Feb 1, 1902. Jan 30, 1902. 2:488. 2,300 Water st, Nos 213 and 215, all. Ellen L Thomson to The Berlin Aniline Works; 5 years and 2 1/2 months, from Feb 15, 1902. Jan 24, 1902. 1:96. 4,000 3d st, No 60 East, store and basement on e s. Selig Falk and Joseph Fine to George Frank; 3 years, from May 1, 1902. Jan 30, 1902. 2:414. 384 7th st, s s, 275 e Av A, 25x90.10. James R Roosevelt et al TRUSTEES will of William Astor for Caroline A Drayton and remaindermen to Charles Kraus and Mary Weyrauch; 20 years, from May 1, 1900. Jan 30, 1902. 2:402. per year, taxes, &c, and 750 8th st, No 5 E, all. Chas L and Carrie L Vath to Paul von Drann; 5 years, from Jan 1, 1902. Jan 28, 1902. 2:566. 2,700 9th st, No 625 East, all. Max Springer to Elias Carter; 3 years, from Jan 1, 1902. Jan 24, 1902. 2:392. 2,900 11th st, No 309, n s, 188 e 2d av, 22.6x103.3. Assign lease. Lawrence V Mulry to Thomas F Mulry. Jan 29. Jan 30, 1902. 2:453. nom 11th st, No 307, n s, 166 e 2d av, 22x103.3. Assign lease. Lawrence V Mulry to Thomas F Mulry. Jan 29. Jan 30, 1902. 2:453. nom 11th st, No 305, n s, 141 e 2d av, 22x103.3. Assign lease. Lawrence V Mulry to Thomas F Mulry. Jan 29. Jan 30, 1902. 2:453. nom 11th st, No 303, n s, 122 e 2d av, 22x103.3. Assign lease. Lawrence V Mulry to Thomas F Mulry. Jan 29. Jan 30, 1902. 2:453. nom 11th st, No 301, n s, 100 e 2d av, 22x103.3. Assign lease. Lawrence V Mulry to Thomas F Mulry. Jan 29. Jan 30, 1902. 2:453. nom 14th st, No 46 West. Cancellation of lease. Bernhard J Ludwig to Peter Minakakis. Jan 23. Jan 25, 1902. 2:577. nom 16th st, No 616 East, all. Elise L Weser to Sara Milio; 5 years, from Jan 25, 1902, with privilege of 5 years renewal. Jan 27, 1902. 3:983. 1,000 17th st, No 421 E. Julius Mayer to Michael M Ahern. Agreement to extend lease now in force. Jan 14. Jan 29, 1902. 3:949. 18th st, No 45 East, all. The Central Real Estate Association to The John Kress Brewing Co; 10 1-12 years, from April 1, 1902. Jan 30, 1902. 3:847. 3,000, 3,200, 3,500 34th st, No 131 E, parlor floor. Frederick Wandelt to Joseph and Samuel Schupper, firm Schupper Bros; 5 years, from April 1, 1902. Jan 29, 1902. 3:890. 960, 1,080 42d st, No 127 East, east part of ground floor. Ignatz Wohl to James Rix; 5 1/2 years, from Nov 1, 1901. Jan 30, 1902. 5:1297. 1,100 42d st, No 127 East, part of. Assign lease. Ignatz Wohl to Abe Levin. Jan 22. Jan 30, 1902. 5:1297. 1,200 46th st, s s, 494 w 8th av, 15.6x100.5. Leasehold. Mary Healy to Anna Harper and Howard S Buckman. Mort \$4,000. Jan 28. Jan 30, 1902. R S none. 4:1036. See 69th st, Manhattan Cons. exch 48th st, No 40, s s, 514 w 5th av. Consent to assign lease. TRUSTEES of Columbia College to Henry H Wheeler et al EXRS Angelina B Smith. Dec 10, 1901. Jan 29, 1902. 5:1263. 50th st, No 10, s s, 202 w 5th av, 21x100.5. Assign lease. Richard C Shannon et al EXRS and TRUSTEES Martha A Shannon to Edwin B Cragin. Jan 16. Jan 30, 1902. 5:1265. 32,500 Same property. Consent to assign lease. TRUSTEES of Columbia College to Richard C Shannon et al EXRS and TRUSTEES Martha A Shannon. Jan 16. Jan 30, 1902. 5:1265. 77th st, No 165 W. Surrender lease. Joseph J Gleason to Lydia E Turney. Nov 15, 1897. Jan 28, 1902. 4:1149. nom 77th st, s s, 100 w 3d av, 25x102.2. Assign lease. The Seventy-Seventh Street Building Co to Lewis E Ransom, Hempstead, N Y. Jan 14. Jan 25, 1902. 5:1411. 4,000 Same property. Assign lease. Lewis E Ransom to Lewis E and Wm F Ransom and Angie R Kilmer EXRS and TRUSTEES Phebe A B Ransom. Jan 23. Jan 25, 1902. 4,000 95th st, s s, 250 w 1st av, 50x100.8. Lambert Suydam to John W Rapp; 5 years, from Feb 1, 1902. Jan 30, 1902. 5:1557. 600 97th st, No 215 East, all. Jonas Weil and Bernhard Mayer to Domenico Costantino; 2 years, from Dec 1, 1901. Jan 27, 1902. 6:1647. 1,200 97th st, No 205 East, all. Jonas Weil and Bernhard Mayer to Domenico Costantino; 2 years, from Dec 1, 1901. Jan 27, 1902. 6:1647. 1,200 106th st/s s, 363 e 1st av, 250x200 to n s 105th st, with use of drive-105th st w on east, dock, &c. Morris Tuska to Julius W Stolts as president J & J W Stolts; 20 years, from Jan 1, 1902. Jan 29, 1902. 6:1699. 6,000, 7,500 107th st, No 235 E. Assign lease. Karl Neuendorf to Julia Neuendorf. Jan 23. Jan 29, 1902. 6:1657. nom

MORTGAGES.

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

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

The first date is the date the mortgage is drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find Mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Jan 24, 25, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

115th st, No 336 East, all. Vincenzo Garofalo to Anna M Caputo; 5 3-12 years, from Feb 1, 1902. Jan 27, 1902. 6:1686.....1,320
116th st, No 134, s s, 246.6 e 7th av, 32x100.11. Assign lease. James Bailey as TRUSTEE to Isaac Moritz. Jan 20. Jan 24, 1902. 7:1825.....nom

Adams, Charles to Nathan Hutkoff. Madison av, n e cor 134th st, 99.11x35. Jan 23, 3 months, —. Jan 27, 1902. 6:1759. 560
Atkinson, James K with Wm R H Martin. 5th av, n e cor 19th st, runs e 125 x n 92 x w 25 x s to point 24.6 n 19th st and 100 e 5th av x w 100 to e s 5th av x s 24.6 to beginning. Extension of mort. Jan 24, 1902. 3:848. nom

BOROUGH OF BRONX.

*Main st, e s, adjoining north line of land of City of New York, being plot 5 on map of M S Arnow estate, Westchester. John F Ehrghott to Wm A Solling; 6 years, from July 1, 1901. Jan 27, 1902.....900, 1,000
144th st, No 464 East, cor Rider av. Assign lease. Emma Friedmann to Leo Friedmann. Jan 29. Jan 30, 1902. 9:2340.....nom

HARRY ALEXANDER Electrical Engineer and Contractor

Telephone, 3767 38th

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

Newell st, e s, 275 n Nassau av, 25x100. Patk F and John H Ready to Mary E Ready. Q C. nom

Newell st, e s, 60 s Meserole av, 20x75, h & l. Cath T wife John H Bailey to Minnie Ludgate. 3,500

Oakland st, s e cor Dupont st, 25x100, h & l. Frank Binert to Cealia Olszewski, Glen Cove, L. I. Mort \$3,000. 4,500

Ocean Parkway, e s, 200 s Av L, runs e 232.2 x s w 242.9 to Parkway x n 70.9. Patk K Roache to Minnie D Gescheidt. Mort \$80. nom

Pacific st, n s, 300 e Grand av, 76.4x100. Frank Smith, N Y, to Michael Schaffner. Q C. nom

Same property. Michael Schaffner to Frank Berlenbach. See Vanderbilt av. exch

Park pl, n s, 295 e Vanderbilt av, 18x131, h & l. James Pirnie to Edwd D Bloodgood. val consid and 100

Same property. Edwd D Bloodgood to Wm H Reynolds. Mort \$4,500. nom

Parkway, n s, 100 w Rogers av, 100x100.7. Release mort. Agnes J Maguire to Wm B Ferguson. 5,000

President st, n s, 280 e Nevins st, 20x100, h & l. Antonie Geannearino to Angelino Geannearino. Mort \$900. 3,500

President st, n e s, 100 n w 3d av, 47.9x100, h & l. Maria T and Rosario Imperiale to Pietro Imperiale. Sub to life estate grantors and all liens. gift

President st, s e s, 100 n w 3d av, runs s w 93.7 x n w 20 x n e 54.5 x s e 0.2 x n e 7.11 to st x s e 20. |

President st, s s, 80 w 3d av, 20x100. |

Mary Anzelone, N Y, to Cono Lammando. Mort \$4,000, &c. nom

Prospect st, No 192, s s, 25x100. Mary E Days trustee will Elizabeth Dinsmore to Henry F C Rahe. C a G. 4,050

Same property. Henry F C Rahe to Joachim Brinkhorst, B & S. nom

Same property. Abbot A Lowe exr will Elizabeth Dinsmore to Mary E Days trustee will Elizabeth Dinsmore. nom

Provost st, centre line, at intersection centre line Huron st, runs n 130 x e 130 x s 130 x w 130. James D Leary to Wm J Logan. 3,000

Ralph st, s e s, 180 n e Hamburg av, 25x100, h & l. Leonard Quent to Marie F Miller. Mort \$5,000. 8,850

Rutledge st, n s, 172.1 e Marey av, 50.5x100. Henry Fox, N Y, to Realty Associates. Mort \$10,500. nom

Same property. Fannie W Cogswell to Henry Fox. Mort \$10,500. 14,000

Sackett st, s s, 91.10 e 4th av, 300x95, hs & ls. |

Union st, n s, 241.10 e 4th av, 125x95, hs & ls. |

Chas D Ingersoll to Mutual Life Ins Co, N Y. nom

Somers st, n s, 243.9 w Stone av, 18.9x100, h & l. Foreclos. William Walton to Mary B Caswell. 3,500

Sterling pl, n s, 574.2 e Underhill av, 17.5x131. Bessie L Martin to John W Hahn. Mort \$6,500. See 16th st. exch

Sterling pl, n s, 340 e Underhill av, 20x131. Wm H Reynolds to Alice F wife William Schwanhauser. nom

Sterling pl, n s, 200 e Underhill av, 20x131. Wm H Reynolds to James Pirnie. val consid and 100

Sterling pl, s w s, 375.5 n w 6th av, 20x100, h & l. Howard Greenleaf to Stephen T Bradford. 1/4 part. Mort \$4,000. nom

Same property. Lavinia G wife Stephen T Bradford to Stephen T Bradford. Mort \$4,000. nom

Sterling pl, n s, 340 e Underhill av, 20x131. Release mort. Title Guarantee and Trust Co to Wm H Reynolds. 9,500

Sterling pl, n s, 200 e Underhill av, 20x131. Release mort. Same to same. 8,500

St James pl, w s, 300 s De Kalb av, 20x80. Foreclos. William Walton to Realty Associates. 7,075

St Johns pl, north cor 8th av, runs n w 175 x n e 49.4 x e 97.11 to Flatbush av x s 145 to 8th av x s w 50.2. John and Howard Gibb to Louis F Seitz. nom

Tillary st, n s, 102.9 e Pearl st, 1.7x100. Geo B Johnson exr Samuel R Johnson to Teresa A Scott. 25

Union st, n s, 252.6 e 6th av, 40x90. Minnie Haff to Realty Associates. nom

Warehouse st, w s, 103.1 n Surf av, 20x118.10. Joseph J Kittel, N Y, to Concetta Jaccarino. nom

Warren st, No 490, s s, 176.1 w Nevins st, 20.2x100. Ignatz and Maryanna Chmielewski to Daniel Sammon. Mort \$2,000. nom

Warren st, s s, 115.5 w Nevins st, 20.2x100, h & l. Henry Lauterbach to Edward Gill. Mort \$1,700. nom

Warren st, s s, 450 w Smith st, 20x100. Foreclos. William Walton to Robt G Bell. 4,500

Same property. Robt G Bell to Emil Lazansky. Mort \$3,500. nom

Warren st, s s, 250 e 4th av, 20x100, h & l. William Meruk to Hanora Quiry. Mort \$2,800. nom

Washington av, w s, 160.9 s Myrtle av, 16.1x100, h & l. Marx Mannheimer to Sophie M wife Marcus L Brock. nom

Water st, s s, being lot 141 map property mortgagee by Comfort Sands to Bank of New York, 26x100. Hugh A Doherty to City Real Estate Co. nom

Willow st, w s, 328.7 n Pierrepont st, runs w 101 x n 49.1 x e 41.8 x s 0.6 x e 59.4 to st x s 48.7, h & l. Charles N Davidson to Helen H wife Chas J Peabody. 19,500

Willow st, w s, 295.4 n Pierrepont st, 33.3x101. Same to Geo F Peabody. 13,000

Wilson st, s e s, 15.1 s w Division av, runs n e 15.1 to Division av x e 70 x s 82.4 x n w 106.3, h & l. Julius Strauss and Samuel Charig to Isabella C Big'in. Mort \$4,000. nom

Winthrop st, n s, 575 e Flatbush av, 250x106. Theo B Starr exr Eliz A White to Thos H Radcliffe. 13,000

Winthrop st, n s, 143.9 e Rogers av, 23.3x106. Daniel F Doody to Edmund A Gearon. Mort \$1,900. nom

Withers st, n s, 175 w Leonard st, 25x97, h & l. Richard M Bruno, Charles Bechtluft, Henry, Adam C, Elizabeth and Wm M Herrimann and Elizabeth Heinz to Fred Kirchner. All interest. 4,000

Withers st, n s, 200 e Lorimer st, 25x97. Fred Kirchner to Michele and Francesca Blasi. 4,500

Woodbine st, n w s, 199.6 n e Hamburg av, 19.6x100, h & l. Cath A Brown widow to Frank G Bossey. Mort \$1,500. nom

1st pl, s s, 262.6 e Clinton st, 52.6x133.5. Release dower. Leila H Kissam to Josephine D Kissam. nom

Same property. Leila H Kissam, N Y, to same. Q C. nom

Same property. Wm V Kissam, Newark, N J, to same. 1/2 part. nom

1st st, s s, 370 e Hoyt st, 20x84.7x20x84.2, h & l. Minnie Schmidt and Max Mandel, N Y, to Paula M Arnold. Mort \$2,500. nom

2d pl, s s, 75 w Court st, 25x133.5. Mary O Eckerson, N Y, widow and devisee Frank L Eckerson to Henry C Van Vechten. B & S. nom

North 2d st, s s, 150 e Leonard st, 25x100. Emma E and Sylvester S Van Fleet, Neshanic, N J, to John W Simmeroth. 3,000

4th st, e s, 50.2 s 26th st, 25x80, h & l. Herman B Scharmann to H B Scharmann & Sons. nom

5th st, s s, 297.10 w 5th av, 100x100, h & l. Ellen wife Thos W Smith to Samuel Walker. Q C. nom

5th st, s s, 297.10 w 5th av, 20x100, h & l. Samuel Walker to Robt I Miller. Mort \$4,500. nom

5th st, s s, 317.10 w 5th av, 20x100, h & l. Same to same. Mort \$4,500. nom

5th st, s s, 377.10 w 5th av, 20x100, h & l. Same to Hannah M Lovett, Philadelphia, Pa. Mort \$4,500. nom

5th st, s s, 357.10 w 5th av, 20x100, h & l. Same to same. Mort \$4,500. nom

5th st, s s, 337.10 w 5th av, 20x100, h & l. Same to same. Mort \$4,500. nom

East 5th st, e s, 220 n Caton av, 60x100, h & l. Thos H Sherman to James G Duffy. Mort \$5,600. nom

North 6th st, s w s, 125.5 n w Berry st, 24.7x100, h & l. Mary A, William J, Daniel J and James F Dempsey and Margt E and Thos E Morrissey to The Cudahy Packing Co. 7,750

South 8th st, n s, 200 w Bedford av, 25x101, h & l. George Demlein to Philopene C Demlein. Mort \$2,800. nom

9th st, n e s, 132.10 s e 7th av, 20x80, h & l. Charlotte G Harward, Bath, Me, to John M Heard. 5,250

East 9th st, e s, 440 s Av E, 40x120. Morris Building Co to Margt V Virden. 4,250

West 9th st, w s, 100 s Av U, 40x100. Susan W Nichols et al exrs Effingham H Nichols to John T Fay. 530

10th st, ss, 170.9 e 8th av, 18.9x100. William Schwanhauser to Edwd D Bloodgood. nom

Same property. Edwd D Bloodgood to Wm H Reynolds. Mort \$5,250. nom

12th st, s s, 97.10 w 8th av, runs s 200 to 13th st x e 17.10 x n 20 x e 80 to 8th av x n 80 x w 80.3 x n 100 to 12th st x w 17.7. |

16th st, s w s, 73.10 s e 7th av, 16x100. |

16th st, s w s, 105.10 s e 7th av, 128x100. |

16th st, s w s, 281.10 s e 7th av, 16x100. |

Jackson pl, s e s, 60 n e Prospect av, runs n e 45.1 x s e 97.10 x s w 15 x n w 64.4 x s w 30.2 x n w 30.4. |

Foreclos. John D Prince, Jr, referee to Henry D Lott. Mort \$25,100. 19,700

East 13th st, e s, 420 n Av I, 40x100. John H Storer, Waltham, Mass, to Stephen W Giles. nom

14th st, s w s, 115 n w 3d av, 15x91, h & l. Harris Nevin to Errico Carpentiero, N Y. Mort \$1,000. nom

14th st, s w s, 247.10 n w 7th av, 12.6x100, h & l. Julie Jones to Lorenz Conzen. Mort \$2,000. 2,400

East 15th st, w s, 206.11 n Av D, 60x100, h & l. Chas L Keese-man, Holyoke, Mass to Arthur K Robbins. nom

16th st, n e s, 332.10 s e 7th av, 17.8x100. John W Hahn to Bessie L Martin. See Sterling pl. exch

16th st, n e s, 342.10 n w 7th av, 13.4x100. Kath H Taber extrx Saml T Taber to Geo W Eastman, Roslyn, L I. 2,000

East 16th st, s e cor Av C, 25.5x60x50.1x64.10. William Dorrington to Wilhelmine Dohrmann. Mort \$4,000. nom

East 16th st, s e cor Av C, 25.5x60x50.1x64.10. Release mort. Florence E Pelletreau to John Burchell. 150

17th st, n s, 100 e 4th av, 25x100. |

6th av, n w cor 46th st, 25.2x100. |

East 2d st, e s, 360 s Av E, 40x100. |

East 2d st, e s, 240 s Av E, 120x100. |

Gravesend av, s w cor Av E, 40x100. |

Amanda wife Andrew Klam to Andrew Klam husband said Amanda Klam. All liens. nom

18th st, n s, 325.2 e 7th av, 95.4x100.2. |

18th st, n s, 468.3 e 7th av, 15.11x100.2. |

41st st, s w s, 100 n w 5th av, 40x100.2. |

20th st, n s, 85 e 5th av, 20x100.2. |

Foreclos. John D Prince, Jr, referee to Henry D Lott. Mort \$6,150. 2,300

East 18th st, e s, 220 s Av K, 80x100. |

East 18th st, e s, 300 n Av L, 80x100. |

East 18th st, e s, 100 n Av L, 80x100. |

Ocean Av Lot Assoc to Bond and Mortgage Brokerage Co. Mort \$1,210. nom

20th st, n s, 300 w 3d av, 25x100. Release dower. Augusta Gehrke to Louise H Wagener and Anna M, Chas L, Francis A, Anna W, Geo J, William C, Henry E and Mary C Gehrke. 225

Bay 20th st, s e s, 96 n e Benson av, 104.5x96.10, h & l. Foreclos. Herman W Schmitz to Julia Kratky. 9,650

East 21st st, e s, 160 s Av G, 40x100. |

East 22d st, w s, 100 s Av G, 40x100. |

Sophia B Moore to Geo O Walbridge. nom

East 22d st, centre line, 69.2 s Av M, runs n e 530.10 to land J Ryder x n w along said land 2,336.9 to land formerly R Magaw x s w 674.10 to Ocean av x s 993 x n e 240 to centre East 21st st x s 909 x n e 260 to centre East 22d st x s 495.2. Carrie V Mesick to Greater New York Development Co. Mort \$103,000. nom

Same property. Franklin W Bruce, Paris, France, to same. 137,965

Bay 28th st, n w s, 400 s w Benson av, 60x96.8. The Bensonhurst Co to Emily H Durkee. nom

East 34th st, e s, 117.6 n Av I, 30.8x100. Frederick Waldhauer and Geo E Wainwright to Kunigunda wife said Geo E Wainwright. Mort \$3,762. nom

East 34th st, w s, 290 n Av D, 30x100. John Lendemann to John F Dreyer. Mort \$1,700. nom

39th st, s e cor 6th av, 75x100.2. Foreclos. Joseph C Crane to Augusta Walsh. 1,250

40th st, n e s, 588 n w 2d av, 6x200.4 to 39th st. |

40th st, n e s, 594 n w 2d av, 450x200.4 to 39th st. |

40th st, n e s, 1,044 n w 2d av, 150x200.4 to 39th st. |

40th st, n e s, 1,194 n w 2d av, 150x200.4 to 39th st. |

H W Johns Mfg Co to H W Johns-Manville Co. Sub to rights of way and mort \$150,000. nom

42d st, s w s, 220 n w 17th av, 40x100.2, h & l. Samuel W Wark to Elizabeth Wark. B & S. C a G. nom

"VULCANITE" PORTLAND CEMENT

Real Estate Trust Building, PHILADELPHIA, PA. Chamber of Commerce Building, CHICAGO, ILL. Mohawk Building, 160 Fifth Ave., NEW YORK.

42d st, n s, 120 w 4th av, 20x100.2. 47th st, s s, 120 w 5th av, 20x100.2. Andrew husband of Amanda Klam to said Amanda Klam. All liens. East 45th st, e s, 180 n Linden av, 20x100. Arthur Lyman, Waltham, Mass, to Henshaw B and Luman E Bartlett, West Farms, Mass. 2,000 East 45th st, w s, 577.6 n Av J, runs w 100 x n 20 x e 93.11 x s e 9.3 to East 45th st x s 13.1. Germania Real Estate and Impt Co to Clement B Moore. 47th st, s w s, 100 n w 13th av, 40x100.2. Josephine E Brown to Denis F Dugan. 48th st, n e s, 100 n w 14th av, 40x100.2. Borough Park Co to Eleanor J Gutzler. 49th st, n s, 170 w 3d av, 100x100.2. Ellen J Blake to Agnes Fryer. 51st st, s s, 160 w 6th av, 40x98.9x40x97.2. Release mort. Albro J Newton to Agnes and Walter Fryer. Same property. Agnes Fryer to Sarah J Coffey. Mort \$7,500. East 51st st, e s, 125 s Grant st, 25x100. East 51st st, e s, 100 s Vernon av, 40x100. Grant st, s s, 40 e East 46th st, 40x100. Release mort. Title Guarantee and Trust Co to Arthur Lyman. 52d st, s s, 273.4 w 5th av, 13.4x100.2, h & l. Michael and Margt A Smithwick to Everett Ryder. Mort \$1,500, &c. 54th st, s s, 291.2 e 4th av, 19x100.2, h & l. Jaques V B Bergson to Mary E Schaefer. Mort \$3,750. 55th st, s s, 170 e 2d av, 27x100.2. Lars Larson to Henry M Larson. 55th st, n s, 200 e 4th av, 20x100.2. 57th st, n s, 180 w 5th av, 20x100.2. 45th st, n s, 520 e 5th av, 20x100.2. 57th st, n s, 200 w 5th av, 20x100.2. 4th av, e s, 42.10 n 85th st, 21.5x99.8x20x92. Elizabeth Sullivan widow to James J, Daniel F, Michael J, Thos F and Mary C Sullivan. Q C. 59th st, n s, 300 e 5th av, 20x100.2. Charles Hamilton to Ellen L Melville. 61st st, n e s, 240 n w 16th av, 60x100. 61st st, s w s, 320 s e 17th av, 40x100. Foreclos. William Walton to Calista Allen. New Brunswick, N J. 61st st, n s, 250 w 4th av, 20x100, h & l. Benj C Raymond to Frank Perry. Correction deed. Mort \$2,500. 65th st, s w s, 640 s e 6th av, 50x41.11. Rosa wife Charles Stechel to Marie Ulsamer. Sub to any liens. 65th st, s s, 535 e 6th av, 15x41.11. Marie Ulsamer to Charles Stechel. Sub to any lien. 70th st, s s, 252.10 e Narrows av, 50x100, h & l. Isaac W Hommel to Charlotte F Saunders. Mort \$2,750. 70th st, s s, 402.10 e Narrows av, 50x100. James B Strong, Philadelphia, Pa, to Edwd F Clarry. Mort \$2,750. 72d st, n s, 293.4 w 3d av, 16 8x100. Eugene Basch, N Y, to Helen M Smith, Somerville, N J. Mort \$4,700, &c. 78th st, n e s, 400 n w 19th av, 60x100, h & l. Kate L Reid to Margaret E Reid. Mort \$3,500. 79th st, n e s, 218.9 s e 18th av, 60x100. Michael Furst to Nina Lissner. 1893. 80th st, n e s, 100 s e 20th av, 118.8x100.7x106.10x100. Franklin Society for Home Building and Savings to Thos A Ralston. 80th st, n e s, 300 n w Bay Parkway, 60x100. The Bensonhurst Co to Wm B Jones and Stephen S Feehan, N Y. 83d st, n e s, 80 n w 20th av, 60x100. James McSorley, N Y, to Emma F Garsey. 85th st, s s, 340 w 13th av, 80x100. Dyker Heights Improvement Co to Etta Ehrlich. Mort \$8,500. 94th st, n s, 121.3 w 4th av, 30.9x61.1. 94th st, n s, 152.2 w 4th av, runs n 42.10 x e 18 x s 50 x w 30.8. Josephine M Lowe to Bay Ridge Presbyterian Church. Av G, n s, 80 e New York av, 40x100, h & l. Richard Vom Lehn, Jr, to Birdie E wife Horace W Lee, Clifton, N J. Mort \$3,500. Av K, n s, 40 e East 38th st, 20x100. John S Ogilvie to Germania Real Estate and Impt Co. Av U, s s, 80 e East 12th st, 40x100. Harbor and Suburban Building and Savings Assoc to Thos A Plunkett. Av U, s s, 120 e East 12th st, 40x100. Same to Emanuel Cohen. Av W, s s, 60 e East 19th st, 40x100. Chas S May to Franklin Society for Home Building and Savings. Mort \$3,000. Atlantic av, s s, 100 e Rockaway av, 16.8x100, h & l. Julia and Rebecca Hill to Chas E Cloud. Atlantic av, n s, 40 w Brooklyn av, 20x89.1. Emily Dorland formerly Briggs to William Muller. Atlantic av, s e cor Sheffield av, 25.2x100, h & l. John F Seekamp, Jr, to Frank R Graff. Mort \$4,000. Atlantic av, s s, 25 e Sheffield av, 0.2x100. Release mort. Rebecca W Menken to John F Seekamp. Atlantic av, s w s, 55 n w 3d av, 20x60. Fredk M Schwartje to Frances Vogel. Bedford av, s e cor St Marks av, runs e 98.1 to Rogers av x s 32.7 x w 52.4 x n 2.10 x w 51.5 to av x n 20. Frederick Schneider exr James F Schneider to Adolph F Lucker. 22,000 Bedford av, s e cor Pacific st, 109.8x93.6x107.2x115.8. Louis F Seitz to City Real Estate Co. Mort \$107,500. Belmont av, n s, 100 w Thatford av, 25x100. Contract. Esther Eppstein with Jacob Fox. Benson av, s w cor 17th av, runs w 216.8 to Bay 14th st x s 300 x e 216.8 to 17th av x n 300. 22d av, s e cor 85th st, 100x100. 23d av, w cor 86th st, 80x96.8. Surf av, s e cor Beach 40th st, 100x100. Henry H Smith, Stockton, Cal, to Van Wyck Smith, New Hamburgh, N Y. All liens. Blake av, s e cor Watkins st, 50x100. Joseph Falk to David Schneider. 1/2 part. All liens. Brooklyn av, s e cor Degraw st, 120.9x218.2x73.3x195.11. Norm G Cooper to Edwd M Barlow. Mort \$10,000. Bushwick av, s w s, 70 n w Pilling st, 16.8x70.4, h & l. Michael Scheffler to Nikolaus Etringer. Carlton av, w s, 312.3 s Park av, 25x100. Catharine Lieb to Robt F Lieb. Mort \$4,500.

Christopher av, w s, 155 n Sutter av, 15x100, h & l. Henry and Rosie Berkovitz to Libe Walersten. Mort \$1,200. Clinton av, e s, 201.1 n Gates av, 50.2x200 to Waverly av. Robt J Kimball, Henry C M Ingraham, Wm D Wade and Wm H Wallace to Augusta C wife Wm H Burger. 21,000 Coney Island av, w s, 282.10 n Av K, 20x105.11x20x104.9. Harbor and Suburban Building and Savings Assoc to Mary Cleary. 600 De Kalb av, n s, 39.8 e Emerson pl, 19.9x80x20.1x80. Edward Peper to Joseph Fisher. Mort \$2,350. Division av, s s, 100.5 w Harrison av, runs s 76.8 x s e 12 x e 11 x n 84 to av x w 20. Division av, s s, 80.5 w Harrison av, 20x84. Henry Helwig to Josephine Helwig. Mort \$8,000. Flushing av, n s, 115.9 e Whipple st, 25x85x25x72, h & l. Thomas Brierton, N Y, to Carrie Bendheim, Islip, L I. Mort \$3,500. Flushing av, No 14, s s, 20 w North Elliott pl, 18x80.5x18.2x78.2. Michael Schaffner to Olof Peterson. Flushing av, No 14, s s, 20 w North Elliott pl, 18x80.5x18.2x78.2. Olof Peterson to Charles Olsen. Mort \$2,000. Franklin av, e s, 46 s Willoughby av, 22x100. Mary Ford to Joseph Maconkey. Mort \$3,000. Gates av, n w s, 200 s w Hamburg av, 25x100. Susanna Ehresmann widow to Susie Frank. Mort \$3,500. Gates av, s s, 57.9 w Irving pl, 19.3x80. Edwd L Lewis to Samuel Howe. 5,300 Gates av, n s, 50 w Lewis av, 25x100. Franklin H Ruhl to Henry Ruhl. Mort \$4,000. Glenmore av, s s, 81.6 e Atkins av, 18.6x100, h & l. Ernst F Sutterlin to Bernhard Ledermann. 3,500 Graham av, s e cor Ten Eyck st, 25x75, h & l. Mary S Baumann to Annie Baumann. Graham av, e s, 50 s Johnson av, 25x100, h & l. Frieda Roemer to Lasar Lurie. 8,500 Grand av, w s, 109 s Fulton st, 20x100. Rosina L Twohy, Jamaica, L I, to James A Twohy. Mort \$3,500. Gravesend Neck road, n s, at intersection centre line East 26th st, runs n to Av U x e 619.1 x s e 208.5 to road x w 824.1, hs & ls. Samuel Goldsticker, N Y, to James B Haggin, Fayette county, Ky. Greene av, e cor Central pl, runs n e 39 x s e 90 x n e 20 x s e 19.4 x s w 59 to pl x n w 109.4, hs & ls. Margaret J Walsh to Henry C Bohack. Mort \$4,000. Greene av, n s, 510 e Bedford av, 20x100. Chas H Garland to Emil Brommer. Greene av, s e s, 175 n e Evergreen av, 50x100. Annie A Watts to Ida L Smith. Mort \$7,000. 8,000 Homecrest av, n e cor Av V, 22.4x179.2x61.5x94.10. Harbor and Suburban Building and Savings Assoc to James J Bryan. 400 Jefferson av, s w cor Saratoga av, 27.6x100. Hilliard E Low to John H Scheidt. Mort \$14,000. Jefferson av, s s, 300 w Nostrand av, 20x100. Louis Cohen to Sarah F and Fanny S Mead and Chas T Young exrs John J Studwell. Q C. Same property. Foreclos. William Walton to same. 6,000 Jefferson av, s s, 250 e Ralph av, 25x100. Frank L Singer to Heinrich Schreiner. Mort \$6,000. Johnson av, n e cor Leonard st, 25x100, h & l. Rachel Garlick to Isidre Garlick. Mort \$7,500. 100 Kent av, e s, 212 s Myrtle av, 25x153.4x25x— to beginning. Martha J W Campbell and Mary Kibbell to Maria Giordano. Lafayette av, n s, 279 w Nostrand av, 20x100, h & l. Henry J Deefini to Louise W Christy. All liens. Lenox road, n s, 40 w East 53d st, 40x100. John S Williamson to Arthur Lyman, Waltham Mass. Release mort. Lenox road, n s, 40 w East 53d st, 40x100. Arthur Lyman, Waltham, Mass, to Ann E wife Hilary B Brunot, Waynesboro, Va. Lewis av, w s, 20 s Macon st, 80x59. Frances O Van Riper to Lena Feuer and Jacob Klein. Mort \$45,000 Manhattan av, e s, 245 s Norman av, 25x100, h & l. Edwin J Sutphin to May J Sutphin. Mort \$1,400. Manhattan av, w s, 150 n India st, 25x77. Henrietta Schaffer to Alexander Lippmann. Sub to life estate Joanna Gardner. 50 Myrtle av, s s, 105.9 w Palmetto st, runs w 25 x s 54.9 x s e 54.9 x n e 25 x n w 44.3 x n 44.3. Susannah A Dickie to Elizabeth Esswein. Norwood st, w s, 1,139 s Brooklyn and Jamaica plank road, 5x150. Foreclos. Frank D Creamer to Bernhard Guensche. 16 Nostrand av, n e cor Crown st, 87.9x100. The Claus Lipsius Brewing Co to Catharina Lipsius. Mort \$6,500; &c. Nostrand av, No 389, e s, 80 s Madison st, 20x80, h & l. Wm J Manering to John Fink. Mort \$3,000. Pitkin av, n s, 25 w Osborn st, 21.5x100x21.3x100, h & l. Harris Weinstein, N Y, to Katie Finkelstein. Mort \$1,850, &c. Pitkin av, n s, 43.9 e Sackman st, 18.9x100, h & l. Moses Eisenstadt to Israel Bldstein. Mort \$2,150. Putnam av, s s, 115 w Patchen av, 20x100. Robt H Smith to Leroy R Smith. All liens. Ralph av, w s, 21 n Jefferson av, 19x80, h & l. Charles Reizenstein and William Meruk to Herman Samuels. Mort \$6,000. Reid av, n w cor Hancock st, 26x85, h & l. Claus Lipsius Brewing Co to Catharina Lipsius. Reid av, s w cor McDough st, 100x105, with property on w s. Release party wall agreement. John H and Wm R Doherty with Walter F Clayton. 100 Rockaway av, e s, 121.6 n Hull st, 20x75. Albert Hutton to Fannie L Turner. Mort \$3,000. Rockaway av, w s, 80 n Chauncey st, 20x67.4. Rudolph Noethiger to Minna Pfeiffer and Josephine Lupien, tenants in common. Mort \$5,000. 8,400 Rogers av, w s, from Degraw st to Parkway, 185.7x200. Wm B Ferguson to Benj C Raymond. Mort \$18,000. St Marks av, n s, 214 w Brooklyn av, with property on w s. Thos F Rochford with Almira M Gould. Party wall agreement. St Nicholas av, n e cor Starr st, 25x96.6. James P Kelly, N Y, to Josephine McCarthy. Snediker av, w s, 340 n Dumont av, 56.3x100, h & l. Joseph A Burr and ano exrs Horace F Burroughs to Fredk H Koster. 3,300 Stewart av, s e s, 60.1 n e 74th st, 20x100.1x20x99. Belle Melville to Michael Yager. B & S. Same property. Michael Yager to Belle Melville. Surf av, n w cor West 29th st, 47.6x150, h & l. Sylvester N Stewart and as exr Nannie W Stewart to Margaret Burke. 9,500

EHRET'S SLAG ROOFING

The "Standard" Roof for commercial, manufacturing, railroad and other large buildings

Applied and Guaranteed by COMMONWEALTH ROOFING CO. 100 William Street, New York

Sutter av, s s, 40 w Milford st, 20x90. Emma Zwingli, Englewood, N J, to Emma I Kruger. nom
 Throop av, e s, 50 s Lexington av, 50x100, h & l. Henry Grasman to Clara Eichacker. Morts \$13,000. nom
 Union av, w s, 62 n Frost st, runs w 45.10 x n e 23.6 x n w — x e to av x s 43, h & l. Thomas Murcott to Mary A Flint. 3,000
 Utica av, w s, 25 n Park pl, runs w 100 x n 102.9 x w 100 x n 127.9 to pl x e 100 x s 25 x e 100 to av x s 205.7. Wilson Marshall, Bridgeport, Conn, to Casper Lucke and Mary A Schlachter. 7,500
 Vanderbilt av, e s, 121 n St Marks av, 20x80, h & l. Theresa Berlenbach to Michael Schaffner. Mort \$6,500. See Pacific st. exch
 Van Sicklen av, w s, 77.2 n Av S, runs n e 43 x n w 381.3 x s e 47 x s e 364.10. Maude P Jenkins to Lillian Van Buskirk. nom
 Williams av, s w cor Livonia av, runs s 500 to Riverdale av x w 200 to Hinsdale st x n 500 to Livonia av x e 200. Mort \$15,000.
 Alabama av, s w cor Livonia av, runs s 500 to Riverdale av x w 200 to Williams av x n 500 to Livonia av x e 200. Morts \$22,718.
 Williams av, s w cor Riverdale av, runs s 500 to Newport st x w 200 to Hinsdale st x n 500 to Riverdale av x e 200. M. rt \$20,000.
 Alabama av, s w cor Riverdale av, runs s 500 to Newport st x w 200 to Williams av x n 500 to Riverdale av x e 200. Mort \$15,000.
 Fannie W and Benj F Cogswell to Florence L E Willmann, N Y.

3d av, s e s, 80.2 s w 31st st, 20x100. Margaret Everard to Pietro Planzo and Simeone Rossanelli. 1/2 part each. nom
 3d av, n e cor Marine av, 280.6x165.3x77.4x278.10. nom
 3d av, north cor 97th st, runs n w 147.4 x n e 208.9 to 96th st x s e 87.7 x s w 200.
 Henry C Barrow to Helen L Johnson. Mort \$12,000. 8,000
 3d av, s w cor 81st st, 109.4x110. Anna C Hegeman, Eliz V B Bennett and Jennie Cropsey to Rebecca B Lott. nom
 3d av, n w cor 82d st, 109.4x110. Anna C Hegeman, Eliz V B Bennett and Rebecca B Lott to Jennie Cropsey. nom
 3d av, s w cor 82d st, 100x110. Eliz V B Bennett, Rebecca B Lott and Jennie Cropsey to Anna C Hegeman. nom
 3d av, n w cor 83d st, 100x110. Anna C Hegeman, Rebecca B Lott and Jennie Cropsey to Eliz V B Bennett. nom
 4th av, w s, at intersection s s land Wm C Langley, runs s 48 x w 100 x n — x — to beginning. Marie Ulsamer and Rosa Stechel to Frank Ulsamer. Sub to any liens. nom
 5th av, s w cor 42d st, 100x80, h & l. Otto Bloom to John O Ball. Morts \$42,000. nom
 5th av, n w s, 45.7 s w 44th st, 18.7x100. James V Cunningham to Elinor T Cunningham his wife. Mort \$1,950. nom
 5th av, w s, 59.2 n 58th st, 16x100. Albert L French to Cath E Lane. Mort \$4,500. nom
 7th av, s w cor 20th st, 50x80. Arthur S Harris, N Y, to Morris Levy. 1/2 part. All liens. nom
 11th av, s e cor 83d st, 100x120.
 12th av, n w cor 86th st, 100x100.
 Edwd M Barlow, Sea Cliff, L I, to Norm G Cooper. Morts \$5,000. nom

19th av, n w s, 460 s w 86th st, 40x96.8. John V Van Pelt to Myrtle E wife Chas A Kaiser. nom
 Interior lot, 500 e 6th av and 61.11 s 65th st, runs e 35 x n 20 x w 35 x s 20. Charles Stechel to Marie Ulsamer. Sub to any liens. nom
 Lots 124 to 128 block A, lots 154, 155, 172 and 173 block B and lots 301 to 304 block C and lots 339, 340, 420 to 423, 428 and 429 block G map property made by Jere V Meserole sole commissioner or referee April 9, 1901, not filed. James B Blossom, N Y, to Herbert Blossom. B & S. nom
 Lots 517 to 520, 525 to 532 block H same map. Frances, Margaret, Ruth and Edwd L Blossom heirs Josiah B Blossom to same. B & S. nom
 Plot in 32d Ward, bounded n by land Sarah M Kelly, s by land heirs John A Lott, e by land John Davis and w by land Moore and Harper, sub to right of way 14 ft wide across south end. Cornelia E Bowsby to Jennie B Burrell. Mort \$100. nom

MISCELLANEOUS.

All interest in share estate of Martin Kalbfleisch. Frank A Robinson to Geo W Kenyon trustee. 100
 All title, &c, in real and personal estate Jeremiah Dempsey. Assignment. John D Dempsey to William Dempsey. 900

MORTGAGES.

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

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

Jan 24, 25, 27, 28, 29 and 30.

Adam, Arbogast and Magdalena to Andrew and Anna M Grimmelbein. Grove st. P M. Jan 29, 3 years, 5%. 1,700
 Augsburg, Max to Title Guarantee & Trust Co. Decatur st, s s, 306.3 w Ralph av, 18.9x100. Jan 30, 3 years, 4 1/2%. 2,000
 Biglin, Isabella C to Title Guarantee & Trust Co. Wilson st. P M. Jan 28, due Jan 30, 1905, 4 1/2%. 5,000
 Bell, Edwd A and Lucy F to Harry W Bell. Grant av, n e cor Fulton st, runs n 284.10 x e 200 x s 250.5 to Enfield st x w 200; Fulton st, n s, 50 w Grant av, runs e — to Grant av x n 275.3 x w 50 x s 283.5. Jan 1, 3 years, 5%. 8,500
 Burtis, Mabel G to Greater New York Savings Bank. Greene av, n s, 316.9 e Lewis av, 16.5x100. Jan 30, 1 year, 5%. 1,500
 Burtis, Mary G and John H to Title Guarantee and Trust Co. Ralph av, n e cor Sterling pl, 180.7x100. Jan 24, 3 years, 6%. 2,750
 Bennett, Frank to Sarah F Mead et al exrs John J Studwell. Lott st. P M. Jan 23, 3 years, 5%. 1,500
 Beveridge, Louis W to Model Building and Loan Assoc. 40th st, s s, 500.4 e 10th av, 26x100.2. Sub to mort \$2,200. Jan 23, 3 years, 5%. 1,754
 Same to Ellen M Mead. Same property. Jan 16, 3 years, 6%. 2,200

Blasi, Michele and Francesca to Lizzie Kirchner. Withers st. See Cons. Jan 17, due Jan 24, 1907, 5%. 3,000
 Bommer, Emil to Robert A Lindsay. Greene av. P M. Jan 24, 6 years, 4 1/2%. 5,000
 Brown, Melvin to Evelyn B Lane. Park pl, s s, 325 e Ralph av, 100 x 127.9. Jan 24, due Jan 1, 1907, 6%. 1,000
 Brown, Edwin H mortgagor. Declaration by Carrie L Carleton that the sum of \$6,500 is owing on account of mortgage. Jan 28. —
 Burke, Alice A and Rose A Whalan to Jane Gilfeather. Columbia st, s e s, 80 s w Summit st, 20x80. Jan 14, 1 year, 6%. 425
 Same to Title Guarantee and Trust Co. Same property. Dec 20, 2 years, 5%. 5,000
 Burke, Margaret widow to Sylvester N Stewart exr Nannie W Stewart. Surf av, n w cor West 29th st. P M. Jan 23, 2 years, 5%. 2,500
 Blackwell, John C to Nassau Co-operative Building and Loan Assoc. Barbey st. P M. Jan 21, installs. 2,000
 Bloodgood, Edward D to Title Guarantee and Trust Co. 10th st. P M. Jan 25, 3 years, 5%. 5,750
 Same to same. Park pl, n s, 295 e Vanderbilt av, 18x131. Jan 25, 3 years, 5%. 4,500
 Butcher, Isabelle M, Sea Cliff, L I, to Greater New York Savings Bank. Chauncey st, n s, 504.8 e Lewis av, 20.4x100. Jan 25, 3 years, 6%. 3,500
 Baird, Henrietta and John to Rose A Ringel guardian. Schenck av, e s, 225 n Dumont av, 16.8x100. Jan 29, 3 years, 6%. 1,250
 Baisley, Susan et al widow and heirs Richard Baisley to R Magee. Lot begins at Locust stake on land of J Morrison on highway leading to Canarsie Landing, runs n e 34 chains 45 links to salt meadows x n w 4 chains x s w 32 chains x s e 3 chains 5 links to beginning, contains 10 acres 35 perches. Jan 24, due Nov 1, 1904, 5%. 1,500
 Belanowsky, Abraham mortgagor with Herbert C Smith. Agreement as to payment of mort. Jan 18. —
 Bell, Robert G to Oliver Davison, East Rockaway, L I. Warren st. P M. Jan 29, 3 years, 5%. 3,500
 Bock, Gottfred to Hannah M Lovett, Philadelphia, Pa. Herkimer st, n s, 180 w Rockaway av, 20x100. Jan 29, due May 1, 1905, 5%. 3,000
 Balk, Henry F to Rebecca C wife said Henry C Balk. Skillman st, w s, 174.10 s Myrtle av, runs s 37 x w 100 x n 35 x e 5 x n 2 x e 95. Jan 3, 1 year, 5%. 5,000
 Bonert, Louis to Title Guarantee and Trust Co. Reid av, n w cor Halsey st, 50x100. Jan 29, 2 years, 6%. 6,000
 Campbell, Michael G to Wm C Seiden. Clifton pl, n s, 550 e Bedford av, 50x100. Jan 23, installs, 5%. 5,500
 Cloud, Chas E to Julia and Rebecca Hill. Atlantic av. P M. Dec 31, installs, 5%. 900
 Collins, Richard S and New York Colored Mission both mortgagees. Agreement to subordinate mort made by Talitha Hatch. Jan 6. nom
 Camenez, Jacob to Title Guarantee and Trust Co. McKibben st, n s, 125 w Hamburg av, 2 lots, P M. 2 morts, each \$3,000. Jan 25, 3 years, 5%. 6,000
 Same to Albert Sklarek. Same property. 2 morts, each \$1,062. Jan 25, 3 years, 5%. 2,124
 Clamp, Thos W and Ellen M to Title Guarantee and Trust Co. Hancock st. P M. Jan 23, due Jan 25, 1905, 5%. 2,750
 Same to Adolphus Gload. Same property. P M. Jan 23, installs, 6%. 1,550
 Cooper, Norm G to Alex A Forman, Jr. Brooklyn av, s e cor Degraw st, 120.9x218.2x73.3x195.11. Jan 25, 1 year, 6%. 2,000
 Casey, David F, N Y, to Title Guarantee and Trust Co. Greene av, n s, 164 w Patchen av, 18x100. Jan 27, 3 years, 5%. 3,000
 Cunningham, James V and Elinor T to John H Becker. 5th av, n w s, 45.7 s w 44th st, 18.7x100. Jan 23, 5 years, 5%. 1,950
 Carpentiero, Errico and Angiolina, N Y, to Harris Nevin. 14th st. P M. Jan 29, installs, 5%. 650
 Diffendale, Mary to Bushwick Savings Bank. Ainslie st, n s, 196.10 w Lorimer st, 20x100.3. Jan 27, 1 year, 5%. 2,000
 Durkee, Emily H to Bensonhurst Co. Bay 28th st. P M. Jan 28, 3 years, 5%. 1,400
 Eastman, Geo W, Roslyn, L I, to Kath T Taber extrx will Saml T Taber. 16th st. P M. Jan 22, due Feb 1, 1905, 5%. 1,400
 Eichacker, Clara to Jamaica Heights Impt Co. Throop av, 2 lots. P M. 2 morts, each \$1,500. Jan 28, installs, 6%. 3,000
 Endemann, Fredk W to Henry C Needham. Herkimer st. P M. Jan 30, 3 years, 5%. 2,500
 Erzinger, Frank, Fredk A. John and George, also Lulu Bader and Henrietta Voorhies to A D Buschman & Co. Ocean Parkway, s w cor Coney Island road, runs s 100 x w 100 x n 50 to road x e 2.2 x n e 107.9; Ocean Parkway, w s, 100 s Coney Island road, 18x 113x70.10x100. Jan 24, installs, 5%. 1,600
 Edwards, Fredk C to Geo A Needham. Madison st. P M. Jan 25, 3 years, 5%. 3,000
 Egbert, Virginia L to Flatbush Co-operative Savings & Loan Assoc. Av C, n e cor East 16th st, 108.1x42.6x100x83.7. Jan 30, installs. 2,025
 Farrell, Annie F to Anastatia Walsh. 74th st, n s, 100 e Narrows av, 50x100. Dec 3, 1900, 2 years, 5%. 400
 Fryer, Agnes to Annie C Lott. 49th st. See Cons. Jan 22 1 year, 6%. 2,200
 Fryer, Agnes and Walter to Albro J Newton. 49th st, n s, 170 w 3d av, 100x100.2. Jan 25, demand, 5%. 2,000
 Fay, John T, N Y, to Susan W Nichols et al exrs Effingham H Nichols. West 9th st. See Cons. Nov 27, due Jan 1, 1905, 5%. 300
 Friedmann, Rebecca to Rawden W and Lucy W Kellogg. Thatford av, e s, 225 s Glenmore av., 25x100. Jan 23, due Jan 1, 1905, 5%. 2,000
 Fahomey, Eliz M to Lawyers Title Ins Co. Monroe st. P M. Jan 27, 3 years, 5%. 1,750
 Same to same. Madison st. P M. Jan 27, 3 years, 5%. 1,600
 Fisher, Joseph and Rachel T to Edward Peper. De Kalb av. P M. Jan 24, 1 year, 6%. 1,200
 Fornataro, Achille and Filomena to Bushwick Savings Bank. Hope st, s s 227.10 e Keap st, 27.3x95. Jan 27, 1 year, 5%. 2,500
 Friedman, Rebecca to Betsie Unger and Esther Krakower. Thatford av, e s, 225 s Glenmore av., 25x100. Jan 27, installs, 6%. 500
 Farley, Thomas M to Bond & Mortgage Guarantee Co. Johnson st, s e cor Adams st, runs e 93.9 x e 102.9 x s 6.3 x e 17.9 x n 100 to st x w 120.6. Jan 25, demand, 6%. 70,000

SOLAR SKYLIGHT VAULT LIGHT CANOPY SASH PRISMS

JONES & LeBARON
1135 Broadway, New York

Fink, Peter J to Wm J Mannering. Nostrand av. P M. Jan 28, 3 years, 5%. 3,000

Frank Ibert Brewing Co to Claus Doscher. Linden st, north cor Evergreen av, runs w 203.11 to Grove st x n e 277.3 x s e 200 to Linden st x s w 237.6, with machinery, &c. Jan 28, installs, 5%. 110,000

Same to same. Consent of stockholders to above mortgage. Jan 28.

German-American Real Estate Title Guarantee Co to John H Hemerich. Sullivan st, Nos 108 to 112, n s, 165 w Van Brunt st, 75x 100; Sullivan st, No 116, n s, 100 e Conover st, 25x100. Jan 24, secures note. 5,000

Giordano, Maria to Martha J W Campbell and Mary Kibbell. Kent av. P M. Jan 24, 3 years, 5%. 2,800

Graham, James P to Cornelius Furgueson. Bay 41st st, n w s, 100 s w 86th st, 100x96.8; Bay 41st st, west cor 86th st, 100x58; Bay 41st st, n w s, 200 s w 86th st, 80x96.8; Throop av, e s, 23 s Hancock st, runs e S1 x s 19.1 x w S1 to av x n 91, error. Jan 23, due April 22, 1902. 2,900

Gebhardt, Julius F and Anna to Henry L Monninger. Diamond st. P M. Jan 18, due Jan 1, 1905, 6%. 2,000

Gallagher, John to Title Guarantee & Trust Co. 6th av, s w cor 57th st, 26x80. Jan 28, 3 years, 5%. 6,750

Same to same. 57th st, s s, 80 w 6th av, 20x100. Jan 28, 3 years, 5%. 3,850

Godinez, Jose M to Simon J Harding. Beverly road, s s, 50 w East 13th st, 50x100. Jan 29, 1 year, 6%. 750

Gutzler, Eleanor J to Borough Park Co. 48th st. P M. Jan 28, 3 years, 5%. 550

Hatch, Talitha to Richard S Collins, Harrison, N Y. Covert st, n w s, 225 s w Hamburg av, 25x100. Sub to mort \$5,000. Jan 23, 3 years, 6%. gold, 2,000

Hallett, Wm J to New York Building-Loan Banking Co. Macon st. P M. Jan 23, installs, 6%. 5,850

Henricke, George to Title Guarantee and Trust Co. 3d av, e s, 60.2 n 50th st, 40x100. Jan 24, 3 years, 4 1/2%. 6,000

Heller, Marcus and Fannie to Mamie E Cruse. 5th av, No 683, e s, 85 n 21st st, 20x100. June 22, 1898, 5 years, 6%. 2,000

Hartigan, Margaret to Germania Savings Bank, Kings Co. Vernon av, n w cor Clove road, 147.1x200.3x133x200. Jan 27, 1 year, 5%. 4,500

Hertling, Phillip and Annie to Rosina Bollweber. Noll st, n w s, 200 n e Central av, 25x100. Jan 2, due Jan 1, 1905, 5%. 500

Hackett, Mary E to Jacob Morgenthaler. Madison st, west cor Ridgewood av. P M. Jan 27, installs, 5%. 1,963

Hallock, Harriet A to Bertha Kuhne. Calyer st, s w cor Clifford pl, 25x75. Jan 27, 3 years, 5%. 3,000

Heuchel, Simon to Garret J Garretson. 37th st, s w s, 502.8 n w 5th av, 18.8x100.2. Jan 20, due Feb 1, 1905, 5%. 2,300

Same to same as exr will Nicholas Van Antwerp. 37th st, s w s, 428 n w 5th av, 18.8x100.2. Jan 20, due Feb 1, 1905, 5%. 2,300

Houchin, Henrietta W and Alfred W and Susan M Wood to Title Guarantee and Trust Co. Adams st, e s, 267.3 s Concord st, 19.6x 95. Jan 27, 3 years, 5%. 2,000

Heid, Caroline B to Lorenzo D Watson, East Aurora, N Y. Ashland pl, e s, 167.7 n Hanson pl, 17.6x94.4x17.6x95.1. Jan 29, 5 years, 5%. 3,600

Holsgrove, Margt E to Lawyers Title Ins Co. State st, s s, 125 e Bond st, 25x90. Jan 28, due Jan 1, 1905, 5%. 2,000

Haig, Frances to South Brooklyn Savings Inst. Union st. P M. Jan 30, 1 year, 4 1/2%. 2,500

Henken, Ernst and Christina to Catharine Rebholz. Hendrix st, w s, 89.8 s Jamaica plank road, 42x80. Jan 30, due Jan 1, 1905, 5%. 3,000

Hudson, Frank to Margaretha Koehler. Warren st, s e cor Bond st, 25x75. Jan 29, 5 years, 5%. 3,000

Intemann, Herman H and Anna M D to Frederick E and Frederick W Boehmcke firm Frederick E Boehmcke & Co. Butler st, n s, 75.6 w 4th av, runs n w 30 x n 84.2 x w 11.9 x s 100 to st x e 57.4. Jan 23, 1 year. 1,500

Johnson, William to Lizzie Johnson. Surf av, s e cor Arcade walk, 104x95. Lease. Jan 15, demand. 23,000

Johnson, Gustaf A to Christine C Fish. 40th st, s s, 481.4 w 10th av, 19x100.2. Jan 16, 3 years, 6%. 2,000

Same to Model Building and Loan Assoc. Same property. Sub to last mort. Jan 23, installs, 6%. 1,246

Jesherger, George and Mary to Bushwick Savings Bank. Meserole st, n s, 150 w Graham av, 75x100. Jan 27, 1 year, 5%. 7,000

Joa, Frank and Agnes to Wm J Boyle. North 1st st, n e s, between Berry st and Bedford av, 25x— Jan 28, 3 years, 6%. 1,200

Jaffe, Aaron to Jacob Caminez. McKibben st. P M. Jan 29, installs, 6%. 837

Kratky, Julia to Harlem Co-operative Building & Loan Assoc. Bay 20th st. P M. Jan 30, 2 years, 5%. 7,000

Kampf, John H and Emma A to Louisa Sanders. 58th st, s s, 360 e 4th av, 20x100.2. Sub to mort \$3,500. Jan 24, installs, 6%. 500

King, Rose A to George Carll, Deer Park, L I. Nostrand av, w s, 115.7 s Douglass st, runs s 40 x w 132 x n e 30.10 x w 12.5 x n e 13.7 x e 121. Jan 24, due May 1, 1905, 6%. 1,800

Kohart, Frank C and Lottie C to Alfred Nelson. East 21st st, e s, 147 s Av A, 47x100. Sub to mort \$5,000. Jan 22, 1 year, 6%. 5,192

Kampf, John H to James A Logan. 58th st, s s, 360 e 4th av, 20x 100.2. Jan 25, secures notes. 2,500

Klaus, Amelia widow to Emma Heidenreich. New Jersey av, w s, 250 n Fulton st, 25x100. Jan 27, 3 years, 5%. 150

Kellogg, Clarence V with Bond & Mortgage Guarantee Co. Agreement as to priority of mortgages by Chas G Wagoner. Jan 3. nom

Same with same. Similar agreement. Jan 3. nom

Kearney, James L to Kath H Carpenter. Hull st, n w cor Hopkinson av, 25x83. Jan 29, 3 years, 5%. 4,000

Kings County Trust Co and Bond & Mortgage Guarantee Co, both mortgagees. Agreement to subordinate mort made by Thos M Farley. Jan 27. nom

Koster, Fredk H to James Gascoine. Snediker av. P M. Jan 10, due Feb 28, 1902, 6%. 2,800

Lacker, Christian to Mary Byrnes. Atlantic av, n s, 25 e Bradford st, 25x90. Jan 23, 3 years, 5%. 1,000

Linder, Louis and Benny S Berger mortgagors with Henry Nieland. Extension of mort. Jan 24. nom

Same to William Linder. Fulton st. P M. Jan 24, 3 yrs, 5%. 1,500

Loanett, Antonio and Rafaella to Eliz W Brown. Lefferts av, s s, 680 w Brooklyn av, 20x100. Jan 23, 3 years, 6%. 500

Ledermann, Bernhard to Maria E Sutterlin. Glenmore av. P M. Jan 25, due Jan 1, 1905, 5%. 2,000

Same to Ernst F Sutterlin. Same property. Sub to last mort. Jan 25, installs, 5%. 1,000

Lurie, Lasar to German Savings Bank of Brooklyn. Graham av. P M. Jan 25, due Dec 1, 1902, 5%. 5,000

Ludvigh, Elek J to Title Guarantee and Trust Co. Gates av, No 817, n s, 158.6 w Stuyvesant av, 19.6x100. Jan 25, 3 years, 5%. 2,750

Ludgate, Minnie to Jennie E Preston. Newell st. P M. Jan 24, due Feb 1, 1905, 5%. 2,200

Same to Edgar H Hazelwood. Same property. Jan 24, due Feb 1, 1903, 5%. 300

Lucker, Adolph to Frederick Schneider exr will James S Schneider. Bedford av, e s, 20 s St Marks av. P M. Jan 27, due Mar 1, 1902, 5%. 21,500

Leesus, Florence L to Title Guarantee and Trust Co. Columbia st. P M. Jan 27, 3 years, 5%. 8,000

Same to Joseph H Layden. Columbia st. P M. Jan 27, installs, 5%. 2,600

Leverich, Geo B and Willie H and Essie D Brettell to Geo G Reynolds. Baltic st, Nos 315 and 317; Butler st, Nos 91 and 93. Dec 24, 1 year, 5%. 716

Lee, Birdie E wife Horace W, Clifton, N J, to Richard Vom Lehn, Jr. Av G. P M. Jan 25, installs, 6%. 1,375

Lott, Henry D to Catharine Vanderveer. 16th st, s s, 137.10 e 7th av, 16x100. P M. Jan 15, 1 year, 5%. 2,300

Same to Eliza A Martense. 16th st, s s, 169.10 e 7th av, 16x100. P M. Jan 15, 1 year, 5%. 2,300

Same to same. 16th st, s s, 133.10 e 7th av, 16x100. P M. Jan 15, 1 year, 5%. 2,300

Lutz, Francis C to Cath M Reiser. Maujer st. P M. Jan 27, 1 year, 5%. 1,200

Lane, Cath E to Albert L French. 5th av. P M. Jan 30, due Feb 1, 1905, 5%. 1,200

Longuemare, Leon to Geo H Roberts. East 4th st, w s, 300 s Av C, 40x100. Jan 29, 3 years, 5%. 2,300

Lucke, Casper and Mary A Schachter to Wilson Marshall, Bridgeport. Conn. Utica av, w s, 25 n Park pl, 205.7x100. P M. Jan 22, due Jan 29, 1907, 5%. 3,500

Manger, Philip to Laura S Baker, East Orange, N J. Dean st. P M. Jan 22, due Feb 1, 1905, 5%. 2,500

Martin, Bessie L to Theresa wife John W Hahn. 16th st. P M. Jan 23, due April 18, 1903, 5%. 2,800

Mueller, Minnie widow, N Y, to Karl Mueller. Central av, n e s, 75 n w Greene av, 25x100. Jan 23, 5 years, 5%. 3,000

Melville, Ellen L and Joseph H to Charles Hamilton. 59th st. P M. Jan 27, installs, 6%. 1,742

Same to Title Guarantee and Trust Co. Same property. Jan 27, 3 years, 5%. 3,500

Mesick, Carrie V to Franklin W Bruce, Paris, France. East 22d st. P M. Jan 27, 5 years, 5%. 103,000

Morgan, James to Marie C Pape. 9th st, centre line, n s, 485.9 e 3d av, 25x125. Jan 28, 3 years, 5%. 3,000

Muller, William to Emily Dorland. Atlantic av. P M. Jan 28, 3 years, 5%. 2,000

Marvin, Alfred H and Ellen K to Annie H Chadwick. East 15th st, w s, 400 s Av P, 40x100. Jan 27, due Feb 1, 1905, 5%. 2,000

Manfredo, Gennaro and Louisa to Guiseppe De Spirito. Nostrand av, w s, 325.7 s Flushing av, 16.8x100. Jan 30, 2 years, 6%. 200

May, Chas S to Franklin Society for Home Building and Savings. Av W. P M. Dec 31, installs, 6%. 3,000

May, Karl P to German American Building & Loan Assoc. Hamburg av, e s, 75 n Hart st, 25x100. Jan 16, installs. 4,500

Macclinchey, Mary E wife Emanuel C to Williamsburg Savings Bank. Putnam av, n s, 188.2 e Stuyvesant av, 18.7x100. Jan 22, 1 year, 5%. 3,000

McBride, Alexander, Jr, and Peter Relyea to Phebe Stillwell. East 14th st, w s, 460 s Av R, 40x100. Jan 27, due May 1, 1907, 5%. 3,500

McColgan, Elizabeth to Equitable Co-operative Building & Loan Assoc. Dean st. P M. Jan 29, installs. 1,750

Same to same. Dean st. P M. Jan 29, installs. 2,500

McFadden, Geo J to Bond and Mortgage Guarantee Co. 52d st, n s, 100 e 2d av, 80x100.2. Jan 24, demand, 6%. Building loan. 13,000

MacKenna, Peter to Eastern District Savings Bank. Dean st, s s, 139.8 w Sackman st, 20.6x—x20.10x57. Jan 28, due Feb 1, 1903, 5%. 850

Nevin, Harris and Cipora I to Anna K Bock. 14th st, s w s, 115 n w 3d av, 15x91. Jan 25, due Jan 1, 1905, 5%. 1,000

Newman, Gustave, Rosalinda widow, and Dora and Rosa Blenderman to Andreas and Elizabeth Senger. Broadway, n e s, 237.2 n w Johnson av, 20.4x103.11x34.3x108.3. Jan 24, 2 years, 6%. 1,100

Newman, Gustave to Elizabeth Senger. Broadway, No 471, n e s, 237.2 n w Johnson av, 20.4x103.11x34.3x108.3. Jan 29, 3 yrs, 6%. 800

Oliver, Imogene to John S Oliver, Sr. Willoughby av, s s, 380 e Tompkins av, 20x100. Jan 25, due Jan 1, 1903, 5%. 2,500

Oloszewski, Cealia, Glen Cove, L I, to Frank Binert. Oakland st, s e cor Dupont st. P M. Jan 28, 2 years, 5%. 3,000

Parkin, John to Title Guarantee and Trust Co. East 15th st, w s, 200 n Beverly road, 50x100. Jan 24, 3 years, 5%. 7,000

Parker, Jennie A and Samuel to Title Guarantee and Trust Co. 13th av, e s, 20.2 s 58th st, 20x100. Jan 29, installs. 1,200

Perry, Margt E to Samuel Hawe. Tompkins av, s w cor Madison st, 20x85. Jan 22, due Jan 21, 1905, 5%. 5,000

Pfeiffer, John W to Title Guarantee and Trust Co. Greene av, n s, 120 e Sumner av, 20x100. Jan 24, due Jan 25, 1903, 4 1/2%. 3,500

Pfeiffer, Wilhelm to Greenpoint Savings Bank. Eagle st, n s, 225 w Manhattan av, 25x100. Jan 25, 1 year, 5%. 500

Planzo, Pietro and Simeone Rosanelli to Mary E Swezey. 3d av. P M. Jan 24, 2 years, 5%. 2,000

Powers, Joseph G and James J, Jr, to Title Guarantee and Trust Co. De Kalb av, s s, 50 w Clermont av, runs w 17.2 x s 37.9 x s e 68 x e 3.8 x n 104; Hancock st, s s, 152.6 e Tompkins av, 17.6x100. Jan 24, 1 year, 5%. 2,500

JOHN C. ORR & CO.

India, Java and Huron Sts. and East River
City of New York, Borough of Brooklyn

Telephone, 23 Greenpoint

SASH, DOORS, BLINDS
AND HOUSE TRIM

Lumber of all Kinds for Builders

Pope, Michele to Patrick Skelly (trading as the Kips Bay Brewing Co). Rutland road, s s, 209.10 e Brooklyn av, 40x90; Rutland road, n s, 45 e Brooklyn av, 20x100. Jan 21, due Jan 1, 1905, 5%. 1,200
 Palmay, Sophia to Charles Hobohm. Hamburg av, s w s, 25 n w Gates av, 25x75. Jan 14, 3 years, 5%. 1,500
 Peterson, Olof to Sarah E Freeman admrx Hilton R Freeman. Flushing av. P M. Jan 29, 1 year, 5%. 2,000
 Raymond, Benj C to Benjamin Tousey. Parkway, n s, 100 Rogers av, 5 lcts, each 20x100.7. 5 morts, each \$5,000. Jan 24, 3 years, 5%. 25,000
 Same to Wm B Ferguson. Rogers av, s w cor Degraw st, 85x200. P M. Jan 23, due Jan 3, 1903, 6%. 1,750
 Raymond, Benj C to same. Rogers av, n w cor Parkway, 100.9x100. P M. Jan 23, 6 months, 6%. 2,500
 Rasmussen, Jeppe and Ida to Harriet E Dunn. Jerome st, e s, 125 s Pitkin av. Jan 22, 3 years, 5%. 450
 Ralston, Thos A to Franklin Society for Home Building and Savings. 80th st. P M. Jan 24, installs, 6%. 1,300
 Radcliffe, Thomas H to Theo B Starr exr will Eliz A White. Winthrop st. P M. Jan 27, installs, 5%. 11,750
 Reager, Bernard to Silas B Brownell. Dupont st. P M. Jan 27, 5 years, 6%. 600
 Reeve, Wm B to Mary C Pomeroy, Paris, France. Bolivar st, No 36, s s, 74 e Navy st, runs s 84 x e 2 x s 4.11 x e 24 x n 88.11 to Bolivar st x w 26. Jan 24, 3 years, 5%. 4,400
 Same to Jane E Pomeroy, Stamford, Conn. Bolivar st, s s, 100 e Navy st, 26x88.11. Jan 24, due Jan 25, 1905, 5%. 4,400
 Reynolds, Chas G to Robert Adair. Brooklyn av, w s, 127.7 n Sterling pl, runs w 100 x n 0.2 x w 0.8 x n 18.9 x e 100.8 to av x s 19. Jan 7, 3 years, 5%. 5,000
 Same to Zadok H Jarman and ano exrs Amanda M Jarman. Brooklyn av, w s, 37.7 n Sterling pl, 18x100. Jan 17, 3 years, 5%. 5,000
 Same to same. Brooklyn av, w s, 109.7 n Sterling pl, 18x100. Jan 17, 3 years, 5%. 5,000
 Same to same. Brooklyn av, n w cor n Sterling pl, 19.7x100. Jan 17, 3 years, 5%. 6,500
 Rhodes, Emily J to Eastern District Savings Bank. Hinsdale st, w s, 250 s Glenmore av, 50x100. Jan 27, due Feb 1, 1903, 5%. 1,250
 Robbins, Arthur K to Title Guarantee and Trust Co. East 15th st, w s, 206.11 n Av D, 60x100. Jan 22, 3 years, 5%. 2,650
 Rothermel, John H A to Harry Dickel. Bushwick av, north cor Deatur st, 21x100. Jan 6, demand, 5%. 2,500
 Rohrs, Maggie A mortgagor with Joseph H Bearns. Extension mort. Jan 20. nom
 Ryan, Margaret widow, Teresa A and Richd D Scott to Title Guarantee & Trust Co. Tillary st, n s, 77.9 e Pearl st, 26.1x100. Jan 29, 3 years, 5%. 6,500
 Reid, Margt E to Henry C Needham. 78th st. P M. Jan 28, 3 years, 5%. 500
 Rockefeller, Thos F to Brooklyn Trust Co. Bergen st, s s, 210 e Brooklyn av, runs s 100 x w 16 x s 31.4 x e 20 x s 119.2 to av x e 36 x n 250.7 to st x w 40. Jan 30, 3 years, 4 1/2%. 25,000
 Rubin, Isaac and Abraham to Levi A Fuller. Thatford av, e s, 75 n Blake av, runs n 100 x e 110 x s 25 x w 10 x s 25 x e 10 x s 50 x w 110. Jan 27, installs, 5%. 9,500
 Schuhman, William mortgagor with Theodore E Blake. Agreement as to mortgage. Jan 13. —
 Sturdevant, Frank S to Title Guarantee and Trust Co. Clinton st, w s, 33.6 n President st, 16.6x81.8. Jan 24, 3 years, 5%. 4,000
 Saffery, Martha E and Joseph E to Adolph Bottner. Hopkinson av, e s, 80 s McDonough st, 20x50.9. Jan 2, 5 years, 5%. 1,500
 Schwanhauser, Alice F and William to Title Guarantee and Trust Co. Sterling pl. P M. Jan 25, 1 year, 4 1/2%. 8,000
 Strong, James B mortgagor with Thomas S Strong trustee under will of Mary Boorman for Seymour R Strong. July 15, 1901. nom
 Schriener, Heinrich and Anna to Frank L Singer. Jefferson av. P M. Jan 27, 3 years, 5%. 1,000
 Senger, Andreas and Elizabeth to Annie Hamm. Delmonico pl, e s, 57.2 s Flushing av, 5x25x23.6x— to beginning. Jan 24, 2 years, 5%. 1,000
 Sheridan, Cath E and James W to Thomas Victory. Bergen st, s s, 225 w Underhill av, 25x157.2x51.3x191.10. Jan 2, due May 1, 1902, 5%. 6,000
 Simpson Crawford Co to Colonial Trust Co. All real estate where-soever situate or leases acquired or may acquire or used by the company. Sub to mort \$100,000. Jan 15, secures bonds. 2,500,000
 Stedman, Ernest G to United States Trust Co, N Y. Pacific st, n s, 100 w New York av, 2 lots, each 16.8x100. 2 morts, each \$4,000. Jan 27, due as per bond. 8,000
 Same to same. Pacific st, n s, 150 w New York av, 16.8x100. Jan 27, due as per bond. 4,000
 Same to same. Pacific st, n s, 183.4 w New York av, 3 lots, each 16.8x100. 3 morts, each \$4,000. Jan 27. 12,000
 Sammon, Kate to Title Guarantee & Trust Co. Smith st, w s, 40.9 s Nelson st, 20x80. Jan 28, 3 years, 5%. 1,250
 Saladino, Anthony to Minerva Burwell. Hawthorne st, s w cor Canarsie road, 237.4x106x257.3x—. Jan 29, demand, 6%. 17,800
 Schmidt, Emil and Annie to Catharine Maag, Ronkonkoma, L I. 13th st, n s, 274.7 e 3d av, 17.6x100. Jan 29, due Jan —, 1903, 6%. 250
 Stewart, Perez M and H Ives Smith to Title Guarantee & Trust Co. Hancock st, n w cor Nostrand av, 22x95. Jan 25, 3 years, 5%. 15,000
 Steinhardt, Conrad and Elizabeth to Bond & Mortgage Guarantee Co. Coney Island av, w s, 140 n Av D, 20x111.4x20x112.9. Jan 28, demand, 6%. Building loan. 3,000
 Schulz, John D F, also known as D Schulz to Hartman F Gmdrum. Chauncey st. P M. Jan 27, 3 years, 5%. 2,500
 Schoonover, Barden R to Albert J Hiers. 11th av, e s, 80 n 66th st, 50x107.5x89.9x100. Jan 30, 1 year, 6%. 500
 Seitz, Louis F mortgagor with Howard M Smith. Extension mort. Jan 28. nom
 Same with Peter Cleary. Extension mort. Jan 28. nom
 Smith, James J to Anna M McEnaney. North 3d st, s s, about 199.6 e Berry st, 21.6x—x25x—. Jan 25, 3 years, 5%. 1,500
 Stollnack, Samuel and Gabriel Susnety to Louis Ramus and ano exrs Esther Ramus. Boerum st, No 199, n s, 125 w Bushwick av, 25x100. Jan 29, due Jan 15, 5 years, 6%. 2,000
 Swart, Clarence F to Wm A Locke. Franklin st, n e cor Freeman st. P M. Jan 28, due Jan 27, 1903, 6%. 6,000
 Same to Leocadie A V Cossogne. Franklin st, n e cor Freeman st. P M. Jan 28, 1 year, 6%. 2,000

Schreiner, Anton and Johanna C to Frederick Weisbrod. Stockholm st, s s, 100 w Evergreen av, 27x100. Jan 29, due Feb 1, 1907, 5%. 3,000
 Terry, Mary A to Fredk C Vrooman, Patchogue, L I. Marcy av, w s, 75 n Kosciusko st, 32x100. Jan 28, 6 months, 5%. 690
 Thomascn, John, N Y, to Philip Manger. Dean st. P M. Nov 23, 1901, installs, 5%. 600
 Travis, Geo W to Annie C Bennett. Av C, s w cor New York av, 62.6x100. Jan 16, 1 year, 6%. 850
 Van Pelt, Thos C to Pierre E Preterre. 11th st, s s, 134 w Prospect Park West, 25x100. Jan 24, 3 years, 5%. 14,000
 Van Raden, Meta widow to Matilda Wintjen her daughter. Carlton av, e s, 116.4 s Bergen st, 18.8x100. Jan 23, 5 years, 5%. 3,400
 Vogel, Frances to Frederick M Schwartzje. Atlantic av. P M. Jan 28, 2 years, 5%. 1,250
 Virden, Margt V to Chas M, Frederic B, Geo D, Herbert L and J hn T Pratt. East 9th st. P M. Jan 24, installs. 3,750
 Walsh, Margt J to Henry C Bohack. Sumner av, e s, 20 s Pulaski st, 25x95. P M. Jan 22, due Jan 30, 1903, 6%. 500
 Watts, Annie A to William Morgan. Greene av. See Cons. Jan 22, 1 year, 5%. 1,000
 White, Alice E to Robertine W Brown. 3d av, east cor 29th st, 100.2x100. Jan 24, 2 years, 5%. 5,000
 Wilsey, Marietta to Antoinette B De Witt. Madison st. P M. Jan 20, 3 years, 5%. 2,500
 Williams, Jane to Albert D Parfett. Hicks st. P M. Jan 17, 2 years, 6%. 943
 Wingensfeld, John A and Amelia to Ida M Koempel. Engert av, n e cor Monitor st, 25x83.3. Sub to mort \$4,000. Jan 2, 1 year, 5%. 1,000
 Wood, John to Florence Raynor. Calyer st, n w cor Leonard st, 25x100. Jan 25, 1 year, 6%. 1,000
 Weigand, John K and Kath B mortgagors with Louise Cronenweth and Henry Roth. Extension mort. Jan 24. nom
 Zimmer, Adolph H and Mary to Riverhead Savings Bank. Glenmore av, s s, 25 w Chestnut st, 3 lots, each 25x100. 3 morts, each \$4,000. Jan 22, due Jan 22, 1905, 5%. 12,000
 Same to same. Glenmore av, s w cor Chestnut st, 25x100. Jan 22, due Jan 22, 1905, 5%. 6,000
 Same to Julia A Collender, Kate B O'Hara and Agnes C Pitt. Chestnut st, e s, 259.11 s Pitkin av, 40.1x79.4; Belmont av, n e cor Chestnut st, 40x100. Jan 24, due June 1, 1905, 5%. 3,500

MORTGAGES—ASSIGNMENTS.

Jan 24, 25, 27, 28, 29 and 30.

Alvord, Dean to Fredk A Phelps. nom
 Bungarz, Barbara to Adelaide C daughter of Richard Dieckman. 2,000
 Bohack, Henry C to Chas L Wanke. 500
 Brenner, Caroline to Jacob Brenner. 1,000
 Brush, Arthur C exr Mary E Brush to David H M Weynberg. 5,725
 Same to same. 800
 Same to same. 6,800
 Same to same. 1,974
 Same to same. 2,700
 Brons, Henry F and George exrs Albert Brons to Louisa Mayer. Assigns 2 morts, each \$1,000. 2,000
 Same to same. 1,800
 Same to same. 1,200
 Bradley, Michael J to Franklin P Arnold. 600
 Burr, Joseph A et al exrs Eliza W D Mead to Herman Schomaker. 5,000
 Carl, John C, Saugerties, N Y, to Mollie Stiefel. 3,000
 Clarke, Audley to Mary A Dumproff. nom
 Corning, Ephraim L trustee for Sarah C Galopin under will Jane R Corning to Aggie C Foley exr will Mamie E Cruse. 1,000
 Claus Lipsius Brewing Co to Catharina Lipsius. Assigns 2 morts, nom
 Colver, Wm S to Mary M Welch. 450
 Davenport, Flora L to Homer W Fisher. 400
 Davies, Mary to John L Culver. 2,000
 Du Bois, Susan P widow to Theo F Jackson et al trustees will Loftis Wood. 1894. 4,000
 Dill, Wm H to Louise A L Heeren. 1896. 309
 Everit, Edward A to Mary Fitzgerald. 2,850
 Endall, Lydia C to Title Guarantee and Trust Co. 2,500
 Furst, Solomon to Nina Lissner. nom
 Flatbush Trust Co to Ann A Kerswill. 2,750
 Howe, Samuel to George Lawder. 4,500
 Same to same. 5,000
 Firth, Chris C to Fredk W Starr. 500
 Franke, Eunice R to Eunice R Franke and ano exrs, &c, Henry Franke. 3,000
 Gildersleeve, Elmer D et al trustees of the Educational Fund New York Yearly Meeting of the Society of Friends to The New York Yearly Meeting of the Religious Society of Friends. 1,650
 Haydock, Jeannette A to Adele L Sayre. 1,300
 Hague, Arnold trustee George W Robbins to Lida L Nordhoff. 6,000
 Same to Katharine Rainsford. 6,000
 Home Life Insurance Co to Title Guarantee and Trust Co. 9,500
 Huber, Emilie to F Max Huber. 3,500
 Halstead, Stephen C to Audley Clarke. 650
 Jackson, Clarice to Nellie Roberts. nom
 Jones, James W legatee of Eliz B Jones to Mary J Harder. 1,000
 Joli, Charles to Pauline Thompson. nom
 Krombach, Theodore to Title Guarantee and Trust Co. 2,000
 Krombach, Theodore trustee for benefit Regina Krombach to Rosa T Longenecker. 1,022
 Same to Marguarite A Longenecker. 1,814
 Lawyers Title Ins Co, N Y, to Robertson Trowbridge trustee estate R A Robertson. 2,000
 Lawyers Mortgage Ins Co to Chas P Ebbets. Assigns 3 morts, each \$3,800. 11,400
 Leber, Edward to Abraham Belanowsky. 1,200
 Lake, Agnes N to Benjamin Rhodes, Hempstead, L I. 4,000
 McLaughlin, James, Larchmont, N Y, to Robt W Haff and Vennette F Pelletreau. nom
 May, Pauline formerly Thompson to Albert M Fragner. nom
 McDonald, Albert G to Mary E Graham. 250

DYCKERHOFF PORTLAND CEMENT.

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

| | |
|--|-------|
| Metzger, Wm H and Peter C to Title Guarantee & Trust Co. | 2,500 |
| Mannheimer, Marx to Sophie M wife Marcus L Brock. | nom |
| Oldaker, Wm I to Geo O Walbridge. | 1,200 |
| Pouch, Fredk H and ano exrs Alfred J Pouch to Allerwan Co of N J. | 3,200 |
| Parker, Ira R to Bessie L Lewis. | 4,000 |
| Patten, Wm S to James McSorley. | nom |
| Same to Emma F Garney, Chappaqua, N Y. | nom |
| Perine, Robt A to Andrew Meurer. | 1,250 |
| Reis, Rose to William Finley. | 4,000 |
| Same to same. | 2,000 |
| Rieneking, Emil to Conrad Wassermann. | nom |
| Realty Trust to George Lewis et al trustees of Frederick and Dorothy Lewis under will Henry Lewis. | 2,000 |
| Samson, Mary L extrx Caroline Cornell to Herbert L Cornell. | nom |
| Schooper, Charles to Thos H Heffron. | 500 |
| Schopps, Mary to Henry Schopps. | 5,000 |
| Shevin, Michael to Mary A Dumproff. | 600 |
| Spchr, Ludwig extr Catharine Spohr to Sophie Simon. | 2,250 |
| Strachan, Sarah E to Amelia R Godfrey. | 1,000 |
| Strong, Esther B, New Brunswick, N J, to The Presbyterian Church Parish of Middletown, L I. | 2,000 |
| Title Guarantee and Trust Co to Lawrence G Hoppe. | 350 |
| Ulsamer, Marie and Charles Stechel exrs will Francis Ulsamer to Rosa Stechel. | nom |
| Van Wagner, Mary F to Jacob H Van Wagner. | 2,000 |
| Voorhies, Albert V B to Margt E Reid. | 3,500 |
| Vanderveer, John L to John F C Horstmann. | 2,000 |
| Walberg, Margaret to Eliza Kiddle and Van Brunt W Bennett exrs Sarah A Bennett. | 1,000 |
| Weynberg, David H M to Arthur C Brust as guardian Florence K and Mary P S Brust. | 800 |
| Same to same. | 2,700 |
| Same to same. | 5,200 |
| Same to Arthur C Brust. | 1,974 |
| Same to same. | 1,600 |
| Weynberg, David H M to Arthur C Brust. | 175 |
| Same to same as guardian Florence K and Mary P S Brust. | 5,550 |
| Zabriskie, Jeremiah L to Title Guarantee & Trust Co. | 2,200 |

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.

94—Boerum st, s s, 125 w Bushwick av, brk area and stairs, 7x12; Rosie Lieberman, 100 Moore st; ar't, W Debus, 808 Broadway; b'r, Reuben Cantor, 32 Varet st.
95—Albany av, w s, 20 n Degraw st, six 3-sty brick dwellings, 20x45, 2 families; total cost, \$24,000; John C Kobbe, 40 Cumberland st; ar'ts, L Berger & Co, 300 St Nicholas av.
96—Prospect pl, s s, 200 w Nostrand av, 4-sty and basement brick school, 200x60, slag roof; cost, \$165,000; City of New York; ar't, C B J Snyder, Park av and 59th st, Manhattan.
97—Bergen st, n s, 200 w Albany av, thirteen 3-sty brk dwellings, 20x44, 2 families, gravel roof; total cost, \$58,500; Wilfred Burr, 410 Hancock st; ar't, A S Hedman, Arbuckle Bldg.
98—Herkimer st, s s, 145 e Utica av, brk shed, 30x34; cost, \$110; E M Colliford, 720 Herkimer st; ar'ts, H J Brown & Son, 1534 Fulton st.
99—Chauncey st, s s, 100 e Evergreen av, five 2-sty brk dwellings, 20x55, 2 families; total cost, \$19,000; J H Cantus, 222 Covert st; ar'ts, L Berger & Co, 300 St Nicholas av.
100—Tillary st, n s, 25 w Raymond st, frame wagon shed, 19x70, gravel roof; cost, \$100; Israel H Meyer, Bellmore, L I.
101—Thatford st, w s, 225 s Sutter av, four 2-sty frame stores and dwellings, 18.8x50, 2 families; total cost, \$14,000; S Sapiro, on premises; ar't, L Danancher, 256 East New York av.
102—Rockaway av, w s, 250 s Pitkin av, 3-sty brk store and dwelling, 19x50, 2 families; cost, \$4,500; Chas Langbein, Chester st, corner Pitkin av; ar't, same as last.
103—Thatford av, w s, 225 s Pitkin av, similar building, 20x50; cost, \$4,500; J Elk, Thatford and Pitkin avs; ar't, same as last.
104—Av F, n e cor East 29th st, 2-sty and attic frame dwelling, 22x32, 1 family, shingle roof; cost, \$3,000; S Hoff, Driggs av and Grand st; ar't, B Driesler, 1432 Flatbush av.
105—Bay 20th st, w s, 309.9 n Benson av, 2-sty and attic frame dwelling, 24x44, 2 families, shingle roof; cost, \$3,000; Marie Ludwig, on premises; ar't, C Schubert, 1832 Bath av.
106—Herkimer st, s s, 200 w Utica av, frame shed, 16x29.6; cost, \$45; Brooklyn Sash & Door Co, 713 Herkimer st; ar't, C H Hull, 325 Decatur st.
107—East 19th st, w s, 310 s Av O, 2-sty and attic frame dwelling, 22x36, 1 family, shingle roof; cost, \$3,000; C E Anderson, 82 4th av; ar't, B Driesler, 1432 Flatbush av.
108—Av F, n s, 33.4 e East 29th st, similar dwelling; cost, \$3,000; S Hoff, Driggs av and Grand st; ar't, same as last.
109—Av F, n s, 66.8 e East 29th st, similar dwelling, 22x31.4; cost, \$3,000; ow'r and ar't same as last.
110—Atlantic av, s w cor Beach 27th st, 2-sty and attic frame dwelling, 48x39.6, 1 family, shingle roof; cost, \$8,000; G C Shager, 65 Henry st; ar't, J J Petit, 186 Remsen st.
111—Crescent st, s w cor Weldon st, frame shed, 12x24, tar paper roof; cost, \$65; H Meyer, — Linwood st; ar't, H Behrer, 358 Crescent st.
112—Lefferts st, s s, 60 e New York av, 2-sty frame dwelling, 20x35, 1 family; cost, \$1,000; Nicholas Corrona, on premises; b'r, G E Wilson, 2314 Beverly road.
113—66th st, n s, 50 w 6th av, frame shed, tar paper roof; cost, \$50; H Kohlman, on premises.
114—East 7th st, w s, 140 and 170 s Beverly road, two 2-sty and attic frame dwellings, 20x42, 1 family, shingle roof; total cost, \$5,400; A S Walsh, 647 Madison st; ar't, J S Kennedy, 44 Court st.
115—Av W, n w cor East 19th st, 2-sty and attic frame dwelling, 22.6x31, 1 family, shingle roof; cost, \$3,800; Julius Koch, Union st, Cortlandt, N Y; ar't, C B Waterhouse, Passaic, N J.
116—Av W, n s, 40 w East 19th st, similar dwelling, 22.6x25.6; cost, \$3,800; ow'r and ar't same as last.
117—12th av, w s, 25 s 43d st, frame shed, 24x12, tar paper roof; cost, \$100; J M Jagger, Southampton, L I; b'r, J Dowe, 1184 44th st.

118—9th av, e s, 85 s 37th st, frame shed, 40x20, asbestos roof; cost, \$300; Tayntor Constructing Co, 9th av and 37th st.
119—Av R, s w cor East 14th st, two 2-sty and attic frame dwellings, 17x34, 1 family, shingle roof; total cost, \$4,500; P Relyea, Av S and East 14th st; ar't, B Driesler, 1432 Flatbush av.
120—Sackman st, e s, 100 n Blake av, two 3-sty brk stores and dwellings, 20x55, 2 families, gravel roof; total cost, \$6,000; Emil Reineking, 754 Cleveland st; ar't, C Infanger, 90 Glen av.
121—East 15th st, e s, 100 s Av I, 2-sty and attic frame dwelling, 20x35, 1 family, shingle roof; cost, \$2,000; E E Horrock, 55 Fulton st, N Y; ar't, W H Cornell, 17 Pilling st.
122—94th st, n s, 100 w 4th av, frame church, 44x30, shingle roof; cost, \$2,000; Bay Ridge Presbyterian Church, W L Dowling, 84 82d st; b'r, S P Swenson, 88th st and 5th av.
123—Stillwell av, w s, 575 n Mermaid av, 1-sty frame dwelling, 12x27, 1 family, gravel roof; cost, \$350; Letterio F Barbara, 65 Hamilton av; ar't, J Von Hograf, Cottage pl.
124—Jamaica av, s e cor Railroad av, frame shed, 101.5x12.6, and frame engine house, 19x24, gravel roof; total cost, \$400; Bennis Bros, Jamaica av near Railroad av; ar't, C Infanger, 2590 Atlantic av.
125—Bridge st, s w cor John st, 4-sty brk factory, 46x81.8, gravel roof; cost, \$15,000; Miller & Van Winkle, on premises; ar't, C N Stone, 1364 Dean st.
126—Railroad av, s s, 75 w West 29th st, 1-sty frame sleeping rooms, 20x20; cost, \$300; S M Stuart, 168 Jefferson av.

ALTERATIONS.

70—McKibben st, n s, 125 w Bushwick av, interior alterations; cost, \$50; G Delmato, 181 McKibben st; ar't, W Debus, 808 Broadway.
71—Hanson pl, n s, 80 w South Portland av, shore up wall; cost, \$95; L P Atkinson, 8 South Oxford st; ar't, R B Weick, 82 South Portland av.
72—Saratoga av, s w cor Bainbridge st, interior alterations; cost, \$200; J Auth, 132 Saratoga av; ar't, C Infanger, 2590 Atlantic av.
73—Lexington av, s s, 250 e Lewis av, erect water tank on roof; cost, \$100; Bee Hive Ice Co, 616 Lexington av; ar't, L Schnibbe, 633 Monroe st.
74—Thatford av, e s, 125 n Sutter av, repair front and interior alterations; cost, \$200; P Rosenzweig, Osborn st and Belmont av; b'r, H Max, Blake av, near Stone av.
75—Thompsons Walk, w s, 405 s Bowery, move bathing pavilion on piles; cost, \$500; L Gerhart, on premises; ar't, F Schulze, Oceanic Walk.
76—Jones Walk, w s, 600 s Bowery, drive piles for pavilion; cost, \$600; J Ward, 311 50th st; b'r, F S Griffin, Hendersons Walk and Bowery.
77—Bowery, s s, 50 e Thompsons Walk, drive piles for pavilion; cost, \$1,000; ow'r and b'r same as last.
78—Maujer st, n s, 550 w Morgan av, repair damage by fire; cost, \$250; Sophie Daley, 333 Maujer st; ar't, W Bedford, 61 North Henry st.
79—60th st, s s, 120 w New Utrecht av, frame extension on front and west side, 20x10 and 20x90; cost, \$2,000; P Schweitzer, on premises; ar't, C Braun, 235 41st st.
80—Tompkins av, w s, 80 n Lexington av, 1-sty brk extension, 20x8, repairs and alterations; cost, \$2,500; E Brighton, Gardiner Cottage, Coney Island; ar't, C L Peden, 505 Lexington av.
81—22d st, n s, 275 w 4th av, excavate cellar; cost, \$400; C Schweickert, 201 22d st; b'r, F Panasci, 155 22d st.
82—Graham av, w s, 100 n Cook st, 1-sty brk extension, 25x23, repairs and alterations; cost, \$3,000; A Price, 84 Graham av; ar't, H Smith, 836 Broadway.
83—Utica av, w s, 80 s Pacific st, 1-sty frame extension, 17.10x4; cost, \$200; Elias Brodie, 80 Utica av; ar't, H Blake, 107 Utica av.
84—Lefferts st, s s, 60 e New York av, move building, brk piers; cost, \$50; N Corrona, on premises; b'r, G E Wilson, 2314 Beverly road.
85—Kent av, e s, 400 n Myrtle av, 2-sty frame extension, 22x5; cost, \$1,000; A S and Felice Giardino, 835 Kent av; ar't, P Werner, 1579 Bathgate av, Bronx.
86—Railroad av, s s, 800 e Ocean Parkway, enclose piazzas of hotel; cost, \$250; J J McGrath, on premises; J Von Hograf, Cottage pl, Coney Island.
87—Fulton st, s e cor Hoyt st, interior alterations throughout; cost, \$25,000; Heinrich Von Deilen, 42 4th av, N Y; ar't, J J F Gavigan, 1123 Broadway, N Y.
88—Clarkson st, n s, 700 e Flatbush av, add frame story; cost, \$165; F A Moe, 95 Clarkson st; ar't, W J Zuris, East 34th st and Vernon av.
89—West 16th st, e s, 420 n Mermaid av, 1-sty frame extension, 20x16; cost, \$120; Cosino Barbara, 100 West 16th st; ar't, J Von Hograf, Cottage pl.
90—Bush st, s s, 175 w Columbia st, move building; cost, \$50; Mrs Annie Johnson, on premises; ar't, J Meyers, 117 West 9th st.
91—Jefferson st, s s, 125 w Evergreen av, interior alterations; cost, \$450; G G Egbert, 113 Evergreen av; ar't, J Vorbach, 117 Melrose av.
92—Quincy st, s s, 140 e Sumner av, enlarge dining rooms and parlor; cost, \$2,000; Reitzenstein & Mersick, 884 Broadway; b'r, F Widman, 190 Emerson pl.
93—Fort Greene pl, e s, 355 s Hanson pl, interior alterations; cost, \$1,500; J H Boehme & Co, on premises; ar't, W B Wills, 17 Troutman st.
94—Grand av, n e cor Willoughby av, 1-sty and basement brick extension, 40.4x20.6; cost, \$2,500; Morris Building Co, 207 Ryerson st; ar't, H A Walker, 31 Nassau st, N Y.
95—Sands st, n s, 70.8 e Gold st, 1-sty brk extension, 18x25; cost, \$1,000; B Bresloff, 197 Sands st; ar't, J Mumford, 189 Montague st.
96—Hewes st, n w cor South 2d st, interior alterations; cost, \$250; G W Ketcham, 25 Cliff st, N Y; ar't, H C Spear, 594 Broadway, N Y.
97—15th av, w s, 60 n Ovington av, interior alterations; cost, \$10; G Dillmuth, on premises.
98—New Jersey av, e s, 100 s Atlantic av, interior alterations; cost, \$35; Williamsburgh Savings Bank, Broadway and Driggs av; b'r, E J Southwell, 158 Rockaway av.
99—58th st, n s, 100 e 3d av, repair damage by fire; cost, \$50; R B Wilhelm, 188 57th st.
100—20th st, s s, 225 w 6th av, interior alterations; cost, \$100; F Fincemore, 150 20th st; b'r, L Gallo, 186 31st st.
101—Schermerhorn st, s w cor Bond st, 3-sty brk extension, 20x3, and interior alterations; cost, \$2,500; Annie A Klinck, 319 Sterling pl; ar't, J G Glover, 186 Remsen st.

The Attention of Architects, Builders, Owners and Managers of Hotels and Apartment Houses is called to the New York Telephone Company's

Private Branch Exchange System.

By means of a Private Branch Exchange city and long distance telephone service, as well as an interior service, are available to every apartment, at very moderate cost. Most people depend so much now-a-days on the telephone service that a Private Branch Exchange, connecting with the New York Telephone System, is practically a necessity in the Modern Apartment House or Hotel.

Full information on request at any of the Contract Offices:

15 Dey St.,

111 West 38th St.

215 West 125th St.

NEW YORK TELEPHONE CO.

JUDGMENTS.

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

Jan.
 24 Alexander, Margaretha, extr Fred'k Alexander—G Villant, extr.\$960.38
 28*Apter, John—A B Hegarty.44.07
 29 Ammann, Ulrich—W L Kent.51.88
 24 Barnes, Walter F—G D Moll and ano. 725.24
 24 Brown, Thomas—Leonard Bros.46.07
 24 Burroughs, Wm E—F S Justice.1,310.23
 27 Betz, Jacob and Frank—Supreme Council American Knights of Honor.111.62
 27 Brooks, Walter S—H Nestle.335.77
 28 Brabson, Catharine and Tom—J Riley. 113.44
 28 Bjerrum, Emma F—Josephine Gross. 660.06
 29 Bennett, Charles—J H Bauland Co.129.17
 30 Beckman, John E—J Brown, Jr.117.25
 30 Beekman, Thos H—Citizens Hygeia Ice Co.86.42
 30 Bush, James S—Seabury & Johnson. 137.38
 30 Bruns, Victor—L C Fish trustee, &c.494.60
 24 Conte, Thomas—M Ajello, Jr., et al.100.84
 25 Cohen, Joseph and "Jacob"—H B Claffin Co.230.38
 27 Craven, Mary—Bertha Selig.23.07
 27 Colenties, Christ—World Beef Co.49.22
 27 Christiano, James—Nassau Brewing Co. 743.08
 29 Cohen, Bernard—W T Reynolds.348.35
 29 Casey, Jas F—J P O'Brien.307.54
 29 Cohen, Bernard—W T Reynolds.36.05
 30 Constantine, Edward J—J M Halstead et al.285.10
 30 Cornell, Oliver H P—A D Seaver.120.07
 30 Cocheu, Fred C & James C Church—J H Halsey & Smith (Ltd).785.63
 24 Dahlman, Isaac H—F T Howard.733.73
 24 Dennison, Hugh J—W M Furey.89.00
 24 Davidson, Fanny—J N Bose.110.55
 24 Dillmeier, Michael—A Kreamer.50.35
 24 Davidson, Fanny, admin of James Davison—J N Bose.110.85
 25 Dougan, Wm J—W C Daly.120.77
 27 Dorn, Joseph—Brooklyn Heights R R Co.106.82
 27 Dowling, Thos—Nassau Elec R R Co. 106.82
 27 Dorn, Rosie—Supreme Council American Knights of Honor.111.62
 28 Dauber, Koppel—L Zodikow.107.77
 28 Davis, Geo E—D B Fleming.417.34
 29 Demuth, Adolph—Rochester & Pittsburg Coal & Iron Co.90.57
 30 Darby, Patrick—Malcolm Brew Co. 2,257.27
 30 De Heredia, George—Thos G Knight.187.15
 30 Driscoll, Thos F—A Miller et al.61.60
 24 Einstein, Benj F—G Villant, extr.960.38
 28 Emmons, Stephen A—E H Cook & Co. 215.29

28 Emmons, Stephen A—E H Cook & Co. 215.29
 30 Engelhardt, Carl W—F W Randell.148.63
 24 Fitzgerald, Martin—Bklyn Heights R R Co.106.82
 24*Fincke, John V B and Jennie H—Adelaide C Westlake.175.27
 24 Fincke, John V B—the same.94.07
 24 Feltman, Samuel—Citizens Bank, Worcester, Mass.1,789.86
 24 Fitzgerald, Catharine—D Metcalf.154.55
 27 Frank, Elise—Supreme Council American Knights of Honor.111.62
 27 Fisch, Abraham—Bklyn Heights RR Co. 106.82
 29 Frankfort, Max—East Palestine Pottery Co.90.86
 30 Fredrickson, John—J M Halstead and ano.237.08
 24 Golding, Francisco—E Neuschler.93.33
 25 Gruenwald, Simson—State Comr of Excise.205.10
 27 Gibbons, Richard—M & A Geier.602.92
 27 Gallagher, Hugh—Standard Oil Co.115.07
 28 Gorman, Samuel J—Manhattan Club. 1,301.77
 29 Gibbons, Richard—A M Blake.66.08
 30 Gasner, John H—D McLean Shaw.179.00
 24 Hendler, Moritz—G Monter et al.1,222.83
 27 Harrington, Walter—Bklyn Heights R R Co.106.82
 27 Hartenfels, Philip—B C Anderson.83.07
 27 Halpern, Henry—L I Bottling Co.102.82
 27 Hagan, James—J D Walsh.147.07
 28 Hall, Robert S—Flanders Mfg Co.1,385.75
 29 Hanrahan, Julia—Mary E Ellis.91.68
 30 Hilbert, Henrietta—W G Doerschuck. 5,229.94
 30 Hilbert, Ambrose—North American Brew Co.157.57
 30 Holland, George—T G Knight.187.15
 30 Hanford, Wm S—E Hartisch.88.18
 29 Immel, John—C Schratweiser.138.82
 24 Jeansen, Martin L—P M Wood.93.85
 27 Jones, Robt H—W C Stevenson.331.07
 29 Jewell, Theodore E and Elmer G—J Farley.347.45
 24 Kierst, Joseph W—G Monter et al.1,222.83
 24 Knowles, Fredk C—Mary E and W Man. 766.46
 24 Kahn, Henrietta, extr Mayer Kahn and Marcus Kohner—G Villant, extr.980.38
 27 Kiefer, Joseph—A W Newman.49.58
 27 Kuck, Wm A—F W Nixon.109.14
 29 Kersgaard, Chas M—W J Belford.114.97
 24 Littlejohn, Abram N, Brooklyn Trust Co extr of and Abram N Littlejohn—Jennie L Wesson.130.15
 24 Lieb, Thos X and Catharine—Mary E Kolb.1,202.03
 24 Liftchild, George, Julia A and James—Margaret R Ballman.528.55
 24 Lloyd, Edwin M—E McLean.82.21
 24 Luchesi, Egidio—D B Thompson.415.00
 27 Lutz, Sophie—Supreme Council American Knights of Honor.111.62
 27 Lombardy, Frank—Bklyn Heights R R Co.106.82
 28 Lyons, Hiram A—L Seinsoth.145.24
 28 Langenhop, Metta—W Ulmer Brewery. 59.19
 29 Leber, Edward—M Feldman.546.00
 24 Maurer, Ulrich—L Mahlmann.76.15
 24 McMahon, Stephen—Burr, Coombs & Wilson.118.37

24 Magness, Henry—Citizens Bank, Worcester Mass.1,789.86
 24 McGrath, Frank P—Katie Leahy.181.35
 25 McGinn, Ellen A—D Metcalf.154.56
 25 Meagher, Julia and Wm H—N Y & Bklyn Casket Co.1,460.84
 25 Malone, Mary—G R Krier.77.32
 27 Markey, Cath H—J Fallert B Co.376.61
 28 Millard, "Louis"—L Seinsoth.25.35
 30 Martin, Anna—B P Pentel.17.32
 30 Mosser, Caroline—Mary A Campbell. 69.50
 24 Nies, Philip—Brooklyn Heights R R Co. 69.15
 27 Ostheimer, Louise G—J H Evers and ano. 394.39
 28 O'Brien, James—Sarah F Brett.150.94
 24 Palmer, John W—J G Wilkinson.123.51
 25 Rosenstein, Louis—J O'Connell.111.52
 27 Reilly, John—Bklyn Heights R R Co.106.82
 28 Read, Chas—Albertina Harper et al. (D) 7,502.30
 28 Rowe, Geo H—Marietta Glass Co.90.11
 29 Rifkin, Rachel—L H Dickerson.231.07
 30 Reid, Henry F—A H Dailey et al.283.30
 28 Swayne, Theodore F—J H Bertram.93.62
 24 Saladino, Anthony—A Damico.130.57
 25 Schrencksen, Henry G and Frank C—J J Speth.212.37
 27 Seyfarth, Chas and Wm—L Smith and ano.51.12
 27 Sharpe, Daniel—Clara Reinhardt, admrx. 341.30
 28 Sheridan, Marion—R Wells & ano.303.10
 29 Sturke, John—C & W R Cooke.410.12
 29 Smith, Charlotte D—Alice A Hough. 423.46
 30 Schwartz, Sigmund—Rosa Weingarten. 318.07
 30 Schriever, Sarah M & John—D McL Shaw.769.38
 25 Terry, Elsworth S—E McLean.82.21
 28 Tobachnick, David—A B Hegarty.44.07
 24 Wable, William—G Monter et al.1,222.83
 27 Wickel, Otto—Von Glahn Bros.27.25
 27 Wolf, Isaac—Bklyn Heights R R Co.106.82
 28 Wright, William—M Trautfield.78.07
 28 Wilson, "William" W—Acker, Merrill & Condit.437.35
 29 Weidner, John—H J Baker & Bro.329.15
 29 Wisch, Philip—G Isaacs.177.73
 30 Wacker, Alexander—G Doerschuck. 5,229.94

CORPORATIONS.

24 General Engineering & Construction Co.—J Landsburg.50.39
 24 the same—Sophia Boch.174.42
 24 De Dion-Bouton Motorette Co—C & A H Scriber.314.32
 25 New York, City of—A Lamano.961.10
 25 Standard Oil Co—D De Maio.90.34
 25 Erste Buchacher Unterstutzungs Verein—M Ellenbogen.167.50
 25 Metropolitan St Ry Co—W Perry.92.35
 25 Brooklyn Heights R R Co—J Knipper. 183.57
 27 Brooklyn Heights R R Co—N McKinney 95.01
 27 New York, City of—E A H Frohne and ano.996.44
 27 the same—the same.491.44
 27 Third Av R R Co—J Koegel.279.73
 27 Cullen Bros & Lewis Steel Co—G W Cobb.36.85
 28 Metropolitan St Ry Co—Bertha Patz. 395.64
 28 Brooklyn Heights R R Co—Julia C Bennett.154.84
 28 the same—Patrick Clark.10,642.07

ATLAS PORTLAND CEMENT

Is the *Standard American Brand*

30 Broad Street (Send for Pamphlet) New York

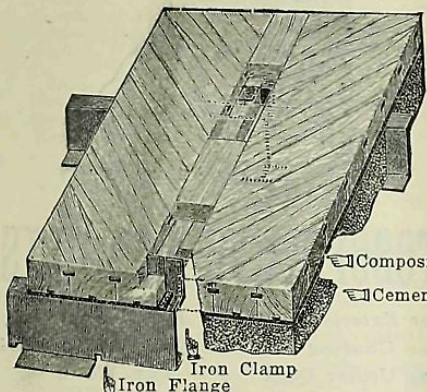
| | |
|---|-----------|
| 29 Standard Gas Light Co—S S Woodburn. | .74.50 |
| 29 Brooklyn Heights R R Co—F Piehl | .2,265.65 |
| 29 the same—L O Reilly | 1,189.81 |
| 29 the same—J Isselhart | 6,476.43 |
| 29 W S Weed Ice Cream Co—T E Johnson | .90.57 |
| 29 Osten-Sacken, "Frederick"—Lina Allers | 71.83 |
| 30 Brooklyn Warehouse & Storage Co—City of New York | 4,878.74 |

SATISFIED JUDGMENTS.

Jan. 24, 25, 27, 28, 29, 30.

| | |
|--|------------|
| Arnold, Benedict—Rosa Beinglass and ano. 1898. | 166.75 |
| Bradford, Thaddeus D—Annie F Currier. 1896. | 392.69 |
| Same—F W Heinrich. 1897. | 33.30 |
| Brown, Clark T—E E Hogan Shoe Mfg Co. 1901. | 70.22 |
| Blossom, Josiah B—Emeret B Blossom. 1894. | \$2,500.00 |
| Same—same. 1894. | 5,000.00 |
| Dryer, Abraham, Gustav and Samuel—M Illfelder and ano. 1901. | 73.17 |
| Same—S E Vernon and ano. 1901. | 71.83 |
| Same—A Vischer. 1901. | 79.91 |
| Same—Hubley Mfg Co. 1901. | 379.72 |
| Same—Morton E Converse Co. 1901. | 160.95 |
| Engels, Oscar—B Pollock. 1902. | 263.73 |
| Fahoney, Eliz M—B Fischer et al. 1894. | 74.02 |
| Feltman, Samuel—G Raichman. 1901. | 108.55 |
| Same—Janeway & Carpenter. 1901. | 469.24 |
| Farley, Thos M—J Ryan. 1899. | 227.62 |
| Graf, John & Sophie—H S Worthley. 1901. | 84.82 |
| Harrison, Mitchell C—W J Hartford. 1901. | 283.95 |
| Hughson, Milton—Sarah E Hughson. 1901. | 2,672.53 |
| Leary, James D and Mary C—J F Polley. 1901. | 112.17 |
| McFeeters, Harriet F—Margaret A Smith. 1901. | 171.30 |

The American Parquetry Co.



CANTWELL PATENT WOOD BLOCK FLOORS FOR FIRE PROOF BUILDINGS.
 THICK AND THIN PARQUET FLOORS
 Telephone 2099—38th st. Estimates Furnished.
 Office and Showroom, 503 Fifth Ave., cor. 42d St.
 Factory, 537 West 18th St., New York.

McBRIDE & CO., Manufacturers of
PARQUET FLOORS,
 130th st. and Park Ave. Tel., 2462a Harlem.
 Flooring Strips a Specialty. Old Floors Cleaned and Polished. Our estimate may save you money.

Telephone. Elevators (Freight, Sidewalk, Invalid, Carriage, 45 Melrose.

STEPHEN G. STILL,
DUMB-WAITER AND ELEVATOR MANUFACTURER.
 Self-Retaining Dumb-Waiters a Specialty. Repairing Promptly Attended to.
 493 East 139th Street, near Third Avenue, NEW YORK.

MURTAUGH'S STANDARD Dumb Waiters
 Carriage, Sidewalk and Safety Invalid Elevators a Specialty. Repairing or Altering at Shortest Notice.
JAMES MURTAUGH
 202 & 204 East 42d Street, New York
 Established 1856 Telephone, 1128 38th St.

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.
 Established 1852 Telephone, 2473 Spring
 BOSTON WASHINGTON CHICAGO
 43 & 45 Wooster Street, New York

Imperial French Ranges

High Grade Cooking Apparatus also General Kitchen Outfitters
 CATALOGUE AND PLANS FURNISHED ON APPLICATION

| | |
|---|----------|
| Maguire & Bancas, Ltd—H P Brown. 1902. | 856.47 |
| Magness, Henry—G Raichman. 1901. | 108.55 |
| Same—Janeway & Carpenter. 1901. | 469.24 |
| McAlpin, John—E R Lazarus. 1894. | 29.19 |
| McBride, Mary A—Emeline P Rogers. 1899. | 208.43 |
| Peverelly, Augustus—R Stoll. 1895. | 285.50 |
| Polley, Grahams—John F Polley. 1901. | 112.17 |
| Raymond, Benj C—Elliott, Jones & Escher. 1901. | 38.07 |
| Reynolds, Wm H—Admin of Johanna E H Jughardt. 1901. | 107.92 |
| Rope, Wm W and Chas R—W G White and ano. 1894. | 898.99 |
| Salaway, Samuel—Rosa Bemglass and ano. 1898. | 166.75 |
| Woolley, Milton—C St John. 1890. | 2,143.86 |
| Wackerhagen, Geo—Clarence G T Smith. 1901. | 401.41 |

PETER THEIS' SONS,
Architectural Marble Works
 Carvers in Marble, Onyx and Stone,
 686-644 FIRST AVENUE, Corner 87th 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.

Bergen st, No 1288, s s, 191.6 from Kingston av, 25x100. Lois Levin agt Sarah & "Abraham" Benson150.00
 East 31st st, e s, 320 n Av F, 20x100. Richard Vom Lehn, Jr, agt Maria & Gottlieb Baur.445.42

MECHANICS' LIENS.

| | |
|---|----------|
| Jan. 24. | |
| 8th av, e s, 100 n Lincoln pl, 18.9x97.4 to Plaza st, x18.9x99.6. Chas A Lundine agt Evangelina M and Viola C Walsh | \$122.00 |
| Lafayette av, s s, 325 w Marcy av, 50x100. Michael Henery agt Geo T and Thos Brown. | 200.00 |
| Stone av, e s, 100 n Glenmore av, 125x100. Dorsk & Shapiro agt John E Liederman and Aaron Almstrom. | 900.00 |

| | |
|---|--------|
| Jan. 27. | |
| Kosciusko st, No 630, s e s, 125 n e Broadway, 50x100. Joseph Ryan agt Philip J Brady. | 60.78 |
| 39th st, No 166, s s, 150 e 4th av, 25x100. Alfred Collis agt Estate of Alexander McDonald and Nellie Mackin. | 193.00 |
| 4th av, w s, 69.4 n 77th st, 40x120. Richard L Williams agt Anna R and Levi P Martin. | 10.00 |
| Canarsie av, s w cor E 23d st, 125x98.6. Isaac Parshelsky agt Jos Marks and Conrad Bals. | 252.00 |

| | |
|--|--------|
| Jan. 28. | |
| Rutland road, n s, 260 e Nostrand av, 40x100. Thomas E O'Brien agt Grace Farwell and Frank O Norman. | 400.00 |

| | |
|--|--------|
| Jan. 29. | |
| East 16th st, w s, 250 s Beverly road, 50x75. Lizzie M Moore agt Edward T Dickinson. | 880.00 |

| | |
|--|--------|
| Jan. 30. | |
| Hancock st, No 866, s s, 60 w Howard av, 20 x75. Feltman & Magness agt L Romano and Schmidt. | 15.00 |
| 39th st, No 166, s s, 150 e 4th av, 20x100. Alfred Collis agt Alexander, Bridget & Michael McDonald. | 181.00 |
| Schaffer st, No 59, n s, 75 e Bushwick av, 25 x100. Feltman & Magness agt Mary Robertson. | 53.10 |
| Rogers av, e s, extends from Degraw st to Parkway, 185x100. Salvatore Divito agt John L Kever and Alexander Trombetta. | 450.00 |
| Same property. Alexander Trombetta agt John L Kever. | 540.00 |
| Av G, n s, 80 e New York av, 40x100. Peter Kohn agt Richard Von Lehn. | 205.00 |
| Watkins st, e s, 125 n Riverdale av, 25x100. Henry Lieb agt Abraham Silberman. | 169.50 |
| Watkins st, e s, 100 n Riverdale av, 25x100. Same agt Samuel Altholz and Israel Kasper. | 132.50 |

SATISFIED MECHANICS' LIENS.
 Jan. 14.
 Thatford av, No 180, w s, 100 s Sutter av, 25x 100. Henry Lieb agt Morris Kreitzer. (July 22, 1901.)\$178.00
 Hamburg av, s e cor Hart st, 25x100. William Jung agt Edward Miethke and A M Freeman. (Dec 26.)775.00

Jan. 15.
 11th st, s s, 134 w 9th av, 25x100. L Bossert & Son agt Thos C Van Pelt. (Jan 14.) 1,700.98
 Watkins st, No 185, e s, 200 s Belmont av, 25 x100. Sam Ginsberg agt Morris Neuer. (Jan 7.)40.00
 Halsey st, s s, 125 e Hamburg av, 63x100. Carlo Rossa agt Annie & Chas F Gastmeyer. (Dec 20.)249.00

Jan. 16.
 De Kalb av, n s, 21 w Sandford st, 38.8x100. Turner & Whitford agt Caroline Sears. (Jan 6.)165.00
 Adams st, s e cor Johnson st, 120.6x118.6. Ronalds & Johnson Co agt Thos M Farley. (Jan 7.)828.74

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.

CUTLER M'FG CO., Rochester, N. Y.
 SOLE MAKERS AND PATENTERS.

ALSEN'S PORTLAND CEMENT

Is the Standard.

Hamburg, Germany,
and 143 Liberty St., New York.

BRAMHALL, DEANE CO., 264 Water St., New York

Catalogues on Application

Kitchen Equipments of the Highest Grade

- Jan. 17.
Thatford av, n w cor Pitkin av, 25.1x100. Aud-
ley Clarke agt David Toback. (Jan 11).1,015.64
- Jan. 20.
Knickerbocker av, s w cor Cornelia st, —x—. Bryan G Green agt Burr & Coombs and Frank N Schell. (Sept 30.).....599.00
- Jan. 23.
Stone av, e s, 125 n Pitkin av, —x—. Louis Kurlanczik agt Hana & Samuel Rosenberg. (Dec 30.).....50.00
- Glenmore av, n w cor Osborne st, 50x100. Schwartz, Neufeld & Co agt Abraham Dubroff.....115.00
- Pitkin av, n s, 340 w Bedford av, 100x96. Joseph Whalen agt Wm F Rohr. (Jan 20.)850.00
- Jan. 25.
De Kalb av, Nos 1081½ to 1085. Thos J Mead agt Charles Dupay. (Dec 27.).....59.03
- Jan. 27.
East 52d st, e s, 260 n Grant st, 40x100. Carlo Rossa agt Anna Kennedy and Robert Hall. (Dec 12.).....230.00
- Flushing av, s s, No 640, 100 w Tompkins av, 25x100. Fred W Davis agt John Dache, Philip Leizerkowitz and E Feldenhauser & Son. (Jan 14.).....250.00
- Jan. 30.
Greene av, No 585. Samuel G Richards agt Mrs A W Nagle. (Jan 23.).....19.50

ORDERS.

- Jan. 25.
East 52d st, e s, 260 n Grant av, 40x100. Anna Kennedy on Title Guarantee & Trust Co. to pay John C Creveling.;.....\$200.00
- Jan. 27.
East 52d st, e s, 260 n Grant av, 40x100. Anna Kennedy on Title Guarantee & Trust Co. to pay Carlo Rossa116.00
- Jan. 28.
Sutter av, n w cor Christopher av, 50x100. Samuel Katz on Title Guarantee & Trust Co. to pay Curtis Bros Lumber Co200.00

SATISFIED ORDERS.

- Jan. 25.
East 52d st, e s, 260 n Grant st, 40x100. Anna Kennedy and Kennedy & Hall on Title Guarantee & Trust Co to pay J C Creveling. (Dec 30.).....\$47,500

GENERAL ASSIGNMENTS.

- Jan.
28 Brooklyn Can Co. (265 Water st) to Howard M Frost; att'y, E T Horwill, 215 Montague st.

CHATEL MORTGAGES.

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

Jan. 23, 24, 25, 27, 28 and 29.
MISCELLANEOUS.

- Arcelli, F J. 386 Van Brunt..Nat C R Co. \$170
- Ayers, G L. 331 Franklin av..Jennie E Dresler.. Office Furniture, &c. 300
- Babcock, M. 44 Rockaway av..M Barr. Horse, &c. 175
- Bidwell, C B. 2869 Atlantic av..A Schletter. Drugs. 350
- Biforco, G. 79 Flatbush av..R Tito. Barber Fixtures. 270
- Bittle, G W. 126 Bushwick av..G Sucher. Barber Fixtures. 220
- Bradfish, L. 72d st near 7th av..W G Havens. (R) 1,500
- Same to C Cooper & Co. (R) 1,500
- Bulger, E F. 71 Sands..Staines, Peck & Taber. Co. Gas Fixtures. 62.50
- Behr, A. 296 Ellery..N Bonnländer. Van, &c. 700
- Berger, H & Co..P Barrett & Co. Truck. 230
- Brooks, J..Nat L A. Barber Fixtures. 50
- Comba, G. 243 Calyer..F W Stieglitz. Horse, &c. 250
- Contino, M & A. 416 Flushing av..Nat C R Co. 135
- Chiusano, R. 958 Fulton....M A Chiusano. Shoes, &c. 300
- Clark, A and S F, as trustees Central Oil &

- Supply Co. 42 Tiffany pl..W A Clark. (R) 10,000
- Cordts, H D. 54 Buffalo av..W Belloff. Fish Store. 225
- Degenhardt, F. 1482 Flatbush av..L Ossmann. Barber Fixtures. 300
- Doninger, N. Huntington, near Court..J Stammann. Wagon. 75
- Eckert, Margt..Peoples L A. Smiths Plant. 75
- Esposito, F. 600 Court..H Wagner. Pool Table. 95
- Falkenberg, E S. Bushwick and Putnam avs..W Kleeman & Co. Store Fixtures. 500
- Feeley, P..P Barrett Mfg Co. Truck. 126
- Perlazzo, G. 718 Flatbush av..A Simonetti. (R) 400
- Florence, H W. 39 Grant Sq..J G Sandford. (R) 850
- Foran, T..Peoples L A. Coaches, &c. 200
- Gfroerer & McCarthy. 600 Grand..Staines, Peck & Taber Co. Gas Fixtures. 270
- Guida, P. 65th st and 11th av..T J Collins. Barber Fixtures. 165
- Gandron, E. 7 Fulton..A Mietz. Machinery. 225
- Hoffman, P & J Winters. 661 Myrtle av..J Walker. Pool Tables, &c. 400
- Hand, M. 173 Seigel..D Lustman. Sewing Machines. 75
- Hitchings, G and Building Committee Sheepshead Bay Club..Dowdeswell Bros. Heating apparatus. 580
- Hoffman, G. 103 Grand..E Schaefer. Drugs. 1,788
- Hollman, Betty. Jamaica av..A Wissel. Cigars, &c. 150
- Johnson, W. Brighton Beach Hotel..Lizzie Johnson. Carousel, &c. 15,000
- Jackson, T F. 592 Columbus av..Staines, Peck & Taber Co. Gas Fixtures. 900
- Kapink, Sapa, 28 Boerum..Bennett & G. Soda Fixtures. 175
- Lanzarone, F. 7 Tompkins av..G Sucher. Barber Fixtures. 75
- Lindover, A. 915 Metropolitan av....same. Barber Fixtures. 70
- Lazarowitz, Isaac..S Warschawsky & M Press. 248 Canal, N Y..S Littenberg. Machinery. 550
- Little, J W. 64 Raymond..A Mietz. Engine, &c. 800
- Luca Bros. 2619 Atlantic av..Nat C R Co. 325
- Masel, J. Stockholm st near Wyckoff av.. W Leman. Horse &c. 175
- Moeser, C. 592 5th av..Empire State Dairy Co. Confectionery. 800
- Moran, T. 319 19th..T Woodward & Son. Horses, &c. 360
- Maher, J. 190 Fulton..Nat C R Co. 95
- Noble, Ranson E. 10 Warren, N Y..J Allen. (R) 1,500
- Odesky, B. 172 McKibben...S Bernstein. (R) 175
- O'Rorke, P. 219 North 4th..Staines, Peck & Taber Co. Gas Fixtures. 59
- Owens, M J..M Armstrong & Co. (R) 425
- Fergolizzi, J. 16 Vesta av..F & G Haag. Barber Fixtures. 124
- Poles, J J. 542 Driggs av..G Sucher. Barber Fixtures. 443
- Praeger, H F. 180a Vernon av..Louise H Kaiser. (R) 2,550
- Reid, A. 322 Van Brunt..Nat C R Co. 300
- Robbins, G W. 382 11th..Eliz A Rollins. Horses, &c. 2,000
- Rosen, L. 54 Washington av..F Zimmerman & Son. Machine. 145
- Rugen, Frida. 19 Patchen av..Droster & Co. Grocery. 85
- Schneider, M. 322 Stone av..S Bernstein. (R) 130
- Schulz, M. 291 Ralph av..Rosa Wechter. Barber Fixtures. 150
- Shulman, H M. 165 McKibben...D Frishberg. Soda Fixtures. 700
- Smith, W J...Peoples L A. Horses, &c. 100
- Soriano, C. 65 Kent av..G Sucher. Barber Fixtures. 365
- Strang, C D. 193 South Portland av..Tinea Strang. Horses, &c. 7,200
- Stinson, W S...J Gould. (R) 300
- Scammaacca, G. 790 Classon av..J Walker. Pool Table. 60
- Thies Bros. 202 Monroe...Godellot & Co. Horses, &c. 71

- Tiebel, G R. 355 Adams..Chambers Bros Co. Stitcher. 150
- Tremper, C S. 132 Cumberland..Minnie Mettler. Laundry. 350
- Trenor, H H and Mary A Van Pelt. 7 Rector, N Y..F B Whitney. Machinery. 800
- Turner, C E. 1348 Fulton...J F Hylan. Butcher Fixtures. 400
- Viconto, S. Fulton and Crescent sts..G Sucher. Barber Fixtures. 695
- Vaccarello, S. 26 North 7th....same. Barber Fixtures. 93
- Vorrasi, John. 297 Bedford av..J McQuade. Barber Fixtures. 75
- Wortman, J J..Eliz Wortman. (R) 2,000
- Wortman, J J. 502a Monroe..D P Nichols & Co.. Hansom. 689
- Ward, F H. 391 Myrtle av..Mattie E Thayer. Machinery. 300
- Zwingle, A. 19 Humboldt..J Schaffner. Machinery. 200

SALOON AND RESTAURANT FIXTURES.

- Anderson, Nettie. 39 Nostrand av..Kips Bay B Co. (R) 700
- Ast, A. Park pl, and West 1st..Claus L B Co. 400
- Bertram, E C. 78 Cortlandt..Bernheimer & S. (R) 700
- Brutt, J H. 1195 Bushwick av..Obermeyer & L. (R) 2,000
- Cavallo, Rosa. 37 Withers..Montauk B Co. (R) 250
- Coyle, J F & C J Farrell. 309 Grand..Bernheimer & S. (R) 1,100
- Desman, C. 1056 Myrtle av..B Bloom. Pumps. 120
- Fretz, C. 650 3d av..India Wharf B Co. (R) 275
- Fanson, J. 85 Hamilton av..M Seitz. (R) 2,120
- Helmich, B H. 1243 Myrtle av..W Ulmer. (R) 1,200
- Kampf, J H. 1371 Fulton...W Ulmer B. 3,657
- Mahoney, J. Nostrand av and Av F..Danenburg & C. (R) 825
- McMongale, J. 37 York...Welz & Z. (R) 750
- Meyer, H H. 1701 Fulton...P Ballantine. (R) 4,200
- Markgraf, W H. 343 8th av, N Y..Bernheimer & S. (R) 8,000
- McLaughlin, M J. 700 Prospect pl..Consumers Park B Co. 829
- Nissen, J C. 1033 Gates av..Malcom B Co. (R) 1,500
- O Donohue, M J. 35 Atlantic av..P Ballantine. (R) 800
- Pope, M. 379 Rutland Road..Kips Bay B Co. 600
- Roarty, C. 672 Myrtle av..S Liebmann's Sons. 600



Preservative Coatings

For Exteriors For Interiors
Spar Coating IXL No.1 IXL No.1½
Spar Under Coat IXL No. 2
Elastic Outside IXL Floor Finish

MANUFACTURED ONLY BY

EDWARD SMITH & CO.

Varnish Makers and Color Grinders

Booklet for the asking. 45 Broadway, New York

Pittsburgh Plate-Glass Company

PITTSBURGH, PA.

Warehouses, 310 to 322 Hudson St., and 50 to 74 Vandam St. New York
W. W. HEROY, General Eastern Manager

JOBBER IN ALL KINDS OF GLASS

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

Schuhmann, M. 369 Hamburg av. J Eppig. (R) 1,585
 Segelke, Johanna. 75 Flatbush av. P Ballantine. (R) 1,200
 Stranovsky, O. 163 Boerum. Welz & Z. (R) 850

HOUSEHOLD FURNITURE.

Ashley, H. 16 Berkeley pl. Jordan & M. 250
 Batson, Alice E and B R S. 154 Albany av. C E Harrell. 200
 Belcher, J W. Av H and East 12th. Mills Bros. 226
 Berridge, Georgina M. 641 Grand av. Mullins & Sons. 140
 Blyler, Mary E. 165 Lafayette av. Brooklyn L A. 150
 Boyle, Mollie. 126 Bridge. J Moriarty. 125
 Braham, E. 1017 8th av. Michaels Bros. 177
 Beringer, Emma. 174 55th. Same. 173
 Bernstein, A. 184 Navy. Same. 181
 Brayley, R W. 504 Clinton av and 373 Fulton. Cowperthwait Co. 119
 Bryson, D M. 346 74th. Michaels Bros. 138
 Burke, Anna. 551 Nostrand av. same. 183
 Bradish, Mary K. 261 Clinton. Mutual L A. 200
 Briely, Mary. 291 Gates av. Brooklyn L A. 150
 Burton, W. 246 49th. Michaels Bros. 131
 Burtiner, C. 115 Sheridan av. Jordan, M & Co. 160
 Baker, J. 40 Willow pl. T A Barber. 120
 Chrysler, Bertha. Peoples L A. 120
 Cook, Alena M. 673 Degraw. Michaels Bros. 149
 Ceglecki, M. 638 3d av. same. 134
 Cochrane, Sadie. 218 Calyer. same. 140
 Cronin, M J. 93 2d. Jordan & M. 176
 Cummings, M. 1110 Bedford av. Mullins & Sons. 165
 Dealy, Jennie. 57 Cheever pl. Michaels Bros. 249
 Duhamel, Mary. 1750 Bergen. Michaels Bros. 171
 Dowling, E. 603 Pacific. same. 138
 Dunn, F J. 107 Cornelia. Mills Bros. 125
 Evans, Mary R. 27 Schermerhorn. Kings Co L A. 125
 Etlinger, A. 48 Rutland road. Cowperthwait Co. 128
 Findlay, R L. 746 Jefferson av. Brooklyn L A. 150
 Fincke, J V B. 632 Throop av. E S Fincke. 100
 Flamand, P. 1977 Pacific. F Grasmann. 224
 Fredericks, Martha. 109 Union av. Weber, W Co. Piano. 100
 Fruin, Ada. 57 South Portland av. Cowperthwait Co. 150
 Glass, Georgiana. 182 East 108th, N Y. J Moriarty. 123
 Gowdey, Julia A. 307 Greene av. Mullins & Sons. 129
 Gosman, G. 15 Linden av. Aetna L A. 100
 Gray, Annie. 520 Chauncey. J Moriarty. 258
 Graeve, Florence B. 4th av and 77th st. Kings Co L A. 110
 Halligan, J N. 962 East 34th. Brooklyn L A. 150
 Hendrickson, L C. 179 Rogers av. Mullins & Sons. 139
 Heinrich, E. 143 Clinton av. Mutual L A. 200
 Heenan, T. 1357 4th av. J McEnery. 133
 Hamblin, Delia M. 367 Carlton av. same. 120
 Higgins, P. 60 High. Fidelity L A. 100
 Hulley, C. 289 45th. Michaels Bros. 133
 Harris, J. Cottage pl. same. 185
 Hopkins, Clara. 456 12th. same. 191
 House, E M. 733 Herkimer. Mills Bros. 114
 Jones, Margt. 794 Prospect pl. Kings Co L A. 200
 Johnson, Martha. 734 Gates av. Cowperthwait Co. 127
 Johnston, W R. Bay 38th and Benson av. Brooklyn L A. 125
 Jordan, E B. 820 President. Brooklyn L A. 125
 Jurkiewicz, A. 697 Franklin av. Mullins & Sons. 100
 Kenney, M. 1255 5th av. Mullins & Sons. 148
 Kempf, C L. 258 Hancock. Kings Co L A. 200
 Kelly, Emma. 155 Garfield pl. Kings Co L A. 100
 Lawson, W T. 158 Wierfield. Mills Bros. 145
 McDonald, M T. Peoples L A. 200
 McLoughlin, J B. 132 Prospect pl. Michaels Bros. 235
 Meehan, M J. 116 Chauncey. Mills Bros. 200
 Morris, J. 358 Lexington av. Michaels Bros. 155
 Murphy, M. 361 Baltic. Michaels Bros. 135
 McGirr, Fanny. 1224 39th. Domestic Credit Co. 110
 Nostrand, H R. 163 Lefferts pl. Kings Co L A. 200
 O'Keefe, Mary. 116 Berry. Michaels Bros. 128
 Peterson, L E. 388 Prospect av. Michaels Bros. 193
 Pells, S. 1161 5th av. same. 125
 Philleo, W H. 155 Herkimer. Bklyn L A. 100
 Quinlan, Augusta. 158 53d. Michaels Bros. 154
 Reagan, Mary. 454 11th. Michaels Bros. 203
 Reilly, J B. 209 Prospect pl. Brooklyn L A. 150
 Ronthwaits, H. 1235 40th. Michaels Bros. 207
 Rosenswig, A. 252 West 33d st. L Baumann. 155
 Rudinger, F. 1999 Fulton. Mills Bros. 199
 Schriever, J. 907 Jefferson av. C A Watson. 200
 Schwarz, Mary. 202 North Henry. Michaels Bros. 252
 Schmidt, Edward. Nat L A. 150

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.

Schenck, John P. same. 200
 Sharott, Tillie. 696 Chauncey. Mills Bros. 185
 Sonley, R L. 1883 Bergen. R Treacy. 252
 Smith, Mary R. 944a Putnam av. Kings Co L A. 100
 Smyth, Emma L. 790 President. Kings Co L A. 115
 Sprague, W. 170 Hicks. J McEnery. 137
 Stiles, Hattie L. 1287 4th av. Michaels Bros. 179
 Schultze, Margt. 1139 3d av. same. 174
 Summers, R G. 1192 Fulton. G S Seaver. 100
 Snyder, E F. same. 300
 Schock, A. 68 Montague. Kings Co L A. 100
 Thurston, Ida. 632 Lafayette av. Kings Co L A. 125
 Thorgeron, A. 39 Cheever pl. Michaels Bros. 157
 Vincent, E J. 78 Putnam av. F Grasmann. 106
 Walthers, C. 1493 DeKalb av. Cowperthwait & Sons. 103
 Werner, Nellie G. 88th st, near 5th av. Michaels Bros. 157
 Whitman, Eliz. 492 Greene av. G S Whitman. 102
 Whiting, H S. 77 Herkimer. Fidelity L A. 200
 Wilkinson, H F. 188 8th. Michaels Bros. 220
 Widinger, F. 226 44th. Peoples L A. 35
 Widinger, A. 226 44th. Michaels Bros. 112
 Wyckoff, Annie M. 79 Fort Greene pl. H Dressel. 120
 Young, W R. Peoples L A. 190

Deincibus, Angelina. 79 Flatbush av. G Bi-ferco. Barber Fixtures. 300
 Dombek, Yetta. 2 Belmont av. Annie Goldstein. Dry Goods. 800
 Heindenreiter, J and G V Heyaner. Ridgewood Queens Co. Jersey City Galvanizing Co. Horses, &c. 400
 Hertzog, Rosie. 1438 Broadway. B Hertzog. Butcher Fixtures. 500
 Kahn, M. 55 Herrison av. S Israel. Box Factory; 1/2 part. 275
 LaRue, Lillian B. 5th av and 11th st. J A Cook. Bakery. nom
 Martini, P. 6 Reid av. Louis Martini. Bakery. nom
 McBride, S. 339 Bridge. A F Newkirk. Furniture. nom
 Noethiger, R. 28 Rockaway av. Minna Pfeiffer and Josephine Lupien. Bakery. 600
 Oakland Spring Water Co. G W Price. Horses, &c. nom
 Oliver, R W, City Marshal and attorney of H Wittich, Jr. 239 Franklin. H Wittich, Jr. Saloon. 1150
 Petschau, O. Surf av near West 11th. Annie Petschau. Cigars, &c. 300
 Plotkin, M. 1839 Pitkin av. L Berman. Drugs val consid and Lewis 200
 Pape, J. Marcy, De Kalb, Bedford and Lewis avs. C J Dircks. Coal and Ice Route. 225
 Reisen, W H. Emily W Reisen. Horse, &c. 100
 Sherwood, D S. 1057 3d av, and 1348 Fulton. C E Turner. Butcher Fixtures. 750
 Singer, B & A. 150 Gwinnett. M Weiner. Grocery. 190
 Waxman, M. 37 Manhattan av. L Waxman. Tailor Fixtures. 250
 Walter, J. 551 Marcy av. H F Meyer. Grocery. nom

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

BILLS OF SALE.

Aschoff, Lena, admrx J H Aschoff, &c. 128 Flatbush av. G W Donohue. Saloon. nom
 Brass, R, Sr and P Groty. 73 Wallabout. G A Luty. Machinery. 8,000
 Beard, T A extr of. 168 Rutledge. N S Kirk. Store Fixtures, &c. 4,000
 Casanova, Mary. 141 5th av. J A Dunn. Cigars, &c. 200
 Caswell, Kath R. 163 Joralemon. R T Alcutt. Furniture. 335
 Chiusano, M A. 958 Fulton. R Chiusano. Shoes, &c. 400

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.

ORRIN D. PERSON

Offices, 180 Fifth Avenue.
Yard, 137th St., and Madison Ave.

Front Brick, Fire Brick, Paving Brick, Glazed Brick,
Sewer Pipe, Fire Proofing and Roofing Tile.

COMMON BRICK, LIME, CEMENT, PLASTER, HAIR, ETC.
TIFFANY ENAMELED BRICK.

TELEPHONES: { 292-18th.
219-Harlem.

"Salasee" Plastering Fibre

Indorsed by Architects, Contractors and Plasterers
NOT AFFECTED BY Hot Lime; Cleaner, Stronger and More Durable than Hair
Samples with particulars and testimonials furnished on application to
CHAS. R. WEEKS & BRO., 542 West 14th Street. Telephone, 2022 18th St.

WILLIAM E. DAVIES, President A. GORDON NORRIE, Secretary and Treasurer
THE OHIO MINING AND MANFG. CO.
156 Fifth Avenue, New York Telephone, 1984-18th
Makers and Shippers of the SUPERIOR SHAWNEE FRONT BRICK in all Colors and Shapes

White Brick and Terra-Cotta Co.
156 Fifth Avenue, New York
Telephone, 1291-18th.
Architectural Terra-Cotta in all Colors
SOLID COLOR, NOT SLIPPED OR SPRAYED

KRAUSE'S PORTLAND CEMENT
SIDEWALKS Gable, Thorn & Co., 253 Broadway New York CONCRETE

NON-POROUS NON-STAINING
4% residue on No. 200 sieve.
The Standard Silica Cement Co.
Telephone, 3377 John. 80 William St., New York




EUREKA CEMENT CO.
No. 1 Madison Avenue, New York

IXL ROSENDALE CEMENT PHOENIX PORTLAND
EUREKA PORTLAND CEMENT NORTHAMPTON PORTLAND

BUILDING MATERIAL PRICES.

| CEMENT. | | |
|------------------------|-------|-------|
| Rosendale.....Per bbl. | \$ 75 | \$ 95 |
| Portland Domestic..... | 1 60 | 1 90 |
| do German..... | 1 75 | 2 55 |

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given.

| | | |
|---------------------------------|--------|---------|
| Portland, Saylor's American.... | \$1 70 | \$1 95 |
| Portland, Globe, Imported..... | 2 00 | 2 25 |
| Portland, Dyckerhoff..... | 2 55 | 2 80 |
| Portland, Krause's..... | 1 90 | 2 15 |
| Portland, Teutonia..... | 2 60 | 2 85 |
| Rosendale, B'klyn Bridge brand | 75 | 95 |
| Atlas, Portland..... | 1 90 | 2 15 |
| Alsen, Portland..... | 2 45 | 2 50 |
| Rosendale Beach's..... | 75 | 95 |
| Oland..... | 2 45 | 2 55 |
| Heyn Bros..... | 2 50 | 2 75 |
| Hoffman..... | 75 | 95 |
| Dragon Portland..... | 2 00 | 2 20 |
| Keene Amer. No. 1..... | 25 00 | per ton |
| Keene Amer. No. 2..... | 20 00 | |

"OLAND" Portland Cement (Swedish)
English, German and Belgian Portland Cements
KEENE Cements, Domestic and English
Oland Cement Co.
Mohawk Building
160 FIFTH AVE., NEW YORK
Tel., 292 18th St. Corner 21st St.

Seyssel Rock Asphalt.
We are prepared to furnish to Contractors Rock Asphalt Mastic, ground and manufactured at our Plant, from rock imported from the Seyssel and Mons Mines in France, and the Ragusa Mines in Sicily.

Vulcanite Paving Co., 11 Broadway, New York.
CONTRACTORS for Mastic and all kinds of Cement Work.

FARNAM BROS. CHESHIRE LIME
THE ORIGINAL AND GENUINE.
For years used for all plastering purposes with best results.
LAING & NOONAN,
Office and Yard: 137th St. and Madison Ave.
Telephone, 435 Harlem.

WM. HILGERS' CO.
Artificial Stone and Asphalt Works
Office and Yard
204 West 101st St., New York.

Paris Stone Renovating Co.,
Stone and Brick Buildings
Repaired, Cleaned, Pointed.
BROWN AND LIMESTONE A SPECIALTY.
141 East 8th Street, New York City.

Wm. Junghertchen, Telephone Call, 1030 18th Street
2,000,000 2d BRICK for sale cheap.
EXCAVATOR AND DEALER IN BUILDING
BROKEN STONE AND SAND.
Carting and Trucking in all its branches.
Office, 515-507 E. 19th St. Yards, 519, 521, 523 E. 19th St., N. Y.

RONALD TAYLOR
Granolithic and Asphalt
Pavements for Sidewalks, Areas, Yards and Floors
Office, 156 5th Ave., cor. 20th St., N. Y.
Telephone, 4-18th St. Send for Estimates

The New Jersey Terra-Cotta Co.
K. MATHIASSEN, President.
ARCHITECTURAL TERRA-COTTA.
Tel., 4396 John. 108 Fulton St., New York.

E. J. JOHNSON & CO.,
ROOFING SLATE, All Slate Productions.
88 PARK ROW, NEW YORK.
Quarry, Bangor, Pa. 255 5th Ave., Pittsburg

C. LEHMANN, Telephone, 1063 Harlem
ARTIFICIAL STONE for
Sidewalks, Yards, Cellars, Etc.
31 MANHATTAN STREET, HARLEM.

CORNELL CONSTRUCTION CO.,
Steam Heating and Power Plants
ELEVATOR REPAIRS.
137 Centre St., New York. Tel., 1825 Franklin.
Steam Heating and Power Plants Maintained.
Send to us when in trouble.

BUILDING MATERIAL PRICES.

| Sizes. | Double | | |
|------------------|---------|---------|---------|
| | 1st. | 2d. | 3d. |
| 6x8-10x15..... | \$21 50 | \$20 50 | \$19 75 |
| 11x14-16x24..... | 26 00 | 25 00 | 23 75 |
| 15x22-20x30..... | 33 50 | 31 75 | 29 75 |
| 15x36-24x30..... | 36 50 | 33 75 | 30 50 |
| 20x28-24x36..... | 40 00 | 37 25 | 33 75 |
| 20x34-30x40..... | 45 00 | 42 75 | 38 00 |
| 32x38-30x50..... | 52 75 | 50 50 | 45 50 |
| 30x52-30x54..... | 55 00 | 51 75 | 46 75 |
| 30x56-34x56..... | 57 00 | 54 00 | 49 75 |
| 34x58-34x60..... | 59 50 | 57 50 | 53 50 |
| 36x60-40x60..... | 64 50 | 60 50 | 57 50 |

SIZES ABOVE-\$15 per box extra for every 5 inches.
All sizes over 52 inches in length, and not making more than 81 united inches, will be charged in the 84 inches.
Discount, 70 and 10 per cent. on 1st quality and 75 to 75 and 10 per cent. on 2d and 3d quality.

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

SPRUCE—Eastern—Special.
cargoes delivered N. Y..... \$20 00 @ \$21 00
Random cargoes, narrow..... 18 50 19 50
Random cargoes, wide..... 19 50 20 00

PILING—Eastern—cargo rates:

| | | |
|---|-------|------|
| Ranging 30 @ 40 per cent. 12 inch butt. 35 to 40 feet average length..... | 6 | 7 |
| Ranging 40 @ 50 per cent. 12 inch butt. 35 to 40 feet average length..... | 6½ | 7½ |
| Ranging 50 @ 60 per cent. 12 inch butt. 38 to 40 feet average length..... | 6¾ | 7¾ |
| Two-thirds 12-inch butt. 38 to 42 feet average length..... | 6¾ | 7¾ |
| All 12 inch butt and up, 48 to 50 feet average length..... | 10 | |
| Piece stick, 40 feet each..... | 5 00 | |
| do 45..... | 6 00 | |
| do 50..... | 8 00 | |
| do 55..... | 12 00 | |
| Inch spars, per inch..... | 20 | 33 |
| Scaffolding poles, each..... | 1 50 | 3 00 |
| Clothes poles, 45 to 65 feet each | 3 00 | 6 00 |

HEMLOCK.

| | | |
|-----------------------------|-------|-------|
| Penn. joist..... | 15 00 | 15 50 |
| do boards..... | 16 00 | 16 50 |
| do do surfaced..... | 16 50 | 17 00 |
| do timber, 20 ft. and under | 15 50 | 16 00 |
| do do 22 to 24 ft..... | 16 50 | 17 00 |
| do do 26 to 28 ft..... | 17 50 | 18 00 |
| do do 30 to 32 ft..... | 18 50 | 19 00 |
| do do 34 to 36 ft..... | 19 50 | 20 00 |
| do do 38 to 40 ft..... | 20 50 | 21 00 |

WHITE PINE—Uppers..... 72 00 @ 75 00

| | | |
|---------------------|-------|-------|
| Selects..... | 65 00 | 70 00 |
| Fine common..... | 48 00 | 65 00 |
| Cuts..... | 49 00 | 55 00 |
| Shelving..... | 41 00 | 44 00 |
| No. 1 Dressing..... | 35 00 | 41 00 |
| No. 2 Dressing..... | 27 00 | 30 00 |
| Box..... | 20 00 | 21 00 |
| Shippers..... | 25 00 | 23 00 |
| Mill Culls..... | 18 00 | 19 00 |

YELLOW PINE—Random cargoes sail deliveries, N. Y..... 19 00 20 00
For steamer deliveries, N. Y., add \$2 00, 2 20

| | | |
|------------------------------|-------|-------|
| Ordered cargoes average..... | 20 00 | 22 00 |
| Flooring, No. 1..... | 21 00 | 21 50 |
| No. 2..... | 18 50 | |
| No. 3..... | 15 50 | 16 00 |
| C. H. F rift..... | 38 00 | 40 00 |
| 1st and 2d..... | 29 00 | 31 00 |
| Step plank..... | 29 00 | 30 00 |
| Siding..... | 16 00 | 16 50 |
| Heart face boards..... | 21 00 | 22 00 |
| Car orders..... | 20 50 | 21 50 |

Official Norfolk List, No. 1. No. 2. No. 3. Box.

| | | |
|-----------------------------------|---------|---------|
| 4-4 Wide edge, over 13 in..... | \$25 00 | \$21 00 |
| 4-4 Narrow edge, under 12 in..... | 20 00 | 18 00 |
| 4-4x8 in..... | 22 00 | 19 00 |
| 4-4x10 in..... | 23 00 | 20 00 |
| 4-4x12 in..... | 26 00 | 21 00 |
| 5-4 Edge..... | 22 00 | 20 00 |
| 5-4x10 in..... | 24 00 | 21 00 |
| 5-4x12 in..... | 27 00 | 22 00 |
| 6-4 Edge..... | 24 00 | 21 00 |
| 6-4x10 in..... | 26 00 | 22 00 |
| 6-4x12 in..... | 27 00 | 23 00 |
| 8-4 Edge..... | 25 00 | 21 00 |
| 8-4x10 in..... | 27 00 | 22 00 |
| 8-4x12 in..... | 28 00 | 23 00 |

North Carolina Pine—All grades sell at \$3 50 @ 4 00 advance over official Norfolk list.
Standard Lengths—10, 12, 14, and 16 in., but not to exceed 5 per cent. of 10 feet.
TERMS—90 days, without interest, or 2 per cent. off for cash.

JOHN LAURA & CO.
Plastic Slate Roofing
Tile and Gravel Roofs, Water-Tight Vaults, Cellars and Stable Floors, Sidewalks and Floors Cemented.
ALL WORK GUARANTEED
MOHAWK BUILDING, 160 FIFTH AVE., N. Y.