

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

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**ARE YOU INTERESTED IN REAL ESTATE.**

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

SECRETARY GAGE is the man in the Cabinet to whom the business world looks for protection and help. Consequently, when he speaks on the commercial situation with the confidence that the words used by him at Boston imply, everyone is encouraged. Though himself unquestionably sound on the currency question and a member of an administration wholly so, Mr. Gage could not disguise from his hearers and the public, while making the best of recent efforts to secure consideration for this all-important question, and probably intending to warn them of the fact, that all is not plain sailing with Congress. It is certain that a measure reforming the currency could not have passed the session of Congress that has just adjourned, even if it had not had another important measure to consider, and there no reason for supposing that when it meets in December the chances of success will be any greater. It is only in periods of great commercial depression, accompanied as they always are by plentiful doubt and suspicion, that our currency can fail to work smoothly, and there is, therefore, no cause for anxiety, seeing that we are steadily progressing toward better times. But it is important that we should not forget that bad times will inevitably come again, and that we ought not to neglect to remedy conditions that we know for a certainty will greatly aggravate the badness of such times when they do come. The agitation for a reform of the currency must be kept up until its object is achieved. The buying movement on the Stock Market keeps up and broadens, the advances being in the lower priced securities that have not previously sufficiently benefited by the change in the times, and in some cases, the changes for the better in the properties upon which they are issued. It is a market affording opportunities for realizing profits not seen for many a long day.

EUROPE is enjoying a quiet if not dull interval, which will only be broken by the close of the vacations, or by some event or occurrence not now in sight. Business is fairly good, and money continues to be cheap, in fact for the moment it is difficult to maintain even the moderate rates prevailing. Some of the light-headed newspapers are doing their best to create sensations, but are failing miserably. The cool, heavy persistence of the Powers in their determination to crush out the warlike ambitions of the small fry of Southeastern Europe, first by their action against Greece in Crete and later by the insistence upon the abandonment of Thessaly by Turkey, discourages the idea of war, and one cannot be consistently maintained even in the pages of a newspaper in the face of such contrary evidence. This is hard on the newspapers, but cannot be helped, and they have to cheer them only the remotest kind of a prospect of the correspondence between Japan and the United States becoming heated, and the political or religious troubles in India. The news of the last is received with ill-concealed satisfaction by the foreign press, inimical to Britain; but these need not imagine that the occurrences of 1858-9 are possible again. The development of the Indian railroad system alone makes that impossible, while such discontent as now exists seems to be confined to the Mohammedan population and not to be general as it was in the mutiny. Moreover, due warning has been given, and doubtless all necessary preparations to quickly crush an outbreak have been made. The surrender of the Sultan in the matter of Thessaly, coming as suddenly as it did, raises the thought that compensation was offered in another direction, or that the Turk con-

ceives that he can take compensation elsewhere. Is it possible that Crete is to be turned over to him? If so, we may look for trouble there, and a protest of gigantic proportions from the public, especially from the British and American people.

IF we continue we may, after all, make New York a decent and comfortable city to live in. The recently evinced public sensitiveness regarding unnecessary noise is a manifestation of niceness, which, a few years ago, would have been scouted, and a police captain, like Cross, who should have insisted, to the point of making an arrest, that truckmen are not licensed to incommode pedestrians at pleasure would have been looked upon as an uncommercial disturber of the traffic. It is of this sort of trifles that the comfort of a great city is in great measure made. They count for as much as parks and boulevards in rendering city existence attractive. In the past, perhaps the most notable circumstance of New York life has been its toleration, or, rather, indifference to, nuisances. No thought at all has been given to the mitigation of petty annoyances, so that there has arisen a multitude of quite unnecessary torments which are mainly the result of mere brutal indifference on the part of some persons to the rights and comforts of others. The nervous diseases incidental to city life are due almost entirely to these irritations. Now that a reformation has been started it should not only be continued, but the application of it increased in vigor. Only a beginning has been made.

IN another column will be found further correspondence regarding taxation on real estate. The statistics which the secretary of the New York Tax Reform Association gives us are interesting, and, unquestionably, they afford additional evidence in favor of the abolition of personal taxes. On the other hand, they make it plain how few of our citizens are acquainted at all with the tax-gatherer. The mass of people, indeed, have no direct relation with the government as taxpayers, and it is quite natural, therefore, that they should have only an indistinct consciousness, that public affairs are administered at their personal cost. We believe that our system of indirect taxation is in some measure responsible for the marked and the increasing proneness of our people to look upon government as a sort of national magician capable of making whatever is wanted by other means than by the labor and intelligence of the millions. They have no idea that government is an agency for distributing and not for creating wealth, and that, consequently, all demands upon government are demands upon the pockets of individuals. The regular periodical visits of the tax-gatherer are very potent to dispel these illusions and to promote a public sense of economy.

**THE FORECLOSURE RECORD.**

Below will be found a table showing the classification and disposition of the New York City property announced for sale in foreclosure in the first half of this year, compared with the same for the corresponding six months of 1896. The figures fully explain themselves, or the facts they represent have been stated so recently in these columns that it is not necessary to draw attention to them again now. It may be of interest to supplement the figures given by stating that 806 suits in foreclosure were begun from January 2 to June 30, 1897, while only 624 such suits were begun in the same time last year:

PROPERTY OFFERED IN FORECLOSURE FROM JAN. 2 TO JUNE 26, 1897, and COMPARED WITH SAME OFFERED FROM JAN. 4 TO JUNE 27, 1896.

	Amount due.	Bought		With- drawn.
		By plaintiffs. No. Amount.	By others. No. Amount.	
Flats and tenements:				
1896.....	169 \$2,990,516	89 \$1,915,527	55 \$1,116,860	25
1897.....	297 5,216,423	137 2,281,211	110 2,398,039	50
Dwellings.				
1896.....	147 1,498,800	57 769,450	41 701,211	49
1897.....	203 2,397,921	98 1,264,013	57 797,086	48
Lots and plots.				
1896.....	90 821,295	43 469,735	22 166,562	25
1897.....	152 1,820,219	110 1,262,319	27 387,435	15
Business properties.				
1896.....	41 933,283	12 234,902	15 451,919	14
1897.....	57 7,256,691	21 721,066	24 5,616,613	12
Total, all.				
1896.....	447 6,243,894	201 3,389,614	133 2,436,552	113
1897.....	709 16,691,264	366 5,528,609	218 9,199,173	125

**THE BUILDING INDUSTRY.**

The report of the Department of Buildings for the quarter ending June 30, 1897, states that there were at that date 1,927 new buildings and 407 alterations in progress. By reference to the corresponding report of 1896, it will be found that the first half of that year closed with 2,082 buildings and 641 alterations under way. With the aid of previous reports the two tables given below have been compiled. The first shows the number of buildings, with their estimated costs, for which plans have been filed from January to July, as classified by the Department, and the second the locations of the buildings commenced and completed in the same interval of time. In each case figures for the corresponding period of last year are given to enable comparisons to be made, and all the figures used come from departmental reports.

The first table is important as indicating the way in which the market is being supplied in its several departments, and the second, by showing to some extent where the work is being done. Much of the information given in the first table was included in those compiled from The Record and Guide's own columns and published two weeks ago, but the arrangement selected by the Department is somewhat different and, therefore, supplements our own work somewhat and enables a fuller view of the structural situation to be drawn. The localization of the work begun and completed is singular to the Department and the table containing this work is, therefore, quite useful and interesting, though it would be more so if the costs of the work referred to in each case was also given:

CLASSIFICATION OF BUILDINGS FOR WHICH PLANS WERE FILED IN THE FIRST HALVES OF 1897 AND 1896.

Classification.	1897.		1896.	
	No. bldgs.	Estimated cost.	No. bldgs.	Estimated cost.
Dwelling-houses:				
Estimated cost over \$50,000.....	3	\$230,000	82	\$2,002,000
Est. cost bet \$20,000 and \$50,000..	46	1,264,000	259	2,732,100
Estimated cost less than \$20,000..	370	4,000,700	580	15,013,500
Flat-houses, est. cost over \$15,000..	642	17,380,500	78	994,900
Tenement-houses, est. less than \$15,000	120	2,002,000	4	948,000
Hotels and boarding-houses .....	10	6,205,000	56	6,694,500
Stores: Estimated cost over \$30,000.	38	4,753,000	9	177,000
Est. cost bet. \$15,000 and \$30,000	14	273,000	45	152,005
Estimated cost less than \$15,000..	15	78,500	34	9,162,800
Office buildings .....	24	6,640,800	50	2,587,080
Manufactories and workshops.....	31	1,345,700	10	725,000
School-houses .....	15	1,586,000	2	90,000
Churches .....	13	807,000	6	750,855
Public buildings—Municipal .....	7	1,640,600	19	2,988,000
Places of amusement, etc. ....	9	1,515,500	40	603,900
Stables .....	34	384,150	539	1,945,320
Frame dwellings .....	432	1,511,040	169	175,480
Other frame structures .....	207	620,195		
Totals .....	2,030	\$52,237,685	1,982	\$47,741,640

NUMBER OF BUILDINGS COMMENCED AND COMPLETED IN THE FIRST HALF OF 1897 COMPARED WITH SAME FOR FIRST HALF OF 1896, WITH THEIR LOCATION.

New buildings.	1897.		1896.	
	Com-menced.	Com-pleted.	Com-menced.	Com-pleted.
South of Chambers street.....	11	11	12	20
Bet. Chambers and Houston sts....	102	47	61	78
Houston and 23d streets.....	66	63	47	85
23d and 59th streets .....	49	45	60	77
59th & 110th sts., e. 5th av.	103	70	125	137
59th & 110th sts., w. 5th av.	157	147	128	241
110th st. & Harlem River, east of 8th avenue .....	194	164	207	244
110th st. & Harlem River, west of 8th avenue .....	262	89	253	288
North Harlem R., south 177th st.	348	258	369	340
North Harlem R., north 177th st.	316	367	275	148
Totals .....	1,608	1,261	1,537	1,758

CORRESPONDENCE.

CORRECT TAXES AND REAL ESTATE.

To the Editor of THE RECORD AND GUIDE:

Your plain statement that the abolition of personal property taxes could in no way injure real estate, and that you would be glad to see them abolished, will have great influence.

The only objection which occurs to you that the body of citizens might forget that they paid taxes, and that extravagance might thereby be encouraged, can probably be entirely removed.

The books of the tax department show that this year there are 62,000 persons taxed on real estate, and less than 20,000 on personal property.

A large proportion of these 20,000 also pay taxes on real estate, so that probably less than 5,000 persons out of two millions have a direct knowledge of the tax gatherer solely through the tax on personal property.

This number is too insignificant to be considered; moreover, most even of these are merely collectors of the tax from their customers.

LAWSON PURDY, Secretary.

N. Y. Tax Reform Association.

TRADE NOTES.

CORNICE, SKYLIGHT AND ROOFING WORK.

W. A. Werner succeeds to the business carried on by Werner & Kullman, under the firm name of Manhattan Cornice and Roofing Works, at 1112 1st avenue. On account of fire, which partially destroyed the old shop, Mr. Werner has removed to commodious quarters at No. 353 East 78th street, where he will continue the cornice, skylight and roofing business, making a point of executing all orders promptly and satisfactorily as in the past.

KOSMOCRETE.

To correct error in spelling the name of the new engineer to the Wilson & Baillie Manufacturing Co., made in this column last week, we take occasion to say that Mr. A. A. Stuart, who has been Chief Engineer for the Wilson & Baillie Manufacturing Co., having resigned to take the position of Chief Engineer for Mr. Colin McLean, Mr. Paul Saurin King, C. E., will take his place. Mr. King was formerly Chief Engineer of Construction for the Lehigh Valley R. R. Co. to Rochester and Buffalo. Mr. King is a member of the American Society of Civil Engineers and has been connected with extensive engineering works in Cuba, Mexico and California. The engineering department of the Wilson & Baillie Manufacturing Co. will be well conducted.

SOMETHING NEW IN TILE.

The German-American Tile Co., manufacturers of cement tile, for which they claim durability, beauty of design, variety of patterns and economy in laying, announce an increased capacity and their ability to fill large orders quickly. They invite inspection of tile at showrooms, No. 59 East 59th street. Mr. John D. Crimmins, Jr., is President, and Mr. Emil Frank, Treasurer of the Company.

Notice to Property Owners.

ACQUIRING TITLE FOR STREET OPENINGS.

Woodruff st or 166th st, from Boston road to Longfellow st. Estimate completed and abstract, maps, etc., deposited with the Bureau of Street Openings, Nos. 90 and 92 West Broadway. Verified objections must be presented in writing to the Commissioners at their offices, Nos. 90 and 92 West Broadway, by August 28. Hearings will begin August 28 at 10 a. m. Report will be presented for confirmation September 21.

\* \* \* \*

Between 12th and Jane sts, and between West st and 13th av. Preliminary report completed, abstract, map, etc., filed with the Bureau of Street Opening, Nos. 90 and 92 West Broadway. Verified objections must be presented in writing to the Commissioners at their office, No. 253 Broadway, by September 8. Hearings will begin September 8, at 11 a. m. Reports will be presented for confirmation October 11.

ACQUIRING TITLE FOR SCHOOL SITES.

Audubon av, 168th and 169th sts. Estimate of damage completed and report filed with the Board of Education. Verified objections must be presented in writing to the Commissioners at their office, No. 2 Tryon row, by August 5. Hearings will begin August 9 at 2 p. m. Report will be presented for confirmation August 19.

HEARINGS FOR THE COMING WEEK.

At Nos. 90 and 92 West Broadway. (Street Openings.) Tuesday, August 3.

- 261st st, from Riverdale av to Broadway, at 10.30 a. m.
- 167th st, from Anderson av to Marcher av, at 10 a. m.
- 174th st, from 3d av to Fulton av, at 10.30 a. m.

News in Brief.

Mayor Strong yesterday told a deputation that occupants of property on the sites of the Willett and Division street parks would not be disturbed before August 25th, anyway.

The Madison Square Garden Company is to be reorganized through the foreclosure of the second mortgage. The second mortgage bonds are to be assessed \$400 each, and the stock \$2.50 a share.

The plans for a public bath at Rivington street, in the new park to be laid out next month, have been approved, and specifications will be asked for. Gen. Collis estimates the cost of the bath to be \$79,000.

The commission recently appointed by the Supreme Court—Appellate Division—to pass upon the modified rapid transit plans, will hold their first hearing on Monday, August 9th, at 11 a. m., at No. 256 Broadway.

Gen. Collis has issued a permit to the Metropolitan Traction Co. to open Madison and 4th avenues, and some connecting streets, for the purpose of changing their motive power there. So much of their application as related to Park row and Broadway he still has under consideration.

Henry W. Eaton has been appointed receiver of the rents of No. 155 West 119th street, a five-story brick flat, in the suit William E. Pruden v. Frederick F. Hibbard and others to foreclose a mortgage of \$10,000. There is a prior mortgage on the property for \$20,000 held by the Mutual Life Insurance Company.

A deputation from the Builders' League, consisting of John P. Leo, president; Judson Lawson, Clarence True, Charles Buek, Frank E. Wise and W. W. Kennelly, waited recently on Gen. Collis, Commissioner of the Department of Public Works, to ask his assistance in securing a modification of the ordinance which forbids the use of concrete sidewalks.

The Board of Trustees of the College of the City of New York proposed to the Board of Estimate and Apportionment that 41 lots at 139th and 140th streets, Amsterdam avenue and St. Nicholas terrace, be purchased at a cost of \$350,000. The Comptroller said \$50,000 could be saved by condemnation proceedings. The consideration of the proposition was postponed to await the return of Mayor Strong.

The Iron Moulders' Conference Board, representing all the unions in the iron trades, has sent a circular to architects, owners, and builders, asking them to give contracts only to union firms in the Greater New York for iron work for buildings in the Greater New York. The circular adds that strikes will be averted if contracts are placed with New York union firms, so that New York and Brooklyn workmen may be employed on the iron work. It states that through contracts given to other cities many ironworkers in New York are idle.

Responding to the complaints of the wretched condition of Kingsbridge road, Gen. Collis has written a letter in which he says: "I recently drove over it, and so did the Mayor, and we have both concluded it would be a hardship on the railroad company to compel them to refill the trench if in good faith they are trying to cure the defect in their franchise. Public travel is not impeded in the slightest degree. If, however, any private citizen is incommoded by having ingress or egress to his property obstructed, and will let me know the location, I will have it remedied at once."

The inquiry as to the cause of the collapse of Brown's soap factory, at 51st street and 12th avenue, on June 3 last, was concluded by Coroner Fitzpatrick on Wednesday last. The jury, after three hours' deliberation, announced their failure to agree, and brought in two verdicts, one signed by five jurors and the other by four. The verdict of the five jurors attributed the cause of death to the collapse of the building and the giving way of braces of tanks erected therein, while the verdict signed by the other four placed the blame on structural weakness, defectiveness of cast-iron work, and overweighting of structure. Coroner Fitzpatrick accepted the former verdict and discharged all who had been held under bail in connection with the collapse.

**PERSONALS.**

Peter F. Meyer is recovering from his recent attack of sickness. He was at his office for a short time this week.

Philip Braender, the well-known builder, returned from Europe last Friday on the "Normannia," of the Hamburg-American line. Mr. Braender was gone about five weeks and visited Germany, Paris and Ireland.

Mr. Charles S. Kohler, of the firm of Chas. S. Kohler & Bro., No. 906 Columbus avenue, has returned from a three weeks' stay at Kiamesa Lake, Sullivan County, N. Y.

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**Real Estate Market.**

There is nothing in the transactions reported from the private sales market this week deserving of particular mention. The total of the considerations reported is about \$400,000, and this covers about forty per cent. of the number of parcels that changed hands, though one Columbus avenue apartment house accounts for nearly half the sum. Taking all together it would be hard to figure out a week's business of three-quarters of a million of dollars.

The following are the comparative tables for the New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1897 and 1896:

**CONVEYANCES.**

	1897. July 23 to 29, inc.	1896. July 24 to 30, inc.
Total number for entire city	216	246
Amount involved	\$1,001,470	\$4,489,955
Number nominal	148	122
Number 23d and 24th Wards, omitting new annexed district (Act 1895)	72	81
Amount involved	\$164,593	\$224,305
Number nominal	24	26
Number 23d and 24th Wards, including new annexed district	101	94
Amount involved	\$188,665	\$239,925
Number nominal	34	30
<b>Total No. of Conveyances, Jan. 1 to date</b>	<b>9,255</b>	<b>9,214</b>
<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$75,311,091</b>	<b>\$86,965,051</b>

**MORTGAGES.**

Total number	248	313
Amount involved	\$2,548,767	\$6,499,226
Number over 5 per cent	121	114
Amount involved	\$1,152,229	\$939,811
Number at 5 per cent	98	171
Amount involved	\$852,038	\$4,860,415
Number at less than 5 per cent	29	28
Amount involved	\$544,500	\$699,000
Number of above to Banks, Trust and Insurance Companies	27	63
Amount involved	\$805,500	\$4,504,847
<b>Total No. of Mortgages, Jan. 1 to date</b>	<b>9,799</b>	<b>9,691</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$128,935,522</b>	<b>\$141,583,662</b>

**PROJECTED BUILDINGS.**

Number of new Buildings	55	62
Estimated cost	\$1,068,400	\$2,436,150
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,122</b>	<b>2,174</b>
<b>Total amount of New Buildings, Jan. 1 to date</b>	<b>\$55,953,350</b>	<b>\$54,672,025</b>
<b>Total amount of Alterations, Jan. 1 to date</b>	<b>4,668,593</b>	<b>4,999,782</b>

If the auction market had a feature this week, it was to be found in the sale by Wm. Kennelly, of Nos. 133 East 45th street, at \$12,000, and No. 207 Avenue B, near 13th street, at \$16,225, as proving what auction-room results have asserted before, that property in the lower middle section of the city is in good de-

mand. The prices in both these cases were quite good. For what they were in others readers are referred to our "Sales of the Week." No. 334 2d avenue was sold by John T. Boyd for the failure to comply with the terms of sale reported last week, and brought \$8,000, or \$500 less than the defaulted bid of the previous week, and the sum the auctioneer announced at the first sale could be had from a loaner of money upon it. James L. Wells, on Tuesday, again adjourned the sale of the Casino lease, this time to August 18th. Other adjournments beyond the coming week were: No. 322 East 36th street, by Strong & Ireland, to Sept. 7; No. 47 East 134th street, by D. Phoenix Ingraham, to August 18th; No. 244 Cherry street, by James L. Wells, to August 10th; Nos. 930 and 932 Westchester avenue, by Peter F. Meyer, to August 13th.

The season for renting dwellings and apartments of the better class for occupation from September 1st and October 1st, has opened this year unusually early and with considerable success. Brokers report a good inquiry in both classes and a disposition to close promptly where offerings are at all acceptable to the would-be tenants.

**Gossip of the Week.**

**SOUTH OF 59TH STREET.**

3d street, No. 172 East, 25x104, front and rear buildings; seller, Estate of Edward Lang; buyer, a Mr. Collett; brokers, John H. Loscarn & Co.; price, \$16,000; see No. 308 West 114th street. This property is a Winthrop Estate Leasehold.

Thompson street, No. 141, 25x100, five-story brick tenement with stores; sellers, Mandelbaum & Lewine; buyer, Angelo Alpi.

13th street, No. 124 West, 20.10x103.3, three-story and basement brick dwelling; seller, Wallace Stuart; buyer, Domenice Cella; brokers, N. Brigham Hall and John H. Dye; price, \$21,000.

37th street, Nos. 330 and 332 East, 48x98.11, two four-story brick flats; seller, Dr. V. Pressler; buyer, Charles Beckman; brokers, M. Bargebuhr & Son; price, \$34,000; No. 500 Manhattan avenue being given in part payment at \$22,500.

**NORTH OF 59TH STREET.**

97th street, No. 142 West, 17x100, three-story brick dwelling; seller, Eva Binswanger; buyer, S. Q. Mingle; brokers, Thomas & Son; price, \$17,000.

Manhattan avenue, No. 469, 16.8x100, three-story brick dwelling; seller, Eva Binswanger; buyer, S. Q. Mingle; brokers, Thomas & Son; price, \$16,000. Mr. Binswanger takes in part payment for this property and No. 142 West 97th street, 20 lots at Yonkers Park.

Columbus avenue, southwest corner of 105th street, 50x105, five-story apartment house and stores; seller, John Casey; buyer, Louise Schwegler; brokers, R. Pehlemann & Son; price, \$190,000. The same buyer bought the northwest corner of Amsterdam avenue and 85th street from Mr. Casey in May for \$200,000.

St. Nicholas avenue, No. 197, 30x65x25x80, five-story double flat; seller, Mrs. Laskei; buyer, Louis J. Horowitz, who has resold at a profit. The seller takes in exchange the three-story dwelling, No. 425 Pleasant avenue.

Pleasant avenue, No. 425, 15x65, three-story dwelling; seller, Louis J. Horowitz; buyer, Mrs. Laskei; see No. 197 St. Nicholas avenue.

114th street, No. 308 West, 26x100.11, five-story brick double flat; seller, a Mr. Collett; buyer, the heirs of the estate of Andrew Lang; brokers, John H. Loscarn & Co.; price, \$26,000, the estate giving in part payment at \$16,000 No. 172 East 3d street.

Boulevard, southwest corner of 115th street, 100x75, vacant; seller, Francis M. Jencks; brokers, Hall J. How & Co.; sold to an investor.

Morningside avenue, northeast corner of 120th street, 100x100, vacant; sellers, Ottinger Brothers; brokers, Hall J. How & Co.; sold to a builder for improvement

114th street, No. 279 West, 20x70x100, five-story single flat; sellers, Emma Y. Short and Margaret C. Stevens; brokers, Morton & Co.; price, about \$20,000, in exchange for lots on Home street, 167th street and Kelly street.

Manhattan avenue, No. 500, 18.9x95, five-story brick store and flat; seller, Charles Beckman; buyer, Dr. V. Pressler; brokers, M. Bargebuhr & Son; price, \$22,500; see Nos. 330 and 332 East 37th street.

76th street, No. 365 East, four-story brick tenement; seller, Elizabeth Muller; buyer, Richard J. Cain; brokers, Woods & Monroe.

148th street, No. 628 West, 16.8x99.11, three-story and basement two-family dwelling; seller, T. Fitzpatrick; buyer, Susan Schneider; brokers, Thomas & Son; price, \$12,500.

114th street, north side, 150 feet east of Amsterdam avenue, 50x100, vacant; seller, estate of Joseph M. Valentine; buyer, James Livingston; brokers, Duff & Rusher, and Hall J. How & Co. have resold these lots to a builder.

5th avenue, No. 1339, 25.3x96, five-story double flat; seller, Nicholas C. Seedorf; buyer, Oscar T. O'Neill; price, \$27,500.

106th street, south side, 135 feet east of Amsterdam avenue, 60x100, vacant; seller, Amanda McMann; buyers, McIntosh & Paterno; brokers, Charles S. Kohler & Brother. Purchase is made for improvement, as stated in our Building News.

134th street, No. 110 West, 27x87x100, five-story flat; seller, Thomas Maloney; buyer, John Madden; brokers, Barnett & Co.

in exchange for lots on Concord avenue, 25 feet south of 145th street. The transaction is said to represent a total of \$33,500.

7th avenue, east side, 25 feet north of 111th street, 75x100, vacant; seller, William E. Callender; buyer, Thomas K. Moore, who will improve, as stated in our Building News.

109th street, north side, 150 feet west of Columbus avenue, 50x100, vacant; seller, Francis Crawford. Buyer will improve.

M. Bargebuhr & Son were the brokers in the sale of No. 1341 5th avenue, and Manhattan avenue, 50 south of 117th street, mentioned in our "Gossip" column last week.

**NORTH SIDE.**

Valentine avenue, No. 2053, 16.8x100, two-story frame dwelling; seller, W. W. Munroe; buyer, Helena Piltz; price, \$4,000.

Elsmere place, 224 feet west of Marmion avenue, 25x100, vacant; seller, J. Trimmer; buyer, W. C. Bergen.

Stebbins avenue, corner Home street, irregular plot; seller, Olympia Bonfanti; buyers, Emma Y. Short and Margaret C. Stevens; brokers, Morton Co.; see No. 279 West 114th street.

167th street, near Hall place, 25x165, vacant; seller, Olympia Bonfanti; buyers, Emma Y. Short and Margaret C. Stevens; brokers, Morton & Co.; see No. 279 West 114th street.

Kelly street, near 165th street, 60x100, vacant; seller, Olympia Bonfanti; buyers, Emma Y. Short and Margaret C. Stevens; brokers, Morton & Co.; see No. 270 West 114th street.

Jerome avenue, east side, 75 feet north of Potter place, three three-story flats with stores; seller, M. A. Costello; buyer, S. Wright; broker, John Peters; price, \$18,000. Mr. Peters gives in part payment two lots at the northeast corner of Grand avenue and Buchanan place, one lot in Buchanan place, one in Aqueduct avenue, and two in Burnett place, near Barry street, at \$9,000.

Grand avenue, northeast corner of Buchanan place, Buchanan place, Aqueduct avenue, Burnett place, near Barry street, six lots; seller, S. Wright; buyer, M. A. Costello; broker, John Peters; price, \$9,000; see Jerome avenue, 75 feet north of Potter place.

Concord avenue, vacant, 25 feet south of 145th street; seller, John Madden; buyer, Thomas Maloney; brokers, Barnett & Co.; see No. 110 West 134th street.

**LEASES.**

Frothingham & Timpson have leased for Charles Banks the dwelling No. 58 West 40th street, for five years, at \$3,000 per year.

Charles L. Harrell has leased to the Sheffield Farm Co., through John T. Duff & Co., the store at the southeast corner of Amsterdam avenue and 145th street for ten years, the first five years at \$1,800 per year, and the balance of the term at \$1,920 per year. This corrects item in this column June 17th.

Douglas Robinson & Co. have leased for J. H. McCoom, executor, the premises on the north side of Madison square, No. 17 East 26th street, and No. 12 East 27th street, for the term of three years.

**OUT OF TOWN.**

Phillips & Hill have sold for Daniel Hoffman to L. D. Bahlul for improvement 78 lots on 1st and 2d streets, Mt. Vernon; price, \$45,000.

H. W. Nichols has sold for Mrs. Robert Sewell her country seat at Tarrytown, comprising several acres, dwelling and outbuilding, for \$25,000 to P. C. Costello.

Thomas & Son have sold for S. Q. Mingle to Eva Binswanger 20 lots at Yonkers Park for \$16,000. See No. 142 West 97th street and No. 469 Manhattan avenue above.

**ARE YOU INTERESTED IN REAL ESTATE.**

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

**BROOKLYN GOSSIP.**

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1897 and 1896:

	CONVEYANCES.	
	1897. July 23 to 29, inc.	1896. July 24 to 30, inc.
Total number .....	254	270
Amount involved .....	\$340,988	\$426,372
Number nominal .....	138	142
MORTGAGES.		
Total number .....	193	173
Amount involved .....	1,071,258	\$499,506
Number over 5 per cent.....	99	94
Amount involved .....	\$745,696	\$248,265
Number at 5 per cent or less .....	94	79
Amount involved .....	\$325,562	\$251,241
PROJECTED BUILDINGS.		
Number of buildings .....	40	57
Estimated cost .....	\$135,242	\$281,400

**THE BEST SMALL MAP.**

Send in Twenty-five cents for the "Columbus Guide," containing the best set that exists of small maps of New York City. Table of distances, street numbers, and a mass of other useful information. Published by Record and Guide, 14 and 16 Vesey street.

**Building News.**

**MERCANTILE.**

Broadway, southeast corner of Duane street. The William Astor estate, No. 23 West 26th street, will begin the erection of a twelve or sixteen-story office building, fronting 50 feet on Broadway and 110 on Duane street, as soon as the leases of the tenants on the ground expire, namely, on the first of May next. The architect has not as yet been selected.

1st avenue, southeast corner of 61st street. The packing-box factory recently destroyed by fire on this site will be rebuilt at a cost of \$10,000; Frederick Buse, No. 1118 1st avenue, owner; Wesley D. Hunter, No. 96 5th avenue, will probably be the architect.

**FLATS AND TENEMENTS.**

Sullivan street, east side, 125 feet south of Bleecker, six-story brick and stone tenement, 50x90; cost estimated at between \$45,000 and \$50,000; D. O. Mills, No. 15 Broad street, owner; Ernest Flagg, No. 35 Wall street, architect. This building, which is to be equipped throughout with the most modern sanitary appliances, is intended for a model tenement, and adjoins Mr. Mills's new \$350,000 lodging-house on Bleecker street, between Sullivan and Thompson streets, which is expected to be ready for occupancy about the first of September.

109th street, south side, 225 feet east of Amsterdam avenue, three five-story brick and stone flats; James H. Havens, No. 823 11th avenue, owner; Neville & Bagge, No. 217 West 125th street, architects.

Southern Boulevard, west of St. Ann's avenue, two five-story brick flats, with modern improvements, 25x75; cost, \$15,000 each; Jas. D. Edwards, No. 306 West 141st street, owner and builder.

7th avenue, east side, 25 feet north of 111th street, 75x100. Thomas K. Moore, of West Brighton, S. I., who has purchased this site, will erect two five-story flats and stores. C. A. Millner, No. 1236 Madison avenue, drew the plans for the buildings which Mr. Moore is putting up in the vicinity, on 111th street.

106th street, West, south side, 135 feet east of Amsterdam avenue, two 30-foot front apartment houses, with modern improvements; McIntosh & Paterno, No. 151 West 106th street, owners; Frank A. Lang, College avenue, near 164th street, architect.

**DWELLINGS.**

113th street, north side, 80 feet east of Riverside Drive, five five-story American basement dwellings, with modern improvements; cost, \$100,000; Daniel R. Kendall, No. 111 Broadway, owner; C. P. H. Gilbert, No. 18 Broadway, architect.

**WORKING GIRLS HOME.**

63d street, north side, between 2d and 3d avenues. The firm of Brunner & Tryon, No. 36 Union square, will furnish the plans for the Working Girls' Home, to be erected by the trustees of the Baron de Hirsch Fund. The estimated cost of the building is \$100,000.

**ZOOLOGICAL SOCIETY PLANS.**

Heins & La Farge, No. 5 Beekman street, have been entrusted with the preparation of the plans for the buildings of the New York Zoological Society, No. 69 Wall street. An advisory committee on the general scheme of the Society, consisting of Prof. Charles S. Sargent, of Harvard University, Thomas Hastings, architect, and Samuel Parsons, Jr., engineer, has been appointed.

**SOLDIERS' AND SAILORS' MONUMENT.**

The Soldiers' and Sailors' Monument Committee has adopted the terms of the competition of architects, as recommended by Bruce Price. Each architect will receive \$300 compensation for the submission of a plan, and the architect chosen will receive 5 per cent. of the cost. All plans must be submitted by September 15. The committee is not obliged to accept any of them.

**ALTERATIONS.**

Broome street, southwest corner of the Bowery. Samuel Kahn, who has a real estate office at No. 154 Madison street, has taken a fifteen-year lease of the Occidental Hotel, and will expend \$10,000 in remodeling the same. The kitchen will be removed to another part of the building, an electric light plant and new boilers will be put in, and the office and dining-rooms will be entirely renovated. Mr. Kahn acts as his own architect, and may be seen on the premises.

9th street, No. 53 East, alteration of dwelling for business purposes; M. Rosenstein, owner; L. Korn, Nos. 37 and 39 Maiden lane, architect.

27th street, No. 36 East, four-story dwelling, 25x60, will be altered to store and office building; alterations will include new front; cost, \$3,000; David Bettman, No. 18 Broadway, owner; M. Bernstein, No. 145 Centre street, architect.

50th street, Nos. 104 and 106 West, addition to brick stable; Park & Tilford, No. 917 Broadway, owners; C. L. W. Eidlitz, No. 1123 Broadway, architect.

Pearl street, Nos. 520 and 522, size 15.9x25x45.4x41.9x40.9; John V. Halk, No. 522 Pearl street, owner; alterations due to Elm street widening. H. Gilvarry, No. 1 Broadway, has been selected as architect.

Crosby street, No. 159, fire repairs, including carpentering, roofing, etc.; cost, \$1,000; Henry Dazian, No. 26 Union square, owner; William Adams, tenant.

**MUNICIPAL.**

The Board of Estimate and Apportionment has approved the plans submitted by the Commissioner of Public Works for a public bath-house on Rivington street, near Goerck. The plans,

a description of which may be found in the Record and Guide for July 10, were drawn by Cady, Berg & See, No. 31 East 17th street.

Chief Engineer Birdsall, of the Department of Public Works, No. 150 Nassau street, states that bids will soon be advertised for the new Willis Avenue Bridge, to be constructed across the Harlem River. The bridge will be nearly half a mile long, beginning at 125th street and 1st avenue and extending to 134th street and Willis avenue, and will cost \$2,000,000. It will consist of two spans and a draw, supported by three granite piers; the southern portion will be of solid granite; the northern approach steel and granite. The city has title to the land required for the approaches.

The trustees of the College of the City of New York have determined to invite competitive plans from certain of the more eminent architects for the new buildings which it is proposed to erect on Convent, Amsterdam and Edgecombe avenues and 135th street. Each competitor will receive \$350. The competition will probably come off in September.

#### RECEIVING ESTIMATES.

Estimates will be received at the Department of Public Charities, No. 66 3d avenue, until August 11, at 10 a. m., for a new morgue to be erected over the water, near Bellevue Hospital dock, at the foot of 26th street, East River; also for a department office and steel shed on pier at same location. The form of contract, including specifications, and showing the manner of payment, can be obtained at the office of Withers & Dickson, architects, Bible House, Astor place.

Estimates will be received by the Commissioner of Public Works at No. 150 Nassau street, in the Chief Clerk's office, Room No. 1704, until August 10, at 12 m., for regulating and paving the roadway of Boulevard Lafayette, from 11th avenue to Kingsbridge road. Blank forms of estimate may be obtained, and specifications may be seen, in the Bureau of the Water Purveyor, on the second floor, No. 150 Nassau street.

Estimates for erecting a building for the Fire Department on the south side of 140th street, 125 feet west of Amsterdam avenue, will be received by the Board of Commissioners of the Fire Department at its office, Nos. 157 and 159 East 67th street, until August 11, at 10.30 a. m. For particulars apply to the office of the Board.

Estimates will be received by the Department of Public Parks at its offices, Arsenal Building, 64th street and 5th avenue, Central Park, until August 9, at 2 p. m., for improving St. John's Park. Blank forms for proposals may be obtained, and specifications may be seen, at the offices of the Department.

Estimates will be received by the Commissioner of Street Improvements of the 23d and 24th Wards at his office, 3d avenue and 177th street, until August 10, at 11 o'clock, for regulating, grading, setting curbstones, flagging the sidewalks, and laying crosswalks in East 167th street, from Sheridan avenue to the New York & Harlem Railroad; Fox street, from Westchester avenue to Freeman street; Crotona Park, North, from Arthur avenue to East 175th street; East 168th street, from Franklin avenue to Boston road; Undercliff avenue, from Sedgwick avenue to pavement 500 feet south of Washington Bridge; for regulating and paving and laying crosswalks in Wales avenue, from Westchester avenue to 149th street; for re-regulating, re-grading, and paving St. Ann's avenue, from Southern Boulevard to 138th street; 139th street, from 3d avenue to Willis avenue; Courtlandt avenue, from 46th to 63d street; Webster avenue, from 165th street to the north side of Pelham road; and for constructing certain sewers in Kingsbridge road, Tiffany street, Bailey avenue, Bainbridge avenue, Fordham road, Nelson avenue, Rogers place, and East 135th street. Blank forms of estimate may be obtained, and specifications may be seen, at the office of the Commissioner.

Estimates will be received at the office of the Board of Commissioners of the Fire Department, Nos. 157 and 159 East 67th street, until August 11, at 10.30 a. m., for alterations and repairs to the fire building, No. 253 Spring street. For particulars apply to the office of the Board.

#### CONTRACTS AWARDED.

3d avenue, northeast corner of 103d street, five-story flat; Jacob Korn, Nos. 37 and 39 Maiden lane, owner; Louis Korn, same address, architect. The mason contract has been awarded to T. J. Brady, No. 156 5th avenue, and the carpentry to Frederick Klingman, No. 131 West 42d street.

45th street, Nos. 59 and 61 East, nine-story apartment house; the Imperial Realty Co., No. 503 5th avenue, owner; C. P. H. Gilbert, No. 18 Broadway, architect. The contract for the mason work, iron work, fireproofing, plastering, and rough carpentry work has been awarded to Isaac A. Hopper, No. 219 West 125th street.

#### BROOKLYN.

Bedford avenue, near Atlantic. The Medical Society of the County of Kings, No. 356 Bridge street, has bought a plot of land at this location, and will erect on it a fireproof society building, at a cost of \$50,000. Architects are invited to submit competitive plans. Mr. Frank Freeman, No. 132 Nassau street, New York City, has been retained as advisory architect. Particulars in regard to the competition may be had from him or by application to the Chairman of the Building Committee, No. 356 Bridge street.

1st street, north side, west of 6th avenue, four-story brick and stone flat, 28x70; cost, \$6,000; M. S. Buckley, No. 287 10th street, owner; W. M. Coots, No. 240 Flatbush avenue, architect (plans only).

2d street, North. The Brooklyn City Works Department will erect a pier roof-garden costing \$15,000 at the foot of this street. The structure will be of wood and iron, 206x50. P. J. Lauritzen, No. 24 East 23d street, New York City, is the architect.

Tompkins avenue, near Jefferson, five-story, fire-proof, stone stores and lodge rooms, 60x90; cost, \$100,000; Royal Arcanum Society, owner; J. L. Young, No. 1221 Fulton street, architect.

Jamaica and Bushwick avenues, two-story frame hotel, 140x136; cost, \$15,000; Joseph Breitkopf, No. 135 New Jersey avenue, owner; Charles Infanger, No. 2590 Atlantic avenue, architect.

Ewen street, near Skillman avenue, four-story brick and stone flat, 25x65; Mr. Wehmhoefer, on site, owner; F. J. Berlenbach, No. 260 Graham avenue, architect.

Ralph avenue, near Prospect place, one-story Raines Law hotel (frame) and bowling alley, 32x121; cost, \$2,000; John Eckelkamp, on premises, owner; Chas. Infanger, No. 2590 Atlantic avenue, architect.

#### METROPOLITAN DISTRICT.

Newtown, L. I.—Estimates will be received by the Board of Education of Union Free School District No. 1, for the construction of a three-story brick school building. Plans and specifications may be seen on and after July 26 at the office of F. de Hass Simonson, and also at the office of Boring & Tilton, architects, No. 57 Broadway, N. Y. City. For further particulars see our advertising columns.

Clifton, S. I.—Two and a-half story frame dwelling; cost, \$9,000; Dr. W. F. Jenkins, care of architect, owner; E. A. Sargent, No. 18 Broadway, N. Y. City, architect.

Hicksville, L. I.—Alterations to two-story frame schoolhouse; cost, \$3,500; Board of Education, owner; L. Birdsall, No. 94 Liberty street, N. Y. City, architect.

Jamaica, L. I.—Frame dwelling, 20x32; cost, \$2,500; E. L. Conklin, owner; H. E. Haugaard, Richmond Hill, L. I., architect.

Richmond Hill, L. I.—Frame dwelling, 21x32.6; cost, \$2,600; William Hunrath, owner; H. E. Haugaard, architect.—Frame dwelling, 21x32.6; cost, \$2,600; F. S. Hastings, owner; H. E. Haugaard, architect.

Newtown, L. I.—Metropolitan and Cooper avenues, two-story frame hotel and road-house, 37.6x78; cost, \$7,000; Leonard Meisel, Wyckoff and Putnam avenues, Brooklyn, owner; W. B. Wills, No. 17 Troutman street, Brooklyn, architect.

Quaker Hill.—Two and a-half story frame summer residence; E. R. Ferriss, Jersey City, N. J., owner; J. A. Resch, No. 71 Jackson avenue, Jersey City, architect.

Mount Vernon.—Prospect avenue, corner of Fulton, two and a-half story frame dwelling, 52x44; cost, \$10,000; J. H. Graham, Jr., No. 104 East 13th street, N. Y. City, owner; F. G. Smith, Greenwich, Conn., architect.

#### NEW YORK STATE.

Cohoes.—Two and a-half story frame dwelling, 43x45; cost, \$6,000; George N. Fitts, owner; private plans; Lindley Bros., Williamstown, Mass., general contractors.

Sing Sing.—Alterations to St. Paul's Church, including new roof and organ loft; Rev. Dr. Niles, rector; J. W. Walter, No. 156 5th avenue, N. Y. City, architect.

#### NEW JERSEY.

Jersey City.—Oak street, between Jackson and Bergen avenues, three two-story frame dwellings; cost, \$6,600; Beach Bros., owners; N. E. Smith & Son, architects.—Newark avenue, No. 63, alterations to brick store; cost, \$5,000; James C. Malone and David J. Lunsden, owners; H. Kreidler and Charles E. Heberd, No. 62 Broad street, architects.—Waverly street, near Oakland avenue, two-story frame dwelling, 22x42; cost, \$3,000; Edward A. Bonner, owner and architect.—Woodward avenue, Nos. 82 and 84, two three-story frame flats, 25x64; cost, \$4,500 each; Frank Woolsey, No. 16 Belmont avenue, owner; E. M. Patterson, No. 76 Montgomery street, architect.—Ferry street, between Sherman and Central avenues, two-story frame apartments, 22x36; cost, \$3,000; Chas. and Sophie Brockstedt, No. 78 Bloomfield street, Hoboken, owners; Emil Guhl, No. 19 Charles street, architect.—Harrison avenue, between the Boulevard and West Side avenue, two-story frame dwelling; cost, \$2,800; Joseph G. Rosman, owner; John Haddon, No. 247 Cambridge avenue, architect.

West Hoboken.—West street, northwest corner of Monastery, two-story frame store and flat; cost, \$4,000; Louis and Kate Zanfrini, owners; George B. McIntyre, Bank Building, architect.

Newark.—Bergen street, No. 670, three-story brick flat, 22x56; cost, \$6,000; Jos. Kohl, owner; W. K. Schoenig, No. 418 Springfield avenue, architect.—Norfolk street, No. 23, three-story brick tenement, 30x50; cost, \$5,500; Michele Pinto, owner; Chas. M. Valentine, No. 270 Passaic street, architect.—Fairmount avenue, No. 38, three-story brick flat, 21.6x48; cost, \$4,500; John Henrich, owner; F. Steinbrenner, Springfield avenue, architect.—Bowery street, No. 148, two-story brick blacksmith shop and dwelling, 25x57; cost, \$4,000; John Jennings, owner; H. C. Klemm, No. 240 Market street, architect.—18th street, No. 139 South, three-story frame flat, 22x40; cost, \$3,000; Andrew Gummerman, owner; Wm. M. Eisenbiegler, No. 661 Springfield avenue, architect.—13th avenue, No. 29, kitchen extension to three-story—Murray st., cost \$2,500; Dr. Chas. F. Kraemer, owner; E. A.

Wurth, No. 748 Broad street, architect.—Ridgewood avenue, No. 104, two and a-half story frame flat, 20x26; cost, \$2,500; Mrs. Elizabeth Breitenbacher, No. 48 Hollywood avenue, owner; private plans; Collyer & Coddington, No. 99 9th avenue, general contractors.—Orange avenue, No. 307 South, alteration to two and a-half story frame store and dwelling, 21x30; cost, \$2,000; John M. Gwinnell, Nos. 50-56 Mechanic street, owner; Thos. Cressey, No. 800 Broad street, architect.—Market street, Nos. 225 and 227, new store front; cost, \$1,000; John Hensler, Jr., Hamburg place, owner; H. C. Klemm, No. 240 Market street, architect.—High and Mercer streets, three-story brick dwelling; Dr. Emanuel Schwarz, owner; E. A. Wurth, No. 748 Broad street, architect.

Bayonne.—30th street, north side, between Avenues C and D, two-story and addition frame double dwelling; cost, \$3,500; George Taylor, Newark, N. J., owner; F. F. Martinez, Jr., architect.

Secaucus.—Paterson Plank road, two two-story frame dwellings; cost, \$3,000 each; Bernhard Borgstede, owner; Emil Guhl, No. 19 Charles street, Jersey City, N. J., architect.

Orange.—Dennis place, two and a-half story frame dwelling; cost, \$4,000; James Eggleston, No. 12 West 23d street, N. Y. City, owner; W. D. Crow, No. 160 5th avenue, N. Y. City, architect.

Passaic.—Three-story brick office building; cost, \$5,500; N. Y. Belting and Packing Co., No. 25 Park place, N. Y. City, owner; Herman Fritz, architect.—5th street, near Passaic, frame dwelling; cost, \$2,500; James Cain, owner; John T. Harrop, Garfield, N. J., architect.

Paterson.—East 16th street, two and a-half story frame flat; cost, \$4,000; G. W. Bothyl, owner; Pieter Stam, North 8th and Park streets, Hawthorne, N. J., architect.—Market street, No. 452, three-story frame store and flat; cost, \$3,500; Sarah Finn, owner; August Rahm, architect.—3d avenue, No. 119, two-story frame dwelling; cost, \$2,500; Jacob De Lazier, owner; Pieter Stam, North 8th and Park streets, architect and builder.

Elizabeth.—North Broad street, near Wilder, frame dwelling; cost, \$4,500; Katherine and William Sattler, owners; G. Clinton McKenzie, architect.—Two-story frame double dwelling; cost, \$2,500; Jesse Hazell, Rahway, N. J., owner; George Palliser, No. 32 Park place, N. Y. City, architect.—5th street, No. 134, two-story frame addition to shooting gallery; cost, \$2,500; Valentine Marx, owner; B. Oesterheld, architect.

Plainfield.—La Grand avenue, No. 312, alteration to two and a-half story frame dwelling; cost, \$3,500; Pamela A. Howard, Brooklyn, N. Y., owner; Lancaster & Rogers, Babcock Building, architects.—Albert street, two and a-half story frame dwelling; cost, \$3,500; Blanchard E. Randolph, owner; Lancaster & Rogers, Babcock Building, architects.

Merchantville.—Two two and a-half story frame dwellings, 36x60; cost, \$6,000; James McMurray, owner; Schermerhorn & Rhinehold, No. 430 Walnut street, Philadelphia, Pa., architects.

Haledon.—Mason avenue and Barbara street, three-story frame flat; cost, \$3,000; Joseph Bozzo, Manchester, N. J., owner; William Stolk, No. 97 Highland street, Paterson, N. J., architect.

Harrison.—Cleveland avenue, near 4th street, two-story and addition frame dwelling; cost, \$2,500; Matthew Reilly, owner; Jas. B. Cook, architect and builder.

Arlington.—Laurel avenue, two and a-half story frame dwelling; cost, \$2,000; Emily Mason, Kearney, N. J., owner; G. E. Teets, architect.

Vailsburgh.—Richelieu terrace, two and a-half story frame dwelling; cost, \$4,000; Oscar E. and Margaret J. McMurray, Newark, owners; E. A. McMurray, No. 22 Clinton street, Newark, architect.—Columbia Heights, two and a-half story frame dwelling, 25x30; cost, \$2,500; Mr. Van Houten, care of architect, owner; J. H. and W. C. Ely, Broad and Clinton streets, Newark, N. J., architects.

Wood Cliffe.—Two two-story and addition frame dwellings; cost, \$5,500; Mary A. and Clara F. Gruett, North Bergen, N. J., owners; R. C. Dixon, Jr., No. 146 Bergenline avenue, Town of Union, architect.

## Questions and Answers.

### FORECLOSURE OF MORTGAGE—ABSENT DEFENDANT.

To the Editor of THE RECORD AND GUIDE:

Will you kindly advise me in the following matter? I hold a mortgage which is overdue, and on which I have demanded payment of the party of whom I received the last interest payment, but he informs me that he has sold same to some one who is now in Europe, and who has not put deed to him on record. Mortgage was made by C to B, and B assigned same to me. C sold to D, of whom I received the interest on same to the present time. I demanded payment of principal of D, but D paid no attention to my demand, and I instituted foreclosure against D, and on service of papers upon D he informs me that he is no longer the owner of the property, and that the owner is in Europe. But I cannot find any record of said deed, and would ask you whether I must wait for my money until said party returns, or what I can otherwise do in the matter?

Answer.—You do not say whether D informed you what the name of the party he sold to was, or gave you his address where papers could reach him in Europe. Section 438 of the Code of Civil Procedure provides, "An order directing the service of a summons upon a defendant, without the State, or by publication, may be made in either of the following cases \* \* \* here,

after diligent inquiry, the defendant remains unknown to the plaintiff, or the plaintiff is unable to ascertain whether the defendant is or is not a resident of the State \* \* \* where the defendant, being a resident of the State, has departed therefrom, with intent to defraud his creditors, or to avoid the service of a summons, or keeps himself concealed therein, with like intent \* \* \* where the defendant, being an adult, and a resident of the State, has been continuously without the United States more than six months next before the granting of the order, and has not made a designation of a person, upon whom to serve a summons in his behalf, as prescribed in section four hundred and thirty of this act; or a designation so made no longer remains in force; or service upon the person so designated cannot be made within the State, after diligent effort." If D made a bona fide sale of the property, and gave you the name and address of his grantee, you would be safer to make the latter a party to your foreclosure proceedings; in such case wait until his return and serve him personally with the summons, or, if he does not return within six months of his departure, serve him with the summons by publication. If you cannot, by diligent inquiry, learn the name of D's grantee, make him a defendant by the name of John Doe, whose real name is unknown to the plaintiff, and serve him with the summons by publication. It may be that, for reasons of his own, D is lying to you. If you are convinced of this you can get an order of the court for the examination of D, previous to trial, in order to enable you to frame your complaint. Having been informed by D that he has sold the property, you may have trouble if you do not make diligent effort to ascertain who the purchaser is. Your case is one that you should submit to a lawyer, if you have not done so already. Did you not employ a lawyer when you "instituted foreclosure" against D?—Law Editor.

### BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

In to-day's edition of the Record and Guide (July 10th), on page 53, I notice, under the headline "Broker's Commission," an inquiry on this subject. Your correspondent refers in particular to a question, answered in your paper May 1st. You say in reply that this answer was given to a Brooklyn inquiry. Now I wish to state that this is a mistake on your part. Said question was sent by me about April 18th, dated very plainly "New York," and signed "Amsterdamer." It appears to me it would be only fair if you correct this error in your next issue, as the dispute I had on this point with my principal was settled on the basis of your decision. But, according to your statement of to-day, it looks as if I had acted in bad faith dating my letter from Brooklyn instead of New York, and while the amount involved in this case is only small, it throws a cloud upon my reputation as to my fairness and honesty. My contention to-day is the same as on May 1st, that a broker has a right to charge a just and fair commission for his labor, which in this case was a negotiation of about two months for the lease of a stable, amounting in total to \$1,800, and for which two and one-half per cent. the first year, and one per cent. the following year, total \$27, which was in no way an overcharge. I hope you will appreciate the motive of my explanation and correct your statements.

Answer.—We understand that the "custom of the trade" as to the commission for leasing for long terms differs in New York and Brooklyn. As to the query published on May 1st, we have not the original at hand and, therefore, cannot verify "Amsterdamer's" statement from the original manuscript, but we have no doubt that his statement is correct, and can but express our regrets if a misapprehension has arisen. At the same time we can only repeat that in New York City the commission for renting for one and under three years is 2½% on first year's rental, and for leasing for term of three years and upwards 1% on gross rental, except by special agreement.

### NINTH AVENUE.

To the Editor of THE RECORD AND GUIDE:

Kindly inform us as to what was done with the bills introduced at Albany last session, (1) to pave 9th avenue with asphalt from 14th to 60th street, and (2) prohibiting any local assessment for the small park at 9th avenue and 27th street.

Answer.—(2) Passed the Assembly, but got no further. (1) We find no reference to this in a list of bills passed affecting N. Y. City, and conclude it also failed to pass. The list includes T. F. Meyer's bill providing for repaving 9th avenue with granite.—Law Editor.

### CONTRACT.

To the Editor of THE RECORD AND GUIDE:

In the Record and Guide of July 10th, page 53, appears a question relating to a sixty-days' clause in a certain contract between A and B. Now, leaving the case as stated in said question, and adding that A prevented B from carrying out his contract, by delaying him sixty days, making him wait for a certain permit, which A, according to contract, should furnish, then when the above-named permit was furnished, B did complete the contract. Within a week A makes B a payment on account of last payment. Does A hereby nullify the sixty-day clause?

Answer.—In equity B is entitled to the whole of his last payment if the sixty days' delay was caused by A's remissness in obtaining the permit.—Law Editor.

(For further questions and answers see page 175.)

FINANCIAL.

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**AUCTION SALES OF THE WEEK.**

The following are the sales that have taken place in the city auction rooms during the week ending July 30.

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

This list does not include properties bid in or withdrawn by the owners.

AT NO. 111 BROADWAY.

B. L. KENNELLY.

\*14th st, No 506, s s, 121 e Av A, 25x103.3, 5-sty brk tenem't with stores and 5-sty brk tenem't on rear. Solomon Jacobs. (Amt due \$15,526). \$12,000

JOHN T. BOYD.

2d av, No 334, e s, 76.11 n 19th st, 15.1x100, 4-sty brk tenem't. Timothy Donovan. (Partition sale) 8,000

WILLIAM KENNELLY.

Av B, No 207, e s, 29.3 1/2 s 13th st, 24.1 1/4 x 93.2, 4-sty brk tenem't and 4-sty brk tenem't in rear. J W Brown. (Executor's sale) 16,225

\*113th st, No 427, n s, 293 w Pleasant av, 25x100.10, 4-sty brk tenem't and 3-sty brk tenem't on rear. Henry Hartfield. (Amt due \$3,351; prior mort \$ ) 19,915

\*45th st, No 133, n s, 86 e Lexington av, 14x60, 4-sty brk dwell'g. Julia Wunderlich. (Amt due \$12,309) 12,000

109th st, No 331, n s, 375 e 2d av, 25x100.11, 2-sty frame building on rear of lot. Henry F Meyer. (Partition sale) 4,950

PETER F. MEYER & CO.

Rivington st, No 337 [begins Rivington st, s Mangin st, Nos 75 and 77, w cor Mangin st, 24.1 x 75, 3-sty brk tenem't with stores on Rivington st and 4-sty brk tenem't on Mangin St. William Gay. (Amt due \$1,877; prior mort \$ ) 11,675

JAMES L. WELLS.

\*4th st, No 372, s w s, 121 s e Av D, 23x96, 3-brk tenem't. (Amt due \$8,223). Margaret Ludwig. 9,000

L. J. PHILLIPS & CO.

\*Canal st [begins Canal st, No 431, n w cor Varvarick st, runs w 26.6 x n 28.11 x w 1.5 x n 6.8 x w, n and n w to an alleyway, x e 4.2 to Varick st, x s 62 to beginning, 3-sty brk building with stores on Canal st and 1-sty frame building on Varick st. Elizabeth S Lord. (Amt due \$18,829; conveyed July 20, 1893, for \$23,600) 13,000

D. PHOENIX INGRAHAM.

Rogers pl, w s, 649.10 n Westchester av, runs w 86.5 x n 17.11 x e 40.4 x e 52.7 to Rogers pl, x s 14, 2-sty frame dwell'g. James G Patton party in interest. (Amt due \$2,055) 2,250

\*Columbus av, No 489, e s, 73.2 s 84th st, 27x100, 5-sty brk flat with stores. Isabella H Fisher. (Amt due \$8,442; prior mort \$37,500) 41,793

\*Columbus av, No 487, e s, 100.2 s 84th st, 27.6 x 100, 5-sty brk flat. Isabella H Fisher. (Amt due \$8,453; prior mort \$37,500) 41,793

Total 192,602  
Corresponding week, 1896 183,668  
Total Jan 1, 1897 to date 24,881,105  
Corresponding period last year 21,318,742

**CONVEYANCES.**

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

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

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

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

The street and avenue numbers given in these lists are, in all cases, taken from the Insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

**NEW YORK CITY.**

July 23, 24, 26, 27, 28, 29.

Allen st, No 20, e s, abt 100 n Canal, 3-sty frame (brk front) tenem't. 1/4 part. Wm H Reichow to William Johann. B & S. July 28. 2,200

Bowery, No 252, w s, abt 185 n Prince st,

MISCELLANEOUS.

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21.1x92.5x20.10x92.8, 4-sty brk building. Donald Mackay exr of Eliz R B King to Annie C King. 1-3 part. July 8. B & S. nom

Same property. Same to Edith King, Brooklyn. 1-3 part. July 8. B & S. nom

Cannon st, Nos 75 and 77, s w cor Rivington st. Party wall agreement. Eliz S Clark, Cooperstown, N Y, with Jacob D Lipkowitz. May 18. nom

Cherry st, No 140, n s, 289.10 e Catharine st, runs n 108.6 x w 0.6 x n 51.3 x e 25 x s 156.7 to Cherry st, x w 24.6, 5-sty brk tenem't with stores and 6-sty brk tenem't on rear. John J Sullivan, Brooklyn, to Benj F Trumpy. B & S. All liens. Sept 15, 1886. nom

Same property. Sarah A Trumpy to John J Sullivan, Brooklyn. B & S. All liens. Sept 15, 1886. nom

Greenwich st, No 57, e s, abt 28.5 s Edgar st, 21.8x40.10 to Trinity pl, x20.11x45.11, 5-sty brk stores and lofts. Martha E Weed to Chas H Dugliss. Mort \$15,500. July 22. val consid

Greenwich st, Nos 120 and 122 | s w cor Albany st, No 2 1/2 bany st, runs s 50.5 x w 47.4 x s 40 x w 20.6 x n 55.4 to Albany st, x e 65, two 3-sty brk stores and tenem'ts on Greenwich st and 2-sty brk building on Albany st. John Sherry, Sag Harbor, N Y, and Francis S Sherry, Brooklyn, to Louisa A Finck. Mort \$40,000. July 19. nom

Lewis st, s w cor 6th st, runs w 65 x s 19.5 x e 35.7 x s 0.9 x e 32 to Lewis st, x n 20.4, vacant. 1/2 part. Harriet Wolbach, extrx of Michael Wolbach to Ferdinand Kurzman. Mort \$4,500. July 28. 2,300

Same property. Ferdinand Kurzman to Sophie wife of August Hoerberman. Mort \$6,500. July 29. 10,500

Mangin st, No 101, w s, 55.5 s Stanton st, 15.9x100, 5-sty brk tenem't with stores. Harry Robinowitz to Annie Heisler. Mort \$14,000, taxes, &c. July 23. nom

Mangin st, Nos 97 and 99, w s, 71.1 s Stanton st, 50x100, two 5-sty brk tenem'ts with stores. Eugene C Potter to Richard C Voth. Morts \$41,000. July 26. nom

Montgomery st, No 67, e s, 47.6 n Cherry st, 21.10x58.7x20.5x57.5, 6-sty brk tenem't. Allen W Ramsey to Moser Arndtstein. Mort \$11,000. July 22. See 116th st. exch and 250

Walker st, No 81, s s, 36 e Cortlandt alley, 36x100, 6-sty stone front store and lofts. Edwin Matheson to Marion V Butler. Mort \$80,000. Aug. 7, 1896. 120,000

Washington st, w s, 79.6 n Murray st, 25.9x

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56.10x25.11x56.3. Release of rents. Rec-tor, &c, of Trinity Church to Cornelius F Kingsland. 100

9th st, No 726, s s, 332.11 e Av C, 24.11x 93.11, 5-sty brk tenem't with stores. Bernard Friedman to Katie Grosch, Brooklyn. Mort \$10,000. July 21. nom

10th st, No 418, s s, 256.3 e Av C, 22.9x92.3, 4-sty brk tenem't with stores. Amelia Hecht to Michael Link, Hicksville, L I. July 21. Mort 9,750. nom

14th st, No 234, s s, 475 w 7th av, 25x103.3, 5-sty stone front tenem't. Henry P Ker-nochan, New Orleans, La, to Ralph O Ives. April 23. Mort \$22,000. B & S. nom

Same property. Ralph O Ives to Wm S Ker-nochan. June 11. All liens. B & S. nom

18th st, No 238, s s, 116 w 2d av, 24.6x80, 4-sty brk tenem't. Ann L Kenny widow to J Pierpont Morgan. July 28. 32,500

18th st, No 419, n s, 340 w Av A, 25x92, 5-sty brk store and tenem't. Samuel H Stone, William Hartfield and Abraham Nel-son to Nani Happ. Mort \$12,000. June 1. 20,000

19th st, No 131, n s, 135 e Irving pl, 24x 79, 5-sty brk flat. James M Fitzpatrick to Annie T Morgan. Mort \$35,000. July 26. exch

21st st, No 228, s s, 325 e 3d av, 21x92, 3-sty brk tenem't. Cath A Donovan wife of James J to Chas F Murphy. Mort \$4,- 500. July 26. 9,200

21st st, Nos 332 and 334, s s, 220 w 1st av, 40x92, two 5-sty brk tenem'ts. Moses Schloss to Moses Katz. Morts \$20,000. July 15. 28,000

23d st, No 460, s s, 112 e 10th av, 22x98.8, 5-sty stone front tenem't. Sarah J Van Sielen, wife of Geo W to Cora C Russell. July 29. 100

26th st, No 539, n s, 455 w 10th av, 24x98.9. 15,000

26th st, Nos 545 and 547, n s, 527 w 10th av, 48x98.9. Three 4-sty brk tenem'ts. Elizabeth wife of John Meyer to Eustach Sieber. Mort \$25,500. July 23. 100

28th st, No 358, s s, 146.5 e 9th av, 21.5x98.9, 3-sty brk dwell'g. Rudolph Gies to Andrew Ward. Mort \$13,000. July 29. 15,000

29th st, No 153, n s, 95 w 3d av, 25x98.9, 5-sty brk tenem't with stores. John J Devoe to Clara L De Voe. B & S. May 2, 1896. 100

30th st, No 11, n s, 207.2 e 5th av, 21.5x85, 5-sty stone front building. Francisco Bianchi to Haskel Silverman. Mort \$16,000. July 1. 34,000

32d st, No 140, s s, 415 w 6th av, 20x49, 3-sty brk dwell'g. Frederic R Coudert and ano trustees under will of Edward Stern to Geo G Guion. B & S. Mort \$7,000. Sept 14, 1895. 9,280

33d st, Nos 135 to 139, n s, 100 w Lexington av, 88.4x80, three 5-sty brk flats. Release mortgage. James Bradley, trustee to John H Kearns. July 29. 100

Same property. Martha W Horgan and Fannie G Slattery to same. All liens. June 29. 100

34th st, No 646, s s, 199 e 12th av, 26x98.9, 3-sty brk store and tenem't. John S Cram to John S Cram and ano exrs and trustees Harry S Cram. Q C. July 27. 100

35th st, No 432, s s, 375 w 9th av, 25x98.9, 4-sty brk tenem't and 3-sty brk tenem't on rear. Johanna Feeney and Michl J Lane to Patrick McKenna. Sub to encroachments. July 23. 16,500

Same property. John J McKelvey to Johanna Feeney and Michl J Lane. 1-12 part. C a G. March 9, 1896. 800

37th st, No 234, s s, 165 w 2d av, 20x98.9, 4-sty brk tenem't. Joseph Mackey et al, exrs of Martin Mackey to Fredk G Letsch. Mort \$6,500. July 15. 8,000

45th st, No 227, n s, 454.2 e 8th av, 20.10x100.5, 5-sty stone front dwell'g. Eugene H Conklin to Elizabeth R Rechel. Mort \$15,000. July 28. 100

49th st, No 452, s s, 165 e 10th av, 21.6x100.5, 4-sty stone front tenem't. Margaret Ritz to Maria McManus. July 26. Mort \$5,000. 100

51st st, No 354 W. All title, etc. Blanche Frankfort to Samuel Wasserman. June 2. 100

52d st, No 316 East, s s, abt 220 e 2d av, 4-sty stone front dwell'g. Release mortgage. Bowery Bank to Herman Wertheim. July 28. 100

52d st, No 316, s s, 218 e 2d av, 19x100.5, 4-sty stone front tenem't. Kate Rendel widow to Hulda Wittner. B & S. Mort \$10,000. July 28. 100

52d st, No 331, n s, 381 w 8th av, 31.2x100.9x22.8x100.5, 5-sty brk flat. Release mort. Wm H Busey, of Champaign Co, Ill, to Eleanor J and Agnes D Robinson and Frederick Klingman. July 23. val consid Same property. Agnes D Robinson to Eleanor Snyder. Mort \$32,000. July 15. See Convent av. 100

54th st, No 331, n s, 283.9 w 1st av, 19.9x100.5, 5-sty brk store and tenem't. Foreclos. Chas Donohue to David Cohen. July 2. 8,575

55th st, No 326, s s, 312.6 e 2d av, 12.6x100.5, 4-sty stone front tenem't. Philipp C Schmidt to Balthaser Hofmann, Somerville, N J. Mort \$6,000. July 29. 9,000

64th st, No 25, n s, 350 w Central Park West, 25x100.5, 5-sty stone front flat. Foreclosure. Edward L Patterson to Geo W Kitchell. July 27. 4,500

64th st, No 27, n s, 375 w Central Park West, 25x100.5, 5-sty stone front flat. Foreclosure. Same to same. July 27. 4,500

64th st, No 29, n s, 400 w Central Park West, 25x100.5, 5-sty stone front flat. Foreclosure. Same to same. July 27. 4,500

64th st, n s, 350 w Central Park West, 75x100.5. Geo W Kitchell to New York Realty Savings Co. Morts \$94,500. July 27. 100

69th st, No 110, s s, 100 w Columbus av, 18x100.5, 4-sty stone front dwell'g. Lewis L Bedell, Brooklyn, to Grace H Pellette. Mort \$18,000. July 2. 27,500

70th st, Nos 317 and 319, n s, 275 e 2d av, 50x100.5, two 5-sty brk flats. 100

24th st, No 402, s s, 81.6 e 1st av, 25x98.9, 5-sty brk tenem't. 100

93d st, No 66, s s, 211 e Madison av, 21x100.8, 5-sty stone front flat. Abraham Weinberg to Simon Uhlfelder. All title. All liens. June 17. 100

72d st, No 350, s s, 200 w 1st av, 16.8x102.2, 3-sty stone front dwell'g. Foreclosure. John H Rogan to Jennie Blum and ano, exrs and trustees under will of Albert Blum. July 26. 9,500

72d st, Nos 153 and 155, n s, 210 w 3d av, 39.5x102.2x39.10x102.2, 8-sty brk flat. 100

Henry E Woodward, Morris Township, N J, to James Livingston. Morts \$75,000. July 15, see 140th st, last week's Conveyances. Corrects error in last number as to building. val consid

73d st, No 137, n s, 350.1 w Columbus av, 18.9x102.2, 3-sty brk dwell'g. Agnes H wife of and Elbridge J Moore to Eliz S Clark, Cooperstown, N Y. Morts \$20,000. July 28. 100

74th st, No 326, s s, abt 220 e 2d av. Declaration that actual consideration in deed is \$13,250. Fannie Gottlieb, exr of Joseph Gottlieb to Amelia Davis. May 14. 100

78th st, No 314, s s, 177.6 e 2d av, 17.6x102.2, 2-sty brk dwell'g. Isaac Sanger to Isaac Semel. July 27. 8,500

86th st, No 316, s s, 241.1 w West End av, 21x102.2, 4-sty stone front dwell'g. Harris H Hayden to Lucien C Warner. Mort \$21,000. Jan 20, 1893. 100

87th st, No 138, s s, 370 w Columbus av, 20x100.8, 4-sty stone front dwell'g. Chas A Dall to Joseph Roth. Morts \$25,000. July 15. 100

87th st, No 169, n s, 208 e Columbus av, 21x100.8, 3-sty stone front dwell'g. Henry W Schломann to Meyer Hecht. July 22. 100

90th st, Nos 5-15, n s, 100 w Central Park West, 120x100.8. Declaration that certain mortgages merged in fee. Chas H Heimbürg to Ethan Akin. July 9. 100

91st st, No 270, s s, 100 e West End av, 18x100.8, 4-sty front and 5-sty rear brk dwellings. Release mortgage. Title Guarantee and Trust Co. to James A Frame. July 28. 16,000

Same property. James A Frame to Louise Halk. June 30. val consid and 100

93d st, s w cor Madison av, 44.5x100.8, vacant. Chas H Kivlen to Robinson Gill, Brooklyn. Mort \$128,000. July 5. 100

94th st, No 168, s s, 151 e Amsterdam av, 17x94.7 to centre line of old Apthorp's lane x17.2x93.10, 3-sty stone front dwell'g. John H Judge to The Nursery and Child's Hospital, a corporation. Foreclos. July 23. 17,500

96th st, s s, 305 e 3d av, 32x100.8. Party wall agreement. John B Cole with Bernhard Schaeffel. July 27. 100

96th st, s s, 305 e 3d av, 28.6x100.8. Release mortgage. James R Townsend and ano, exrs of Chas A Coe to Bernhard Schaeffel. July 13. 5,000

96th st, s s, 305 e 3d av, 128.6x100.8. Release mort. John W Pirsson to same. July 24. 2,500

98th st, No 52, s s, 525 w Central Park West, 25x100.11, 5-sty brk flat. Foreclos. John Delahunty to John O Baker, Newark, N J. July 23. 21,500

98th st, No 56, s s, 575 w Central Park West, 25x100.11, 5-sty brk flat. Foreclos. John Delahunty to John O Baker, Newark, N J. July 23. 21,750

100th st, No 141, n s, 427.4 w Columbus av, 27.4x102x21.4x100.11, 5-sty brk flat. Julius Brookheim to Peter Bauer. Morts \$22,500. July 28. 100

101st st, No 114, s s, 111.7 e Park av, 16x100.11, 3-sty brk dwell'g. Wm K Aston to Theresa wife of Victor S Fletcher. Mort \$7,500. May 18. 12,500

103d st, No 114, s s, 96 e Park av, 16x100.11, 3-sty stone front dwell'g. Release mort. The Mutual Life Ins Co of N Y to Moritz L and Carl Ernst. July 23. 5,500

107th st, n s, 100 e Riverside Drive, 22x100.11, vacant. Perez M Stewart and H Ives Smith to Grace L Hutton. July 6. val consid and 100

109th st, No 82, s s, 51 w 4th av, 17x80.10, 4-sty stone front dwell'g. Edward V and Wm J Gormley and Kate Doubleday to John W Pearsall. Morts, \$8,800. July 16. 11,000

113th st, No 109, n s, 135 e St Nicholas av, 25x100.11, 5-sty brk flat. Louis and John Brandt to Bertha E Kirscht. Mort \$21,000. June 10. 28,000

114th st, n s, 150 e Amsterdam av, 50x100.11, vacant. Release dower. Julia M Valentine widow to James Livingston. July 23. 100

Same property. Richard H L Townsend and ano, exrs of Joseph M Valentine, New Castle, N Y, to same. July 23. 16,000

114th st, No 307, n s, 196 e Manhattan av, 27x100.11, 5-sty brk flat. Alphonse Hogenauer and Albert E Wesslau to Harriet Wolbach. Mort \$20,000. July 7. 100

116th st, Nos 508 and 510, s s, 94 e Pleasant av, 33.4x100.11, two 4-sty stone front tenem'ts. Moser Arndtstein, Bayside, L I, to Allan W Ramsey. Mort \$13,330. July 22. See Montgomery st. 100

118th st, No 147, n e cor Lexington av, 39x100.11, 5-sty brk flat with stores. Emil Muller and August C Krabo to Otto Seifert. All liens. July 7. 100

118th st, No 145, n s, 207 e 7th av, 18x100.11, 4-sty brk dwell'g. Frances M Wil-murt, Pelham Manor, N Y, to Wm J Nicklas. Mort \$19,500. Dec 4, 1891. 100

118th st, No 77, n s, 145 e Lenox av, 20x100.11, 3-sty stone front dwell'g. Foreclosure. Frances L Donohue to Fredk B Russell. July 23. 16,650

118th st, No 77, n s, 145 e Lenox av, 20x100.11, 3-sty stone front dwell'g. Fredk B Russell to Wm B McNiece. Mort \$17,500. July 26. 100

119th st, No 229, n s, 320 e 3d av, 20x100.10, 2-sty brk dwell'g. Christian C Rehmke to Florian Krug. Mort \$2,500. April 24. 100

120th st, No 23, n s, 100 e Lenox av, 20x100.11, 3-sty brk dwell'g. John F Harrison individ and exr of Letitia Harrison, Plainfield, N J, to Charles Maync. Mort \$15,000. July 26. 100

122d st, No 172, s s, 176 w 3d av, runs s 75.2 x w 9.7 x n 3.6 x w 16.5 x n 71.2 to st, x e 26, 5-sty brk tenem't. James Henderson to Margt L Haughey. July 20. Mort \$16,000. 100

123d st, n s, 375 w Amsterdam av, 25x100.11, vacant. Equitable Savings Society to Theodore Diederick. Mort \$4,000. July 19. 100

123d st, No 157, n s, 298.3 w 3d av, 25.8x100.11, 5-sty brk flat. Morris Cohen, exr of Jette Auer to Jenny Cohen. Mort \$12,500. March 5, 1894. 18,000

124th st, s s, 215 e Park av, 25x100.11. 100

124th st, s s, 240 e Park av, 25x100.11. Nos120 and 122, 5-sty brk stable. The J M Horton Ice Cream Co to Harry C Horton, Middletown, N Y. July 28. val consid and 100

127th st, No 169, n s, 110 w 3d av, 28.6x99.11, 5-sty stone front tenem't. Thomas Carroll to Margt S wife of Henry Tabor. Dec 21, 1896. 100

128th st, No 57, n s, 215 w Park av, 18.9x99.11, 2-sty brk and frame dwell'g. Wm S Lyon to Emma G Thompson. Mort \$6,500. July 20. 9,000

132d st, n s, 225 w Amsterdam av, 75x99.11, several 1-sty frame bldgs. Release mortgage. Union Trust Co., trustee under will Geo M Groves to Julius Kaufmann. July 27. 11,000

133d st, No 162, s s, 166.1 e 7th av, 17x99.11, 3-sty brk dwell'g. Foreclos. Geo C Austin to Oliver B Van Beuren and ano trustees under will of Gerardus A C Van Beuren for benefit of Ann M Lyon. July 1. 10,000

136th st, No 157, n s, 100 e 7th av, 21x99.11, 5-sty stone front flat. Henry H Yoost to Albert S Farnam. Mort \$20,000. July 21. 25,000

140th st, Nos 516 and 518, s s, 225 w Amsterdam av, 30x99.11, two 3-sty brk dwell'gs. Max Marx, Marcus Nathan and Moritz L Ernst to Isma Schreyer. B & S. July 6. See Audubon av. val consid and 100

143d st, No 245, n s, 375 e 8th av, 25x99.11, 4-sty brk flat. Daniel Stiess with Morris Littman. Party wall agreement. July 24. 100

145th st, No 472, on map 470, s s, 62 e Amsterdam av, 16x99.11, 4-sty stone front dwell'g. Marcus Nathan and Moritz L Ernst to Elise wife of Fredk W Hansing. July 21. 16,000

148th st, n s, 100 w 8th av, 125 to Bradhurst av, x99.11, vacant. Lillie H Gilbert to Frank W Gilbert. Mort \$42,800. July 15. 100

150th st, s s, 250 w Amsterdam av, 0.6x99.11. Contract. John G Moore and Samuel J Ashley with John Davis. March 15. 725

173d st, No 523 W, n s. Party wall agreement. Wm F Getgood with J Woodbridge Davis, Betsey B, Zaidee S and Edwin H Davis. June 24. 100

175th st, n s, 100 w 11th av, 25x154.6x25.1x152.2, 1-sty frame building and vacant. Release mort. Daniel Fitzpatrick to Robt C Rathbone. July 20. 100

Same property. Bartholomew McDonald exr William McDonald to Robt C Rathbone. July 13. 5,000

Av B, No 279, e s, 42 n 16th st, 20x93, 5-sty brk store and tenem't with 2-sty brk building on rear. Edward L Malcolm, Mt Pleasant, N Y, to Eliz F McDonald, Jersey City, N J. Mort \$11,000. Jan 23. 100

Av D, No 52, e s, 46.8 s 5th st, 28.4x82, 2-sty brk tenem't with stores. Mortimer Smith to Sarah Michelson. July 27. 100

Av D, No 19, s w cor 3d st, 15.7x53, 3-sty brk tenem't with stores. William Faust, Brooklyn, to Ignatz Koref. July 19. 11,400

Audubon av\ begins 184th st, n s, 300 e 184th st | 11th av, 50 to Audubon av, 185th st | x179.10 to 185th st, vacant. John W Bartlett and John Whalen to Isma Schreyer. July 23. Mort \$9,000. 12,000

Same property. Isma Schreyer to Carl Ernst. July 23. Mort \$10,000. See 140th st. 100

Central Park West, No 463, w s, 25.11 n 106th st, 32x100, 5-sty brk flat. Henry J Braker to Henry H Wood. Mort \$33,500. July 26. 100

Convent av, s e cor 139th st, if extended, 25x100, portion 1-sty frame building and vacant. Susie T wife of and Jere C Lyons to The Mayor, &c, City of N Y. July 14. 8,000

Convent av, No 153, e s, 18 n 148th st, 17x85, 3-sty brk dwell'g. Mort \$14,000. 100

Convent av, No 155, e s, 35 n 148th st, 16.11x85, 3-sty stone front dwell'g. Mt \$13,500. 100

Eleanor Snyder to Agnes D Robinson. July 15. See 52d st. 100

Convent av, No 159, e s, 68 n 148th st, 15.11x85, 3-sty stone front dwell'g. Horace Se-













Dyckman, Isaac M to Theo H Silkman, Yonkers, N Y. Prescott av, n w s, lot 120 map part 3 of Dyckman Homestead, -x-. March 8, 1889. 4,000

Welsh, Henry B and Margaretta K exrs Henry Welsh to Knickerbocker Trust Co. Franklin st, Nos 143, 145 and 147. 20,000

23D AND 24TH WARDS.

Bultmann, Wilhelmina, Brooklyn, to Henry T Holtorf. Eagle av, e s, 296.1 n Westchester av, 16.8x115. July 27, 1894. nom

JUDGMENTS.

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

July 24 Alexander, Walter S-S A Douglass.113.16 26 Anderson, John R-Elgin Natl Bank.186.71 26 Adelstein, Bernard and Alice-P Goldstein. 33.00

27 Bernstein, Natial-P J Montague .142.78 27 Benedict, Henry W-The N Y Life Ins and Trust Co.....(D) 5,175.53 27\*Blum, Herman-H Harris .....266.29 28 Bergh, Axel-The Fidelity and Casualty Co, New York.....312.01

Table listing names and addresses/identifiers, organized in three columns. Includes entries like 30 Fredericks, Thos A and John S, 26 Lewis, Beatrice, 27 Reid, P Howard, etc.

Table of names and amounts, including Worcester Cycle Mfg Co, Reinhardt & Co, The Pennsylvania RR Co, Fidelity & Deposit Co, etc.

Table of names and amounts, including Lewis, Francis J-P Carpenter, Lohman, Henry, Jr-G W Weeks, Lipman, Michael S-L Spear, etc.

Table of names and amounts, including Chas E Hoyt agt Robt W McIntyre and Geo Bonavia and Emanuele Burlando, Fulton st, Nos 81 and 83, etc.

SATISFIED JUDGMENTS.

July 24 to 30-Inclusive.

Table of satisfied judgments, including Alt, John F-A Brunswig, Arnheim, Wm-W Reiman, Baker, John O-S N Hoyt, etc.

1Vacated by order of Court. 2Suspended on appeal. 3Released. 4Reversal. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS.

July 24.

Table of mechanics' liens for July 24, including Broadway, No 194, e s, 20 n John st, 24x161, etc.

July 26.

Table of mechanics' liens for July 26, including Freeman st, n w cor Hoe st, 100x67.6, Wm L Conway agt Babethe Blumenthal, etc.

July 27.

Table of mechanics' liens for July 27, including 136th st, n s, 100 e 7th av, 75x99.11, The Foskett & Bishop Co agt Allan A Irvine, etc.

July 28.

Table of mechanics' liens for July 28, including 4th st, n s, 205 e White Plains av, 25x114, Chas E Hoyt agt Isabella and Wm Bloomfield, etc.

July 29.

Table of mechanics' liens for July 29, including 5th av, Nos 1357 to 1363, n e cor 113th st, 100.11x100, Geo Rawle agt Emma Heesemann, etc.

July 30.

Table of mechanics' liens for July 30, including 80th st, Nos 163 and 165, n s, 150 e Amsterdam av, 50x102.2, Philip H Abbott et al agt J Montgomery Strong and J Decoursy Ireland, etc.

ORDERS.

Filed pursuant to the provisions of Chapter 915, Laws 1896, amending Section 5 of Chapter 342, Laws 1895, relative to mechanics' liens.

July 24.

Table of orders for July 24, including 165th st, s s, 105.11 e Brook av, 50x88, Pauline Larsen on German-American Tide Guarantee Co to Geo W Martin, etc.

July 26.

Table of orders for July 26, including Washington av, w s, 250 s of 171st st, 75x150, Henry Ratjen on Fredk Snow to Clifford L Miller, etc.

July 27.

Table of orders for July 27, including 165th st, s s, 100 e Brook av, 50x100, Pauline Larsen by att'y on German-American Real Estate Title Guarantee Co to Ernst Wehr, etc.

July 28.

Table of orders for July 28, including 22d st, No 454 W. Wm W Gallagher by att'y on Simson Wolf to Owen Costello, etc.

July 29.

Table of orders for July 29, including Washington av, w s, 250 s 171st st, 75x150, Henry Ratjen on Fredk A Snow to Lillian F Page, etc.













MORTGAGES.

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

Table of mortgages with columns for names, addresses, and values. Includes entries like 'Arens, W S—J A Agens, Orange st. (1)...200' and 'Stanton, Susan—E Baldwin, E Orange. (1)...560'.

Table of mortgages with columns for names, addresses, and values. Includes entries like 'Stanton, Susan—E Baldwin, E Orange. (1)...560' and 'Stern, H M—V Braun, Hunterdon st. (1)...275'.

CHATTEL MORTGAGES.

MISCELLANEOUS.

Table of miscellaneous items with columns for names, descriptions, and values. Includes entries like 'Balzer, Joe—Natl Cash Register Co, register...175' and 'Bergen, J J—R C Bolce Co, stable...2,500'.

SALOON AND RESTAURANT FIXTURES.

Table of saloon and restaurant fixtures with columns for names, descriptions, and values. Includes entries like 'Fuchs, Frederick—C Trefz...250' and 'Guerin, W S—C Feigenspan...139'.

HOUSEHOLD FURNITURE.

Table of household furniture with columns for names, descriptions, and values. Includes entries like 'Brewster, L L—H Milner...50' and 'Brown, C J—J D Lynch...33'.

JUDGMENTS.

Table of judgments with columns for names, dates, and values. Includes entries like 'Baynon, Frank F—Mary C Hopper, July 17, 1897...467.75' and 'Bowers, Thomas F—Rufus B Marks, July 10, 1897...366.00'.

HUDSON COUNTY.

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

CONVEYANCES.

July 21 to 28—Inclusive.

Table of conveyances with columns for names, descriptions, and values. Includes entries like 'Adriance, Mary J et al—J Meehan et al, West Hoboken...\$4,400' and 'Annett, C E—A W Booth et al, Bayonne...nom'.

Table of mortgages with columns for names, addresses, and values. Includes entries like 'Same—S T Bell...300' and 'Same—L C Miller and wife...60'.

Table of mortgages with columns for names, addresses, and values. Includes entries like 'O Connor, John—F Woolsey...3,200' and 'Payne, Harriet by exr—E Stohn...900'.

MORTGAGES.

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

Table of mortgages with columns for names, addresses, and values. Includes entries like 'Ackerman, A J—D Berberich and wife, Township Union...1,600' and 'Andes, Henry—Hudson Trust & Savings Inst. Union...1,400'.

Table listing names and amounts, e.g., Brcadway, Mary E et al—J D Gedney, Hoboken. (3).....1,000

Table listing names and amounts, e.g., Ryan, Matthew—Mechanics' Trust Co, Bayonne.....700

Table listing names and amounts, e.g., Puck, August et al, Hoboken—P Gitzendanner, horse, wagon.....100

Table listing names and amounts, e.g., Bocoli, Andrew et al, Hoboken—F & M Schaefer B C.....1,400

CHATEL MORTGAGES.

MISCELLANEOUS.

Table listing names and amounts under CHATEL MORTGAGES and MISCELLANEOUS, e.g., Ahsenmacher, John et al—L Connin, decorating business, stock and fixtures.....315

CHATEL MORTGAGES.

HOUSEHOLD FURNITURE.

Table listing names and amounts under CHATEL MORTGAGES and HOUSEHOLD FURNITURE, e.g., Evans, Douglas—G Storey.....47

BILLS OF SALE.

Table listing names and amounts under BILLS OF SALE, e.g., Chankalion, Peter—R H Chankalion, tailoring business, stock and fixtures.....600

JUDGMENTS.

Table listing names and amounts under JUDGMENTS, e.g., Bockmann, H D—E Wulff.....415

QUESTIONS AND ANSWERS.

LIFE ESTATE OR A FEE.

To the Editor of THE RECORD AND GUIDE:

Will you kindly give me a decision upon the following will probated in Newport, Rhode Island? A gives all of her property to her sister B as her sole and separate estate; B, to absolutely receive and receipt for all of the same, to hold, to use and dispose of all of the same, both income and capital, as she, B, shall see fit during B's life, without any restraint. Upon B's decease, either before or after the decease of A, B gives, devises and bequeaths the whole of said property, capital and income, or all then remaining unexpended or unconsumed by said B, to three nieces of A. Does B, by above will, take a life estate or a fee?

Answer.—We think you have made a mistake in your query. It

should read "Upon B's decease, either before or after the decease of A, A (not B) gives, devises, etc." B takes a life estate in so much of the estate of A as she does not convert to her own use during her lifetime; what she converts to her own use becomes hers absolutely, and she can give it away by will, or if she dies intestate, it will go to her heirs or next of kin. To illustrate: If the property is all real estate, and she sells it and invests the proceeds and lives on the income the nieces will get none of the principal of such fund under the will of A. Or, if the estate of A was all personal, and B converts it into realty, the nieces will get none of such real estate under the will of A. If, upon the death of B, there is any of the identical property of A remaining undisposed of the nieces will get it.—Law Editor.

(For further questions and answers see page 166.)

REVIEW AND RECORD.

BROOKLYN, JULY 31, 1897.

MONEY TO LOAN — OR — BROOKLYN REAL ESTATE LONG ISLAND TITLE GUARANTEE COMPANY 375, 377 AND 379 FULTON ST., BROOKLYN.

AUCTION SALES OF THE WEEK.

The following are the sales that have taken place in the city auction rooms during the week ending July 29, 1897.

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

T. A. KERRIGAN.

Table listing auction sales, e.g., \*Kent av, No 65, n e cor North 10th st, 25x100, 3-sty brk dwellg with store and 2-sty brk stable on rear. Geo L Fox.....5,000

Table listing real estate listings, e.g., \*Clermont av, No 178, w s, 234.7 s Myrtle av, 25x70, 3-sty frame (brk filled) dwellg. Jas R Cowan and ano exrs.....4,200

City of Brooklyn.

CONVEYANCES.

July 23, 24, 26, 27, 28, 29.

Table listing conveyances, e.g., Adams st, n s, 300 e Short st, on map Windsor terrace, &c, 25x100. Ransom H Estes to Mary A Estes. nm

JACOB COLE,

Table listing real estate listings, e.g., Berriman st, w s, 215 s Wortman st, 45.10 to Old Mill road, x168.9x21.11x165. James Pearson.....1,500

WM. P. RAE CO.

REFEREE'S SALES.

Table listing referee's sales, e.g., Hicks st, No 767, n e cor West 9th st, 20x80, 2-sty frame building with store. Daniel Higglins.....3,350







w 73 to av, x n 29. Alphonsine Le Blanc widow to August A Le Blanc.
Jefferson av, No 224, s s, 360 e Nostrand av, 20x100, h & l. Chas A Place to Emma F Place his wife. Mort \$6,500.
Johnson av, s s, 125 w Graham av, 25x100, h & l. Arnold Hoven to Anna Weis. Mort \$6,000.
Same property. Anna Weis to Arnold Hoven. Mort \$6,000.
Kingsland av, e s, 125 s Nassau av, 25x100, h & l. Wm P McGarry to Winslow E Buzby.
Kingsland av, e s, 125 s Nassau av, 25x100, h & l. Winslow E Buzby to Chas H Hawkins. Mort \$5,000.
Lafayette av, n s, 20 w Schenck st, 40x95, h s & ls. Seymour B Goodkind, N Y, to Maria N Sibley, Bennington Centre, Vt. Mort \$20,000 and tax 1896.
Same property. Arthur B Goodkind, N Y, to Elise Lindenkohl extrx Ludwig Lindenkohl. C a G. Sub as above. See Broadway.
Same property. Elise Lindenkohl extrx Ludwig Lindenkohl to Seymour B Goodkind. Sub as above.
Lafayette av, n s, 425 e Reid av, 25x100, h & l. Henry Smalstich to Christian J Straub.
Liberty av, n w cor Barbey st, 50x100. Foreclos. Wm J Buttlung to Diedrich Trueper.
Louisiana, Stanley and Williams avs and Warehouse st, lots 732 to 744 inclusive, block 23 map J Snediker property, 26th Ward, 43 lots. Wm J Northridge to Wm A Northridge. 1-3 part.
Marcy av, w s, 100 n Willoughby av, 25x100. Hannah E Perego to Mary A Lipp. Mort \$3,500.
Mermaid av, s s, 62.6 e West 15th st, 48.7x7x49.1, gore. Henrica or Henrietta or Erichetta wife of Michael Balsamo to Catherine Jonas. Assessments but no taxes.
Metropolitan av, n s, 167.9 e Wythe av, 25x89.2x25x90.10. partition. Jay S Jones to Louis Cohen.
Myrtle av, n s, 166.4 e De Kalb av, 25x80.1x27.1x69.7, h & l. Jacob Young to Philip J Young, Jr. Mort \$2,700.
Myrtle av, n e s, 175 n w Marcy av, runs n 96.1 x n w 10 x s w 27.2 x s 82.11 to av, x e 25. Emile Loch to William Loch. Mort \$4,000.
Neptune av, n e cor Henry st, 101x104x91.5 x112.2. Chas A Erickson to John Beet. Mort \$2,000.
New York av, e s, 230 n Av G, 40x100, hs & ls. Richard Von Lehn to Franklin B Warner. Mort \$3,000.
Nostrand av, w s, 160 n Newkirk av, 40x100. Germania Real Estate and Impt Co to George Heinz.
Nostrand av, No 282, w s, 80 s Kosciusko st, 20x80. Foreclos. Wm J Buttlung to Joseph O and Henry M Ward exrs and trustees Geo E Ward.
Nostrand av, w s, 325.7 s Flushing av, 16.8x100. Olympia Doyle to Louisa C Brady. Mort \$1,000.
Nostrand av, w s, 160 n Newkirk av, 40x100. Germania Real Estate and Impt Co to George Heinz.
Ovington av, n s, 220 e 11th av, 20x126.7x20x126.4. Foreclos. Wm J Buttlung to Edwd A Everit.
Ridgewood av, s s, 80 e Shepherd av, 22.1x90. Geo H Reeves, New York, to Lillian F Hincks. Mort \$3,500.
Rockaway av, w s, 775 s Sackett st, runs s 125 x w 91.3 x n w 29.5 x e 6.11 x n 100 x e 100. Release judgment. Edwin E Dickinson receiver Granite State Provident Assoc to Ida F Gregory.
Same property. Henry L Spicer or Spiser to Peter J McEwen. Q C.
Same property. Edwin E Dickinson receiver Granite State Provident Assoc to same.
Schenectady av, e s, 80 n East New York av, 20x89.1. Wm H Palmer to Andrew Derby, Sr.
St Marks av, s s, 184 e Vanderbilt av, 16x131, h & l. Harvie Bulkley to Angeline A Frisbie. B & S.
Stewart av, n w s, 235 n e 94th st, 20x102.7 to 4th av, x20.10x97. Release mort. Henry F Risch to Mary A McGlyn.
Stewart av, n w s, 235 n e of the centre line of 94th st. runs n e 20x102.8 to 4th av, 20.10x97. Mary A McGlyn to John Hook.
Thatford av, s w cor Belmont av, 25x100.1. Tebby Wittenstein, New York, to Sarah Meyer. Q C.
Troy av, w s, 180 s Av E, 20x100. Germania Real Estate and Improvement Co to Carolina Becker.
Union av, e s, 100 n Devoe st, 25x107. Foreclos. Wm J Buttlung to Lizzie Kirchner.
Utica av, s e cor Degraw st, runs e 144.6 to land to Mary Powers, x s along same to Parkway, x w 184.3 x — to av, x n — to beginning. Geo R Mosle, Richmond Co, N Y, to Henry L Palmer. C a G.
Washington av, s s, 200 w 1st st, 100x100. Foster av, n s, 200 w 1st st, 100x100.
Henry Herdling to Sarah McPartland, 4,700
Willoughby av, n s, 260 w Throop av, 20x100,

Gravesend. Redemption from tax sale. State of New York to Ida A Keechler. 43
Lots 322 to 325 block 22 map No 2 of 660 lots of E H Nichols, Cowenhoven farm, New Utrecht. Mary M Fleming to James A Fleming.
Lots 184 and 185 block 4 map No 1 of 618 lots. Cowenhoven farm, New Utrecht. James Woodhead to Cora L Wandell. 500
Lots 322 to 326 and 338 block 8, and 359 to 362 block 9 map 618 lots Cowenhoven farm, New Utrecht. Nich E Thill to Albert P Thill.
Lots 341, 342 block 12 map of 1,197 lots Flatbush and New Utrecht. Henrietta Kalt to William Kalt.
Lot 715 block 691 map No 2 of German American Impvt Co, 26th Ward. Release mortgage. Claus Doscher to German American Impvt Co.
Part of Old Clove road, bet Parkway and Union st, adj property of grantee herein. City of Brooklyn to Melissa P Dodge et al exrs Wm E Dodge. Q C.
Salt meadow in 18th Ward, bounded s and w by Peter F Schencks, and n and e by Mill pond, excepting part conveyed by A Sauer to Leopold and David Michel and Joseph Benjamin. Andrew Sauer exr Christian Sauer to David and Leopold Michel.
Same property. Andrew Sauer to same. 1/2 part.

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 headings 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. Whenever the rate is not given, read as 6 per cent.

July 23, 24, 26, 27, 28, 29.

Adams, Susan F and Geo E to Geo H, Jesse H and Alvah S Terry exrs Saml M Terry. 14th av, w cor 66th st, 40x100. July 22, 1 year.
Anglim, Michael, Michl J and Thos F to Fulton Grain and Milling Co (Lim). 8th av, s e s, 150 n e 13th st, 48x98x41.1x97.10; 8th av, s e cor 12th st, runs s w 2 x s e 18.11 x n e 2.9 to 12th st, x n w 18.11; Hamilton av, e s, 117.7 n Hunting-ton st, runs n e 88.4 x n e 54.6 to Nelson st, x n w 25 x s w 44.3 x s w 78.1 to av, x s e 25; Hamilton av, e s, 17.9 n Nelson st, runs e 38 x n e 63.6 x w 10 x s w 52 x s w 38 to av, x s 19.11. July 17, notes.
Armstrong, Robt J to John Healy and Joel L Isaacs, New York. 18th st. P M. May 20, 3 years.
Same to same. 18th st. P M. May 20, in-stalls.
Beet, John to Augusta L Sanborn, Pleasant-ville, N Y. 3d av, w s, 55.2 s 47th st, runs w 100 x n 5.2 x e 5 x n 25 x e 95 to av. x s 30.2. July 22, due July 1, 1900, 5%.
Bergen, Lois, N Y, to Dime Savings Bank, Williamsburgh. Spencer st, e s, 279.9 n Park av, 25x100. July 23, 1 year, 5%.
Bierschenck, Charlotte M to James D Lynch. Russell st. P M. July 13, due July 27, 1898, 5%.
Bogoff, Meyer and Sarah to David Michel. Varet st. P M. Sub to mort \$2,500. July 27, installs.
Bowers, Mariett L to Albro J Newton. Fenni-more st, s s, 365 e Rogers av, 40x86.1x—x86.1; Fennimore st, n s, 280 e Rogers av, 80x100. Feb 23, 1 year.
Bown, Marion M to Kings Co Trust Co guard Henry P and Kath Journeay. Monroe st, n s, 281 e Bedford av, 18x100. July 27, due Nov 1, 1898, 5%.
Bradley, Michl J to James V S Woolley. 59th st, n e s, 220 n w 23d av; 60th st, n e s, 300 s e 22d av. P M. July 15, 2 years, 5%.
Burke, James to Albro J Newton. 48th st, n s, 152 e 3d av, 16x100.2. Sub to mort \$3,800. June 17, installs.
Baur, Christian and John R Corbin to Title Guarantee and Trust Co. Flatbush av, w s, 204.7 s Av C, 104.2x96.1x104.2x95.10. July 26, demand. Building loan.
Same to Germania Real Estate and Improve-ment Co. Flatbush av, w s, 183.9 s Av C, 125x96.1x125x95.5. P M. Sub to last mort. July 26, 3 years, 5%.
Bostwick, Nancy L wife of James, Flushing, L I, to Florence Raynor. Lorimer st, w s, 170 s Norman av, 75x100. July 26, 2 years.
Brown, Melvin to James V S Woolley. 58th st, &c. P M. July 15, due July 27, 1899, 5%.
Brown, Nellie A wife of Geo B to Elizabeth McCollum and ano exrs Daniel McCollum. India st, s s, 375 w Manhattan av, 25x100. July 26, 5 years, 5%.

















# DYCKERHOFF Portland Cement

Please send word to

**E. THIELE, 78 William St., N. Y.**

SOLE AGENT.

If you cannot secure prompt supply.

100, Glendale. June 1, installs, 5%. 1,050  
Horton, Alexr F to Title Guarantee and Trust Co. Broadway, s s, 65 e Lefferts av, 60x100, Jamaica. July 12, 3 years. 500  
Koop, Lizzie A to Elizabeth Lewis. Lots 1285, 1286, 1330 and 1331 map of Sea Cliff Grove, Oyster Bay. July 1, 3 years. 700  
Kuhlkin, Louis and Katharine to Sophia Fischer. 12th st, s s, 400 e 9th av, 8x—, Whitestone. July 14, 5 years. 1,000  
Lauer, Daniel to John A Colson. Oak st, e s, 114 s Railroad av, 58.5x100x—x—, Richmond Hill. July 13, due Nov 1, 1900. 1,750  
Latterman, Adolph and Margaret to William Latterman. Lexington av, e s, 75 s Old lane, 25x100, Newtown. July 9, due July 1, 1899. 300  
Same to Sophie Siekmann. Same property. Sub to last mort. July 9, due July 1, 1902, 5%. 500  
Lotz, Hannah A wife of and Henry to Paul Engels as guard of Florence Engels. Banks av, w s, 150 n Jamaica av, 250x—, Rockville Centre. June 25, due July 1, 1899. 1,200  
Lutters, Richard to Frank Hunold. 10th st, w s, 50 n 5th av, 50x100, Strattonport. June 30, due July 1, 1900. 1,500  
Mabon, Emily T wife of and Geo D to Christian M Meyer. Whitney av, n w s, 100 n e 7th st, 50x100, Elmhurst. Sub to mort. July 7, installs, 5%. 2,000  
Maier, John G to Benjamin Moore, Jr. Temple st, n s, 125.5 w Sherman st, 25x103.7 x25.8x109.4, 4th Ward, L I City. July 10, due July 14, 1902. 2,500  
Marinau, Patk J and Mary A to Wm L Flanagan, Managing Director. Clifton av, n w cor Columbia av, 25x100, Laurel Hill. June 17, 5 years, 5%. 450  
May, Alfred L to Chas H Roe. Amity st, n s, 270 e Parsons av, 62x100, Flushing. June 23, 3 years. 2,700  
Paulson, James to Edwin R Burtis. Lots 99, 100, 103, 105, 107, 108, 172, 174, 296, 298, 300, 302, 455 to 459, 483, 488 to 491, 503, 505-511, 515, 555, 556 and 433 map of Clarenceville, 1-6 part. July 14, 1 year. 400  
Pierce, Sarah to Emily C Gebhard. Lots 1, 7, 14 and 15 block 91 on City Assessment Map of 5th Ward, L I City. July 6, 1 yr. 500  
Planer, August A and Augusta A to Robert Evans. Washington av, e s, 241 s Central av, 36x100, Glendale. June 1, installs, 5%. 843  
Sands, Augustine to Celeste H Flynn. Grant av, w s, 150 s University pl, 50x100, Chester Park. July 8, 3 years. 1,500  
Schneider, Theresia to John Schmidt. Lots 47 and 48 John C Schooleys map of Glendale. July 1, 5 years. 600  
Sherlock, James J heir William Sherlock to Morris Connolly. Park st, being e 1/2 lot 361 sectional map No 1 of Village of West Flushing, Corona. July 12, 3 years. 300  
Shields, Edwd P to Reuben R Finch. Hillside av, w s, 682.6 n Division av, 100x150, Richmond Hill. July 9, due July 12, 1900, 5%. gold, 6,000  
Sternberg, Gustav to Long Island City Building and Loan Assoc. Oakley st, w s, 175 s Broadway, 25x100, 4th Ward, L I City. June 18, 1 year. 2,000  
Thompson, John N and Sarah J and Mary A Odekirck heirs Robert Thompson to Michael McElry. Parcels at Newtown, bounded n e by farm of Jacob Field et al, s e by road leading from Newtown over the hills to

Turnpike road that runs from Brooklyn to Jamaica, w by farm of Joseph Joslin and s by Abraham G Remsen et al, contains abt 37 1/2 acres. July 14, due July 15, 1900. 2,000  
Trapp, John J to Mary A Brown. White-stone av, w s, 141.9 n Broadway, 50x101.9x46x96.11, Flushing. July 13, 3 yrs. 2,500  
Van Holland, Alice J to George Solms. Jefferson av, w s, 390 n Stewart av, 40x98.2 x40x90.1, Morris Park. July 14, 3 years, 5%. 1,500  
Van Riper, Albert M and Isabelle to River-head Savings Bank. East av, e s, 568 s Smith st, —x200.1x56x185.6, Freeport. July 12, due July 13, 1898. 1,500  
Same to same. Same property. July 12, due July 13, 1898. 1,500  
Same to same. Same property. July 12, due July 13, 1898. 1,500  
Whiton, Louis C to Teachers' Building and Loan Assoc, N Y. Grafton av, n s, 150 w Washington av, runs w 50 x n 40.10 x n e 144 x e 48.10 x s 80 x w 50 x s 100 to beginning, Jamaica. July 8, installs, 5%. 3,120  
Wolff, Anna to Henry Huther. Parcel at Jamaica, begins at n w cor thereof, adj land of Timothy Jackson and Louis Younger, —x—. July 1, 3 years. 900

ASSIGNMENTS OF MORTGAGES.

Brown, Barbara to John J Wright. 1,000  
Cox, Smith to D Wesley Pine. 1,500  
Ferrier, John R to Reuben W Ross. 1,500  
Hinchman, Percy to Geo A Gregg. 500  
Lockwood, Charles to Margt W Lockwood. nom

Morrison, Emerline B to Almira P Titus. 1,512  
New York Life Ins Co to Wilson Lowerre. 1,200  
Phillips, Wm H to Laure I Berthet. 350  
Smith, Ida to Susan A Twombly. 100  
Schleicher, Frederick to Anna A Curran. 600  
Stanley, James L to Martin L Vanderveer. 3,000

JUDGMENTS.

July.  
27 Adelstein, Bernard and Alice—P Gold-stein. 33.00  
22 Baldwin, Geo A—E J Gillies. 216.10  
27 Bergen, Sarah—G D Smith. 85.00  
22 Codwin, Ella and Jasper B—P F Brown. 31.92  
27 Catte, John B—P J Marron. 24.93  
27 Custy, Michael—J Hetherington. 123.05  
22 Datz, Emil V—E L Snyder. 995.91  
24 Devitt, John J—Duryea & Co. 81.47  
23 Evans, Edwd M—East River Mill and Lumber Co. 102.53  
21 Gauld, Gordon—P Johnson. 654.97  
23 Gleason, Patk J—R F Rabe. (D) 1,243.65  
24 Gibbins, Austin P—W O B Clifford. 1,096.90  
27 Gauld, Gordon—J W Petry. 73.68  
23 Harris, Jacob—R Peabody. 86.30  
26 Haskins, Lincoln B—S D Hood. 410.17  
26 Hart, John G—L H Arnold. 1,830.38  
21 Kasper, Charles—A Kloeblen. 84.13  
22 Koch, Paul—Manufacturers' National Bank of Brooklyn. 1,529.67  
26 Koernig, Fritz and Lena—E Dietz. 120.94  
21 Lane, Harry—G M Wright assignee. 149.07  
22 Loeffler, Charles—J Schumacher. 82.10  
23 Liberman, Charles and Jacob—R Peabody. 86.30  
23 Loeffler, Charles—W Merkel. 61.82  
21 Maclay, John as attorney in fact for Indemnity Assoc of Underwriters—R Peabody. 2,679.72

21 Morris, Alexander—P Johnson. 654.97  
22 Murray, Sanford—E L Snyder. 995.91  
27 Muller, John and Mary—Otto Reimer Co. 123.07  
27 Morris, Alexander—J W Petty. 73.68  
23 Shapter, Frank W—T Carroll. 32.27  
23 Sternberg, John—F Bruer. 251.15  
27 Smith, Chas D—C W Root. 37.20  
21 Theiss, Edward—C Kaiser. 73.48  
24 Daimler Motor Co—R Ranft. 32,038.32  
24 the same—J H Hempsted. 5,236.52  
22 Long Island City—J Deufel. 78.50  
21 Woodside Water Co—M Burtis. 1,102.33  
21 Weber, Tony—J J O'Donohue's Sons. 191.47  
23 Wallace, Robert—G E Payne. 262.29

MECHANICS' LIENS.

July.  
21 Smith st, s s, Ridgewood. John Michel agt John Hehl. 2,233.00  
22 Merrick road, s s, Rockville Centre. Geo H Schiffmacher agt J J Koen. 1,093.47  
27 Flower Hill av, s s, Port Washington. Eugene E Carpenter agt Eliza E Gold-ing. 180.00  
27 Halsey st, w s, 300 n Fulton st, 25x100, L I City. John N Brahy agt C F Grahl and August Sheeman. 171.35  
27 Same property. Ward S Reeves & Co agt same. 311.37  
27 Jamaica av, s s, 25 w Hopkins av, 25x100, L I City. The Dimock-Fink Co agt Emma Weinsheimer and Mara & Patten. 302.20

BUILDING MATERIAL MARKET.  
NEW YORK.

BRICKS.—There have been fairly large supplies of Hudson River brick offering the past week, as shipments from up the river have shown no falling off and receipts have necessarily continued large. Latterly, as has been noted in our previous issues, the demand has dragged somewhat and the recent wet weather has had a tendency to intensify the slowness of the call for supplies. As a result there has been a further accumulation in sellers' hands and they, in their endeavors to make sales, have found it necessary to make further slight concessions in costs, closing with the ordinary grades at \$3.75@4.00, good at \$4.00@4.25, choice at \$4.37 1/2@4.50, and specials at \$4.50@4.62 1/2. The offerings of pale brick have continued limited, and as there has been a moderate inquiry for supplies the business transacted has been at full prices, closing firm at \$2.00@2.25. Jersey brick has had a limited call, and as the offerings have been very moderate prices have been without changes and steady at \$3.50@4.00 for South River, according to quality. The demand for Hackensack brick has been quiet, but prices have been quoted unchanged and steady at \$4.12 1/2@4.25 for the average run. Fire and enameled bricks have had an average sale at steady values.

CEMENT.—Owing to the unfavorable weather conditions for building and outdoor work generally, the market has been quiet. Supplies of Rosendale have continued to come forward with some freedom, and as the demand has been quiet, dealers have been slow in buying during the rainy spell; but as sellers have not been disposed to force business, prices have held steady at 70@75c. Arrivals of foreign cement have been moderately large, and as demand has been quiet, the interior calling for supplies slow. Importers have had to carry fairly large stocks; but as there was no pressure to sell, prices have been quoted unchanged and fairly steady, varying from \$2.00@2.60, according to quality, for German. The domestic makes of Portland cement have been held at fairly firm prices, and manufacturers state that they have been booking orders with some freedom.

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