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Vol. LXII.

AUGUST 27, 1888.

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names of 60 unregistered plumbers. If the same proportion holds true of the remaining six pages, its list includes the names and course, much larger, as many persons, janitors, furnace men, tinkers, plumbers, who was putting in a sink in the cellar, left the waste unvented and running into the fresh air inlet. The business methods of such craftsmen are naturally as obnoxious as their work is incompetent. A dozen Fuller wash tray cocks were recently wiped in by a bogus plumber for one-third the standard price. They were represented as first-class, but were, in reality, second-hand cock goods out. The complete suppression of unlicensed plumbing is demanded, both as a serious menace to health and on account of the injury which it does to the legitimate trade, for the steady lawbreaker is not governed by ordinary rules of competition.

If there is any truth in the proverb that all things come to those who wait, people whose fortunes are bounded up in real estate have established an iron-clad claim upon the benefits of renewed prosperity. Not that real estate has suffered in any great degree from the general depression. Indeed, it has stood the shock of panic and the strain of a prolonged depression better than most, and in a manner that proves again that it is the safest and best security for investment even under the most trying conditions. The prospect of better times, however, has come very slowly, and real estate owners and others have been hard pressed by the long dullness. There can be no doubt that we are now close upon a period of activity and advancing prices. The termination of the war has definitely cleared the air of the troubles that have attended the outbreak of the Spanish American War. The only question that remains is the monetary controversy, and that is hardly likely to have again the force it obtained in the last campaign. There is no risk, therefore, in prophesying that we are entering upon a period of prosperity. The enforced economies of the last few years, the large gains that have ruled must sooner or later register themselves in general business.

No one, however, should be disappointed because real estate has not more promptly felt the benefit of better conditions. Old operators are well aware that real estate is the last of the great commodities to respond to better times, even as it is, perhaps, the very last to feel the effect of dullness. It is a slow article, just the reverse of stocks, which move with the readiness of quicksilver. Improvement, therefore, is likely to be slow, but none the less sure. For some time past capital has been most interest in real estate. Prices have increased, wages have been invested in bonds, and for a period yet Wall Street is likely to have the call. The industrial world will probably have its turn next, and then real estate will follow as the final attraction for the investing public.

New York City to-day offers greater possibilities to the investor than ever before. There is probably nothing in the world into which a man can put his dollars with safer security and better returns than New York real estate. With common prudence and decent management it is hard to go wrong. There is besides an immense amount of work to be done in the next decade, the value of money will surely be absorbed. Large areas of the city are ready for reconstruction. We refer not only to lower-town property, long antigal and relatively unprofitable unless improved, but to real estate whose character and obvious purpose have been completely changed by recent betterments of the surface lines. Beyond the Harlem a new city is arising, unknown to the untraveled Manhattanite, and it is sure to be the seat of great activity. Moreover, we will probably see a new residential district opened up as a successor to the "West Side," and in Brooklyn there is a field for operation similar to that on the "East Side," and in the New Jersey suburbs.

The appearance of New York City would be greatly improved by some mitigation of the display of commercial signs. The exterior of buildings even over the main thoroughfares have been degraded into mere sordid whiteboards for advertising purposes. This gives the city a provincial appearance. In other cities the record offices have shown that this is quite unnecessary. They have been able to control the erection of signs either by prohibiting their display entirely or by insisting upon a uniformity in the size and style of banner or board permitted. Clearly, in a struggle for dignity, nobody is likely to be content with the common sense and civic pride of real estate owners and merchants are not sufficient to control this nuisance, some measure of local restriction should be adopted.

The tax rate for the Boroughs of Manhattan and the Bronx is now fixed at $2.01.

Sidewalk Gratings and Coal Slide Covers.

Every person is annoyed and inconvenience in walking along the streets of this city because the iron covers which project above the surface of the sidewalks, and by the open iron gratings through which come puffs of hot air, are urged upwards by blowers from boiler rooms under the sidewalk. These inconveniences and annoyances to pedestrians constitute a public nuisance and must sooner or later register themselves in general business. The building law says that openings for the admission of coal or light to vaults shall be covered with hinged iron frames or with iron covers having a rough surface, and ribboned flush with the sidewalk; that is, in the sidewalk, so that the walking surface shall be level along the sidewalk.

Where one cover to a coal slide has been let in flush with the sidewalk there are twenty-five or more that have not been let in. The overwhelming majority are above the surface of the sidewalk; but, as much as the metal of the cover is in thickness or, say, three-quarters of an inch, and the iron slide opening 3 inches 0 above the level of the sidewalk. The building law says that openings for the admission of coal or light to vaults shall be covered with hinged iron frames or with iron covers having a rough surface, and ribboned flush with the sidewalk; that is, in the sidewalk, so that the walking surface shall be level along the sidewalk.

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those doors are placed in the centre of the sidewalk than toward the curb.

Still worse than coal covers and solid doors, are the open iron gratings on sidewalks. Standing on one of those gratings a person can look down on the horses, just perhaps enough to see in a sort of way the machinery in motion or steam engines. Over some vaults a single grating, measuring ten square feet or more, is placed. In other instances several such gratings of smaller size are placed in a row. It would be invidious to name a single one of the many instances which can be seen. Everywhere, however, something similar is found on the sidewalk in front of many office buildings, hotels, clubs and business buildings. Over these gratings women and men are compelled to walk, or go around them, and in any case to sniff the hot air laden with oil fume or coal dust that comes belching up through the openings.

It is time these evils were taken in hand. That owners, architects and builders will construct sidewalks in such manner as to inconvenience the public, if not actually made dangerous to life and health, the necessity for stringent regulations in every branch of work devoted to the producing Department of sidewalk matters over which it has control; the Department of Public Works, now the Department of Highways, has been indifferent in the same direction; and the Board of Health has apparently never seen any reason for action. Simply and undoubtedly these departments should take up the subject of sidewalk construction in the interest of the comfort, the safety, and the health of the public.

THE PARK ROW.

The Park Row office building has the distinction, which it is to be hoped it may be allowed to retain, of the tallest in the world. It is the only four-story office building of that altitude. Even if it should justly itself from a commercial point of view, it will strengthen the pressure for restriction which has been gathering force for years, both upon "neighboring" and civic groups. Now that that pressure can be put in a more satisfactory light, the Board of Health has become more responsive to local opinion than the legislature of the State, and that it is reinforced by a local art commission, we may hope that the City Council will be ready to undertake the supervision of the structure. It is stated that the building was designed by a noted French architect, but that the whole arrangement stands revealed as a mere caprice, of no architectural treatment except of the Park Row front and the streets to the right and left.

Of course, a frontage equal to the altitude or greater would be favorable to architectural effect as can be expected in most cases. Of course, a corner would be preferable to an inside lot. Of course, a frontage equal to the altitude might be expected nearly to correspond with a relation to the sidewalk without a visible buttress, if not a visible thickness from the top downwards. Seeing that it is only a frontage of ten square feet or more, it is hard to make a noble object of a mere annex of this altitude. It remains true that there is no rhythmical or even intelligible relation of the parts. The demarcation of the five stories from what is above merely prevents us from regarding the two stories of granite as the base, while the separate treatment of these two prevents their counting in as only a part of the base. The result is a confusion which is incompatible with unity, incompatible with design.

If we regard the first five stories as the base, in spite of the difficulties of so regarding them, then one may say the conditions of the situation have made impossible a design so awkward as the lay out of the St. Paul, with its truncated angle. In that case the architect's difficulties have not received consideration enough from most of his critics, who have confined their censure to the result which is at least not very far below the crude expanse.

The architectural problem of the Park Row, as the architect has conceived it, is in effect limited to the treatment of a front 100 feet wide by 400 high. Except this, it is only the fifteen feet high, 100 feet wide front of the L that can be said to be designed. The rest, the fifteen feet high, 400 feet wide front, is only the fifteen feet high, 400 feet wide front, to discover what was in the mind of the architect when he laid out his design. The usual starting point, which has come to be a convention, is the base or a horizontal plane which is supposed to be the division of the front into base, shaft and capital, and the execution of variations within these limits, no subsequent subdivision being allowed to compromise or confine this primary division. In the Park Row it is impossible to make any such division, because the five stories of granite at the base form the division of the front into base, shaft and capital, and the execution of variations within these limits, no subsequent subdivision being allowed to compromise or confine this primary division. In the Park Row it is impossible to make any such division, because the five stories of granite at the base form the division of the front into base, shaft and capital, and the execution of variations within these limits, no subsequent subdivision being allowed to compromise or confine this primary division. In the Park Row it is impossible to make any such division, because the five stories of granite at the base form the division of the front into base, shaft and capital, and the execution of variations within these limits, no subsequent subdivision being allowed to compromise or confine this primary division.
the orders seems to be quite random. Most certainly it has the spectator "see the necessity." Moreover, the relation of but six between them. There ia no evidence of design in this relation of the centre and the sides, as does tho whole front. And is not an architectural design.

between the ample antae oE the piers seems inadequate in scale features are not combined into a countenance. But the Park spirit or ingenuity of their separate features, even when the tail of the orders is at the hest commonplace, and those of them thereby. The one feature is the entrance and its crown of huge figures that surmount them with the newer building. But in the crowning feature the older attempted to show what would happen to a giant if he really were livable at an increased rent. Light and air are the rarest necessary where people are packed close in living and open space of 71/0 to 10 feet on either side. I can see the perspiration to live in and are treated right—that is my experience.

REAL ESTATE AGENT.

THE MUNICIPAL ASSEMBLY.

Below is a summary of the business directly affecting interests of real estate owners in the Boroughs of Manhattan, The Bronx and Brooklyn. Reported before the Municipal Assembly at its meeting on Tuesday last:

The Committee on Law, to whom was referred the report of the Council in favor of establishing a commission of experts to prepare and report the Building Code as required by the Charter, will not give in justice the tenant is apt to take by force. So in many cases an armed warfare exists—a state prejudicial to all! Comparisons between these latest and tallest sky-scrapers may not be made, they are unavoidable, as the two domineering structures stand and swear at each other. Neither of them is effective and telling wherever it can be seen. The crowning cypresses are not made to look anything but they are, as it is—the greatest array of camping out birdcages ever known to man is utilized to save such slants of light as may not

COMMERCIAL TENEMENT HOUSES.

Regarding the plan of T. J. H. in your last issue, I say the greed of builders in putting too much house on too little lot is largely responsible for the damaged condition of flats and tenements after occupancy, combined with the lack of building. Some doubt, after the first cost construction, that leaves a permanency of good condition under rental an impossibility. Take the average family of five and condense them in from thirty to forty. The rooms are of the size of a large closet, 4x6; or 5x6 on a 25-foot lot, so common in New York, is my illustration. The centre rooms are dark, of course, therefore the family masses in the front. Yet in these rooms overcrowdness is in good condition, and when even the builder is forced to sell them in a year, lest their bad construction become too exposed for ready sale!

The fault, I take it, is not so much with the tenant as with the builder—the owner being often the victim of misplaced economy. And perhaps the builder is forced by circumstances to do as his fellows do, knowing better but not daring to try. It ever deviations from the means adopted in the late house building of New York City. In petty details, the builder allows himself latitude (in mantels, mirrors, turns in the stairs, etc.), but rarely can he be persuaded to make any radical departure. It does not cost much to build a 30-foot flat on two lots, a plot of 50x100, leaving an assured air space of 7½ to 10 feet on either side. I can see the peristilation start out on the average tenement, and you would say. That flat would never be empty, and the tenants would be too happy to stay in premises that were livable at an increased rent. Light and air are really the really shriveled device known to man is utilized to save such slants of light as may not

CAPITALIZATION AND VALUATION OF RAILWAY PROPERTY.

From advance sheets of the annual report of the Interstate Commerce Commission, the total capital outstanding in the United States was $10,635,008,074, which, assigned on a mileage basis, shows an average of $30,022 per mile of line. The amount of capital stock was $10,634,008,074. The classification of funded debt shows that it consisted of $1,481,000,000 in funded debt, $400,783,505 in trust obligations, $39,888,767. The amount of capital stock paying dividends, 5.37 per cent, of the total stock outstanding was $7,110,000. The amount of capital stock paying dividends, 5.37 per cent, of the total stock outstanding was $7,110,000. The amount of capital stock paying dividends, 5.37 per cent, of the total stock outstanding was $7,110,000. The amount of capital stock paying dividends, 5.37 per cent, of the total stock outstanding was $7,110,000. The amount of capital stock paying dividends, 5.37 per cent, of the total stock outstanding was $7,110,000.
Real Estate Market.

The business of the private sales' market this week does not call for special comment. The transactions are fairly well distributed. Trades, however, are responsible for about a quarter of the business reported. The number of transactions given in such cases, of course, is the considerations given in Table A, amounting to $274,400. Corresponding figures for last week were 34, 12 and 32, respectively.

The following are the comparative tables for the New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1888 and 1897:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total No. for Manhattan and Bronx</th>
<th>Number nominal</th>
<th>Number new</th>
<th>Amount involved</th>
<th>Amount nominal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1888</td>
<td>Aug. 19 to 26, inc</td>
<td>135</td>
<td>60</td>
<td>$506,459</td>
<td>$79,301,375</td>
</tr>
<tr>
<td>1897</td>
<td>Aug. 20 to 26, 122</td>
<td>60</td>
<td>31</td>
<td>$257,350</td>
<td>$4,292,020</td>
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### CONVEYANCES.

<table>
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<tbody>
<tr>
<td>1888</td>
<td>Aug. 19 to 26, inc</td>
<td>$8,988,685</td>
<td>$84,927,000</td>
</tr>
<tr>
<td>1897</td>
<td>Aug. 20 to 26, 122</td>
<td>$471,393</td>
<td>$928,593</td>
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<td>1888</td>
<td>Aug. 19 to 26, inc</td>
<td>$8,260,163</td>
<td>$5,040,493</td>
</tr>
<tr>
<td>1897</td>
<td>Aug. 20 to 26, 122</td>
<td>$214,500</td>
<td>$204,990</td>
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### PROJECTED BUILDINGS.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total No. for Manhattan and Bronx</th>
<th>Estimated cost</th>
<th>Estimated amount at receipt of note</th>
</tr>
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<tbody>
<tr>
<td>1888</td>
<td>Aug. 19 to 26, inc</td>
<td>$1,001,300</td>
<td>$1,141,850</td>
</tr>
<tr>
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<td>$1,002,300</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>Total No. of New Buildings</th>
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<th>Estimated amount at receipt of note</th>
</tr>
</thead>
<tbody>
<tr>
<td>1888</td>
<td>Jan. 1 to date</td>
<td>$44,975,580</td>
<td>$58,290,210</td>
</tr>
<tr>
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<td>$44,975,580</td>
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Gossip of the Week.

**SOUTH OF 59TH STREET.**

Great Jones street, No. 40, 7-story store and loft building, 22'9 x 100; seller, Fred McMorran; buyers, Ernst-Marx-Nathan Co.; 24th street, No. 732, 4-story tenement, 25x98; seller, Henry Leventhal; buyer, a Mrs. Brown; buyer, Henry G. Casaday; price, $1,100.00.

Delancey street, Nos. 70-78, southwest corner of Orchard street, old buildings, 25x88; sellers, Andrews estate; buyers, Mandelman & Levine.

3d street, Nos. 140 and 301 East, old buildings, 40x100; seller, Maria A. Huber; buyer, L. M. Siegelman; broker, William A. Graham.

Allen street, No. 108, 5-story tenement, 25x74; seller, G. V. Goetz; buyer, Louis Lese; broker, William Seeligson.

Avenue A, No. 117, old building, 24.4x100; seller, Henry Morgan; buyer, I. Gruber; price, $25,000.00.

Cherry street, No. 45, through to No. 282 Monroe street, 2-story tenements, on plot 25x100; seller, Morris Goldfarb; buyer, Louis Lese. The seller bought the lots with old buildings in February for $14,500. This transaction is a trade for vacant property, which the buyer will improve.

Attorney street, southeast corner of Stanton street, 6-story tenement with store, 25x100; seller, Ury Goodman; buyers, Schwarzer Brothers; price, $65,000.00.

**PREPARE FOR PROSPERITY.**

You can obtain daily information as to who is in the market for Bull, and Bullion, and Building Materials, and to exactly what is wanted, by addressing The F. W. Dodge Co. (Inc.), The Cam- meyer Building, No. 310 Sixth Avenue. Increase your sales. Keep posted. Do as other big firms are doing.
The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1868 and 1897:

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<td>$10,386,177</td>
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<th>Amount involved</th>
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<td>1868.</td>
<td>18.9x45x90</td>
<td>$10,386,177</td>
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<td>1897.</td>
<td>121 E. 61st Street</td>
<td>$20.00.</td>
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**PROJECTED BUILDINGS.**

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</table>

REALESTATE NOTES

Bernhard Galweitz, the well-known real estate operator, has returned to town, having spent a few weeks' vacation at Tannersville. J. Scott, real estate broker, who met with an accident in May, is now able to walk, and left this week for a three weeks' stay at Asbury Park.

**Notes.**

The T. New Roofing and Manufacturing Co. have made an assignment to William H. Risk, for 2d floor east, house in 121 E. 61st Street. $20.00. Office, 14 and 16 Vesey st.

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**To the Editor of THE RECORD AND GUIDE:**

I have sold out my business, and will first mortgage of $8,000 on each of the four houses, the mortgages to be recorded in a few days, after which the deeds will be delivered. (1) Must I pay real estate tax and find the full amount of the value of the property, which is virtually paying double tax? (2) Can I recover from the United States in case decisions in the courts are made just to the property-owner? Answer.—(1) Yes. (2) No.—Law Editor.
Building Material Market.

The Building Material Market shows little change from last week, it being if anything a trifle duller on account of the excessively hot weather. By far the strongest feature of the market at present is Portland cement, both foreign and domestic makes. The demand is large, while it is next to impossible to obtain supplies.

Foreign makes have advanced slightly in price. Few, if any, Eastern supplies have been in during the week, but the inquiry for them is strong, and, although price to arrive is only about 50c. above the local market, price has held up, and manufacturers show no intention of shipping at present values. Demand in the market for both wire and cut nailing is greater, and prices are firm. Wire is fairly steady at 25c., for 50-lb. lots and over, and 2c. for less than 50-lb. lots, with a variation of 2c. for carloads for bottled and refined. The volume of business is only moderately large. Out of townAnimator quotes 32c. In the market for goods of moderate values closed steady at 28c. and 29c. for machines.

Business was on a small scale. Tar was quiet at $1.65, steady for regulars and $3.50 for oil barrels. Flax was quiet at $1.20.

Building News.

MERCANTILE.

Kingsbridge road; Sherman avenue and Elwood street, frame roadhouse; cost, $7,500; Ernst-Mark-Nathan Co., No. 176 Broadway, architect; John F. Sheehan, No. 217 125th street, architect.

APARTMENTS, PLATS AND TENEMENTS.

184th street, south side, west of West 3d avenue, 4-story brick and stone double apartment house, 26x57; cost, $16,000; P. H. Smith, owner and builder; P. H. Ohn, No. 319 Broadway, architect.

Washington avenue, east side, 150 feet south of 31st street, two 4-story brick flats, 25x80; Buehl & Frank, No. 319 East 125th street, owners and builders; W. C. Dickinson, 149th street, architect (plans only).

Madison avenue, northeast corner of 37th street, two 6-story brick and stone apartment houses, on plot 100x113.4; total cost, $150,000; Nathan E. Clark, No. 129 East 83rd street, owner and builder; Geo. Fred. Pelham, No. 509 8th avenue, architect. Note: Building News.

186th street, north side, 250 feet west of 8th avenue, 5-story brick flat, 25x38; cost, $24,000; A. V. Donellan, No. East 100th street, owner and builder; W. C. Dickinson, 149th street and 3d avenue, architect (plans only).

92nd street, south side, 400 feet west of Columbus avenue, two 2-story brick and stone flats, 25x37; H. Liebskind, No. 163 East 118th street, owner and builder; C. S. Stockmatt, No. 60 Liberty street, architect (plans only).

96th street, Nos. 44 and 46 West, south side, 400 feet west of Columbus avenue, two 5-story brick and stone flats, 35x57; H. Liebskind, No. 163 East 118th street, owner and builder; Geo. Fred. Pelham, No. 503 8th avenue, architect. Note: Building News.

105th street, northwest corner of 1st avenue, plot, 100x100. This site, which has been purchased by H. Liebskind, No. 163 East 118th street, will be improved by the erection of a 6-story building.

5th avenue, southwest corner of 129th street, two 7-story brick and stone fireproof apartments, 56x105 and 42x63; cost, $75,000; Louis Schneider, No. 606 West End avenue, owner and builder; C. Kurtz & Ribi, 3d avenue and 7th street, architect (plans only).

163rd street, south side, 100 feet west of West End avenue, two 6-story brick and stone apartment houses, 37x37; cost, $110,000; M. D. Ardery, No. 212 West 83rd street, owner and builder; Geo. Fred. Pelham, No. 503 8th avenue, architect. Note: Building News.

403rd street, Nos. 56 and 58, two 6-story brick, stone and terra cotta tenement houses, with stores, 25x50 and 28x62; cost, $40,000; Michael Bernstein, No. 146 Centre street, architect. For plans filed see pages 300 and 311.

155th street, southwest corner of 10th avenue, two 5-story brick and stone flats, 25x82 and 25x95; cost, $14,000 and $25,000; John Heller, owner and builder; Harry T. Tractenberg, No. 748 East 155th street, architect (plans only).

Franklin avenue, southeast corner of 106th street, five 4-story brick and stone flats, 28x101 and 28x32; total cost, $160,000; James T. Barry, 167th street and Boston avenue, owner; James T. Barry, 167th street and Boston avenue, architect. Note: Building News.

3d street, Nos. 549 and 551 East, 6-story brick tenement on lot 40x50, just purchased; L. S. Michaelson, No. 217 8th street, owner and builder; H. Liebskind in previous lines, have been Horenburger & Straub, No. 122 Bowery.
NEW YORK STATE.

Kingston—Competitive plans have been asked for a new club house to be erected on the corner of Broadway and Pine Grove avenue, for the Young Men’s Christian Association. Competition is open to all who care to submit them.

New City, Rockland Co.—Stone and frame church, 40x60; cost, $1,500; owner, M. E. Church Society, of which Rev. E. R. Howland is pastor; John T. Rowland, Jr., No. 70 Montgomery street, architect.

Suffern—Two and a-half story local stone and frame dwelling; cost, $15,000; J. B. Bryan, ear of Metropolitan Traction Co., No. 261 Broadway, New York, architect; C. Bittlerhouse, No. 507 6th avenue, N. Y. City, architect.

NEW JERSEY.

Bayonne-West 8th street, near Avenue G, 2-story frame dwelling; cost, $12,100; H. W. Schreiver, owner; August Schmidt, No. 330 Avenue D, architect.—85th street, 2-story frame dwelling; cost, $2,000; J. O. Fairweather, No. 121 Bayonne avenue, owner; Wm. H. Wolfe, No. 671 Ocean avenue, Jersey City, architect.

Bound Brook—Two and a-half story frame dwelling; cost, $1,500; Sarah H. Faxon, owner; F. L. Lancaster, Plainfield, architect; A. Beyer, architect.—Park avenue and 4th street, 2-story frame dwelling; cost, $2,300; John W. Homan, owner; August Schmidt, Bergen and Harrison avenues, owner and architect.

Hackensack—River street, 2-story frame dwelling, 19x30; cost, $2,000; Nicholas Taylor, owner; Prospect avenue, 2-story frame dwelling, cost, $1,500; Geo. H. Eypper, owner; A. F. Hull, main street, architect.

Hoboken—1st street and Madison, alteration to 4-story brick saloon and hotel; cost, $9,500; Eddy Bros., Paterson, owners; A. Beyer, architect.—Park avenue and 4th street, 4-story brick apartment house, 29x52; John Schmidt, owner; Louis Maystre & sign, architect.

Irvington—21st street and Springfield avenue, two 3-story frame dwellings; John W. Hogle, owner; H. C. Hennig, No. 220 Market street, New Jersey, architect.

Jersey City—George St., 2-story frame factory; cost, $300; $1,600; John W. Jones, owner.—Warner avenue, four 2-story brick and frame dwellings; cost, $3,000 each; H. W. Winter, Bayonne, N. J., owner and builder; Wm. H. Wolfe, No. 677 Ocean avenue, architect.—No. 15 Yale avenue, 2-story double frame dwelling, 21x17; cost, $2,000; Geo. C. Dowle, No. 8 Westside avenue, owner and architect.—Bailley avenue, near Westside avenue, 2-story frame dwelling; cost, $2,000; Geo. H. Hughes, owner; Hugh Roberts, No. 76 Montgomery street, architect.—Garfield avenue, 2-story brick and frame dwelling, 28x50; cost, $3,000; J. Scholl, owner; Wm. J. Fairweather, No. 577 Tiemann street, architect.—Commercial avenue and 1st street, 2-story frame dwelling; cost, $6,000; Mrs. Isabella H. Pearson, owner; Binn & Quaife, No. 749 Grand street, architects.—No. 256 Palisade avenue, alterations to 3-story frame building; cost, $2,000; Geo. H. Eypper, No. 85 West side avenue, owner; 3rd avenue, 2-story frame, cost, $3,000; Geo. H. Eypper, owner; A. C. Rogers, No. 709 Grand street, architects.—Bergen and Harrison avenues, 2-story brick dwelling; cost, $3,000; Geo. H. Eypper, owner; A. C. Rogers, No. 749 Grand street, architects.—Kearney—Johnston avenue, 3-story frame dwelling; cost, $500; P. F. McCauley, owner; J. P. Warren, No. 704 6th street, Harrison and Madison.—Two-story brick and stone private stable; Fred. Bell, owner; Carrero & Hastings, No. 23 East 41st street, N. Y. City, architect.

Metuchen—Two and a-half story frame dwelling; cost, $2,500; Mrs. Emory, owner; E. V. French, Babcock Building, Plainfield, architect.

Morristown—Two-story brick stable; Abraham Wolf, care of Kuhn, Lock & Co., No. 27 Pine street, N. Y. City, owner; Carrero & Hastings, No. 23 East 41st street, N. Y. City, architects.—Newark—Hinderton street, 2-story brick stable, 22x54; cost, $4,200; Adam Eisler, E. A. Wirth, No. 748 Broad street, architect.—Stratford place, corner Avon avenue, 2-story frame dwelling; cost, $4,050; August Bauman, Stratford place, owner; E. H. Schreiber, architect.—No. 292 Ridge street, repairs to 3-story frame dwelling; cost, $2,500; Chas. T. Holtzer, Bloomfield avenue, near High street, owner; A. H. Hunsicker, No. 75 Darnitio street, architect.—Dwight street, alterations to brick stable; cost, $8,500; Charles D. Hunsicker, architect to brick stable; cost, $5,000; Manns Bros., on premises, owners; Hooper & Co., Metropolitan Building, architects.—Boyd street, No. 33, 3-story brick flat; cost, $5,000; Wm. E. Moskow, No. 27 prince street, owner and builder; Nathan Myers, Metropolitan Building, architect.—Broad street, No. 777, new store front; cost, $1,500; Fidelity Trust Co., owner; Hooper & Co., Metropolitan Building, architects.—Liberty street, No. 14, 3-story frame dwelling; cost, $2,950; $3,500; John Stein, No. 99 Little street, owner and architect.—South Belmont avenue, No.
CHAS. S. KOHLER & BRO., REAL ESTATE.
306 Columbus Avenue, near 163th Street.
Telephone, 1245 Cortlandt.

M. H. RABITSCHKE.
180 BROADWAY, Room 1.
Vacant and improved property constantly bought and sold.
Established 1862.
Telephone, 4328 Cortlandt.

NAGEL & WEBEL.
WASHINGTON HEIGHTS
REAL ESTATE.
AMSTERDAM AVENUE and 169th Street.
Telephone, 124 Highbridge.

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155 BROADWAY, near Liberty Street.
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MONEY FOR MORTGAGE LOANS.
W. H. FOSS.
1759 Cortlandt Street.
Telephone, 1579 Cortlandt.

M and Peter L P Easton to Geo Smith.
Mort $90,000. B. S. Aug. 22, 1898.

Mort to same.
June 24, 1898.

J. C. M. T." 157 West 83rd Street.
Telephone, 409 Garfield.

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1759 Cortlandt Street.
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James D Putnam to Sophie Hoebermann,
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20th st, No 261, n s, 95.9 e Sth av, 16x83.10,

Same property. Howard W Hayes, Newark,
7'>d st No 29, n s, 450 w Central Park West,
175 w West End av, 25x102.2,

S3d 'st No 123, n s, 198.5 w Columbus av,

Same property. Same to same. All ^Itle.

STtH st No 6, s s, 108 w Central Park West,

99tli st No 136, s e, 400 e Amsterdam av,

Same property. Release mechanic s lien.

103d st No 239. o s, 200 e West End av., /

169, n 3, 210.G w 3d av. 27x ,.

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Mannle Frank to Imperial Realty Co. Q

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July ’71 '^^^ ^^^ 25x102^,

133d st, 125 e 12th av, 200x90. Contract to

132d st. No 271, n s, 180 e Sth av. 15x99.11,

vacant. Clara M Williams to Jacob D But­

131d st, 120 w 4th av, 20x102.2, 4-sty stone front dweU'g

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Robert G Sharp to Margaret Qult. Mort $10,000.

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Ferry Co to Brooklyn Ferry Co of New

lying bet middle lines piers 56 and 57 on

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for operation of

Herman Davidson to Gern A Norman and

same. Aug 23.

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& Murray to same.

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Peter Wagner to Noah W Tasnik. Mort $10,000.

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The text in the image appears to be a list of real estate transactions and legal documents. It includes details such as property addresses, dates, names of parties involved, and financial amounts. The format is somewhat dense and typical of legal or official documentation, with references to various streets, dates, and amounts paid. The text is presented in a straightforward manner, likely intended for official record-keeping purposes.
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BOROUGH OF THE BRONX.

2D AND 21ST WARDS.

But, John H. mortgagee with Frederick and Andrew N. Fialk, mortgagees, 140th st, s. 450.6 e 12th av., 25x100. Extension of mort, July 25.

Same with same 140th st, s. 450.6 e 12th av., 25x100. Extension of mort, July 25.

Dillweust, Frederick, Jr., to William Gilling, Grant av, s. 364 n 171st st. 46x100. Amer. Bank.

Fike-May-Nathan Co. to Joseph Richel, Crescent av, s. 479 n 14th st. 20x100. Amer. Bank.

Hagen-Westmoreland, John, to Elizabeth Lamont, Grant av, s. 364 n 171st st. 46x100. Amer. Bank.

Jackman, Wm. to mortgagee Wm. S. Huse, Pyne av, s. 50 n Cooke pl or 172st st, 20x200. Extension of mort. Nov 22.

*Kenebel, Frank V. and Annette L. Edwards, 105th st, s. 371 n 247th st. 18x100. Amer. Bank.

Chemist, Wm. to Wm. J. Christie, 105th st, s. 371 n 247th st. 18x100. Amer. Bank.

Dolan, John, to Globe Security Co, 47.57.

Donohue, Lawrence F., to Manhattan Electric Tel Co, 112.47.

Drougas, William—E P Kieane, 138.11.

Dresbach, Charles, to Globe Security Co, 142.54.

Egan, John, to Globe Security Co, 68.20.

Elam, John, to Linda Mason, 105th st, s. 369 n 247th st. 18x100. Amer. Bank.

Engelhard, Benjamin, to L. Rabinovitch, 138.11.

Fialk, Andrew N., to Frederick, 112.47.

Fialk, Frederick and Andrew N., to Globe Security Co, 261.71.

Fialk, Frederick and Andrew N., to National Bank of Hempstead, 295.69.

Flanagan, Michael J., to D. M. Koehler & Son, 101.48.

Friedman, Samuel, to Friedman-Dorscher, 301.79.

Friedman, Samue, to Friedman-Dorscher, 120,035.03.

Gerber, Nathan and Sigmund, to Clough & Brothers, 124.11.

Gerber, Nathan and Sigmund, to Clough & Brothers, 382.62.

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Gerber, Nathan and Sigmund, to Clough & Brothers, 382.62.

Gertner, Joseph, to J. F. Betz, 124.11.

Gerber, Nathan and Sigmund, to Clough & Brothers, 382.62.

Gertner, Joseph, to J. F. Betz, 124.11.

Haggard, T. M., to Mulvihill, 73.66.

Hamel, Henry, to Globe Security Co, 241.73.

Hames, Wm. J., to F. S. Holmes, 398.29.

Hill, Joseph, to Globe Security Co, 214.73.

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Hill, Joseph, to Globe Security Co, 214.73.
SIX PARTIES--68th St, No. 325 E 68th St, rear, 2-sty brick stable, 25x15; cost, $306.

303 and 305 West 40th St. (July 28, 1898).--Joseph L. Rigler and Andrew Secor, agent of the Consolidated Coal Company, and George S. Coles, agent for the Consolidated Coal Company, are going to build a 6-sty office building on the site of the former residence of J. C. Walsworth, 305 West 40th St. The building will be of brick and have a cost of $12,500.

BUILDINGS PROJECTED.

THE LAWS AFFECTING BUILDING.

There has been a great deal of building going on in New York during the past few months, and a great deal of money has been spent on the erection of new buildings. Many of these buildings are of brick, and some are of stone. Others are of wood, and still others are of iron. There are also a great many buildings being erected for commercial purposes, such as stores, banks, and factories.

As the building season is now at its height, it is important that all who are engaged in the construction of buildings should be familiar with the laws governing the building of such structures. These laws are designed to protect the public from the erection of unsafe buildings, and to promote the public welfare by providing for the proper construction and maintenance of buildings.

The following laws are of particular importance:

1. The Building Code of the City of New York, which provides for the inspection of all buildings and for the enforcement of regulations governing the construction of buildings.
2. The Zoning Law of the City of New York, which prohibits the erection of certain types of buildings in certain areas of the city.
3. The Fire Prevention Act of the State of New York, which provides for the inspection of all buildings and for the enforcement of regulations governing the fire prevention and protection of buildings.
4. The Building Inspection Act of the State of New York, which provides for the inspection of all buildings and for the enforcement of regulations governing the inspection of buildings.

The following laws are also important:

1. The Street Improvement Act of the City of New York, which provides for the improvement of streets and for the enforcement of regulations governing the street improvement of buildings.
2. The Sewerage Act of the City of New York, which provides for the construction and maintenance of sewers and for the enforcement of regulations governing the construction and maintenance of sewers.
3. The Water Supply Act of the City of New York, which provides for the construction and maintenance of water systems and for the enforcement of regulations governing the construction and maintenance of water systems.
4. The Gas Act of the City of New York, which provides for the construction and maintenance of gas systems and for the enforcement of regulations governing the construction and maintenance of gas systems.

These laws are all designed to promote the public welfare by providing for the proper construction and maintenance of buildings, and all who are engaged in the construction of buildings should be familiar with them.

The record and guide for the month of August 1898 is now in press, and will be published in a few weeks.
ADVERTISED LEGAL SALES.

Advertisements to be had at 12 o'clock noon at the New York Real Estate Saleroom, 111 Broadway, for properties described.

Aug. 20.


August 27, 1898.

Record and Guide
FIDELITY TRUST COMPANY, NEWARK, N. J.

Capital and Surplus, $600,000.

New York Office,
Stewart Building, No. 280 Broadway.
Telephone, 1341 Frascati.

MORTGAGES.

Baker, John A and Mary A-Union Bank, 315 n 2nd st, 250.
Baker, John A and Mary A-Union Bank, 315 n 2nd st, 100.
Baker, John A, Mary A and Edward R-Union Bank, 315 n 2nd st, 60.
Baker, John A, Mary A and Edward R-Union Bank, 315 n 2nd st, 40.
Baker, William A-Union Bank, 315 n 2nd st, 250.
Baker, William A-Union Bank, 315 n 2nd st, 100.
Baker, William A and Mary A-Union Bank, 315 n 2nd st, 60.
Baker, William A and Mary A-Union Bank, 315 n 2nd st, 40.
Baker, Wm A-Union Bank, 315 n 2nd st, 250.
Baker, Wm A and Mary A-Union Bank, 315 n 2nd st, 100.
Baker, Wm A and Mary A-Union Bank, 315 n 2nd st, 60.
Baker, Wm A and Mary A-Union Bank, 315 n 2nd st, 40.
Baker, Wm A, Mary A and Edward R-Union Bank, 315 n 2nd st, 250.
Baker, Wm A, Mary A and Edward R-Union Bank, 315 n 2nd st, 100.
Baker, Wm A, Mary A and Edward R-Union Bank, 315 n 2nd st, 60.
Baker, Wm A, Mary A and Edward R-Union Bank, 315 n 2nd st, 40.
Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 250.
Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 100.
Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 60.
Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 40.
Baker, Wm A, Mary A, Edward R-Union Bank, 315 n 2nd st, 250.
Baker, Wm A, Mary A, Edward R-Union Bank, 315 n 2nd st, 100.
Baker, Wm A, Mary A, Edward R-Union Bank, 315 n 2nd st, 60.
Baker, Wm A, Mary A, Edward R-Union Bank, 315 n 2nd st, 40.
Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 250.
Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 100.
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Baker, Wm A and Mary A, Edward R-Union Bank, 315 n 2nd st, 100.
Same to same. 82d st, s.e. 1/20 w 53d av, as
opposed. 525.
Brown, Wm A to Title and Guarantee Trust.
Co. 5th av, s e, 250 x 100. Aug 1, 1898, $250.
Buckey, Eliza widow to Adolphus Gload.
Buckeye, o, n e cor 8th st, runs n 20 x e.
250.
Buonora, Antonia wife of Pasquale lo Con.
Way, s e cor 11th st, runs s 19 x w, 250.
Campbell, Archibald H to Long Island Title
Guaranty and Trust Co. 31st st, s e, 300 e 20x.
100.
Conway, Mary to Title Guarantee and Trust
Co. 1st av, s e, 270 x 100.
Cropsey, Harmon W to Title Guarantee and
Trust Co. 3rd st, s e s, 200 e 20x.
Curry John J to Michael F McGoldrick.
Hallrd, Albert H, N Y, to Elizabeth Mary
Haas, 9th st, s e, 200 x 10th st, 250.
Duffy, Owen to Geo H Perry. Backford st, n.
5,000.
Dunn, Robert J and Rebecca his wife mort.
2,000.
Faber, Peter H and Valentine F to Bushwick
2,000.
George, Louis and Mary Louisa his wife to
Same to same. Cedar st, s e cor 17th st. See
Conveys, Aug 23, 3 years, 5%. 5,000.
Gardner, Augustus F to Wm B Davenport
Co. Nostrand av, n e cor Av F, 100 x 100.
st w s 227.10 s Park av, 20 x 100. Aug 22,
19, 2 years. 1,000
Georges with Elizabeth Kolb. Extension of
mortgage. 20x100. Aug 19, demand. 4,500
Geraghty Timothy to Dime Savings Bank,
Manhattan av, 25 x 100. Aug 22, secures
notes. 1,200.
Gibbs, Robert H to Wm B Davenport refer.
40x100. Aug 19, demand. 550.
Giles, John J and Mary his wife to Charles
Fred G, Geo D and Herbert L Pratt. 4th st,
east s, 1854.4
Good, Wm H to Southeast Building Co. 35x100.
2,500.
Gresham, Geo G Turner to Jno J Cameron.
Av F, 20 x 100.
Guaranty and Trust Co. Pine st, w s,
17th st, n s, 360 w 12th av, 40 x 95.2. Aug 2,
19, 1 year. 500.
Hagans with Elizabetba Kolb. Extension of
mortgage. 20 x 90. Aug 19, demand. 4,500
Halliday, Charlotte, N Y, to Title Guarantee
and Trust Co. 9th st, s e, 264 x 170. Aug 24,
3 years, 0%. 2,000
Harrington, Frank and Mary A bis wife to
Same to same. 78th st, u s, 302.6 w 4th av,
302.6 w 4th av, 32.6 x 109.4. Aug 15, 4
months. 5,500
Harris, Nat to Title Guarantee and Trust
Co. 1st st, 50 x 96.8. Aug 12, 19, 2 years.
225.
Hart, Edie to Frederic H, 106x100. Aug
20, 19, 3 years. 5%, 700.
Jenne, David and Emil L to Chas M, Frederic
B, Geo D and Herbert L Pratt. 39th st, s e,
325 s 6th st, 25 x 96.8. Aug 24, 3 years, 0%. 5,000
Jung, James and Marion A his wife to American
Circular Loom Co. Madison st, s e, 225 x 100.
1,000.
Kerrigan, Frank and Mary A bis wife to
Same to same. 78th st, u s, 302.6 w 4th av,
302.6 w 4th av, 32.6 x 109.4. Aug 15, 4
months. 5,500
Langston, Isabella to John F Twombly.
Leasehold. Secures notes, demand. 1,000.
Leary Max to Chas E Robertson. 39th st,
w s, 300 w 39th st, 25 x 100. Aug 23, 3
years, 5%. 2,500.
Levy Max, Chas D Rust, Same property.
Sub to last mort. Aug 22, 2 years, 0%. 1,400
Levy Max to Title Guarantee and Trust
Co. Nostrand av, x w to land A J Sadler,
City of Brooklyn, x n about 21.10 X e—X n about 23.8 to st.
309.
Lilienthal, Henriette W, Queens, L I, to Title
Guaranty and Trust Co. M Av F, 20 x 100.
Aug 17, due Feb 18, 1900. 300.
Lilienthal, Henriette W, Queens, L I, to Title
Guaranty and Trust Co. 240 x 100, 25x100.2.
Sub to mortgage. Aug 28, 25x100.2, 240 x 100.
Same to same. Charles Hamilton. Same property.
2,000.
Lilienthal, Henriette W, Queens, L I, to Title
Guaranty and Trust Co. 240 x 100, 25x100.2.
Sub to mortgage. Aug 28, 25x100.2, 240 x 100.
Lilienthal, Henriette W, Queens, L I, to Title
Guaranty and Trust Co. 240 x 100, 25x100.2.
Sub to mortgage. Aug 28, 25x100.2, 240 x 100.
Lilienthal, Henriette W, Queens, L I, to Title
Guaranty and Trust Co. 240 x 100, 25x100.2.
Sub to mortgage. Aug 28, 25x100.2, 240 x 100.
$1,000; over, art and br, H A Raymond, Fort
ar, same as last.

1754—Livings ton, st, No 32, alter 
room; cost $1,000; art and br, 
New York. No 32.

1755—Hawthorne st; art, H L Spicer, 326 50th st, 
Dwelling; cost, $2,500; br, D H Steward, 619 Bergen st.

1756—Driggs av: art, J W Pierce, 1127 Flatbush av, 
Shingle roof; cost, $3,000; owr and br.

1757—Lafayette av, No 144, alter 
England; cost, $10,000; art, J M Alexander.

1758—Bushwick av.

1759—Surf av, n s, 48 21st av, 2 sty 
Wm Newman, 400 3rd st, raise 
interior alterations; cost, $300; Wm Newman, 40.

1760—New York, av, w s, 226 29th 
Big store and dwell, 1 family; cost, $2,500; br, 
H E Bremer, Hoffman.

1761—Union av, s s, 51 17th st, 2 
M Davison, on premises; art, 
b R Spence, 139 16th st.

1762—Union av, e s, 150 e 
W, att'y, 164 Montague.

1763—AV U, w s, 200 17th av, alter 
GFD Merchants, alter walls, 
b B Wall, 137 16th st.

1764—Franklin st, s s, 300 e 
H, att'y, 375 Fulton st.

1765—AV North 
W, att'y, 375 Fulton st.

1766—AV 
W, att'y, 375 Fulton st.

1767—AV U, w s, 200 17th av, alter 
B Finkensieper, alter walls, 
White Eagle.

1768—AV W, att'y, 375 Fulton st.

1769—AV U, w s, 200 17th av, alter 
Fairley, 72 Seigel st; art, Chas O Brown, 200 Flatbush av.

1770—AV U, w s, 200 17th av, alter 
Jones & Son, 101 Kosciusko st.

1771—AV W, att'y, 375 Fulton st.

1772—AV U, w s, 200 17th av, alter 
Eckman, 202 Monitor st.

1773—AV W, att'y, 375 Fulton st.

1774—AV U, w s, 200 17th av, alter 
Brown & Sons, 200 Flatbush av.

1775—AV W, att'y, 375 Fulton st.

1776—AV W, att'y, 375 Fulton st.

1777—AV U, w s, 200 17th av, alter 
S C Van Orden, 144 Lawrence st; 
Hitchings.

1778—AV W, att'y, 375 Fulton st.

1779—AV W, att'y, 375 Fulton st.

1780—AV U, w s, 200 17th av, alter 
M J Smallheiser, 22 Stuyvesant av.

1781—AV W, att'y, 375 Fulton st.

1782—AV W, att'y, 375 Fulton st.

1783—Bergen st, n s, 200 17th av, alter 
Tilson, 140 Lafayette.

1784—Lafayette av, No 32, alter 
Ambrose, 200 Lafayette.

1785—Hawthorne st; art, H L Spicer, 326 50th st, 
frame extension; cost, $75; W D Litchfield, 140 Broad.

1786—Bergen st, n, 150 14th st, frame 
John, art, E H Sospel.

1787—Luce st, n s, 144 14th st, alter 
W, att'y, 375 Fulton st.

1788—Bergen st, n, 150 14th st, alter 
Peters, 51 W 23rd st.

1789—3d av, N 85th st, interior 
O'Keefe, 242 5th av.

1790—Bergen st, n, in 85th st, art and 
J A Fuchheim.

1791—Bergen st, n, 180 14th st, art, 
J W Wall, 143 Lafayette.

1792—Bergen st, n, 180 14th st, art, 
L J Fuchheim.

1793—Bergen st, n, 200 14th st, art, 
W M Newcomb.

1794—Bergen st, n, 200 14th st, art, 
B F Luebcke.

1795—Bergen st, n, 200 14th st, art, 
A C Kipling.

1796—Bergen st, n, 200 14th st, art, 
E Huseman.

1797—Bergen st, n, 200 14th st, art, 
W M Newcomb.

1798—Bergen st, n, 200 14th st, art, 
W M Newcomb.

1799—Bergen st, n, 200 14th st, art, 
W M Newcomb.
Queens County Records

CONVEYS.

August 19 to 22—Jadwicke.

Anthony, Hyman to Henry and Maria Jacob, abovt 200 acres e, 125 n Broadway, 25x100, L I City.

April 6 to 2—Streeter.

Lake of Long Island Real Estate Exchange and Its Associates to Henry and Maria Jacob, abovt 200 acres e, 125 n Broadway, 25x100, L I City.

August 19 to 22—Jadwicke.

Anthony, Hyman to Henry and Maria Jacob, abovt 200 acres e, 125 n Broadway, 25x100, L I City.

Awnings for $2.50 Up.

Awnings.

From the Manufacturer and put First Class Awnings at Reasonable Prices by experienced workmen.

Established 20 Years.

F. SKELTON,
608 Sixth Ave.,
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Manufacturer of Awnings, Shutters, and Roller Shades and Venetian Blinds of every kind and all kinds of Canvas

Decorating with Wallpaper, Window Papers, Plaids, and Draperies.

MURHESCO.

It is a permanently hard wall finish.

Over plaster it produces soft, even, pink tint, giving a real vug life to showing rooms.

It is a permanently hard wall finish. It comes in fifteen artistic shades, and is suitable for all kinds of finishing

You may have a color card and full information about Murhesco by asking.

Benjamin Moore & Co.,
250-260 Water St., Brooklyn, N. Y.
**CAN YOU USE to advantage**

**INFORMATION**

Provided it is ADVANCE and AUTHENTIC and contains

SPECIFIC DETAILS pertaining to your business?

WE OBTAIN such by personal interviews with Architects, Engineers, Contractors, Owners and others, and supply daily to our subscribers.

THE SUCCESS

Of our plan has been proven from continued use by Progressive Firms during the last 5 YEARS.

**YOU CAN**

hardly make an intelligent answer without full knowledge of the methods and resources by which we would

Increase Your Business

Our representative will call if you are interested.

THE F. W. DODGE CO.,

200 Franklin St.

146 Franklin St.

310 Sixth Ave.

447 Bourse Building.

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