tl at rates varying from two and one-half to three and one-half per cent. The possibility of continuing to supply the public needs at these rates will be propelled even as financially strong a power as Great Britain to compete with industry for money by raising the rate of interest. Both Imperial Germany and the ancient and rich city of Hamburg have had to make certain greater concessions to capital, and the Kingdom of Saxony, which was it was considered necessary to place loans at three per cent, is said to be contemplating a new issue at four per cent. Unless we are about to see a large release of capital from industrial use, it will follow that there must be an all round advance of interest rates. That is to say, if a three per cent, public rate was accompanied by a five per cent, ordinary rate, the advance of the first to four per cent would carry with it an advance of the second to six and one-quarter per cent. This, probably, will not be the actual result, but it illustrates the process at work making money dearer. Six years ago we were wondering what use could be found for the immense amounts of capital in sight and it was even suggested, and appeared reasonable at the time, that eventually capital would loan for nothing, or for security merely; yet, to-day, so much of the money the multitudinous wants of civilized man that the best accredited borrowers have practically to beg for the funds they need, where they were solicited to make use of all the capital they could use only a comparatively short time ago.

A public park, particularly in a tenement-house district, should be planned primarily for use and secondarily to present a seemly and effective appearance. The Outdoor Recreation League is right in insisting that, when the Park Board spends the $32,000 which has recently been appropriated to improve Seward Park, it must be remembered that it is not only the playground and the gymnasium which is occupied. A certain amount of landscape gardening is indeed extremely desirable, for the present appearance of the park is hopelessly untidy, arid and forlorn; but Seward Park should remain, first of all, a play-ground, and one-third of the space is little enough to reserve for the purpose. The idea of a public park which exists in the minds of most New York children is that of a place in which you "keep off the grass." If there is to be any grass in Seward Park we presume that the children who trample through it must be the same who are to be sacrificed to the grass; it is fair to reason that the other third the grass should be sacrificed to the children.

HE treaty between England and Germany is the first business-like document which the long and tedious course of Chinese negotiations has brought forth. It really promises to do something toward the preservation of the Chinese Empire and the maintenance of commercial freedom within its limits. The promises which Secretary Hay obtained from the various European governments could not have stood the test of adverse interests and events. It was with most of the Powers merely a polite concession—a little bit of diplomatic courtesy, which is a way of bargaining, and was also regarded as an absolute fiction. But here are two of the most important Powers deliberately and publicly agreeing to refrain from territorial expansion in China, to keep their own domains open to the commerce of the world, and to use their influence in support of such a policy. If the Chinese war had led to the disintegration of the old Chinese Empire, the powers controlling the strongest army and the strongest navy in the world, and under present conditions such opposition ought to be effective. The only power which might make trouble is Russia, and it seems to be tacitly understood that Russia is to be placated by being allowed to keep the Chinese province which one thinks of it, the significance of the treaty is startling. It must mean that Lord Salisbury and the Emperor William, after a full consideration of the facts, have decided that a policy of territorial expansion is too dangerous and expensive, and that it will be easier and safer to bolster up the Imperial Chinese government and give the Chinese a good chance to build up a state that will answer to European requirements. For the
The Issue of Expansion.

Now that the campaign is over, and the result practically assured, it may fairly asked, what is the standing of the issue, and what are its prospects? It has probably been more talked about than any other issue, particularly by the Democrats, but has anything been settled? Has the issue been clearly defined? Of course, in case of Republican success, it has been settled that the Treaty of Paris has been accepted by the authority which European influence can control, and if the Imperial government should prove rebellious and disloyal, this government should be strengthened in the European interest. Any strengthening of local authorities would make for the disintegration of the empire.

In this sense the movement toward expansion has palpably lost ground, and the election, so far as it has shown anything, has shown that the average American politician is very doubtful as to the wisdom of expansion. In spite of all the hullabaloo and fuss, that much has not been settled ever since the Spanish war, and scarcely at all as a matter of general policy.

It is easy to account for this ebbing of the expansionist tide. A good deal of it is simply a matter of electioneering. Sound expediency, which they could probably win upon it again. Expansion was an experiment which has been begun must be seen through, but as the sacrifices necessary to see it through are very great, it is likely to put back the expansion movement for many years. That the blood which has been shed in the Philippine Islands, and the immense expense, the slaughter, and the remote prospect of any adequate return have undoubtedly put many in a hesitating frame of mind; and, while they are by no means ready to reject expansion entirely, they are coming to believe that this Philippine business has been an unprofitable experiment, and to fear that it is a colossal miscalculation.

Probably this feeling is only a passing reaction. It would certainly tend to disappear in case good progress is made in restoring order in Luzon or in case some results can be shown in which the country might take either pride or profit. But even in the situation in the Far East does not improve, this feeling of temporary uncertainty would probably be renewed, and, if the situation in the Far East doea not improve, this feeling of uncertainty would probably be renewed, and, of course, the forward movement of the United States from expanding into territory beyond its present limits, is hardly to be believed.

Colonial expansion of some kind is under the present circumstances inseparably connected with industrial expansion, and American industrial expansion is very closely connected with the situation in the Far East. The expansion of the side of colonial development is impossible, and while the pressure outward is not very great as yet, it must all the time become greater. Probably it will be a long time before expansion is adopted as a policy—just as England expanded only so far as her power and resources would permit, and since the turn of the century she has ceased to expand, except perhaps in the Far East. Is it merely an incidental aberration, the expense of which will be made back again in fifty years, or a permanent piece of policy, which might be popular at the polls, but which also might not. So they preferred to reduce the pressure to a safe and steady one, so that expansion might be made the ground of an appeal to patriotism. But this is not the whole story. The prolongation of the war in the Philippines, the necessity of keeping a large army there for many years, the huge expense, the slaughter, and the remote prospect of any adequate return have put many intelligent voters, who were in the beginning on the fence or were moderate expansionists, in a hesitant frame of mind; and, while they are by no means ready to reject expansion entirely, they are coming to believe that this Philippine business has been unprofitable, and to fear that it is a colossal miscalculation.

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Elm Street Assessments

Movement to get them Removed.

It was announced this week that an application had been made on behalf of interested property-owners to the Board of Public Improvements to have the area of the assessment for the Elm Street Improvement extended beyond the limits at present outlined. This did not state the precise nature of the application or give any indication of its real importance. The true facts will be found in the following statement furnished by request to the Record and Guide by Mr. Truman H. Baldwin, of No. 51 Liberty street, attorney for property-owners, who made the appeal to the Board.

Last spring I presented to the Board of Public Improvements a petition on the part of upwards of sixteen hundred owners of lands assessed for the widening and extension of Elm street, praying that the city would assume the entire cost of the work, as in the case of bridges to which the object of rapid transit is clearly analogous. At the time of presenting the petition the property of certain items included in its assessment, particularly the bond of interest on the deferred awards, was being litigation in the courts, and the exact amount of the final assessment could not be known. The Board received and filed the petition.

The litigated questions have been decided and the exact amount of the final assessment ascertained, and on Wednesday I applied to the Board for a hearing upon the petition. My application was granted and Wednesday, Nov. 21st, at 2 o'clock fixed for the hearing.

The agreements of the petitioners are that Elm street was widened and extended almost wholly in order to make underground rapid transit possible, and only incidentally and remotely for local benefit or for the benefit of commerce.

The city originally assumed one-half of the cost of the work, and the assessment is laid for the other half.

This local assessment is laid upon a strip of land varying in width between the Battery and 34th street. From the time Hon. Abram S. Hewitt was elected Mayor to the present time, as indicated in the messages of the Mayors and in the public press, the widening of Elm street has been advocated solely on the ground of rapid transit, for which there was no other practicable route. The rapid transit route by the loop at the Battery, connecting by ferry with the Borough of Richmond and eventually by tunnel, and also with the westerly part of the Borough of Brooklyn by ferry and tunnel, and by its loop at the Post Office, connecting with the Brooklyn Bridge and the boroughs of Brooklyn and Queens and Nassau County, at the Grand Central Depot with every railroad actually entering the city of New York, and at West 42nd street with the New York termini of the proposed Hudson River Bridge, and extending through to the northernly limits of the Borough of the Bronx, brings all the boroughs into intimate relation with each other. The widened and extended Elm street is its absolutely necessary connecting link.

As far as commerce is concerned, all the commerce of the city of New York comes and goes over its water front, whether it be foreign, interstate or coastwise, yet not the least of the city should bear 90% of the cost of the work. The Supreme Court Commissioners may possibly find property specially benefited to the extent of the remaining 10%. I stated to the Board that a number of the property-owners themselves and the attorneys of others would unite in the application upon the hearing.

The amount of the total assessment is now about $2,785,000. The rate of assessment on Elm street varies from $7,900 to $2,250 per lot, according as the assessment was levied where a new street is taken or where a former Elm street widened. The rates on the different streets and avenues, within the area, are as follows:

Street, 200 to $210.
Battery, $210 to $2,250 per lot, according as the assessment was levied where a new street is taken or where a former Elm street widened.

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the whole cost of the improvement it would not be necessary to
go into these matters, but counsel for the city claim that this
cannot be done without authority from the Legislature.

BOOK REVIEWS.

THE CASE AND EXCEPTIONS.

The Case and Exceptions is an interesting volume of short
stories, such as might arise from or be suggested by a lawyer's
experience. The author, Mr. Frederick Trevor Hill, writes in a
forcible, entertaining style and tells his stories in a very vivid
and dramatic way. The subject matter of the book is for the most
part somewhat startling, and Mr. Hill's ingenuity in eliciting
lively incidents from the prose of a lawyer's practice is much to
be admired. He is able even to connect the story of a divorce,
a betrayed woman, a disappointed suitor and a forced marriage
with the passing of the title to a piece of property on East
Broadway, and that is quite an achievement. The stories cannot
but prove interesting to the majority of New Yorkers. They are
published by Frederick A. Stokes & Co.

CHURCHES AND CHAPELS: THEIR ARRANGEMENTS, CONSTRUC-
TION AND EQUIPMENT. Supplemented by plans, exter-
terior and interior views of numerous churches of different de-
nominations, arrangement and cost. 300 Illustrations. By F. E.
Kidder, C. B., Ph. D., Architect, F. A. I. A, Author of "The
Architect's and Builder's Pocket-Book," "Building Superinten-
dence," etc. Second edition, revised and greatly enlarged. New

This work is much in line with the books on Building Con-
struction by the same author, and devotes a large amount of
space to constructive features, although it does not neglect de-
sign, but gives over fifty plates of plans, elevations and per-
spective views of modern churches which have been erected by
himself and other prominent church architects.

The first chapters will be found specially valuable, treating,
as they do, of the constructive features of churches, a subject
almost entirely neglected by late authors who have written on
this subject.

Since the elaborate work of Mr. Frederick Clarke Withers,
brought out in 1873, no American author has attempted more
than to give a series of plates showing churches and chapels,
with but meagre description. This work, however, enters into
the subject with a careful and elaborate treatment of all the con-
structive features likely to come before the architect in the de-
sign and construction of the edifice. While the book aims to
furnish practical aid to the architect, the author has not ne-
glected the interests of the building committees or others who
may be called upon to undertake the construction of churches.

BONDS HELD UP.

Corporation Counsel Whalen gave the Municipal Assembly on
Tuesday another intimation that they had no right to inquire
into the purposes of the bonds they are asked to approve, their
duties in this respect being ministerial merely, and that the
members were liable to mandamuse if they did not approve
the issues now before them. However, the Assembly remained
obstinate, and took no action upon the following, thereby ob-
structing much public work:

IN THE COUNCIL.

New East River Bridge $4,000,000
Riverside Drive grading $40,000
City prison, alteration and enlargement $200,000
Hall of Records and 475,000
Girls' High School, Manhattan 457,000
Fire Department, new buildings 200,000
Thirtieth street police station building 36,000
Reforming Hospital, laboratories 200,000
Repaying streets 2,000,000
Jerome Park reservoir 313,000
Seward Park, laying out 102,000

IN THE BOARD OF ALDERMEN.

New East River Bridge, $500,000
School site, Bronx .156,000
Houston Street Park land 32,000
Riverside Drive improvements 100,000
Main, sewers relief, etc. 167,000
Grant's Tomb, improvement of grounds 30,000
Hall of Records site 875,000
Hall of Records building 2,250,000
Hulse Park improvement 87,000
Millburn water plant 45,000
Brooklyn water mains 26,000
Botanical garden 200,000
Vernon av bridge 644,455

ANOTHER SOUND MONEY CLUB.

Members of the Building Material Exchange have formed a
Sound Money Club which will take part in the Sound Money
Parade, November 3d. R. B. Walsh, president of the exchange,
is also president of the club. F. L. Holmes is marshal. The
executive committee is composed of the following: Wm. C. Mor-
ton, chairman; Frank E. Morse, Isaac E. Purdy, Frank W.
Douglas and Benjamin Cochran.
Some Building Materials

Prices and Conditions.

WINDOW GLASS.

Prices for American window glass are firm at the advance of last week's issue, and dealers who are keeping a close watch on the situation predict a further advance about January 1st.

There are indications that the glass war, which has raged so furiously, is now practically at an end. The independent manufacturers, it is said, lost money last year, and there is a general movement among them toward consolidation, or at least a working agreement. The motive is the success of the trust, to have made a profit, but it was comparatively so small that after the payment of dividends on preferred stock there was very little left for the holders of common stock, amounting to about 1½ of 1 per cent on the $15,000,000.

We are informed by several of the leading Jobbers that the "trust" people have made up their minds that there is room for outside manufacturers, and they are not disposed to maintain the old warfare. It is improbable that when the new independent manufacturers get together they will finally either be swallowed by the "trust" or come to an understanding. This is why Jobbers expect higher prices.

At present French glass is practically out of the market so far as an attempt to get the American trade is concerned, because prices of French glass are comparatively high. This is not only on account of the tariff, but also because glass factories abroad have been dissatisfied with conditions and many of them are coming to this country. French glass is now restricted in this market to the picture trade almost exclusively, as the American makers do not make the kind demanded for the best pictures.

SLATE.

E. J. Johnson & Co.—"The demand for slate is very good. Buyers are taking slate about as fast as it can be quarried, and stocks at the quarries are small. The southern and western markets have improved greatly within recent years, and there was a visible increase in sales in the south this year, while the western market has not been successful. There is a fair demand for export, notwithstanding the fact that Welsh and English prices have dropped."

S. A. Griswold & Son.—"There is a good market for slate, the only drawback for export being the present high rate of ocean freight, which is caused by the rush of grain abroad at this season of the year. We heard the other day of a freight contract signed for Slade, Md. Evidently some contractors over here have determined to fill their contracts regardless of the cost of slate. The Americans ship slate all over the world, even as far as South Africa and Australia. The demand for slate before the war amounted to 6 or 7 cars a week."

LUMBER.

The market for lumber has improved considerably recently, judging from the sellers' view point. There has been a gradual advance in prices, and as stocks are not excessive, there are at present no indications of weakness. Within the past two months spruce prices have been marked up from $2.00 to $4.00 all along the line. The mills will shut down shortly and the little flurry will likely continue until the end of the season.

OBITUARY.

JOHN SIMMONS.

John Simmons, president of the John Simmons Company, No. 110 Centre street, New York, died suddenly at his residence, No. 103 New York avenue, Brooklyn, on Sunday evening last. Mr. Simmons was born in Wexford County, in the North of Ireland, in 1834, and came to this country with his parents when a child. He received his early education in the public schools of New York, and began his business career with the firm of Hunter, Keller & Co., manufacturers of steam heating supplies, with whom he remained for 25 years. On the dissolution of the firm, in 1869, he established himself as their successor, and his business, subsequently organized as the John Simmons Company, is now one of the largest and best known in the country.

This firm have recently erected under a separate organization a 50-ton foundry plant in Newark, N. J., where they expect to supply about 250 hands in the manufacture of cast-iron steam pipes and fittings, and sanitary castings generally. They also control the Foundhill Brass and Iron Works, Charlestown, W. Va., of which Chas. H. Simmons is treasurer. At these works they manufacture a full line of brass works of every description for steam and water. After a period of ten years from the establishment of this concern, necessitating constant improvement and increase in the plant, and the addition of new and improved machinery, the business was incorporated in 1891 under the style of the John Simmons Company, with John Simmons, president; Chas. H. Simmons, treasurer; and John S. Simmons, secretary.

Heman & Puddington, speak of the market as follows: The condition of the spruce random market has improved very much, the demand having increased, and prices are considerably higher than during the previous week. We quote all 8x12-inch at $17 to $18, 9, 10, and 11-inch at $16, and narrow at $15.90, according to the character of the cargo. Random prices at $14 to $16, and 1-inch boards at $12.881/2 per M. A. & P. Roberts Co., said: "The mills are all busy with enough contracts on hand to keep them going until the end of the year. It looks as though we are plenty busy when they are not, and vice versa. Our trade is principally with ship-builders, and this has been a very good year for that line, as a great many large vessels, 4, 5 and 6-masted schooners—large ships—are being built."

STRUCTURAL STEEL AND IRON.

A representative of the Pencoyd Iron Works, operated by the A. & P. Roberts Co., said: "The mills are all busy with enough contracts on hand to keep them going until the end of the year. It seems not improbable that when the new contract is signed the outside manufacturers, and they are not disposed to continue "trust" people have made up their minds that there is room for the American trade is concerned, because prices of French glass are comparatively high. This is not only on account of the tariff, but also because glass factories abroad have been dissatisfied with conditions and many of them are coming to this country. French glass is now restricted in this market to the picture trade almost exclusively, as the American makers do not make the kind demanded for the best pictures.

STEEP-ED AND IRON.

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UNSEED OIL.

The situation in the tin plate market is unchanged from last week. Supplies arriving are very small in comparison with the needs. Spot stocks are almost exhausted, and some sizes are bringing a premium over the old list.

LINSEED OIL.

There was a sharp advance in the price of linseed oil within the week, and it is now quoted at 75c, and sold at 76c. In 5-bbl. lots. This is attributed to reports of a short crop of seed in the west, that, is, the crop will fall far short of what was expected, but manufacturers are not apprehensive that the supply will be insufficient for the needs. Rain has damaged the crop, and a large percentage of rejected seed will interfere with the yield of oil. The foreign demand is also taking some seed.

It is thrown out as a suggestion by manufacturers that white lead may go up in sympathy with oil, though there are no indications at the present moment of any such eventuality.

DO BALLOONISTS COMMIT TREPASS?

To the Editor of the Record and Guide:

As I understand it, an owner of real estate legally possesses the air space over his premises to the center of the earth skyward without limit. If that is the case, can he legally object to the flying of balloons in the air above his lot for advertising purposes, etc.? Is this kite-flying a trespass, and as an interesting question for the future, would an airship traveling the length of Manhattan Island have the right of way, supposing it went over private property, and the owners demanded payment for the privilege?

Sincerely yours—You are attempting to answer technically correctly. If your neighbor has a bay window or anything else permanent which overhangs your premises, you can compel him to remove it or pay you for the privilege. But although kite-flying and balloonizing may technically be regarded as trespass, I doubt whether you could recover any substantial damages against the trespasser.—Law Editor.
NO. 1.—VIEW NORTHWARD FROM THE BOWLING GREEN BUILDING
BOWLING GREEN.

NO. 2.—VIEW NORTHWARD FROM THE HOME LIFE INSURANCE BUILDING
256 BROADWAY.

NO. 3.—VIEW NORTHWARD FROM THE METROPOLITAN LIFE INSURANCE CO.'S BUILDING
23D STREET AND MADISON SQUARE.

NO. 4.—VIEW NORTHWARD FROM THE SAVOY HOTEL
FIFTH AVENUE AND 59TH STREET.
CAPITALIST stopped me on the street the other day and said: "I have finished planning a building and maintaining a village with a population of 3,000 in the vicinity of New York, which will surpass in comfort, convenience and habitability, any village in the United States, or in the world.

I shall purchase the ground, build the houses, the streets and walks and sewers. I shall provide a fire-department, a water-supply, a telephone, a telegraph, a police service. My tenants will have free use of electricity, light and gas and water; a free library; their roads will be macadamized; my guard will keep them from being robbed; and I shall charge them the same amount for all these things that they would pay for similar accommodations in any other town.

And in mind a scheme similar to that carried out by the elder Pullman, when he founded his little colony near the shore of the un-salted sea. At first blush I should say your plan is too Utopian to succeed. Pullman itself was never what you might call a howling success, either socially or financially, notwithstanding the fact that the capacity of the electric light plant is 12,000 lights, and 5,000 are ordinarily in use. The pumping station for running the hydraulic elevators has a capacity of 14,000,000 gallons. This water is used over and over again, but the water service for offices, restaurants, laundry, etc., mounts up to 90,000 or 100,000 gallons a day. The corridors, paved with marble tiling and 14 feet wide, fit for automobiles to end, are said to exceed a mile. The cafe and lawyers' club feed about 4,000 people a day. This building, which may be taken as a type, the following trades, businesses or professions are represented: Safe Deposit Co., type-setting, telegraph, interior decorator, notary, real estate, railroad, publishing, steamship, messengers, electric light company, stock brokers, iron company, hatter, collection agency, gold mines, light and fuel gas, laundry, pulverizer, passport agency, drug company, hotel company, electric traction, manicure, law and general library, boot-black, automobiles, newspapers, mineral water, theatre-ticket office, trunk-maker, tobacconist, restaurants, carriage company, caterer, stationer, plumber and steamfitter, life and fire insurance, and a news-galery. The engineers' department keeps busy about 70 people, and the workmen considerably more than the employees of an ordinary village.

The elevator shafts.

Your horizontal sidewalks?

The elevator shafts.

Your streets.

The elevators.

And with these few remarks a bright light dawned on my mind. Continuing the conversation, the capitalist said:

"The corridors.

Don't stop me, for I have another statement to make that will startle you. This village will be under one roof and entirely enclosed.

At this juncture I broke in and said, "My friend, if I did not know you so well, I should say you are unbalanced. At any rate, you are talking through your hat.

When you first began describing your wonderful village I thought you had gone crazy, and now I know it!"

"Well, if your streets are horizontal the sidewalks must, in order to be at right angles, be perpendicular, and your tenants in using the sidewalks will have to walk on their heads, and on their feet and mount the walls like a fly crawls up a window pane. I suppose the next thing you will tell me is that your streets will be horizontal and your sidewalks perpendicular, and a man will have to walk on his head to get into them."

The capitalist replied to my attempted sarcasm good-humorously. He said: "My friend, I am not talking through my hat, and in order to set you right I shall say that you have things turned around. Your sidewalks will be horizontal and your streets perpendicular—up in the air."

"But your perpendicular streets?"

"The elevator shafts.

"Your horizontal sidewalks?"

"The corridors.

"Your streets?"

"The elevator shafts."

Towns Under a Single Roof
A common Building Operation

October, 27, 1900.
The Bowling Green Building is one of the largest and hand­somest structures in the city, and would comfortably house a small army. During the rush hours of the day the average num­ber of people in the building is 6,000. It has 9 passenger eleva­tors, which carry nearly 30,000 people a day without making 7½ trips. At present there are only 512 offices, but many of these are very large, and the partitions having been removed to accom­modate tenants. The building cost about $3,000,000.

The St. Paul Building is one of the tallest office buildings in New York, rising 56 stories above the curb. The six elevators carry from 6,000 to 8,000 people every day.

The Broad-Exchange office building, now being erected at Broad street and Exchange place, it is said, will be, when completed, the largest office building in the world. In ground plan the build­ing is the one hundred yards by three hundred yards. The roof front is 236 feet long, the Broad street front 106 feet long, and the stem of the T is formed by a wing 100 feet in length, extending to Beaver street, where it has a width of 200 feet. There are 20 high-speed elevators which will be capable of handling 12,000 people an hour, making 7½ trips. There will be five large boilers for heat and power. Twenty high-speed elevators will connect the various floors. The first four floors, which will be devoted to banking houses, will be en­tirely separated from the other apartments.

The Supply of Teak.

A recent official report from the British Legation at Munich, Bavaria, says that teak is being made in Portugal, and that in some cases a considerable quantity is in the country from the fact that the management of the State railways has placed contracts for lighting several railway stations with it, and also for plants for lighting railway carriages with acetylene have also been installed. About 20 small Bavarian towns are lighted by acetylene, the first municipal work of this description having been erected at Hassfurt, a town of 2,500 inhabitants, where the acetylene is furnished at a price of about 4 cents per hour for 20 candle-power lights. Large carbide works are now in operation, and are supplying plants with 4,500 horse-power. In the whole of Germany there were some 120 firms engaged in different branches of acetylene industry at the close of 1899.

Sweden is a land of forests and of lakes. Without the latter and their connecting rivers, the forests would be of little service, for it is the wonderful network of natural waterways which gives such facilities of transport as to make Sweden pre-eminent among the timber-exporting countries of Europe.

The Swedish Timber Trade.

Germany or South-Western Russia were almost the only ones known to architects. "All red deal"—so the description having been erected at Hassfurt, a town of 2,500 inhabitants, the use of acetylene gas has been given a considerable impetus in that country.

Acetylene Gas.

The fact is that the question of the cheapest and best way to light railway stations was in the hands of the railway authorities, and the cost of lighting them with coal gas was shown to be too high by the experiments that had been made. They took the acetylene gas plant and, after making certain changes, put it to work on the railway lines.

The State railways at present use acetylene gas for lighting the railway stations and carriages. They have spent $150,000 on the installation of the plant, and they are now using about 50,000 candle-power lights in all the stations.

The St. Paul Building is one of the tallest in the city, rising 56 stories above the curb. The six elevators carry from 6,000 to 8,000 people every day.

The Broad-Exchange office building, now being erected at Broad street and Exchange place, it is said, will be, when completed, the largest office building in the world. In ground plan the build­ing is the one hundred yards by three hundred yards. The roof front is 236 feet long, the Broad street front 106 feet long, and the stem of the T is formed by a wing 100 feet in length, extending to Beaver street, where it has a width of 200 feet. There are 20 high-speed elevators which will be capable of handling 12,000 people an hour, making 7½ trips. There will be five large boilers for heat and power. Twenty high-speed elevators will connect the various floors. The first four floors, which will be devoted to banking houses, will be en­tirely separated from the other apartments.

The Supply of Teak.

A recent official report from the British Legation at Munich, Bavaria, says that teak is being made in Portugal, and that in some cases a considerable quantity is in the country from the fact that the management of the State railways has placed contracts for lighting several railway stations with it, and also for plants for lighting railway carriages with acetylene have also been installed. About 20 small Bavarian towns are lighted by acetylene, the first municipal work of this description having been erected at Hassfurt, a town of 2,500 inhabitants, where the acetylene is furnished at a price of about 4 cents per hour for 20 candle-power lights. Large carbide works are now in operation, and are supplying plants with 4,500 horse-power. In the whole of Germany there were some 120 firms engaged in different branches of acetylene industry at the close of 1899.

Sweden is a land of forests and of lakes. Without the latter and their connecting rivers, the forests would be of little service, for it is the wonderful network of natural waterways which gives such facilities of transport as to make Sweden pre-eminent among the timber-exporting countries of Europe. A generation ago the ports of North Germany or South-Western Russia were almost the only ones known to architects. "All red deal"—so the description having been erected at Hassfurt, a town of 2,500 inhabitants, the use of acetylene gas has been given a considerable impetus in that country.

Acetylene Gas.

The fact is that the question of the cheapest and best way to light railway stations was in the hands of the railway authorities, and the cost of lighting them with coal gas was shown to be too high by the experiments that had been made. They took the acetylene gas plant and, after making certain changes, put it to work on the railway lines.

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October, 27, 1900.

RECORD AND GUIDE.

A new fireproof substance, called gypsine, has recently been officially tested in England, with remarkable results, according to a recent communication just received.

A New Fireproof Substance.

Gypsine is plastic hydraulic lime, coke or sand and asbestos compressed into bricks. To test its fireproof qualities and whether it will stand up to temperature to which it is exposed, a 10-foot long by 7 feet wide was built of gypsine bricks laid in hydraulic mortar, with joints 1/8-inch thick. The side of this partition, which was held in a horizontal position, was covered with a thin layer of fire clay, was exposed to the action of fire for the space of one hour, during which time the temperature rose to 2,050 degrees F. This tremendous heat was powerless against the gypsine bricks, and all through the test the temperature of the outer surface of the partition was never once so high as to cause a match to ignite upon it.

The following, from Mr. Walter Irving, to the "Progressive Age," will be of interest to many electric lighting readers: In the interior of their stores they preferred gas. In reply I was told, "We lighted by gas, but the latter makes it inconvenient to place articles in the window so as to give him plenty of room to stick a long taper through to ignite the lamps. They do not, I was told, get the full candle-power from the electric lamps, and, therefore, the electric light on that floor during the dull part of the day, there is very little carpet, upholstery and rug departments. When customers go in, it is the best way to attain the object in view. It is my purpose, however, to call attention to the principal reason to my mind why electric incandescent lighting is so extensively used for store lighting in preference to incandescent gas lighting.

Marshall John P. Doyle spoke in the same strain. He asked why electric incandescent lighting is so extensively used for store lighting in preference to incandescent gas lighting.

The work of organizing the Real Estate Sound Money Club continues in New York, and incidental to therade of Nov. 5d, is probably the most important thing the chief movers at the headquarters of the club, the officers of the Real Estate Board of Brokers, No. 111 Broadway, receiving visitors and deliberating daily. J. Edgar Leaverton is an enthusiastic worker, and it is feared that the day may come when *I don't know any body of men who are more directly interested in the success of the ultimate object of the club than real estate men. Their business depends almost entirely upon its success, and they in their own interest do all they can to make it triumphant."

Real Estate Market.

The following are the comparative tables of Manhattan and the Bronx of the conveyances, mortgages, and projected buildings for the corresponding weeks of 1899 and 1900:

CONVEYANCES.

1900.

Oct. 19 to 26 inclusive.

Oct. 20 to 26, inclusive.

Total No. for Manhattan...

$95,023,088

Total No. for the Bronx...

$125,748,446

Total No. for Manhattan, Jan. 1 to date...

$88,685

Total No. for the Bronx, Jan. 1 to date...

$109,165

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MORTGAGES.

1900.

Oct. 19 to 26, inclusive.

Oct. 20 to 26, inclusive.

Total amount of Manhattan...

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Total amount of Manhattan...

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Total amount of Mortgage...

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PROJECTED BUILDINGS.

1900.

Oct. 19 to 26, inclusive.

Oct. 20 to 26, inclusive.

Total amount of Manhattan...

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Total amount of Manhattan...

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Total amount of Projected Building...

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SOUND MONEY CLUB.

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Gossip of the Week.

SOUTH OF FIFTIETH STREET.

Pearl st, southeast corner of Beckman st, 7-sty office building, 40x100, vacant; buyer, J. S. Foringer.

Hodge st, Nos. 29 and 31, two 8-sty tenements, 40x75; seller, American Mortgage Co.; broker, Charles Wolinsky; price, $21,000.

14th st, Nos. 31 to 23 East, three stables on lot 50x100.5; seller, Henry M. Day; buyer, New York Central Railroad; broker, John N. Golding; price, $16,000, and No. 31 for $25,000.

50th St, No. 59 West, 4-sty brownstone dwelling, 20x80x100.2; Columbia College, leasehold; seller, James Timpson; price, $26,500.

Marine & Columbus, lot 89 and 82, old building, on lot 44x152x20x106.4; buyers, Jampolsky & Wernher.

52d st, south side, 189 feet east of 5th av, plot 50x100.5; seller, Henry G. Trevor and George R. Schieffelin; buyers, Fiske & Dunbar; these lots are part of the old Common Asylum property, which was purchased by the Barney-Selden syndicate, which has sold off all except the southeast corner of 5th av and 52d st. The present sellers paid $18,000 for the plot and were having plans drawn for two private dwellings for their own occupancy.

121st av, northwest corner of 49th st, water front, 137x888, to the permanent escheaters; seller, Edwin Johnson; broker, William M. Ryan. The property adjoins the pier which is leased by the Erie Railroad Co. from the city at a rental after May next of $10,000 per annum. The sale by the Equitable Assurance Society of the block front of 49th st, north of 121st av, is not announced, but the city will no doubt soon acquire it. The sale is reported to be for the purpose of erecting a flat.

11th st, south side, 200 feet west of Lenox av, plot 100x100,11; new to, Isaac Untermyer; buyer, I. M. Bernstein; broker, F. B. Axtradt.

24th st, No. 22 West, 4-sty dwellings, 18x98.9x100; seller, C. H. Clark; broker, L. J. Phillips & Co.

Madison av, southwest corner of 129th st, 5-sty flat with store on lot 28x100; seller, J. Fishelmann & Sons; buyer, William Vogel.

115th st, No. 113 West, 4-sty and basement dwelling; seller, Charles G. Karsh; buyer, Richard S. Kaufmann; brokers, T. T. Stockdale & Co.

111th st, No. 161 West, 4-sty dwelling, 19x100.2; seller, Ellen A. Haslunbeck; buyers, William C. Schickman's Sons. The buyer is a member of the congregation of the old building No. 8 Carmine st, for A. P. Vollmer, and two lofts at $1,000 per year; No. 176 Waverly pl, for the Keane estate; also No. 142 West 15th st, for Jay & Candler, for 3 years, at $1,000 per annum; to Michele di Stefano.

10th st, No. 216 West 11th st, south side, 25.2x102.2, to Dr. J. J. Lawrence, of St. Louis, who it is said was an owner of the building No. 8 Carmine st, for A. P. Vollmer, and two lofts at $1,000 per year; No. 176 Waverly pl, for the Keane estate; also No. 142 West 15th st, for Jay & Candler, for 3 years, at $1,000 per annum; to Michele di Stefano.

The sale by William M. Ryan for Edwin Johnson of 117 feet of front on 115th st, south side, 48x100, 4-sty building, 24,8x100.5, to the Jewish Congregation Kehilath Jeshurum has purchased this property for $37,009. The seller is a brother of Bradish Johnson, of the Roman Catholic Oratory.

109th st, south side, 200 feet east of Lenox av, plot 50x100.5; seller, William C. Schmidt; buyer, Michael Friedsam. These lots are part of the old Roman Catholic Oratory.

108th St, No. 328 East, 6-sty tenement, 26.4x100; seller, Sarah Vogel.

80th St, No. 325 East, 5-sty double tenement, 25x89.9, has been sold.

80th st, No. 328 East, 6-sty tenement, 26.4x100; seller, Sarah Baum; buyers, Lowenberg & Frazer.

41st st, No. 400 West, 4-sty brick tenement with store on lot 18.8x100.5; seller, Henry Bitter; broker, John P. Kirwan.

50th St, No. 346 East, 3-sty dwelling, 41.4x103; seller, Lowenberg & Frazer; buyer, Nathan Silverstein, who will erect a store.

50th St, No. 311 East, 5-sty double tenement, 25x75x100; seller, Philip Steinsneider; buyer, Herbert B. Becker; brokers, Folsom Brothers.

52d St, Nos. 94 and 90, 50x75, with L 25.9 x No. 155 Ludlow st; seller, Arthur C. Owens; buyers, Mandelbaum & Lewin, brokers, J. N. Kelsoy & Son.

50th St, No. 419 West, 5-sty double tenement, 25x88.9, has been sold.

50th St, No. 582 East, 6-sty tenement, 26.4x100; seller, Sarah Baum; buyers, Lowenberg & Frazer.

51st st, Northwest corner of Clinton st, old buildings, on lot 50x80; sellers, Lowenberg & Frazer.

THE BRONX.

Emmore pl, No. 1046, 2-sty and cellar frame detached dwelling; seller, G. Grossman, broker, Dr. H. Jones.

Valentine av, northeast corner of 180th st, 3-sty building, 18.9x85.8; seller, Nathan B. Levin.

23rd av, northwest corner of Clinton st, old buildings, on lot 50x80; sellers, Lowenberg & Frazer.

35th st, No. 61 West, 4-sty and basement dwelling 20x100; seller, Emily R. Strong; brokers, L. J. Phillips & Co.

Sth St, Nos. 119 and 121 East, two 3-sty dwellings on lot 51.1x191.2; the Jewish Congregation Kehilath Jeshurum has purchased this property and will erect a synagogue. They have been worshipping at No. 127 East 82d st.

50th St, No. 335 West, 5-sty American basement dwelling 17.8x100; seller, W. J. Forster; buyer, George C. Comstock; brokers, Hunter & Havemeyer.

26 av, No. 2132, 4-sty tenement with stores, 23x75; seller, Edward Bohrowsky; buyer, William C. Schickman; broker, Emanuel Perls.

Woodward ave, west side, 250 feet west of 71st st, plot 74x100; seller, Max Marx; buyer, Daniel S. Morrison.

There was no change in the general character of the dealings in the real estate market this week. Except in the case of private houses, which continue to be in fair demand, the dealings is almost entirely professional. The purchase of Nos. 31 to 33 East 45th st, facing the New York Central R. R. Co., the purchase of the 7-sty flat at the southwest corner of 40th st and 6th av, and the purchase of Nos. 119 and 121 East 55th st as the site for a synagogue, are conspicuous examples which rather confirm the rule of the restrictiveness of the market. Builders seem to be coming into the market for lots somewhat more freely, particularly in the tenement sections.

The sale by William M. Ryan for Edwin Johnson of 117 feet of front on 115th st, south side, 48x100, 4-sty building, 24,8x100.5, to the Jewish Congregation Kehilath Jeshurum has purchased this property for $37,009. The sale is reported to be for the purpose of erecting a flat.
October, 27, 1900.

RECORD AND GUIDE.

REAL ESTATE NOTES.

George W. Eiggers gives the Ernst-Marin-Nathan Co. in exchange for the unfinished 7-sty flat at the northwest corner of Lenox av and 119th st, the following properties: No. 315 East 75th st, 5-sty dwelling; No. 317 East 76th st, 5-sty dwelling; and No. 1988 Madison av, a 3-sty dwelling.

Charles E. Schuyler & Co. have stranded their removal to 2876 Broadway across Schuyler Square to the northeast corner of Avenue n and 119th st, by obtaining half a dozen sales of improved and unimproved realty for a total of $230,000. Messrs. Schuyler's new offices are spacious, well arranged, handsomely furnished and completely fitted for the dispatch of business.

The management of the Cathedral of St. John the Divine on Tuesday inspected the grounds surrounding the proposed cathedral, with a view of establishing a public park on a somewhat similar order to what is proposed for the cathedral close in London. It is desired that a portion of the orphan asylum, standing south of the cathedral, be removed, and the rest of the structure be fitted up for a choir school and architect's office, and that the boy floor be used for the cathedral close. The proposed property is owned by Major E. H. Raffner, Corps of Engineers, United States Army, who held a public hearing, Tuesday, on the application made by the Metropolitan Museum of Art to extend the railroad right-of-way further across the rights-of-way of the New York Central and Hudson River Railroad.

Jackson ave, northwestern corner 142d st, two 5-sty brick and stone flats, 5x65; cost, $60,000; J. J. O'Gers' Co., 420 Central Park West, owners and builders; L. & G. Brandl, 1270 Amsterdam av, architects (plans only).

Horgan & Slattery, No. 1 Madison av, are the architects.

The Hartig Gas Engine Company, No. 39 Dey st, have recently asked the New York Central & Hudson River Railroad to construct a tunnel under the tracks at Morris Heights to insure the safety of the people in using the facilities of such extension of the Burdine Avenue line, which runs from West Farms across 177th st and Bürndale av to Jerome av. It will begin at Jerome av and continue west through Burdine av to the Morris Heights station of the New York Central and Hudson River Railroad. Morris Heights has become quite a manufacturing point, and its population has been increased by the students and professors of the New York Conservatory of Music and the New York Academy of Music.

Richard D. Butler has this week transferred to William Crawford all his interest in the Lincoln Building, at Nos. 1 and 3 Union squ. It is a 9-sty fireproof building business, 51x166 and 49x166, and has 7 stories and a basement, located at the northwest corner of 2d av and 26th st. The price is given at $150,000, subject to a mortgage of $150,000, but only a comparatively small amount of cash was paid by the buyer.

OF INTEREST TO THE BUILDING TRADES.

Henry R. Worthington, Inc., has declared a dividend of 3½ per cent, on the preferred stock, payable Nov. 1.

The Sixth Annual Convention of the National Hardware Asso­ciation, which will be held on West Farms, Morris Heights, Nov. 20 and 21, has been advertised.

By the Department of Water Supply, Nos. 13 to 21 Park row, until November 5 at 4 p.m., for erecting new building for high school of commerce, 45th and 6th streets, between Madison and Park aves, near 45th st, for erecting new building for the New York Public School No. 171, on East 103d and 104th streets, and for erecting new building for the Public School No. 44, on Hubert and Collister streets. Their telephone call is 490 Madison square.

Building News.

APARTMENTS, FLATS AND TENEMENTS.

Bleecker street, southwestern corner 142d st, two 5-sty brick and stone flats, 5x65; cost, $60,000; J. J. O'Gers' Co., 420 Central Park West, owners and builders; L. & G. Brandl, 1270 Amsterdam av, architects (plans only).

Jackson ave, northwestern corner 142d st, eight 4-sty brick flats, 29x75 and 26x55; total cost, $140,000; Max Weinstein, 887 Jackson av, owner; Moore & Laniado, 149th st and 3d av, architects. Work will be started on this Jan. 1st, and on the other five by the end of the year.

9th st, Nos. 230 to 234 East, Samuel D. Tombacke, who has just purchased the plot 60x162.2 at this location, will erect two 6-sty tenements from plans by Nathan Langer, No. 9 Catharine squ.

ed, near 113th st, Jacob Cohen, who has just pur­chased this property, will finish the 6-sty tenement started by Richard Allen from plans by G. F. Pelham, 505 8th av. The building is up to the 2d tier of beams.

5th st, Nos. 316 and 350 East, plot 41.4x106.3. Nathan Silver­son, who has just bought this property, will erect a 6-sty ten­ement from plans by G. F. Pelham, 505 8th av. The building is up to the 2d tier of beams.

121st st, No. 238 East, 6-sty brick and stone tenement on lot 25x110; Paul Ziegler, No. 266 St ann's av, owner and builder; G. F. Pelham, No. 560 5th av, architect.

9th st, north side, 200 feet east of 5th av, 7-sty three family apartment house; on plot 50x100; cost, $90,000; Miss C. M. Silverman, owner; Neville & Bagge, No. 217 West 25th st, architects.

1423 st, north side, 225 east of 7th av, four 5-sty brick and stone flats, 2x85.7; cost, $100,000; A. C. Hall, 9 East 42d st, owner and builder; Neville & Bagge, 217 West 125th st, archi­tects.

ALTERATIONS.

Grand st. No. 190, bet. Mulberry and Mott sts, 1-sty brick extension to connect with the present building; Domino Vols, 16th st, owners and builders; Richard Allen, 501 8th av, architect.

Washington pl, southwestern corner of Greene st. Architects Cleverdon & Patzukal, 41 Union squ, have prepared plans for the al­terations to the warehouse at this location to cost $12,000.

Washington pl, southwestern corner of Greene st. Architects Cleverdon & Patzukal, 41 Union squ, have prepared plans for the alteration of such building to cost $12,000.

For plans and specifications may be seen at the office of Horgan & Slattery, No. 1 Madison av.

By the Department of Health, corner of 6th av and 39th st, un­til October 21st, at 2 p.m., for erecting new laboratory on the Wil­lard Parker Hospital Grounds, at the foot of East 10th st. Plans and specifications may be seen at the office of the Secretary of the Board.

By the Board of Education, corner of Park av and 53rd st, un­til November 5 at 4 p.m., for erecting new building for high school of commerce, 45th and 6th streets, between Madison and Park aves, near 45th st, and the Millburn efflux chamber, and for the single pipe line between 200th st and 199th st.

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brick, stone, iron, carpenter's work, trim, plumbing, heating, plastering, elevator for the 7-sty apartment house which they will build at the corner of 7th av and 142d st, and for trim, plumbing and heating for the 5-sty flats at the northwest corner of 7th av and 142d st, all from plans by George F. Pelham, No. 565 5th av.

CONTRACTS AWARDED.

Contracts were awarded on October 15th by the Board of Education for work in public schools as follows: For erecting new school No. 129 and Janitor's house on Barren Island to George Hilllbrand at $7,945, for heating and ventilating and electric lighting plant in No. 122, Brooklyn, to Williams & Gerstle, at $32,500 and for sanitary work in No. 128, Brooklyn, to William Brodie, at $10,197, on October 22d contracts were awarded for furniture in Brooklyn schools as follows: No. 124 to United States Trading Co., $1,495; for heating and ventilating plant, $1,625; Manhattan Supply Co., $786.45, and Naragansett Machine Co., at $450, No. 128 to Naragansett Machine Co., at $400; Jas. G. Wilson, $1,000; L. B. Allard, $1,500; American School Furniture Co., $476.42; No. 122 to Richmond School Furniture Co., $1,107, United States Trading Co., $907; American School Furniture Co., $1,089.91, Naragansett Machine Co., $910, and Peter A. Leinen-zer.

The Police Department has awarded the contract for erecting a new station house, prison and stables on Bathgate av. north of 17th st. to Thomas A. Leary, at $80,075. Mr. Leary was the lowest bidder, at $86,373, for a similar bid; Fred. B. Essig, at north of 16th st. The appropriation for this building was $90,000. The Board of Estimate and Apportionment will be asked to transfer some unexpended balance to this account. If the request is granted Mr. Leary will receive the contract. New bids will be called for, for the Brooklyn station house.

MISCELLANEOUS.

34th st, north side, 199 feet west of 8th av. brick and stone theatre on plot 125x200; seating capacity 4,000; Oscar Hammer-stein, Victoria Theatre, owner and architect.

Flushing, L. I.—Ingested, 2½-sty frame dwelling, 40x28; H. C. Stewart, owner; Thomas Rowe, 4 East 34th st, architect.

Irvington, N. Y.—John S. Huyler, 18th st and Irving pl. City, who has just purchased the property known as "Cunningham Castle," will have plans for alterations prepared by architects Clinton & Russell.

Mt. Vernon, N. Y.—No. 131 Primrose av, No. 71 and 72, 3-sty stone house, 54x13, and 2-sty stone house, 24x13, for A. W. Spanier av. N. Y. City, owner; Charles Rentz, 153 4th av, architect.

Rich av, 2½-sty frame dwelling, 30x40; Cha. A. Tior, owner; W. H. Behrens, 126 4th av, architect.

South Orange, N. J.—Extension and repairs to stone church cost $7,000; Church of the Holy Communion, owner; Stephenson & Greene, 5 Beekman st, architects.

Newark,—Freeman st, 4-sty brick brewery, 75x94; cost, $45,000; F. Feiznerman, owner; Hoover & Co. architects. —South 11th st, 2½-sty frame dwelling, 26x20; cost, $10,000; Mrs. I. How- sel, owner; I. C. Eagles, architect. —Winnans and Bergen st, 3-sty brick stores and apartments, 28x24; cost, $5,000; Frank Schenck, 87-95 North 7th av, architect. —South 7th st, No. 194, 2½-sty frame dwelling; cost, $11,000; A. Schilling, owner; J. H. & W. C. Blay, architects.

Questions and Answers.

We must remind our correspondents that we cannot answer a non-paying landlord for any deficieny in rent received. For instance, if a house is properly drawn and has binding clauses in it, can the landlord be compelled to pay non-payment of rent, for more or less if opportunity may offer, and hold the original tenant for any deficiency in rent received, for the term or such remainder of the tenancy as may be left when the dispossession was sought? In a case like this, is a clause, if any, in the lease, or has it no standing in law, namely: That in case of non-payment of rent or of default in any of the covenants, the landlord may resume possession of the premises, and relet the same for the remainder of the term for the best rent he can obtain for accounts of the tenant, that shall make good any deficiency. Now, what we want to decide is, whether, after a tenant is dispossessioned for non-payment of rent, can he be held liable for the deficiency under this clause, or does the dispossession invalidate the lease entirely and relieve the tenant of all responsibility.

Answer.—No tenant under a lease has several courses he may pursue. He may institute summary proceedings for the recovery of the premises, and if in those proceedings a warrant is issued the lease is broken and the tenant is liable only for the rent up to the time of the issuing of the warrant. If he does not wish to dispossess the tenant he can allow him to remain in possession and sue him for the rent. If the tenant abandons the premises, under such a clause as is given in the query, the landlord may re-enter and lease the premises for the remaining term of the term and hold the tenant for any deficiency that may arise.—Law Editor.

COMMISSION ON MORTGAGE LOAN.

To the Editor of The Record and Guide:

A case relative to the rights of a landlord under a lease for a private house, has come under our notice, and we submit the question to you to decide. For instance, if a lease is properly drawn and has binding clauses in it, can the landlord be compelled to pay non-payment of rent, for more or less if opportunity may offer, and hold the original tenant for any deficiency in rent received, for the term or such remainder of the tenancy as may be left when the dispossession was sought? In a case like this, is a clause, if any, in the lease, or has it no standing in law, namely: That in case of non-payment of rent or of default in any of the covenants, the landlord may resume possession of the premises, and relet the same for the remainder of the term for the best rent he can obtain for accounts of the tenant, that shall make good any deficiency. Now, what we want to decide is, whether, after a tenant is dispossessioned for non-payment of rent, can he be held liable for the deficiency under this clause, or does the dispossession invalidate the lease entirely and relieve the tenant of all responsibility.

Answer.—No.—Law Editor.
NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

The City Treasurer gives notice that assessments for sewers, paving, etc., are now due and payable. Those remain unpaid before December 22 for Union av and 16th st, and Dec. 18 for all others. All late assessors, if the date interest at the rate of 7% per annum will be charged from the dates of the respective entries on the Record of Titles and Assessments.

Title to real estate.

The Case and Exceptions.

Very respectfully, Your obedient servants, FRANCIS MILLS, Commissioner of Assessments, City of New York, at their office Nos. 90 and 92 West Broadway on or before Nov. 15.

HARRY J. SACHS, John L. Donahue, Assistant Commissioners.

EUGENE SOUTHACK, Chairman.

REAL ESTATE.

For two weeks ending Oct. 20, 1900.

MANHATTAN.

537
ADVERTISED LEGAL SALES.
Referrals to be held at 12 o'clock noon at the offices of the Bankers Trust Company, 111 Broadway, except where otherwise stated.

Oct. 29.

Wagner at Nos 149 to 153, w. s, 143 x 214 ft., e s, 3-sty brick tenement on commencement Geo H Bird agt Benjamin Hille et al; Harrison & Bell, 202-204 W 14th St; M. R. E. Co., ref. (Amt due $2,200,000; sub to taxes, $0.) Mort recorded Aug 28, 1900. By L. H. Davis.

46th st, No 567, w e, 186 x 140 ft., 5-sty brick tenement. Geo H Bird agt John T. Hutchin et al; D. S. Smith, ref. (Amt due $3,600,000; sub to taxes, $0.) Mort recorded Nov 23, 1900. By L. J. Phillips.


Nov. 2.

200th st, Nos 501 and 503, w s, 200 w 96th st, 40 x 200 ft., 3-sty brick tenement on commencement. Geo H Bird et al agt Meyer Beyer et al; Bert S Puller, ref. (Amt due $25,000; sub to taxes, $0.) Mort recorded Nov 23, 1900. By H. A. Sherman.

7th st, Nos 347 to 357, w s, 200 x 150 ft., 5-sty brick tenement. Geo H Bird et al agt Wm M Ryan; Townsend & Walker, ref. (Amt due $33,000; sub to taxes, $0.) Mort recorded Nov 23, 1900. By L. J. Phillips.

South st, n w cor Jackson st; 6th av. N Y Security and Trust Co agt William Schenck et al; Harry B. Hill, ref. (Amt due $1,000, sub to taxes, $0.) Mort recorded Nov 23, 1900. By H. A. Sherman.

17th st, Nos 303 to 305, w s, 200 x 150 ft., 5-sty brick tenement. Geo H Bird et al agt Jacob Sana; Henry W Bookman, ref. (Amt due $1,120.) By T. J. Mayer.

20 Park av, n s, 100 x 150 ft., 3-sty brick tenement. Geo H Bird et al agt Henry T. Mulligan; Wm H Judge, ref. (Amt due $1,600, sub to taxes, $0.) Mort recorded Nov 23, 1900. By T. J. Mayer.

JUDGMENTS IN FORECLOSURE SUITS.

South st, n w cor Jackson st; 6th av. N Y Security and Trust Co agt William Schenck, ref. (Amt due $1,200, sub to taxes, $0.) Mort recorded Nov 23, 1900. By H. A. Sherman.

24th st, Nos 407 to 409, w s, 200 x 150 ft.; 5-sty brick tenement. Geo H Bird et al agt Edward Hauselt et al exrs, &c; Hurry Bell et al, ref. (Amt due $1,000, sub to taxes, $0.) Mort recorded Nov 23, 1900. By J. L. Wells.

16th st, Nos 313 to 315, w s, 200 x 225 ft.; 5-sty brick tenement. Geo H Bird et al agt James W Jesup & Co; Hurry Bell et al, ref. (Amt due $1,761,52; sub to taxes, $0.) Mort recorded Nov 23, 1900. By H. A. Sherman.

26th st, Nos 517 to 519, n e, 300 x 350 ft.; 3-sty brick tenement. Geo H Bird et al agt Frank J. F. Houy et al; Hurry Bell & W J. Abele, ref. (Amt due $6,930,00; sub to taxes, $0.) Mort recorded Nov 23, 1900. By H. A. Sherman.

17th st, Nos 341 to 343, w s, 200 x 150 ft.; 5-sty brick tenement. Geo H Bird et al agt Walter J. Baker et al; Hurry Bell et al, ref. (Amt due $3,571,51; sub to prior mort $5,500, and to taxes, $0.) By P. F. Meyer.

82nd st, Nos 541 to 545, e s, 400 x 500 ft.; 7-sty frame dwelling. Geo H Bird et al agt Joseph A. Murphy et al; Hurry Bell et al, ref. (Amt due $1,200,000; sub to taxes, $0.) Mort recorded Aug 28, 1900. By P. F. Meyer.
LIS PENDENS
Oct. 20.

4th st, s. 250 w 9th av, 25x100, 10, T. P. Dewitt, agent; Robert Walker et al; Rose & Petrie, att'ys; Charles Donohue, Sr., & Co., adm'rs, etc.; mortg'g, 25x100, 10, for $25,000. Oct 10.

10th st, s. 200 s 14th st, 100x100, 1, Henry B. Wadsworth, att'ys; W. E. Goodell, surg. & exr.; mortg'g, 100x100, 1, for $25,000. Oct 14.


15th st, s. 440 w 9th av, 25x100, 1, William Rincker & son, trustees, acted Caleb M. Miller, & Co., att'ys; D. M. Middlefield, Jr., & Co., surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 21.

Plot begins high water mark adj lauds of Cath­

7th av, s. 680 s 18th st, 25x110, 1, F. B. G. Schoolcraft & son, adms.; mortg'g, 25x110, 1, for $25,000. Oct 22.

18th st, s. 113 e 11th av, 18,400x100. Oct 23.

15th st, s. 222 e 9th av, 100x100, 150, R. S. Wall, att'ys; 2d & Co., Surg. & exr.; mortg'g, 100x100, 150, for $25,000. Oct 25.

9th st, s. 50 e 16th st, 200x100, 1, Helen T. Tumblir, gdn., & att'ys, Patrick Connelly et al; att'ys, J. C. Enos.

9th st, s. 425 w 10th av, 100x100, 105, E. A. Smith, att'ys; Bayard & De Courcy, Surg. & exr.; mortg'g, 100x100, 105, for $25,000. Oct 25.

70th st, s. 50 e 11th st, 200x100, 1, R. C. Bixler, att'ys; J. S. Rockwood, Surg. & exr.; mortg'g, 200x100, 1, for $25,000. Oct 25.

7th av, n. 200 s 23rd st, 32x100, 3, A. C. Bickley, att'ys; R. H. Decker, Surg. & exr.; mortg'g, 32x100, 3, for $25,000. Oct 25.

9th st, n. 112 w 15th av, 25x100, 1, A. B. C. Bickley, att'ys; Henry F. Bickerdyke, Surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 25.

6th st, n. 250 w 14th st, 25x100, 1, A. B. C. Bickley, att'ys; George B. Doherty, Surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 25.

8th st, n. 250 w 17th st, 25x100, 1, A. B. C. Bickley, att'ys; Samuel Lunsford, Surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 25.

5th st, n. 125 e 10th st, 25x100, 1, A. B. C. Bickley, att'ys; R. H. Decker, Surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 25.

CONVEYANCES.
Whenever the letters Q, C, G, and B & S occur, preceded by the word "and," the word "and" is taken as follows:
1st. — Q. C. G. is an abbreviation for Quit Claim deed, i. e., a deed which conveys all the light, title and interest of the grantor, conveying all covenants.
2nd. — C. G. B. means a deed containing Covenant against Grantor only, i.e., a deed which conveys the light, title and interest of the grantor, but the conveyance is conditioned, and covenants to the grantee can be impeached, charged, or encumbered.

The above conveyances are recorded, wherein, although the seller makes no express covenants, he really grants or conveys them, as he is the owner of the property described, and must stand to the grantee as owner of the property. The conveyance found, do not correspond with the existing ones, owing to having been no special designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are given, the only one is as follows:
6th. — The figures to convey covenants, thus, 2-452, denote that the property is in section 2 block 452.

When it should also be noted in section and Stock Numbers, the instrument is filed is strictly followed. The 7th. — The letters R. S. 8, means Revenue Stamps 88.

BOROUGH OF MANHATTAN.
Brome st, No 205, s. 250 w Ludlow av, 25x100, 1, Mary Brisk tenent with stores. Samuel Lunsford, Surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 20.

Cherry st, No 374, n. 200 s Governors av, 25x100, 1, Anna H. Robinson, tenent with stores; John Cotter to Daniel Cunningham Mortg., $17,500. Oct 22.

Cherry st, No 209, n. 150 s Governor's av, 25x100, 1, Albert H. Robinson, tenent with stores; John Cotter to Daniel Cunningham Mortg., $13,500. Oct 24.

Cherry st, No 54, n. 200 s 6th av, 25x100, 1, Alice S. Tomlinson, tenent with stores; William Randolph, Surg. & exr.; mortg'g, 25x100, 1, for $25,000. Oct 25.
Montgomery St. No 59, e s, 37,11 s Monroe St, 22x60.

Madison St, Nos 135 and 137, n w cor Birmingham St, 31.6x60, fa-sty

Stuyvesant St. No 31, n s, 136.2 e from n s 9th St, runs n 35 x e 0.8

Lydia S. Cutting, South St, Nos 188 and 190 n e cor James Slip, 45x84,10, 2 and 3-sty same property. Release dower. Bridget Brann widow to same.

Front St, No 354, n s, 349.4 w Jackson St, 16.8x70x16.8x—, 3-sty

Franklin St. No 42, n s, 25 w Elm St, 2cix50, 6-sty brk store.

Fulton St, No 59, n e cor our Clift St, 04.6x69,26, 3-sty tenem't.

Stuyvesant St. No 31, n s, 176.2 e from n s 9th St, runs n 35 x e 0.8

Sec.

Lydia S Cutting, South St, Nos 188 and 190 | n e cor James Slip, 45x84,10, 2 and 3-sty

Same property. Releaae dower. Bridget Brann widow to same.

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Stuyvesant St. No 31, n s, 176.2 e from n s 9th St, runs n 35 x e 0.8

Sec.

Lydia S Cutting, South St, Nos 188 and 190 | n e cor James Slip, 45x84,10, 2 and 3-sty

Same property. Releaae dower. Bridget Brann widow to same.
...
Eisner, George and Francis his wife to John A Vetter. Sth av No 250. Oct 25, 1900, 1 year, 5%, Oct 24, 1900. 1900, 6%.
Same to same. Same property. Sub to morts $20,000. Oct 25, 1900.
Foley, Thomas F to Lydia S Cutting, Mason Carnes, Lydia M. Lewis EQUITABLE LIFE ASSURANCE SOCIETY with Clara A Chandler. Oct 22, 1900, 1 year, 5%, Oct 20, 1900. 1900, 6%.
Ehatt. Peter M to SEAMENS BANK FOR SAVINGS. Stanton et. Oct 24, 1900, 1 year, 5%, Oct 23, 1900. 1900, 6%.
Corn, Henry to Margaretta Pierrepont oth av. No 80, e s, 78.11 x e 25x100. Oct 24, 1900, 1 year, 5%, Oct 23, 1900. 1900, 6%.
Crosbie, Walter and Mary bis wife to Wm P Sandford, lOSth st, n s, 25x100. Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Campbell, G Walter to Frederic T James. 65th av. No 25, n w cor Madison av, 22x100,5. Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Callahan, John to Albert E Hacbfleld, Park row. No 134, n w a, 25x100. Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Same to Julius Liberman. Same property. Oct 9, 1 year, 5%, Oct 8, 1900. 1900, 6%.
Bramwell, Cora M wife and Geo W to Anaonetta D Anthony, Broadway. 26.6x100.11; 125th st, s s, 359 e Broadway, 27x100. Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Baud Gertrude M Brown. South st, n e cor James slip, 45x84.10 Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Baud Gertrude M Brown. South st, n e cor James slip, 45x84.10 Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Same to Emanuel Heilner, Allen L 'Mordecai and Simon Adler, October, 27, 1900.
Baud Gertrude M Brown. South st, n e cor James slip, 45x84.10 Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Baud Gertrude M Brown. South st, n e cor James slip, 45x84.10 Oct 22, 1900, 1 year, 5%, Oct 21, 1900. 1900, 6%.
Luecking, Annie to George Ehret. 56 st, No 512, Saloon Lease. Oct 13, 1900. 3 years, 5%. Oct 22, 1900, 1 year, 5%. Oct 18, 1900, 3 years, 5%. Oct 24, 1900. 1 year, 5%

Langer, Samuel to American Mortgage Co. 1st av, s e cor 116th st, No 160, Saloon lease. Oct 22, 1900, 1 year, 6%. Oct 21, 1900, 1 year, 5%

Lennard, Charlotte H wife of and John G H to Charles Lealnaky. 3rd av, No 512, Saloon lease. Oct 18, 1900, 1 year, 6%. Oct 19, 1900.

Lilliendahl, Joseph Simon to and Simon Epclin (C-pass) same property. Sub to morts $40,000. Oct 22, 1900, 1 year, 6%

Lilliendahl, Charlotte H wife of and John G H to Charles Lealnaky. 3rd av, No 512, Saloon lease. Oct 18, 1900, 1 year, 6%. Oct 19, 1900.

Lilliendahl, Charlotte H wife of and John G H to Charles Lealnaky. 3rd av, No 512, Saloon lease. Oct 18, 1900, 1 year, 6%. Oct 19, 1900.

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Lilliendahl, Charlotte H wife of and John G H to Charles Lealnaky. 3rd av, No 512, Saloon lease. Oct 18, 1900, 1 year, 6%. Oct 19, 1900.
69th st, s. s. 239.2 e Riverside av. 60x900.11. July 19, 1901, 6%. Oct 22, 1900.

Same to same. Same property. P. M. July 19, 1 901, 6%. Oct 20, 1900.

Townsend, Harriet V to Edwin Thorne. Madison av, n. s. 35x100, 1st. Sub to morts $3,800. July 19, 1901, 6%. Oct 20, 1900.

Towner, Eliza with Reville Lents. 116th st, n. s. 94 w Pleasant av, 24x105.10. Sub to morts $4,550. Sept 19, 1901, 6%. Oct 20, 1900.

Tumblin, James, and Margaret his wife to Tremont Building and Loan Assoc. 80x300. Oct 19, 1900, 6%. Nov 17, 1900.

Tumblin, James, and Margaret his wife to Tremont Building and Loan Assoc. Extension of two mortgages. Oct 20, 1900. 3 years, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

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van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.

van Schuylenburgh, Martin, and James his wife to Maria A and M Antoinette Gelston. Mott av, s. e cor 159th st. Oct 19, 1900, 5%. Nov 17, 1900.
MORTGAGES—ASSIGNMENTS.

(Thes dates following the description of the property given in the title and description columns were recorded. The Power of Sale is not recorded. Transactions without any specified date were recorded during the current year.)

October 19, 22, 23, 24, 25 and 26, 1900.

ROUGH OF MANHATTAN.

Andersen, Harry A to Arthur D Dodge, 114th st. No 24 W, Oct 23, 1900. 15,000

New York Life Ins and Trust Co to Arthur D Dodge, Amsterdam av. No 1054. Oct 24, 1900. 35.012

Nasser, August L to Louis L. Ratner, Lexington av. n e cor 80th st, 60x200. Oct 25, 1900, 25,000

Powell, Samuel and Robert J Evers Mary Powell Mary Powell Power, 100x100. Oct 25, 1900, 25,000

Gladewater, Charles H to Robert M. Reynolds, 75th st, n e cor 11th av, 150x110. Oct 26, 1900, 57,500

Rosenblatt, Chas M to Title Guarantee and Trust Co, 121st av, n w cor 9th st, 173x100. Oct 27, 1900, 15,000

November 1, 2, 3, 4, 5 and 6, 1900.

New York Baptist Assoc to New York Baptist Missionary Society. Assigns 2 mortgages. Amsterdam av. n o cor 82d st, 65x300. Oct 27, 1900, 10,000

Stevens, Edward D to 12th Ward Bank, 131st st. w s. 212.6 x 100. Oct 27, 1900, 212.6

Title Guarantee & Trust Co to Mutual Life Ins Co, Broadway No 235 to 299; Walker st. Nos 61 to 67. Oct 27, 1900.
BOROUGH OF BRONX.

Buildings Projected.

1083—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot B, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 24, 1900. 2,500

1084—Bescher, Catharine to Katie wife Frank Martin. 146th st, n s, 400 w 125th st, 3-sty frame and stone tenem't, 25.9x83.0; cost, $12,000; John M Vreeland, 554 W 168th st, astr.; cost, $500.

1085—Bescher, Catharine to Katie Martin. 10th ave, now 10tb st, s a, 25x100, Mott Haven, Oct 22, 1900. 2,500

1086—Bowery. Nos 376 to 386, 7-sty brk and stone lofts, 126x25; cost $40,000; Henry E Hays, 232 Bowery, astr.; cost, $350.

1087—Braun, L to Mrs. Margaret Blauvelt. 2319—Park ave, No 1843, raise bldg 2 stories; cost, $100; Bdward Giel, 116 W 23rd st.

1088—Brace, Edward to Caroline McIntosh. Lots 260 and 266 map Desnoes estate, Throgs Neck. Oct 24, 1900. 3,000

1089—Barnard, Henry H to E L Barnard. Prospect ave, e s, 225 n 169th st, 30x105, Williamsbridge. Oct 23, 1900. 2,000

1090—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot A, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1091—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot B, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 24, 1900. 2,000

1092—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot C, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 24, 1900. 2,000

1093—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot D, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1094—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot E, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 22, 1900. 2,000

1095—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot F, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 19, 1900. 2,000

1096—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot G, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 21, 1900. 2,000

1097—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot H, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 21, 1900. 2,000

1098—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot I, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 22, 1900. 2,000

1099—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot J, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 22, 1900. 2,000

1100—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot K, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1101—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot L, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1102—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot M, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1103—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot N, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1104—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot O, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1105—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot P, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1106—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot Q, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1107—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot R, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1108—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot S, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1109—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot T, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1110—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot U, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1111—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot V, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1112—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot W, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1113—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot X, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1114—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot Y, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1115—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot Z, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Oct 23, 1900. 2,000

1116—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot AA, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Nov 9, 1900. 2,000

1117—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot AB, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Nov 9, 1900. 2,000

1118—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot AC, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Nov 9, 1900. 2,000

1119—Barnard, Henry H to E L Barnard. Prospect ave, e s, lot AD, Bast Morrisania, map Wilton, Port Morris and Bast Morrisania, Nov 9, 1900. 2,000
JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are more than 30 days past due. The letter (D) means judgments for debt. The letter (F) signifies that the first name is fictitious; real names being unknown. Judgments entered during the week and satisfied before day of publication are not given.

Manhattan:

22nd—9th st., s w cor 44th st, new st. front; cost, $1,200; Jan W. Mallis, 44 W 19th st, Union Union st.
22nd—4th st., e s cor 42nd st, new st. front; cost, $4,000; B F Smith, 119 N 10th st, B F Smith.
23rd—Broadway, s w cor 45th st, new st. front; cost, $200; estate Christ A Cash, 69 Wall st; art, Albert A. Butler, 26 Court st, Brooklyn.
26th—5th av., e s cor 40th st, new st. front; cost, $50,000; Fred D. Miller, 151 Columbus av, New York.
24 W 18th st., No 112. Bigg raised by stat., $2,500; Louis L. Levy, 24 Ridge st; art, Horburger & Strauch, 122 Broadway.
30th—9th av., n s cor 69th st, new store front; cost, $15,000, Fred D. Miller, 151 Columbus av, New York.
41st st., No 125. Bigg raised by stat., $2,500; Louis L. Levy, 24 Ridge st; art, Horburger & Strauch, 122 Broadway.
42nd st, No 515. Bigg raised by stat., $2,500; Louis L. Levy, 24 Ridge st; art, Horburger & Strauch, 122 Broadway.
42nd st, No 103. Bigg raised by stat., $2,500; Louis L. Levy, 24 Ridge st; art, Horburger & Strauch, 122 Broadway.

Borough of Bronx.

29th—Trinity av., e s cor 181st st, new partitions, &c; cost, $2,500; Wm E. Gordon, 102 Trinity av; art, Wm Werner, 810 Forest ave.
30th—Main st, e s cor Cross st, interior alterations; cost, $1,900; John J. Hemp, 129 Main st, Hemp.
30th—Main st, e s cor Cross st, interior alterations; cost, $1,900; John J. Hemp, 129 Main st, Hemp.
30th—53rd st, e s cor 8th ave, exterior alterations; cost, $400; John J. Hemp, 129 Main st, Hemp.
30th—33rd st, e s cor 8th ave, exterior alterations; cost, $500; Eliza Hamman, Morris Heights; art, Abner & Youngbank, Kingsbridge.
30th—31st st, e s cor 8th ave, exterior alterations; cost, $1,500; John J. Hemp, 129 Main st, Hemp.
30th—Cedar st, No 200. Bigg raised by stat., $250; Edo Hamman, Morris Heights; art, Abner & Youngbank, Kingsbridge.
30th—Washington av., No 867, corner of exterior alterations; cost, $500; Mrs Mckinlon, 865 Washington av; art, J M Carron, 820 Fordham.
30th—Washington av., No 865, Bigg raised by stat., $250; Edo Hamman, Morris Heights; art, Abner & Youngbank, Kingsbridge.
31st—Washington av., No 901, Bigg raised by stat.; cost, $500; Edo Hamman, Morris Heights; art, Abner & Youngbank, Kingsbridge.
31st—Washington av., No 887, Bigg raised by stat.; cost, $500; Edo Hamman, Morris Heights; art, Abner & Youngbank, Kingsbridge.
31st—Butler, Edward admr, &c—I. Kranshaar, 145,50.
31st—Butler, Edward admr, &c—I. Kranshaar, 145,50.
31st—Felix, Julia—United Electric Light Guarantee Corporation, Ltd, 312,22.
31st—Peener, Thomas—The People, &c 269,22.
31st—Peener, Thomas—The People, &c 269,22.
31st—Brennan, Michael—John Burke et al.. ,159,98.
31st—Brennan, Michael—John Burke et al.. ,159,98.
31st—Brennan, Michael—John Burke et al.. ,159,98.
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31st—Brennan, Michael—John Burke et al.. ,159,98.
MISCELLANEOUS.

BUSINESS FAILURES.

Schedules of assignments for week ending Oct. 25, 1900.

ATTACHMENTS.

The following is a list of the Attachments filed in the Supreme Court of the State of New York during the week ended October 25, 1900.

The T B Clark Co; Kate C Clark; $4,800; T

ACKNOWLEDGMENT.

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ATTACHMENTS.
Brooklyn.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1899 and 1900:

<table>
<thead>
<tr>
<th>CONVEYANCES</th>
<th>1900</th>
<th>1900</th>
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<tbody>
<tr>
<td>Total number</td>
<td>156</td>
<td>154</td>
</tr>
<tr>
<td>Amount involved</td>
<td>$613,468</td>
<td>$690,560</td>
</tr>
<tr>
<td>Number of Mortgages</td>
<td>115</td>
<td>170</td>
</tr>
<tr>
<td>Total amount of Mortgages</td>
<td>$613,468</td>
<td>$690,560</td>
</tr>
<tr>
<td>Total number of Conveyances, Jan. 1 to date</td>
<td>$124,063,342</td>
<td></td>
</tr>
<tr>
<td>Total amount of conveyances, Jan. 1 to date</td>
<td>$124,063,342</td>
<td></td>
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</tbody>
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<tr>
<th>PROJECTED BUILDINGS</th>
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<tbody>
<tr>
<td>No. of New Buildings</td>
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<tr>
<td>Total number of New Buildings</td>
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<tr>
<td>Total amount of New Buildings</td>
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<tr>
<td>Total amount of alterations, Jan. 1 to date</td>
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<td>Total amount of alterations, Jan. 1 to date</td>
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| 6th st., southwest corner of Prospect ave, 4-sty and basement brick and stone dwelling; seller, Chas. G. Petersen; buyer, George E. Stone. |
| 3rd st., west side, bet 49th and 50th sts, plot 67x80; buyer, A. Hill. |

SALES OF THE WEEK.

The following are the sales that have taken place during the auction rooms during the week ending Oct. 22, 1900.

**Mortgages for Sale with Guarantee.**

**PROBATE BUILDINGS.**

**Mortgages for Sale with Guarantee.**

**REPRESENTATIVE SALES.**

**ADVERTISED LEGAL SALES.**

Sales to be held at the Real Estate Exchange, 291 Manhattan avenue, except as otherwise noted.

| 7th st., 229 w 14th av, 100x100, Chas M. Franke et al v. Wm. A. Barlow; 2-sty frame dwelling, 24x40; mortgage due on each $4,192, and taxes, $474. By T A Kerrigan, at 9 Willoughby st. |

**THE NEW REAL ESTATE PUBLICATION.**

The number three of the Record and Guide Quarterly will be ready for delivery on Monday next. In this issue will be found several interesting features. The scheme of annotating the deeds, mortgages, etc., has been further developed, and a number of illustrated articles have been added.

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WEST SIDE. 

Carpets, Linoleum, Cocoa Matting, Window Shades, Awnings.

Broadway & 19th Street.

New York.

Estimates Promptly Submitted.

Telephone, 2300 17th St.

Washington, av., e., 137.3 x Grand av., runs 67.4 x s., x 30 x 195. x 142 x 100. x 30. x 100. to av., x 12. 

Margaret Kelly to Edward K. Washington. 

Washington av., e., 310 x 195 x 142 x 100. to av., x 12. 

James P. St. James pl., w., 100 x Lafayette av., x 12. 

Margaret Kelly to Edward K. Washington.

Apartment Houses and Office Buildings completely equipped with any of the above materials, and executed by men of long experience. A large body of work has long been our specialty.

October 27, 1900.
Lewis, Mary B mortgagor with Laura D Beach, Extension mort, Lyons, Mary wife John to Bridget Glavin. Carlton av. P M. Oct 12, 1900.

Linda, Mary to Georgiana Rieger. Columbia st w s, 18 n Irving st n e. Oct 15, 1900.

Lind, Mary to John to Bridge Glavin. Carlton av. P M. Oct 12, 1900.

Lind, Mary to Georgiana Rieger. Columbus st w s, 18 n Irving st n e. Oct 15, 1900.

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1802—West 3d st. e. 45 ft Park pl, interior alterations; cost, $800; Louis Rosenberg, on premises.
1803—Upper West 3d, s. 125 ft South st, interior alterations; cost, $90; J O'Brien, 396 Hooper st; art, W H Gelderswey, 449 Mercer st.
1804—Decatur st, e. 200 ft Stonybrook av, 2-story frame extension, 10x40, $600; J H Coolidge, 127 West 47th st, art, G H Sandercock, 137 Greenwich av.
1805—East 2d st, e. 180 ft Fayerweather st, brick front wall; cost, $800; C Hutcheson, 773 Hart st; art, W Debis, 808 Broadway.
1806—East 2d st, w. 156 ft Av F, 1-story frame extension (shed); cost, $600; M A Naquin, 142 East 2d st; art, H Sandercock.
1807—Stark st, w. 180 ft 180 st, rebuild brick wall of stable; cost, $800; D Perry & Son, 239 Court.
1808—East 2d st, w. 156 ft Av F, 1-story frame extension (shed); cost, $600; C A Greene, 290 5th av; art, J L Young.
1809—Decatur st, e. 210 ft 210 st, brick addition; cost, $750; J F Smith, 1186 Broadway; art, C H Brinckerhoff, 114 East 5th st.
1810—Surf st. e. 15 ft 17th st, 1-story frame steepitch extension in rear, 10x35, cost, $8,000; G C Thynan, Surf av and West 17th st.
1811—Kant av, w. 150 ft North st, interior alterations; cost, $800; D M Casey.
1812—Lawrence av, w. 160 ft Krueger st, alterations; cost, $600; Geo Ackerman, 26 Varick st; b'rs, J Larson, 39 House st.
1813—Surf st, w. 50 ft 17th st, 1-story frame extension, 32x11; cost, $750; Surf av and Surf st, 15th st and 15th st; b'rs, W J Kennedy.
1814—Delevan st, w. 90 ft Van Brunt st, interior alterations; cost, $600; J A Bock, 1404 Broadway.
1815—Delevan st, w. 106 ft Van Brunt st, interior alterations; cost, $600; W J Kennedy, 1404 Broadway.
1816—Surf st, e. 254 ft Van Brunt st, interior alterations; cost, $800; C N Delevan, 1281 Broadway.
1817—Delevan st, w. 140 ft Van Brunt st, interior alterations; cost, $1,000; N C Voris.
1818—Van Brunt st, 150 ft Japan st, repairs; cost, $250; W H Cutting, Jr, 40 Wall st N Y.
1819—Israel Prince, 917 Flushing av; art, P Holmberg, 1353 Myrtle av.
1820—Hicks st, w. 200 ft Sackett st, 2-story brick extension; cost, $300; Elizabeth Benjamin, 178 Graham av; art, U Maurer, 200 Montrose av.
1821—Hicks st, w. 250 ft Sackett st, repairs; cost, $250; W L Bennett, 39th st and 4th av; art, C P Robedee, 1350 Broadway.
1822—Hicks st, w. 250 ft Sackett st, repairs; cost, $250; P Carrao, 340 46th st.
1823—Whetstone st, w. 200 ft 200 st, repairs; cost, $250; W Cutlutt, 40 Wal! st N Y.
1824—Sterling st, e. 150 ft 150 st, repairs; cost, $250; J Davis, on premises; art, L Danancher, Walkins st and Green st.
1825—Sterling st, e. 150 ft 150 st, repairs; cost, $200; P Carrao, 340 46th st.
1826—Sterling st, e. 150 ft 150 st, repairs; cost, $200; P Carrao, 340 46th st.
1827—Sterling st, e. 150 ft 150 st, repairs; cost, $200; P Carrao, 340 46th st.
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1846—Sterling st, e. 150 ft 150 st, repairs; cost, $200; P Carrao, 340 46th st.
1847—Sterling st, e. 150 ft 150 st, repairs; cost, $200; P Carrao, 340 46th st.
1848—Sterling st, e. 150 ft 150 st, repairs; cost, $200; P Carrao, 340 46th st.
ALSEN'S PORTLAND CEMENT

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Is the Standard.

Oct. 22.

Chattel Mortgages.

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

NOTE.—Chattel Mortgages.

1830 av., No. 166, w. 52, 544 w. 33rd st., 16.8

Henry Shipman.

Henry Shipman. 147 Conover, G. Fraser. Barber Fixtures.

Bennett, P. J., 431 3d av., Sarah A Tobin. 450

Barber Fixtures, 402.

Bartlett, W. F. & S. H. 440 Union. G Sucher, Barber Fixtures. 1,500

Barber Fixtures. 402.

Flowers. 1,500.

Barber Fixtures. 402.

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Concrete Mixing.—The preparation of concrete is a matter of great importance, and it has been the subject of much discussion and thorough investigation. The main object in view has been to obtain concrete of the highest efficiency at the lowest possible cost and the results obtained have always been slow enough to permit the materials necessary in the production of concrete mixers is also a matter that has received much attention by engineers, resulting in the adoption of various types of conveyors which contribute their share in the preparation of concrete on an economical basis.—Robert Hardy, in "Cement."

ALUMINUM

By Joseph A. Steinmetz.

"The great new white metal aluminum, impossible of tarnish! As strong as steel! Cheap as clay!"

The bright new white metal aluminum, homes, bridges and locomotives to be built of it. Iron and steel, nuclei of the past; with the great ‘Aluminum Age’ drawing upon us.” Such picturesque and startling remarks were not at all uncommon ten years ago, and even more recently in the more prominent local papers and technical journals. To the unthinking mind, it was perhaps quite believable that aluminum, the laboratory curiosity costing dollars per ounce, should excite wild dreams of coming wonders when, in reality, over night, the discovery and successful application of the electrolytic methods of reduction put the price of this unknown metal to almost as many cents per pound.

But nothing could have contributed more to its disadvantages and destruction of its industrial development. Tears of time and tons of samples have not yet served to disillusionize the world of these disastrous notions, and hundreds of thousands of dollars have been ruthlessly wasted in trying to force the metal to perform impossible services, devoid of wisdom or foresight.

The purpose of this paper is to briefly enumerate those uses of aluminum that have proved satisfactory and extensive, with the view of encouraging further applications along kindred lines, and to speak a word of caution regarding improper uses of the metal, so that disaster may be avoided, and to save aluminum from further damage to its chemical and physical properties.

(Continued on Page XIV.)

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