I F a reasonable amount of time were permitted in the business world to consider the question of the relative values of the principles advocated by the American parties, and the relative values of the needs of the various classes in the country, the result would be a general and enlightened opinion that the policies of the Republican party are sounder and more practical than those of the Democratic party. The Republican party is the party of the middle class, and the Democratic party is the party of the laboring classes. The Republican party is the party of the future, and the Democratic party is the party of the past.

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half, justify the control by the American government of Cuban foreign relations, and even in certain particulars of internal affairs. It is almost certain that some conflict of opinion will occur, and it will require effective management to prevent the Cubans becoming suspicious and unreasonable. There is no doubt that if the United States is in honor bound to any course, she is bound to treat the Cubans leniently and unselfishly. If it were necessary, in order to avoid an open quarrel, she ought even to sacrifice her legitimate interests. There is no reason why such a quarrel should be avoided unless quick and stubborn passions are aroused on both sides; but it is to be hoped that the President’s diplomacy will be more effectual than it was in the case of the Filipinos.

A Little property owners in the Bronx must be interested in the exposition and brief solution of the rapid transit question, as appertaining to their section of the city, given on another page of this issue. What is wanted for a practical solution of the difficulty in which the borough appears to be is harmony, and an agreement upon the plan of the future system capable of being able to attain this, surely those north of it should also be able to do so. A little sacrifice here and there would bring this about. It seems to us that it is not a question which of the several plans suggested is the ideal one—none of them claim to be that—but what would be the plan that, all things considered, could be soonest executed and give the greatest benefit to the largest number. While the property owners’ opinions of the requirements of the Bronx are undisputed, they should be in some measure subject to those of the Rapid Transit Commission, who are the unquestioned authorities as to resources. A spirit of compromise among the property owners and an acceptance of the Commission’s views on practical policy may be such a measure by which a satisfactory outcome of the dispute can be obtained.

I T may well be asked why millions of dollars worth of property should be endangered on election night in order that a few thousand small boys may warm their patriotism over a stolen fire. It is time that the Police Department put a stop to this absurd survival of early American political excitement. It might be argued that the stealing of other people’s barrels and the use of public streets so as to endanger private property is certainly a very serious crime and the owners‘ opinions of the risk are more than entitled to consideration. So, probably it would not do to push the argument too far. The present laxity in this matter is all the more deplorable and blameworthy, because many of the fires are lighted on the new asphalt pavements and do them serious damage.

The Making of a Residence Section
In Semi-Urban Districts.

In approaching most of our larger cities, the traveler is usually interested in the environments which until recently have been known to the world in most part through books.

We are familiar with the “suburban improvements” as we have watched with satisfaction the unifying groups disappear to be replaced by substantial business buildings or residential districts. Some of the latter command attention by their pleasant and skilful arrangement in contrast to the ordinary haphazard growth of such districts.

This suburban growth has received its impulse first from the desire of the man of moderate means to own his home, and secondly from the improved transportation facilities which have opened up sections heretofore inaccessible.

The movement has been one of the classes and of the masses. The improvements ranging from exclusive park associations and clubs at considerable distance from town to the more humble home communities of working men.

It is obvious that both kinds of development involve problems in engineering and landscape art. Work of the latter nature has until recently been confined almost exclusively to the private places, but is now being recognized as an element of successful suburban development.

While the word “landscape-gardening” is more or less familiar to the architectural fraternity and such of the laity as are owners of “country-seats,” the term landscape-architecture, although not a new one, is as yet but little used and seldom understood.

The scope and province of the modern professional landscape architect are quite as broad and quite as important to the final effect of country-residence, as is the services of the architect. This has until recently been confined almost exclusively to the private places, but is now being recognized as an element of successful suburban development.

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The development of a larger estate often includes all the work, from the topographical survey of primeval forest and dismal swamp to the planting of the last rose-bush and perfecting of the lawns. It becomes necessary to divide the well-equipped office into departments, in order to properly handle the work. We have the field force, comprising surveyors, planters and notaries; the architectural department, comprising the draughtsmen, engineers and clerks. Thus an engineer is not put in charge of the planting nor is a gardener expected to manage the construction of a road or the damming of a stream. In England, particularly, much care and study have been used in beautifying the parks and gardens, both public and private, and in that country the experience of generations aided by the important factor of time, has perfected the growth of lawn, shrubbery and trees and produced the most exquisite results.

The gardens of the Italian palaces and villas are world-famed and are really inspiration of much of the best in landscape-architecture in all parts of Europe and America. Such gardens have been formed by the genius of the period, which has reached the same perfection as in Italy during the period of the Renaissance, where in the treatment of the land, art and nature were so carefully studied in these gardens auxiliary architectural features, in the nature of terraces, temples, peristyles, fountains and flights of steps were introduced with great success. So famous has the landscape-architecture of Italy become, that the “Italian garden” has been introduced on a diminished scale, as a feature of the treatment of the larger grounds and parks of other countries.

Lately, perhaps, during the last years the term landscape-architecture has been developed in this country until the practice of the larger offices is conducted much in the same manner as the business of the architect.

As the development of a larger estate often includes all the work, from the topographical survey of primeval forest and dismal swamp to the planting of the last rose-bush and perfecting of the lawns. It becomes necessary to divide the well-equipped office into departments, in order to properly handle the work. We have the field force, comprising surveyors, planters and notaries; the architectural department, comprising the draughtsmen, engineers and clerks. Thus an engineer is not put in charge of the planting nor is a gardener expected to manage the construction of a road or the damming of a stream. In addition to the work of landscaping, the architect is often in charge of the construction of roads and drainage work, which require expert skill and knowledge. While there are many large estates have private tanning factories and polo fields, a special study must be made of these subjects in order to successfully construct them.

More comprehensive still, in the matter of different detail, it often the converting of a rough tract of land into a suburban residence section.

As undertakings of this nature are usually strictly business ventures, it is highly important that the best practical and the most attractive general layout be obtained at the least possible expense.

By developing a suburb, we mean the building of first-class macadam roads and comfortable sidewalks; the furnishing of an ample supply of pure water, the construction of a proper drainage system on scientific basis, and the establishment of building lines which insure beautiful wide avenues. The central portions of the tract should be reserved for suitable sites for schools, a library and churches, thus securing a harmonious development of the whole. The centre being a well-ordered town and the outlying portions being occupied by country-seats, such places secure high-class people, and as the character of the town is formed by its inhabitants, the moral progress of all is assured.

Many of these enterprises have come to naught, or have been only partially successful, through an injudicious general plan poorly detailed and executed. The trouble being often occasioned by unnecessary cutting and filling or other local improvements which have financially wrecked the venture, or at least led it into such a deep uncertainty as to compromise the projectors.
It is difficult, on account of the breadth of the subject, to lay down specific rules of landscape-architecture. But a few general principles may be cited which should guide the prospective purchaser of land for a town site improvement, particularly if the land is to be sold by the city. The matter of grading the land between the adjoining towns, or other business matters do not overshadow natural conditions, the purchaser should bear in mind that a sandy soil with a fair amount of loam is preferable to a clay or rock formation. That an upland is generally healthy and desirable, whilst adjoining low rolling country is more attractive than a flat tract of land unless there is a reservation, to be so be soon absorbed in the general growth of the city. That swampy land and natural drainage basins should be avoided. In the selection of property for a private place the same general principles hold true, except that, as a rule, the purchaser should have a still greater latitude permissible in the treatment of the land. The rules are not so rigid, but marshes, standing water, and water courses with only a slight current should be given a wide berth for health's sake.

Experience and careful study only will dictate the best method of running and grading the streets and of gaining the final effects. Such a system which have been laid out under professional advice have proved far more profitable to the investors than those in which the plan has been carried out arbitrarily by men un-skilled in this work and therefore unable to conceive the co-ordinated plan and foresee the difficulties in time to avoid or overcome them.

A single case in point here may serve to illustrate the tendency of the inexperienced projector to incur great expense, and more frequently sewer openings are made necessary. A foundation system, where definite plans and working drawings are available, is strongly adhered to by its strongest adherents, as they have more latitude naturally rapidly growing in favor, and those who have tried both the ordinary contract and the above method, are often the strongest adherents of this system, as they have more latitude and better chances for obtaining good effects.

The phenomenal growth and success of the suburban sections which have been developed under the direction of the general landscape architect, as compared with suburbs which, like Topey, "have simply grown," or have been laid out in streets regardless of the natural condition, would almost seem to make further argument unnecessary.

The public has been so rapidly gaining appreciation of beautiful effects that a few years ago, and the ordinary investor in a home of moderate pretensions on a small plot of ground has proved his willingness to pay from 25 to 50 per cent, more for the same land when the surroundings have been carefully considered and artistically treated.

For obvious reasons, it is undesirable to cite by name, certain illustrations in point, but I have in mind two sections developed within the last five years, which will bear out triumphantly the principle in question. The two places are with a single exception, equally accessible, and when looked at through the same points of healthfulness and immediate surroundings. The price per acre to the original promoters was almost the same.

After three years since their completion, the section developed arbitrarily sells at $500 per lot upon which $1,500 to $3,000 houses are built, while the carefully planned district sells at an average price of $800 per lot, at the lowest market price. Moreover, it seems easier to dispose of the more expensive property. The reason for which is undoubtedly because more attractions are offered and a better chance of the purchaser getting his money back. A point we all should consider before making an investment.

Possibly the strongest proof of the practical nature of the work of the professional landscape architect is the recognition of this fact by the great railroad corporations in various parts of the country. In regard to this I would quote a few lines from the New York Times, taken from an interview with the superintendent of one of our great lines, running from the city.

"Competition had forced every road to adopt new methods of advertising their roads, and important changes are made every season to make the routes attractive to the eyes of the passengers. Take the matter of railroad gardening, there is hardly a first-class road that doesn't spend more money for flowers and other plants every spring and summer than most city park departments. Every year we plant thousands of flowers and shrubbery along the line of our road. This season we planted 50,000 bulb plants, 2,500 alternanthers, 20,000 geraniums and 40,000 miscellaneous plants. These together cost a pretty little bill when compared for money, but that is no test. We consider it a good investment and advantage taken of all features which may have hitherto been covered or hidden by nature, the work may be hurried or held as convenience dictates.

The landscape architect puts one or more of his force on the work, takes charge of keeping the time sheets of all workmen on the place and the tents for earing fill or excavated material. The ordinary investor in a home of moderate pretensions may misunderstand the requirements which may have hitherto been covered or hidden by nature in the work may be hurried or held as convenience dictates.

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When thus we see the railroad companies, those most eminently practical organizations, recognize the necessity of going to great expense in artistic matters for the sake of ultimate gain, we appreciate the vital importance of landscape work to suburban improvements.

In the planting and finishing of the grounds there is a vast difference between the work of the trained landscape gardener and of the "smoother off" of places. The nature of the ground and the exposure should govern the planting of trees and shrubs and the selection of the foliage be made in reference to the seasons of bloom, so that if desired there may always be color.

This complete organization of the office of the landscape architect is then the result of advanced conditions of our modern business life—the greatest result with the least expenditure of power. It is, unfortunately, rarely that a prospective buyer of an estate or town site employs a landscape architect to make a preliminary inspection of the property under consideration. But in those cases in which a doubt exists as to the comparative merits of sites, it is a wise precaution to obtain expert advice.

The layman, possibly attracted by some superficial feature of the scene, may acquire a piece of land which will be found lacking in many other important points, and during the course of development, it may even be found necessary to sacrifice the pet feature itself. A beautiful grove, for instance, may turn the balance in favor of land which afterwards may require an elaborate drainage system, and eventually it may be found necessary to fell a large number of trees to obtain view or breeze; or again an upland site, with a particular view, may be selected, where great expense is afterward incurred in road-building, or in raising water to a reservoir. Where the pocket-book is limited, these points should all be taken into careful consideration before taking title.

As the tendency of modern development in business, manufacturing and professions is to specialize, and so in the treatment of the land itself we have the specialist—the landscape archi-
The Success of the Skyscraper

Every new type of building, like every other human invention, has its period of inception, experimental development and relative completion. During the first period of the idea is doubtfully tried out, its faults are pointed out, and its possibilities gradually brought out. During the second period the architect is working upon an assured basis of achievement, and his great effort is not to alter the type but to emphasize it, and to make small improvements in its machinery. Then he passively feels no doubt that the skyscraper has at once in its structure, its internal machinery, its paying quality, and its architecture passed the period of experimentation and reached the period of actual working. In the present period, however, the average building is pleasant and unpleasant, and many owners of twenty-story flre buildings have discovered that the success of their own structure carrying with it as it does the promise of many similar structures, has entailed unsuspected expenses and responsibilities.

Compare the architecture, the machinery and the structure of the first types of office building with those of the mammoth pile, now in the course of erection on the corner of Broad street and Exchange place, and it is hard to realize that the latter was developed by the former by a perfectly regular series of improvements, just as the "Deutschland" has been developed out of the clumsy side-wheeler which Fulton and Livingston put in the water to ply between New York and Albuquerquee. The development of the mammoth pile was a question. It is true, the development of the skeleton structure was not the outcome of the necessity of gaining results in a limited time, which were formerly worked on for years. We cannot even afford months of trial and experiment, nor can we even afford years of trial and experiment, which makes subsequent grade and treatment of the lots awkward. On the latter avenue, also, the road will be raised a good deal above the level of the lots, at the upper end of the plan. On Sixth street, on the other hand, the grade of the street must either be too great or else a considerable cut must be made between Second and First avenues. Plan "B" shows the streets laid out in a more rational manner, the roads following more closely the natural contours of the land. All portions of the place are quite as accessible to the station as in Plan "A," and the roads will make pleasant and easy drives for the working men of the city, and the occupancy of the regular right-angle layout. It will also be noticed that fewer of the trees are sacrificed in this plan than in Plan "A."

Charles W. Leavitt.

The Success of the Skyscraper

AND WHAT IT MEANS

November 10, 1900.

RECORD AND GUIDE.
Bank Building, one of the most recent, has only one floor still unoccupied, and that is a floor which has been arranged to suit the needs of some large single tenant. These facts indicate plainly that at present the supply has not exceeded the demand, and that consequently the general trend of the trade for some of the old buildings are nothing like so well filled. It tenants continue to seek the new buildings and avoid the old, the very fact will, of course, hasten the process of converting the old into the new; at the same time the scarcity of good corner sites and the difficulty of obtaining them effectually prevents the metamorphosis from becoming too rapid.

Some facts are remarkable in the beginning, that this very success has brought with it expenses and responsibilities, which perhaps were not quite anticipated. When the buildings fifteen or more stories high were comparatively rare, the problem of maintaining adequate light and air for the lower stories was in some cases difficult, and in narrow streets almost impossible; but the light and air which the upper stories obtained was, of course, perfect, and it was one of the chief attractions of such offices. But as the numbers of these buildings increased, as both sides of narrow streets became lined with tall structures, and as some blocks were one huge mass of towering walls, the need of more air and light became imperative. There was only one thing to be done. The owners of big buildings had to protect their property by the purchase of abutting lots. This stage in the economic development of sky-scrapers is now going swiftly forward. The building of the Washington Life Insurance Co. has had to be so protected; the owner of the Park Row Building has had to purchase adjoining property on both sides. The owners of the building of the Continental Insurance Co., on Cedar St., of the Singer, Mills, American Surety and Havemeyer buildings are all in the same boat, and other instances might be cited. The necessity which has been brought home to those investors of surrounding their aspiring properties with comparatively low structures will have some very important results. It will increase the inevitable cost of these buildings, it will diminish still further the space now available for new sky-scrapers, and it will enable the owners of such abutting parcels to demand and obtain a good stiff price for their property. In all these respects a check will be put upon the erection of sky-scrapers in any district in which they are now numerous; and the available area will have to be enlarged just as much as possible and utilized to the utmost extent.

In conclusion, one question inevitably suggests itself: Why build twenty-story structures, when space as great as that which the structure occupies itself has to be reserved for low and unremunerative buildings? Would not much the same return in money and a much better architectural result be obtained by putting up an eight or nine story building over the whole plot? Very certainly the lower stories of comparatively moderate buildings would yield a better return under such circumstances, the present hideous alternation of sky-scrapers and three-story buildings would be avoided, and the city would be spared the discomfort of architectural canons, into which can never penetrate and through which the stream of hurrying people are swept regardlessly along. It remains at all events to be seen what effect this new element introduced into the economy of an old city will have, and further developments along the same line will be watched with the utmost interest.

THE REAL ESTATE SOUND MONEY CLUB.

The Real Estate Sound Money Club supplied over 1,000 of the men who marched up Broadway last Saturday, despite the steady downpour of rain. The whole movement was carried through from its inception with the greatest enthusiasm, and even those who may not have sympathized with its purpose, must acknowledge the ability and zeal that animated all hands. Veterans like Capt. Henry S. Ely, John P. Doyle, S. T. Jayne and others were equally eager with the youngest members of the fraternity in thus protesting against what they believed to be currency heresies. Not only did the members of the club sacrifice their personal comfort and convenience in support of their convictions, but they promptly and generously met the call for contributions to the necessary cost of the demonstration. Treasurer Frank R. Houghton received $29 contributions, making a total of $1,520, and if of which was paid in on the day of the parade. The banner of the club alone cost $80 and was paid for by the generosity of one member, Clement March. Naturally the organizers of the demonstration are congratulating themselves on the success of their work.

BUILDING NOTES.

The estimated cost of new buildings projected in New England during the month of October approximates $8,000,000, of which about $3,000,000 is to be spent in Boston and its vicinity. The estimated cost of the work actually started in New England during the month approximates $7,000,000, $2,201,000 being for Boston and its vicinity. The total projected work in New England for the year to date approximates in estimated cost $81,000,000.

Quick Work.

ALTHOUGH A LARGE BROADWAY STORE.

John C. Gabler, known to the trade from the sign he employs, as Golden Rule Gabler, has just completed an extensive and quick alteration at the northwest corner of 17th st and Broadway, which illustrates his method of business and which may interest property owners.

With the rapid development of the city changes come in the characters of different sections and take away old tenants before the owner has time to find out what will attract new ones, and often, for this reason, his property lies long empty and unprofitable on his hands. Mr. Gabler's specialty is advising what may be done with such property, giving quick estimates on cost of alterations and rapid execution of contracts. Thus he remodelled the entire building, No. 931 Broadway, for Haines & Jenkins in 30 days, and the building first mentioned and illustrated here with, No. 575 Broadway, in 60 days.

This building is owned by the Goell estate and leased to De Young, the photographer, for 10 years. As will be seen, it is one of considerable area and the alterations were quite extensive, including taking out old and putting in new store fronts, constructing elevator shaft, partitioning off the several floors, constructing new studio on top floor, with large skylight, etc., installing electric elevator and electric light plant, putting in new plumbing, with steam and gas fittings; wall-papering closets and halls and vestibules with marble; laying tiled floors in entrances and in various other parts of the building; papering, painting and burlapping, etc.; altogether an extensive job and one full of detail. The estimate was given promptly on request and the contract awarded on competition, so that Mr. Gabler got it on merit and by no favor. The time condition, 60 days, was promptly met, as were the others.

The important things to the owner and contractor are the quality of work and the compliance with the other important conditions of the contract. The fact that ought to impress itself upon the mind of the average owner is the way out opened for him where he has property that requires expert treatment to secure tenants to replace those who have departed to seek other centres for their businesses, or, for that matter, more desirable places of residence. This must be the problem that is perplexing a good many owners south of 42nd st today, and, judging from his work in the instances quoted, it looks as if Mr. Gabler could help them in his solution. His office is at No. 86 Cortlandt st, and his telephone call 5926 Cortlandt.
Among the new apartment houses that have recently been opened to tenants on Central Park West, The Cherbourg attracts attention because of its clever planning and the completeness and quality of its fittings and finish. This building is located on the north corner of 92d street, on a plot fronting 75 feet 8½ inches on Central Park West and 125 feet on the street. The builder and owner is J. V. Signell and he may be congratulated upon having turned out a very good piece of work. He is to be found on the premises giving his personal care and attention.

The design of the facade is shown by the accompanying illustration. The materials, Indiana limestone and red Roman brick, with this design combining graceful balconies, massive cornices, sills, lintels and keystones richly carved, produce highly attractive and pleasant effect. Architecturally it is a distinguished addition to this thoroughfare. The floor plan of The Cherbourg is an excellent one, not only because it provides the best and most economical disposition of the land, but also because it is equally successful in final results, so far as the comfort and convenience of the tenants are concerned. Put simply it is this, that by the judicious use of three open courts, practically three independent buildings are placed upon the plot, two facing the park and one facing on 92d street, with independent party walls, but connected by the same public halls and served by the same elevators. The present arrangement is the one that permits the most economical operation.

The Cherbourg is seven stories high and, considered as one building, contains 21 apartments, three to a floor. It embodies the most recent and approved features of modern domestic architecture. The entrance is handsome and wainscoted with Indiana limestone and two of nine rooms with an additional reception hall, pantry and two bath rooms. The living rooms, parlor, dining-room and library are brought forward to open on the street and the quarters and bath room of the help are enclosed so as to completely cut them off from the kitchen, as well as from the family rooms.

This forms a happy solution of one of the most difficult problems of apartment planning. Special attention has been given to the provision of closet room. The plumbing, steam heating, woodwork and decorations are the best and most elaborate ever put into an apartment. To this may be added that the kitchen appointments are supplied with equal care.

As was pointed out in the article on Central Park West that appeared in a recent issue of the Record and Guide, the destiny of this thoroughfare has been settled by the erection thereon of great apartment houses. This is a fact fully of significance to the investor. Apartments near to and overlooking Central Park West are in great demand for several obvious reasons; the outlook is very attractive, the situation salubrious and the picturesque features of the Park so readily available. Being.

As was said this, Central Park West is very generously supplied with rapid transit services, either surface or elevated. Then, too, the land is suitable as sites for large apartment houses fronting on the Park, is of limited and rapidly diminishing quantity, and it is likely to advance in value in proportion as it grows less. Where householders can obtain all the advantages that a dwelling can give minus its disadvantages, and plus the many conveniences that are peculiar to the apartment house, to which are added also the advantages of unique location and the attractions of a beautiful foreground and the open-air pleasures such as Central Park affords, it follows that good investments may be assured where these are all to be found.

These considerations, taken with others that affect property individually, such as precise location, construction, floor plan, and equipment, recommend to the serious consideration of investors any Central Park West property in the market and become conclusive when they respond affirmatively to the usual tests of inquiry and examination.
Rapid Transit in the Bronx

Present Condition—Views and Opinions.

Mr. W. R. Parsons' statement of the changes he favored in the plans for providing rapid transit for the Bronx, given in the last issue of the Record and Guide, has created considerable interest among the people of the Borough, and many of them have called and written to find out for a statement of the condition of the rapid transit question in that borough. Application was made to Hon. W. W. Niles, Jr., who has taken a leading part in the question, for a response to these inquiries, and he gave the following:

"The proposition was made to discontinued the section of the underground railroad now as planned from 138th St. and Lenox Ave., to connect the rapid transit system which runs from that point to West Farms as an elevated structure with the Manhattan Elevated Railroad. By doing this the present objection will be to a great extent removed, and a bridge can be built and in operation in a year. Asked if the plan would provide a fare could be obtained. By the time this section was completed the elevated road would could be built and in operation in a year. Asked if the plan would provide a fare could be obtained. By the time this section was completed the fare would be about Cromwell Ave. or 168th St. Eventually, of course, this would be extended to the city limits. A great many property owners along Jerome Ave. are very much in favor of this scheme and take the passenger from West Farms nearly three miles west-erly from his starting point and then bring him back easterly a mile and half to reach lower Broadway.

"Now, if that was done, the money which was saved by discontinuing the underground section between 141st St. and Melrose Ave. would be used on an extension up Lenox Ave., crossing the Harlem upon a bridge at 149th St. as now planned, and much of the difficulty we do not just see. I feel very strongly that to文化遗产 would be a loss to the city, and that the cost of constructing the line to 149th St. by an elevated track would be much larger than is now estimated."

Mr. J. Romaine Brown was asked which of the proposed routes he preferred. He said he was in favor of Jerome Ave. as a route, and that the cost of building across the east side from Lenox Ave., run up Lenox Ave. over the Harlem River and part of the way up Jerome Ave. would be used in extending the road to the northward as far as the difference in cost of the Manhattan Elevated Railroad by which we would have to pay 3 cents more to 149th St. was found to be much larger than is now estimated."

Mr. J. Romaine Brown was asked which of the proposed routes he preferred. He said he was in favor of Jerome Ave. as a route, and that the cost of building across the east side from Lenox Ave., run up Lenox Ave. over the Harlem River and part of the way up Jerome Ave. would be used in extending the road to the northward as far as the difference in cost of the Manhattan Elevated Railroad by which we would have to pay 3 cents per passenger to go up Westchester Ave. This proposition was discussed pro and con, and the conclusion the Bronx people came to was about as follows: In the first place, rapid transit was originally designed for their section of the city, and that now to take rapid transit from them and throw them again on the tender mercies of the Manhattan Elevated Railroad, with the prospect of having to pay an extra fare, is something they do not propose to submit to. While the present plan is not the best that could be obtained, it has been a slow and inefficient. The rapid transit road now planned for the Bronx would serve eight per cent. of the population of the Borough and Jerome Ave. would be the only one to create Improvement and increase the value of real es­

J. Clarence Davis, on request, gave his views as follows:

"The proposition was made to discontinued the section of the rapid transit railroad from Lenox Ave. under the Harlem River to 149th St. was found to be much larger than was originally expected or liked, and the contractors think they may possibly get rid of that part of the contract and, instead of building across the east side from Lenox Ave., run up Lenox Ave. over the Harlem River and part of the way up Jerome Ave. Some of the property owners' associations, the North Side Board of Trade, the Taxpayers' Alliance and various property owners on the East Side were sounded as to their ideas and whether they would object or not to the change proposed. The result of these inquiries was that the North Side Board of Trade and the Taxpayers' Al­"
November 10, 1900.

Evasion of the Revenue Tax Law

As passed by Congress Act June 13, 1895.

Large Contract in Havana.

BIDS TO BE INVITED ON SEWERAGE AND PAVING—ABOUT $8,000,000 Involved.

In a short time bids will be invited on a contract for the sewerage and paving of Havana—a contract of about $8,000,000. The plans for the work have been prepared under the direction of Major Wm. M. Black, now Chief Engineer of the Division of Cuba; they were drawn up by D. D. McComb and revised by S. M. Gray. The sewerage work is on the separate system. The storm water drains are all short, running to the nearest outlet on the sea or harbor front. The "Engineering Record" contains the following account of the sewerage system: The "Engineering Record" contains the following account of the sewerage system: In some sections the Collector has allowed the affixing of the necessary stamps and at the same time remitting the tax. But in other cases the taxpayer had to remit the tax, and, if the tax is not paid, the tax is considered as a lien on the property. In some cases the tax has been paid, but the tax has not been remitted. In one case, a stamp can be affixed and the fact noted on the margin of the instrument. The tax is considered as a lien on the property. In one case, a stamp can be affixed and the fact noted on the margin of the instrument.
## 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

<table>
<thead>
<tr>
<th>Year</th>
<th>Manhattan</th>
<th>Bronx</th>
</tr>
</thead>
<tbody>
<tr>
<td>1900</td>
<td>Nov. 2 to 9</td>
<td>Nov. 3 to 10</td>
</tr>
<tr>
<td>Total No. for Manhattan</td>
<td>3,598</td>
<td>3,598</td>
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<tr>
<td>Number involved</td>
<td>3,479</td>
<td>3,479</td>
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<tr>
<td>Number nominal</td>
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<tr>
<td>Total No., Manhattan, Jan. 1 to date</td>
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<tr>
<td>Amount involved</td>
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</tr>
<tr>
<td>Total Amt., Manhattan, Jan. 1 to date</td>
<td>$88,796,000</td>
<td>$88,796,000</td>
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### BUILDINGS

<table>
<thead>
<tr>
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<th>Bronx</th>
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<tr>
<td>1900</td>
<td>Nov. 2 to 9, Inc.</td>
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<tr>
<td>Total No. for The Bronx</td>
<td>58</td>
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<tr>
<td>Number involved</td>
<td>$167,631</td>
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<tr>
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<tr>
<td>Total No., Manhattan, Jan. 1 to date</td>
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<td>2,001</td>
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<tr>
<td>Amount involved</td>
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<tr>
<td>Total Amt., Manhattan, Jan. 1 to date</td>
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<td>$86,859,989</td>
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### MORTGAGES

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<th>Bronx</th>
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<tbody>
<tr>
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<tr>
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<td>$2,127,702</td>
</tr>
<tr>
<td>Total amount</td>
<td>$2,127,702</td>
<td>$2,127,702</td>
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<tr>
<td>Total Amt., Manhattan, Jan. 1 to date</td>
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<td>$86,710,992</td>
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<tr>
<td>Total Amt., Bronx, Jan. 1 to date</td>
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<td>2</td>
</tr>
<tr>
<td>Number above to banks, trust and insurance co.</td>
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<td>30</td>
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<tr>
<td>Number at 10%</td>
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<td>6</td>
</tr>
<tr>
<td>Number at 15%</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Number at 20%</td>
<td>10</td>
<td>10</td>
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<tr>
<td>Total Amt., Manhattan, Jan. 1 to date</td>
<td>$88,698,500</td>
<td>$88,698,500</td>
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<tr>
<td>Total Amt., Bronx, Jan. 1 to date</td>
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<td>$773,150</td>
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## Gossip of the Week

**SOUTH OF 20TH STREET**

Mulberry st, Nos. 284 and 286, old front and rear tenements, 40x92; sellers, Lowenfeld & Prager; buyers, Well & Mayer.

Grand st, southwest corner Attorney, old building, 20x100; seller, Adolph Goldsame; buyer, J. A. R. Dunning.

Cherry st, No. 452, through to No. 284 Monroe st, vacant, 25x100; seller, J. A. R. Dunning; buyer, A. M. Well.

**Gossip of the Week**

No one familiar with the custom of brokers in reporting private sales and knowing the length of time required to conduct negotiations to point where the minds of intending buyers and sellers meet, will look to the reports of the current week for a reflection of the improved tone that was expected to result from the election of last Tuesday. On the one hand sufficient time has not elapsed for negotiations to be brought to conclusion; on the other hand, the majority of brokers do not report sales until a day or two before title passes, which is usually thirty days after the signing of contracts. It may be taken for granted that few, if any, of the sales published this week were concluded during the week, so that the sales reported below throw no light on the question uppermost in the public mind, as to whether the real estate market has responded like the stock market to perceiving cheerful business influences. That fact will not be fully answered through the brokerage news for several weeks to come. It is evident that the confident tone assumed by brokers in discussing the prospects shows that a change for the better has come over the real estate market. Evidence of this change was found during the latter part of the week in the renewed interest which the speculators showed in the offerings of property in the Real Estate Salesroom. In the absence of speculative building, which in any event will hardly be resumed before next spring, and in the consequent lack of demand for lots, operators are limited to trading among themselves or of buying improved property for resale to investors. But operators do not buy improved property, or for that matter, lots, without a pretty clear notion that they can dispose of them promptly at profit. That they believe, a fair amount of increased investment properties offered this week were knocked down to speculators other than parties interested in the foreclosure sales, was sufficiently significant of a change of attitude, as before election it was the rarest possible exception for plaintiffs to meet with competition.

The report that the heirs of A. T. Stewart have at last sold the mansion at the northwest corner of 5th av. and 34th st, and that contracts had already been signed, is probably not strictly true at this writing, but will probably be so by next Wednesdays. A. T. Stewart, as formerly reported, is said to have instructed Messrs. Russell & Russell stated yesterday that he would probably be able to make a definite statement by that time. The mansion occupies a plot 110 by 50 feet on 5th av. and 150 feet on 34th st. The ground was bought by the late A. T. Stewart in 1861, and the mansion erected several years later. The price to be paid for the property is said to be about $1,500,000, but a large owner of Manhattan real estate, to whom the property has probably been sold, says that it could be bought for much less. The only tenant the building has had since the death of Mrs. Stewart was the Manhattan Club. The probable buyers are a syndicate of which Charles T. Barney and George Cleveland are the leading members. R. M. Montgomery & Co. are the brokers.

Herbert A. Sherman announces the auction sale, in partition, of the dwelling properties No. 47 East 28th street, No. 501 23 avenue, and No. 35 West 35th street. Maps showing ground plan and relationships of these several parcels to their nearest avenue corners, and other and interesting particulars in novel form can be obtained of the auctioneer at No. 9 Pine street, and main facts are given in our advertising pages. The sale will take place on Thursday next.

Bryan L. Kennedy will sell at auction on Wednesday next No. 575 Hudson st, No. 349 West 8th st, No. 317 West 28th st, No. 347 West 28th st, and No. 608 West 4th st, by order of executors to close estates. Descriptions, dimensions, etc., are given in the announcements of the sale in our business pages, and the auctioneer will supply maps, terms, etc., at his office, No. 7 Pine st., Kennedy Building.

Carl Jast, No. 2518 5th av, offers for sale in our advertising columns a plot and building on 15th st, near 8th av.
taxes. The seller bought it in May last for $27,500; brokers, E. H. Ludlow & Co.

NORTH OF SIXTH STREET.

Park av, northwest corner of 86th st., 23x101; vacant; seller, The Prospect Hill Reformed Church; buyer, T. J. McLaughlin.

Leaving av, No. 1697, 4-sty brownstone flat, 27x25; seller, James Pfeiffer & Co.

100th st., No. 133 East, 4-sty flat, 28.3x100.11; seller, Justus Pfeiffer & Sons.

67th st, south side, 275 feet west of Central Park West; George Streeter has recently purchased the lot, 25x120 at this location, has resold to the Durand Riding Academy Co., who own adjoining property, and are erecting a riding academy on the

60th st., No. 309 East, 4-sty tenement has been bought by A. Bivens, builder, for investment.

131st st., No. 624 to 628 West, 5-sty factory on plot 70x100; seller, Charles Silberman, buyer, Harry E. Silver.

67th st, north side, about 275 feet east of Columbus av, 55x100; vacant; seller, Lipson estate; buyer, Daniel E. Saybel, who recently purchased 15x100 adjoining.

21 av, No. 1928, southwest corner of 103rd st, 5-sty tenement, with stores, 26x25; sellers, Karl M. Wallach & Son; price about $32,000.

100th st., No. 29 East and 26 East, plot 50x100; sellers, a Mr. Shofwell and Mrs. L. B. Hayward; buyer, Thomas Cahill; broker, W. P. Mangam.

146th st. No. 502 and 504 West, 5-sty flat, with store, lot 51x100; seller, Mrs. Rosina Hooper, who took in exchange the northeast corner of 65th st., 55x100; brokers, T. E. Wilson & Co., R. I. Brown & Sons. The buyer will erect 4-sty frame dwelling.

6th st, north side, corner of 67th st., 25x100; seller, Morris H. Hayman; buyer, Moses B. Levy; broker, J. G. Jacobson; former owner of city, now of Chicago, and Oliver & Scott, of Chicago.

The New York property figured in the deal at $30,000.

20 av, Nos. 157 to 159 and 177, 4-sty brick stores and tenements, on plot 65x100; sellers, W. L. M. & M. S. Silberman & Co.; price $25,000; the seller bought the property at auction last spring for $23,200. The price reported now is about $32,000.

127 av, No. 173 West 223rd, near 115th st, 4-sty tenement on plot 37x60; seller, Yestal Netter; buyers, Ges. & Herman Klein; price, $25,000.

8th st, southeast corner of 138th st, 5-sty brick flat with store on lot 36x100; seller, Morris H. Hayman; buyer, Morris, K. Kamak.

15st st, Nos. 151 and 153 East, old building on lot 43.10x122.2; sellers, Charles Schirer and John R. Frayer; buyers, W. J. & Jacobson, Inc.; price $25,000. Plans are being drawn for a new structure in July for $12,100.

100th st, No. 130 West, 4-sty brownstone dwelling, 20x122; seller, a Mrs. Hoyt; buyer, C. F. Jerger.

44th st, No. 43 West, 5-sty double flat on lot 25x100; seller, Charles M. Johnson; buyer, Mr. & Mrs. R. E. Blumenthal.

70th st, No. 105 West, 4-sty brownstone dwelling, 18x100x12; sellers, Charles H. Youngs; buyer, A. C. Menocal; brokers, Jesse C. Brooks & Co.

82nd st, No. 157 West, 3-sty dwelling; seller, J. Gallagher; buyer, a Mr. Oberkirk.

106th st, south side, 151 feet west of Amsterdam av, 70x100; vacant, 2-story brick building on lot 50x15; buyers, Mr. & Mrs. W. B. Lowenfeld.

Charles E. F. Schuyler Co.

123rd st, No. 227 East, 3-sty dwelling on plot 25x100; seller, Sophia Haust; buyer, Anton Larsen.

178th st, No. 449 East, 2-sty and cellar frame dwelling; seller, Louis Eickworth; buyer, Mrs. P. Firth; brokers, R. J. H. House.

Webster av, northwest corner of 166th st., Juliet M. Livingston has sold to Aolph Wester the plot 20x100, at this location, brokers, R. I. Brown's Sons. The buyer will erect 4-sty brick flat.

127 av, south side, 25 feet of Morris Park av, 2-sty frame dwelling; seller, Joseph Diamond; buyer, G. H. Brock; brokers, Woolsey & Campbell.

Teller av, No. 61, near 106th st, brick dwelling; seller, D. D. Levison; buyers, A. R. Schuyler & Co.

175th st, No. 1006 East; seller, Joseph P. O'Donnell, who takes in exchange the northeast corner of Burnside and Jerome av, buyer, Isaac L. Dunn; brokers, W. F. & C. H. Smith.

B. M. Strauss & Co. have leased for the estate of B. Larch & Co., the store property on the northeast corner of 105th st., 20x100, for three years, with renewal, the new 6-sty building, known as the Halter Building, at Nos. 112 and 114 West 42d st, through to Nov. 1, 1917. The entire building will be occupied by the lessees as a dry goods store.

REAL ESTATE NOTES.

The Little Mothers' Aid Association is soliciting subscriptions to a fund for purchasing No. 260 24 Ave, where they desire to make their future home.

Lowenthal & Frager were the buyers of Nos. 29 and 31 Ridge at and building at this location, for $61,500, in our issue of Oct. 26. They have since resold to Jacob Fischel for improvement.

Many real estate agents and brokers have their signs made by H. J. Johnson, of 448 Madison av, at a cost of $12.50, which is the lowest price charged in this city. These signs have been made since 1886. He is an experienced worker and a clever advertiser as may be seen by his announcement on page V.

It will pay brokers, agents and builders to get his prices for board, tin clout, and similar purposes.

Chas. E. Duros, real estate agent and broker, is one of the most active and successful workers on the lower West Side. His 24½-foot building at 17th st., close to 8th av, are easy of access, and his lots of properties for sale and rent are very complete.

Mr. Duros also negotiates mortgage loans and places insurance with the best companies. His telephone call is 2586.

It is probable that the Rapid Transit Railroad will not run under 42d street, from Park av to Broadway, as now planned. The difficulty and expense of building under that thoroughfare and the fact that the surface has only just been restored after a long disturbance to accommodate the surface line, seem to make it desirable that another route should be chosen to reach Broadway.

Mr. E. F. Hays, Chief Engineer to the Commission, states that he has been at work for months on the problem and has drawn plans for routes along 43d, 44th, 45th and 46th streets. The first has already been abandoned, and a decision will soon be arrived at.

Action has been begun on behalf of property owners on West 71st street to restrain Mrs. Kate C. Brown from building the three 7-sty apartments on the plot on the south side of the street, mentioned in our October 29th issue. Property owners in the street mentioned believe that the plans have been filed, on the ground that they are "tene­ments" and a violation of a restrictive covenant against, among other things, the building of stores on part of the old tract, which was divided up into building lots 40 years ago, with the usual restriction generally intended to limit improvements to dwellings. The question involved, apparently, is whether an amendment of the restrictive agreement is valid, inasmuch as the property owners, in the usual manner, have called a meeting of the lessees as a dry good store.

The New York property figured in the deal at $50,000.

At the Appellate Division of the Supreme Court, in a suit which brings into question the validity of the title to the piece of property once owned by the late James Gordon Bennett, and which may affect the title of other parcels now or formerly owned by his heirs. The property is situated at the northeast corner of 5th av and 88th st., formerly the residence of the late Austin Corbin, who acquired it from the present James Gordon Bennett. A contract for the sale of this property was made in April, 1900, by the Corbin estate with John O. Baker, representing Charles T. Barney. Mr. Bennett inherited a half-interest in the property under the terms of his father's will, and was trustee for his sister, to whom the property was bequeathed. The question as to now arises from the fact that Mr. Bennett purchased his sister's interest, while at the same time acting as her trustee.

IMPROVEMENTS PROVIDED FOR.

The following is a list of the bonds for which provision is made in the budget, to be issued during the ensuing year, or more probably in the current year, and which indicates the amount of the government's improvement policy for the limited period for which the budget provides:

- Docks and ferries: $300,000
- School-houses and sites: $500,000
- High schools: $250,000
- Laying water mains: $313,000
- Flushing Department pur­chasings: $250,000
- Newtown Creek Bridge at Vernon av: $145,000
- Port George Park: $150,000
- Riverside Park: $100,000
- Park at 11th st and 3rd av: $84,568
- Houston St. Park: $2,415,430
- Willis av bridge approaches: $43,000
- Park, Sedgwick and Cedar avs, 18th st: $20,000
- Hall of Records site: $250,000
- Hall of Records construction: $250,000
- Repairs in all boroughs: $2,000
- Brooklyn water mains: $815,000
- Miscellaneous improvements and additions: $6,000,000

November 10, 1900.

RECORD AND GUIDE.
Building Material Market.

With the election over and the ship of business transactions riding on an even keel after the threatened disturbance, a perceptibly better tone is noticeable. Many commodities which were depressed about in North Dakota are holding around the idea of placing orders for nearby delivery. Spruce shows no actual change in values, but prices have an upward tendency. There is a good demand for yellow pine, but stocks are depleted to a large extent in North Dakota and orders are hard to fill and prices firm. Hemlock is receiving more attention, and the inclination to shade prices, except on unusually large orders, has decreased. Prices in this section are quiet but steady, with a fair demand for plain oak and a firm feeling in poplar. Piling remains about the same basis, with supplies moderate.

Trade in all the divisions of the lumber business displays increased activity, both in the number of actual transactions and in prices. There is a decided increase in the number of telegraphic inquiries for immediate delivery.

LUMBER.

There is nothing new to report since the extended review of the situation last week. The easy tone is still in evidence, caused by the fairly large offerings on a market, that is not so active as it was anticipated. The makers are still clamoring for an advance of 50c. per M., which the market is not disposed to yield. There are reported sales of 10,000 barrels, both State and Western, were sold for immediate delivery.

BRICKS.

The demand has not been so good as previously, but with moderate offerings, prices are steady at the old figures.

CEMENT.

No business of consequence was reported in the cement market, only a few small orders being placed at the previous range of prices. Many mills are preparing to close down for the winter, only a few having orders to keep them running over the turn of the year.

LATH.

This market remains firm under the influence of a rather limited supply and a fairly active demand. The inside quotation is still $2.50, and dealers are predicting a further rise.

LINSEED OIL.

At the close of last week several large lots, amounting to several thousand barrels, both State and Western, were sold for December-May delivery at $1.00 M. to 68c., and crushers are now asking 70c. for small lots, being unwilling, apparently, to dispose of round lots at that figure. There are reported sales of several cars for November delivery at 75c., and 5-bbl. lots are still offered at 75c., with the statement by manufacturers that a further advance may be expected.

As stated in a previous issue, the sudden rise in the price of oil may have been the result of a small crop of imported seed in the present crop, though crushers did not claim that there would not be sufficient seed to supply their needs.

The latest information from the growing section is to the effect that the uncut flax in South Dakota is making good progress, and is accounted for on account of the fine weather during the past three weeks, and the crop is estimated at 18,122,000 bushels, which is the market is not disposed to yield in the present state of market, published by buyers.

LIME.

There is no demand for seed for export, and as American crushers are allowing seed to be shipped abroad, it is evident they are not very apprehensive, notwithstanding the damaged crop story.

PAINTS.

The expected advance in the price of paints in oil, which was predicted when oil went up, has arrived, and occasioned no great degree of surprise.

There is no demand for colors in oil, but grinders, knowing the advance would have to come, have taken the bull by the horns and elevated their quotations in accord with the revised price of oil. Some dealers claim that even now the margin is so close that if purchases of raw materials are retained there will be a further step upwards in the near future.

GLASS.

The market for window glass holds the same strong position as far as prices are concerned as was noticed in the two issues immediately preceding. Trading is slack, but in view of the demand between the independent makers on the one side and the trust on the other, which is materially aided by the adjustment of the labor question, there are no indications of change. The jobbers are firm. The jobbers are firm. They are not very apprehensive, notwithstanding the damaged crop story.

The Alleghany Plate Glass Co. is pushing work on the new plant at Hite Station, near Tarentum, and no trouble will be spared to have it ready for operation as soon as possible. It will employ about 300 men.

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The most valuable grain cargo ever carried on the Great Lakes is being loaded in Duluth by the new steamer Howard Shaw. The Shaw is loading 260,000 bushels of flaxseed for Buffalo, and the freight is charged at $1.25 per bushel. This would make the total value of the cargo $468,000, which is by all odds the most valuable grain shipment ever carried on the Lakes. The vessel is valued at $300,000. The tonnage of the vessel and cargo, therefore, makes the total value $780,000.

LUMBER.

Reports from Chicago are to the effect that the buying of pig iron may be called remarkable, as a number of the smelters bought supplies of 4 to 6 months, and the total was large. The furnacemen have either advanced prices or now refuse to make further concessions. Structural iron is in improved demand, and the Western trade in bars, plates and sheets has been good. Altogether the market shows a better tone from the seller's viewpoint.

BUILDING TRADES NOTES.

The Alleghany Plate Glass Co. is pushing work on the new plant at Hite Station, near Tarentum, and no trouble will be spared to have it ready for operation as soon as possible. It will employ about 300 men.

The National Glass Co. of Pittsburg has purchased the business of the Consolidated Color and Chemical Co., including the various patents and goodwill. The plant recently conducted by the last will be abandoned and the National will put up a new building at Jeannette.

It is now figured out that the advance in wages granted to window glass blowers and flatsmearers for the five years of 1900-01, is as follows: Single strength blowers and flatsmearers, 6 per cent; gatherers, 3 per cent; double strength blowers, 10 per cent; gatherers, 3 per cent, and flatsmearers, 3.25 per cent.

The most valuable grain cargo ever carried on the Great Lakes is being loaded in Duluth by the new steamer Howard Shaw. The Shaw is loading 260,000 bushels of flaxseed for Buffalo, and the freight is charged at $1.25 per bushel. This would make the total value of the cargo $468,000, which is by all odds the most valuable grain shipment ever carried on the Lakes. The vessel is valued at $300,000. The tonnage of the vessel and cargo, therefore, makes the total value $780,000.
OF INTEREST TO THE BUILDING TRADES.

The contract for seven new bridges on the Allegheny Valley Railroad has been awarded to the American Bridge Company.

Plans have been drawn by James Knox Taylor, supervising architect, for the new Federal Building in Washington. The estimated cost of the addition is $12,000,000.

A Pittsburg dispatch states that the American Bridge Co. is about to establish a bridge and structural steel plant there on the Allegheny and Monongahela Rivers, which will be the greatest of its kind in the world.

Meetings will be held at the Building Trades' Club next week, as follows: Monday at 1:30 p.m., quarterly meeting of the Building Trades' Club; Tuesday at 1:30 p.m., Board of Directors, Building Trades' Club; Wednesday at 8:30 p.m., Master Carpenters' Association; Thursday at 8 p.m., Tile, Grate and Mantel Association.

The second section of the Adams store, at 6th Ave. and 21st St., has been started. The old buildings on a plot 100x100 are being torn down. The contracts from 21st to 22d St. about 100 feet west of 6th Ave., is about completed.

The Globe Realty Co. has been awarded a building loan of $20,000.

The Central Park West northwest corner of 67th St., is about to be built 17 ½ sty brick and stone tenement, on lot 61x100, at cost, $28,400; James Everard, architect.

The Board of Education has awarded the contract for erecting the Peter Cooper Centennial School, 166th St., between 40th and 41st St., for the city of New York, to the American Bridge Company.

An advertisement appearing for the first time in our business columns of this issue of the Consolidated Brick Company, whose offices are located at No. 657 West 53rd St., this city, should prove of interest to architects, builders, contractors and owners, as its terms may be attached to the wording of same. In it the company states that it is prepared to deliver common hard bricks of all grades, to the order of the public libraries, owners, architects, builders, contractors and owners, by giving the purchaser the benefit of the profit usually obtained by the middleman. They claim that also they are in a position to supply at shortest notice any quantity up into the millions and at the same time guard against prompt payment by the middleman. They invite correspondence from architects, builders, contractors and owners on the subject.

An advertisement for the first time in our business columns of this issue of the Consolidated Brick Company, whose offices are located at No. 637 West 52d St., this city, should prove of interest to architects, builders, contractors and owners, as its terms may be attached to the wording of same. In it the company states that it is prepared to deliver common hard bricks of all grades, to the order of the public libraries, owners, architects, builders, contractors and owners, by giving the purchaser the benefit of the profit usually obtained by the middleman. They claim that also they are in a position to supply at shortest notice any quantity up into the millions and at the same time guard against prompt payment by the middleman. They invite correspondence from architects, builders, contractors and owners on the subject.

Mr. A. E. Staples is the president and Mr. T. M. Purdy treasurer of the company. Their telephone number is 1254 Columbus.

STEEL PLANT TO MOVE.

The Frankford Steel and Forge Co. of Pittsburg is having plans prepared for the erection of a large steel plant in Allegheny County, to which it intends to remove its business. The buildings include a machine shop, 70x202 feet, one story high, brick and stone, and a fireproof apartment house, 27.2x87, one story, of 135 apartments. The company is now manufacturing pig iron and steel from iron ores and products of pig iron into iron and steel. The new plant will be located on a site 16 acres in extent, with a shop capable of accommodating a large power house, an office and other necessary structures.

The Houston Lumber Co. of Indiana, operating a large sawmill on the Tombigbee River, is negotiating with the Vicksburg (Miss.) Wharf and Landing Co. for the purchase of a plot of ground on the river front. The company has recently purchased large tracts of timber land in that section and wants to remove its mill to Vicksburg, the lumber supply at the present location having been exhausted. The sawmill will be the largest in the South, employing over 500 hands. The meeting pledged itself to make good the difference in price to the extent of $500.

The Buffalo Union Furnace Company of Buffalo, with a capital of $1,200,000, has been incorporated in the State of New York. The company will manufacture pig iron from iron ores and products of pig iron into iron and steel in various forms. The company will begin business with the full amount of its capital stock, $1,200,000, which is divided into 12,000 shares. These are the directors for the first year, each of whom takes ten shares: Frank S. Baird, Henry J. Pierce, Horace F. Bissell, George C. Riley, John Metcalf, Samuel H. Baird and William Club, all of Buffalo.

In our issue of yesterday it was stated that the new building which is being erected by the South Orange N. J.—One 2½ sty brick and stone apartment house, 25x86, will have a contract value of $56,000; Frank Goodwillie, 160 Sth av., architect.

For plans filed see pages 637 and 630.

For Brooklyn Gossip see page 642.
I will charge from the dates of the Hotb st, trom Hail pl to Rogers pl.

V21. Pitt st. No 161st st, s s trom Ams:erdam av to Broadway; and ITOth sts. from ad av to Park av, and by ITSd sts, from Paik av to Eden av; tbence to 3d av to Paik av, and m 1 block bet liith and by m 1 blocks bet IT.'Hh and ITlitb sts, trom 103d st West, south side; repairing, flagging and 93d st, n s, from Central Park West to opposite St Nicholas av, w s, opposite Nos 3G2 and 3iO; from m 1 blocks bet ISlst aod 1323 sts to m 1 ton av; thence to Jerome av; e by Park av, Extension ot Penfleld av to Demilt av or West 3d Jerome av.

For Sale

By Board of Local Improvements of the 1-j'h paving wtltb asphalt. By Board of Local Improvements

For Sale

By Board of Local Improvements of the 1-j'h paving wtltb asphalt. By Board of Local Improvements

By Board of Local Improvements of the 1-j'h paving wtltb asphalt. By Board of Local Improvements
Conveyances.

Whenever the letters Q, C, or G, and B & S, occur, preceded by the name of the grantor, they mean as follows:
1. Q & C mean a conveyance for the benefit of the decedent, i.e., a deed whereby all the right, title and interest in the grantor is conveyed to the person or persons named in the deed.
2. G, B & S means a deed containing a Covenant against Grantor only, which is a promise that the grantor will not act against the grantee's title, and is a common form of covenant to answer in the future.
3. B & S is an abbreviation for Bargain and Sale deed, wherein, 3d Part may have or acquire.
4. S, a, may be the first part may have or actjuire.
5. Certs, a, and store.
6. The figures in each conveyance, thus: 25,10x96,2, show the measurement of the tract in feet and inches.
7. The letters R, S, & means Revenue Stamps $5.

Boroughs.

Brooklyn.

Bosquet st, No 71, e s, abt 100 e Gold st. 27,48x125x89,8, 10x89.8.

Clyde st, No 30, w s, 200 w Gold st, 20x107x89,8, 10x89.8.

Fulton st, No 71, e w, abt 80 e Gold st, runs n 123,7 x 6 e 9x 6, 10x6.

9th av, N 50, 10x89.8 x 101 to 113 x 139 to beginning. 5-sty iron front store.

Chas C Westlingbrooke et al sold to Trivedy & Co. 125 e 140th st, N 50, 113,8 x 125,4.

Chas C H Tomlins, to beginning, 3-sty iron front store.

Joseph H Tomlins to beginning, and property out of town.

Brooklyn, 3rd av, N 50, 135,8 x 125,4.

Fulton st, No 30, w s, 200 w Gold st, 20x107x89,8, 10x89.8.

John A Hulme, to beginning, 3-sty iron front store.

102d sl, Nos 212 and 214, s s, 100 e Boulevard, 20x107x89,8, 10x89.8.

Manhattan.

St Nicholas av, s e cor 125th st. 35x90.3x25x86.6.

Nathan Glassheim agt Henry Ulmar; foreclose lien; att'ys, House, G & V.

Bond st. No 33, s w s, 25x119.1x25.5x114,2, Emily S Dow agt Catharine Taylor et al; att'y, F G Dow.

St Nicholas av, s e cor 125th st. 35x90.3x25x86.6.

Lena Davis agt Daniel Engelhard et al; specific performance; att'y, G L Greenhall.

85th st, s s, 148 w Av B, 25x102,2.

Harold A Giddings agt Jane E Ireland et al; 3 actions, Mary L Fraser agt Bmma F fi Harriet J Strong; att'ys, Eastman, B & S.

115th st, e s, 175 ft. w 7lb av, 2 lots, each 25x100.

Jacob Wick, Jr agt Amalie Yunginger et al; 2 actions; A Zimner, att'y; A H Van derpoel, ref. (Amt due $23,903.77 on each.)

115th st, n s, 175 ft. w 7lb av, 2 lots, each 25x100.

Sarah J Kelly et al agt Sarah J Kelly et al; H A Bogert att'y B Lewinson, ref. (Amt due $16,436.67.)

125th st, n s, 205 w Amsterdam av, 2 lots, each 15x99.

D Bayard Smith, trustee agt Edwin B Knowles et al; 2 actions; Brownell & P, att'ys; Adrian H Larkin, ref. (Amt due $12,963.18 on each.)

125th st, n s, 225 w 8tb av, 24.6x99.11.

Mars­ton T Bogert et al agt Sarah J Kelly et al; H A Bogert att'y B Lewinson, ref. (Amt due $16,436.67.)

144th st, n s, 125 ft w 8tb av, 24.6x99.11.

102.11x 115.6x100x91.3.

152.12x 115.6x100x91.3.

Iida M Murphy agt Burton H Smith et al; 4 mortgages; att'ys, Carrington, S & H.

134th st, n s, 154 w Amsterdam av, 10x96.11.

Hoy Koh Yung agt Elizabeth Moore et al; att'y, L M Spenst.

St Nicholas av, s e cor 125th st. 35x90.3x25x86.6.

7th av, n e cor 124lh st, 125x100.11.

William Bryan agl Anthony Von Bergen et al; foreclose.

102.11x 115.6x100x91.3.

Excelsior Savings Bank agt John J Buckley et al; 2 actions; Daniel S Decker, att'y, Gantz, Neier & Spektor.

Madison st. No 68, n s, 125 w 113th st, 99x106.11.

Christian L Neuman agt John H Judge et al; 2 actions; John H Judge, ref. (Amt due $16,436.67.)

6th av, e s, 150 ft. w 118th st, 80x106.

225th st, w s, 225 w 90th st, 300,117,420.112.

John B F Armstrong agt Anthony P Bianco et al; 2 actions; Anthony P Bianco, att'y; H M Boesch.

216th st, n e cor 98th st, 112x106.

213th st, n s, 310 w 106th st, 20x200.

2 actions, Mary L Fraser agt Bmma F fi Harriet J Strong; att'ys, Eastman, B & S.

71st st, n e, 100 ft. w 210th st, 39x106.

Curtis A Gable, to same. All title, &c. Aug 22, 1900.

71st st, n s, 175 ft. w 210th st, 39x106.

Alonzo B Bicknell et al agt Sarah J Kelly et al; H A Bogert att'y B Lewinson, ref. (Amt due $16,436.67.)

71st st, n s, 200 ft. w 210th st, 39x106.


71st st, n s, 225 ft. w 210th st, 39x106.

152nd st, e s, 225 w 90th st, 300,117,420.112.

William Bryan agt Anthony V Biagetti et al; foreclose.
FORECLOS. John V McAvoy referee to Hiram V V Bryant.

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Foreclosures. 

4th st. No 330, s w, 23x110.6, 4-sty brk dwg. with 3-sty frame tenement to be ejected. Eldrro Jackson to John Kaczan,

Mort $10,000. Nov 7, 1900. R S $8. 13:77. 8,500

5th st. No 295, s s, 170.5 x 46.9, 5-sty brk store, with stores. George Gallo to Antonio Baggieri. Mort $5,000. Nov 7, 1900. R S $5. 13:93. 5,400

5th st. No 295, s s, 170.5 x 46.9, 5-sty brk store, with stores. George G. to Tony Baglieri. Mort $5,000. Nov 7, 1900. R S $5. 13:93. 5,400

6th st. No 55, s, 152.7 x 64. av, 23x110.11, 5-sty brk store. Foreclosed to Return V. M. H. Nov 8, 1900. R S $20. 13:97. 300

15th st. No 146, n s, 101. w w Av R, runs 0.32 x 0.8 x 6.2 x 6.2, 4-sty brk tenement with 3-sty frame tenement on rear. George W Donnelly to Bradley R. Nov 9, 1900. R S $20. 13:75. 300


16th st. No 15, s, 228.7 x 5 av, 21x100.5, 4-sty kitchen. Harry J Douglas to Emilie B Grisby. Mort $7,000. Oct 31. Nov 8, 1900. R S $10. 5:1437, 7,000

16th st. No 15, s, 228.7 x 5 av, 21x100.5, 4-sty kitchen. Harry J Douglas to Em. B. Grisby. Mort $7,000. Oct 31. Nov 8, 1900. R S $10. 5:1437. 7,000

17th st. No 313, n s, 167 w West End av, 16x102.2, 5-sty brk dwellings. Property released. Mary E Trimm to Alexander Davidson. Mort $5,000. Nov 8, 1900. R S $10. 5:1380. 82,000


19th st. No 301, s s, 215.8 x 93 av, 21x92.0, 3-sty brk store and tenement. Christina wife of Charles E Dougherty to Mrs. Hildebrand. Mort $6,500. Nov 5, 1900. R S $4.50. 3:756. 10,750


20th st. No 301, s s, 215.8 x 93 av, 21x92.0, 3-sty brk store and tenement. Christina wife of Chas E Dougherty to Mrs. Hildebrand. Mort $6,500. Nov 5, 1900. R S $4.50. 3:756. 10,750

21st st. No 301, s s, 215.8 x 93 av, 21x92.0, 3-sty brk store and tenement. Christina wife of Chas E Dougherty to Mrs. Hildebrand. Mort $6,500. Nov 5, 1900. R S $4.50. 3:756. 10,750

22nd st. No 171, s w, 103 w Columbus av, 19x102.2, 4-sty stone front dwellings. Property released. Mooney, Q C. Oct 26. Nov 2, 1900. R S $10. 4:1251. 16,000

23rd st. No 243, n s, 130 w Central Park West, 20x100.8, 5-sty brk dwellings. Property released. Minna Bristol to Wm A Boring. Mort $6,000. Oct 31. Nov 5, 1900. R S $6. 4:1018. 14,000

630

Helen A Pierce to Mary Mebelie, Roxbury, Mass. Morts $15, Nov 1, 1900.

60th St. No 15, n. s. 155 w Central Park West. 24x68, 5-sty brk flat with stores. FORECLOS. Quinn Corwin refers to Joseph E. Paul, Nov 1, 1900. R S $16.

110th St. Nos 54 and 60, s. s. 189 w 52nd av, 50x100.11, two 5-sty brk flats. Same property. Release mort. Carl F. Berger to same. Nov 1, 1900. R S $18,600.

100th st. No 15, n. s. 175 w Central Park West, 24x68, 5-sty brk flat with stores. FORECLOS. Quinn Corwin refers to Joseph E. Paul, Nov 1, 1900. R S $16.

110th st. Nos 54 and 60, s. s. 189 w 52nd av, 50x100.11, two 5-sty brk flats. Same property. Release mort. Carl F. Berger to same. Nov 1, 1900. R S $18,600.

100th st. No 15, n. s. 175 w Central Park West, 24x68, 5-sty brk flat with stores. FORECLOS. Quinn Corwin refers to Joseph E. Paul, Nov 1, 1900. R S $16.
well to George Nimmo. 1-612 years, from Nov 1, 1900. Nov 5, 1900.

P. M. Oct 31, 1 year, 4%.

Cohen, Hyman to Pincus Lowenfeld and William Prager. 117th st, e s, 220.4 w A V, a 18.5x100.11. P. M. Oct 31, 1 year, 4%.

Cohn, Samuel to Charles Katzmann. Grand st, a s, 401, already mortgaged to Said Co. Nov 2, 1900. 2 years, 4%. 1:238.

Coles, Owen to John A. Hatcher and Moses J. Wolf. 11th st, s s, 74.4 x a 180.10 0 University pl, 25x34.9. Nov 2, demand, 6%.

Cohen, Samuel to Thomas Mortimer. 10 years, from Nov 1, 1900. Nov 7, 1900.

Cooman, Wm. to Geo G. Raven, Jr. Frankfort st, east cor William st, 88.4x13.11x6.65. 10 years. Part held by way of mortgage.

Costello, O P and A Gertrude with Reba E Weiher. 225 w Columbus av, 17.9x126. Nov 2, 1900. 5 years. 5%.

Crisp, Antoinette T to EMIGRANT INDUST SAV BANK. Houston av, s s, 105.8x53, 2 years, from Oct 2, 1901. 6:1858. 1,000.

Crichton, Cora E to J Mccarthy. 3rd av, No 3038, Assign lease. Herman Menaker to James Everards Breweries. Nov 1, Nov 5, 1900. 6:1733. nom.

Drew, John to Thomas Mortimer. 10 years, from Nov 1, 1900. Nov 3, 1900, 6:1710. 5,000.

Dwyer, Michael J to J G Winn Pluiton. Lexington av, s s, No 25.1x25. Nov 2, 1900, 3 years, 5%. 6,411.

Dwyer, Michael J to J G Winn Pluiton. Lexington av, s s, No 25.1x25. Nov 2, 1900, 3 years, 5%. 6,411.

Dreisbach, Maurice to Title Guarantee and Trust Co. Madison av, a s, 718.2x23. Nov 3, 1900. 4%. 7,165.

Ehrenreich, Moses & Berman to Title Guarantee and Trust Co. Madison av, a s, 718.2x23. Nov 3, 1900. 4%. 7,165.

Ehrmann, Mary to Rosa E Rainsford. Walker st, s s, 160.10 e West 23d st. Nov 2, 1900. 5 years. 5%.

Ehrmann, Mary to Rosa E Rainsford. Walker st, s s, 160.10 e West 23d st. Nov 2, 1900. 5 years. 5%.

Eisenberg, Mark to Caroline Ellenberg. Nagle av, s s, No 1400. 1 year, 5%. 3,000.

Eisenberg, Mark to Caroline Ellenberg. Nagle av, s s, No 1400. 1 year, 5%. 3,000.

Eisen, Jacob to John A. Hatcher and Moses J. Wolf. 11th st, s s, 74.4 x a 180.10 0 University pl, 25x34.9. Nov 2, demand, 6%.

Eisler, Herschel & Herman to Bmily B wife of and Frederick F, formerly Mary T Dugan, daugh­ter of and Frederick F, formerly Mary T Dugan. 57 w West 23d st, 25.1x100. Sub to morts $11,000. Nov 5, 1900. 6 months, 6%.

Emmanuel, Julis to TITLE GUARANTEE AND TRUST Co. Madison av, a s, 718.2x23. Nov 3, 1900. 4%. 7,165.

Ehrmann, Mary to Rosa E Rainsford. Walker st, s s, 160.10 e West 23d st. Nov 2, 1900. 5 years. 5%.

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Ehrmann, Mary to Rosa E Rainsford. Walker st, s s, 160.10 e West 23d st. Nov 2, 1900. 5 years. 5%.
<table>
<thead>
<tr>
<th>Name</th>
<th>To</th>
<th>From</th>
<th>Date</th>
<th>Value or Details</th>
<th>Mortgage or Security</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keiser, Michael</td>
<td>DRY DOCK SAVINGS INSTITUTION</td>
<td>S4th st.</td>
<td>Nov 7, 1900</td>
<td>1,000</td>
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<tr>
<td>Levy, Samuel</td>
<td>N Y Protestant Episcopal City Mission Soc, Cherry</td>
<td>25x608</td>
<td></td>
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<tr>
<td>Lohmann, Henry</td>
<td>Wm F Gardiner</td>
<td>13th st, n s, 245 w Av B 25x</td>
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<tr>
<td>Mortimer, Thomas</td>
<td>Jacob Ruppert</td>
<td>Broadway or Kingsbridge road</td>
<td></td>
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<tr>
<td>Meyer, Ferdinand</td>
<td>Jacob Ruppert</td>
<td>S2d st. No 419, n s, about 280 e</td>
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<tr>
<td>Mallon, Jennie</td>
<td>Jacob Ruppert</td>
<td>1st av. No 77, w s, about 50 s 3th st.</td>
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<tr>
<td>Same with same</td>
<td>Amsterdam av, s e cor SSd st, 25x80</td>
<td>Extension</td>
<td></td>
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<tr>
<td>Lilienthal, Lillie B</td>
<td>mortgagee with Simon E and Max E Bernheimer,</td>
<td></td>
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<tr>
<td>Knoblach, Kate</td>
<td>Henry D Sewall</td>
<td>112th st, s s.</td>
<td>Nov 5, 1900</td>
<td>2,1900, 2:446, 14,000</td>
<td></td>
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<tr>
<td>Same to Carlile Boyd</td>
<td>Same property.</td>
<td>Nov 7, 1900, due as per</td>
<td></td>
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<tr>
<td>Kenapher, Samuel</td>
<td>EQUITABLE LIFE ASSURANCE SOCIETY</td>
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<tr>
<td>McKelvey, John J and Helen F</td>
<td>Henry Schwarzwalder</td>
<td>7th av. No 859</td>
<td>Nov 7, 1900</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>McCormack, Thos A</td>
<td>Mary A McCoy</td>
<td>Lexington av, No 1726 w a</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Munro, Geo W</td>
<td>Clara de Hirsch Home for Working Girls, Vanden</td>
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<tr>
<td>Mattern, Jack</td>
<td>BOWERY SAVINGS BANK</td>
<td>53d st, N-s 215 and 217</td>
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<td></td>
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<tr>
<td>Luke, Elizabeth wife and Joseph to George L Schillerin</td>
<td>114th st, n s, 250 w Av, 25x70</td>
<td>Nov 8, 1900</td>
<td>1,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Same with same</td>
<td>Amsterdam av, s e cor 50.8 to beginning, Oct 31. 1 year, 6%. Nov 7, 1900</td>
<td>3:849, 35,000</td>
<td></td>
<td></td>
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<tr>
<td>Robinson, Rufus L Jr</td>
<td>Seba Bogert</td>
<td>Edgecombe av, 114th st, 14-6x100-10. Nov 8, 1900</td>
<td>6:1098- 20,000</td>
<td></td>
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<tr>
<td>Sackett, Catharine</td>
<td>Mabel R Gushing</td>
<td>Hamilton st. No 16, s s, 20.3x100. Nov 1, 1903</td>
<td>4:157. 11,432</td>
<td></td>
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<tr>
<td>Rich, Lawson C</td>
<td>TITLE GUARANTEE AND TRUST CO.</td>
<td>69th at, 25x100,11</td>
<td>Nov 2, 1900, 1 year, 6% 50,000</td>
<td>2:373. 5,750</td>
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<tr>
<td>Smith, James N</td>
<td>Empire Savings &amp; Loan Association</td>
<td>Amsterdam</td>
<td></td>
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<tr>
<td>Same to Conrad Floyd</td>
<td>Same property.</td>
<td>Nov 7, 1900, due as per</td>
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<tr>
<td>Kernochan, James L</td>
<td>CITY TRUST CO.</td>
<td>West Broadway, No 425</td>
<td>Nov 2, 1900, 2:264</td>
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<tr>
<td>Kramer, Maurice J</td>
<td>TITLE GUARANTEE AND TRUST CO.</td>
<td>76th st, N-s 190</td>
<td>Nov 2, 1900, 4:1158</td>
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</tr>
<tr>
<td>Levy, Joseph</td>
<td>Episcopal City Mission Soc.</td>
<td>25x608</td>
<td>Nov 2, 1900, 1 year, 6% 4,000</td>
<td>2:113. 4,000</td>
<td></td>
</tr>
<tr>
<td>Keiser, Michael</td>
<td>DRY DOCK SAVINGS INSTITUTION</td>
<td>S4th st.</td>
<td>Nov 7, 1900, 1 year, 6% 1,000</td>
<td>3:955. 10,000</td>
<td></td>
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<tr>
<td>Kroetz, John J and Helen F</td>
<td>Henry Schwarzwalder</td>
<td>7th av. No 859</td>
<td>Nov 7, 1900</td>
<td>1,000</td>
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<tr>
<td>Kramer, Maurice J</td>
<td>TITLE GUARANTEE AND TRUST CO.</td>
<td>76th st, N-s 190</td>
<td>Nov 2, 1900, 4:1158</td>
<td></td>
<td></td>
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<tr>
<td>Levy, Joseph</td>
<td>Episcopal City Mission Soc.</td>
<td>25x608</td>
<td>Nov 2, 1900, 1 year, 6% 4,000</td>
<td>2:113. 4,000</td>
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<td>DRY DOCK SAVINGS INSTITUTION</td>
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<td>Nov 7, 1900, 1 year, 6% 1,000</td>
<td>3:955. 10,000</td>
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</tr>
</tbody>
</table>
Mortgages under this head marked with * denote that the property is located in the newly annexed District (Act of 1905).

BOROUGH OF BRONX

### Mortgages

- **Suck, C. E.**
  - Same to same. 63d st, Nos 326 and 328, s s, 325 e 2d av, 2 lots, each
- **Suck, C. E.**
  - Same to Henrietta Eichier, 117th st, No 41S,
- **Suck, C. E.**
  - Same to Jacob Pfeiffer, 20, Broome st. No 20,
- **Suck, C. E.**
  - Same to Elsie Powell, Same property- Sub to mort $25,000- Nov 29, 1900, 3 years, 5%, 10:2688.
- **Suck, C. E.**
  - Same to S'amuel Greenbaum and Abraham Levy- OSd st, Nos 322
- **Suck, C. E.**
  - Same to same, Sth av, ses, 97.6 n e Bleecker st, 23x87.4x46.1x20-3x
- **Suck, C. E.**
  - Same to Becky Schlave, Same property- Sub to morts $70,793. Nov 1, 1900, 3 years, 5%.
- **Suck, C. E.**
  - Same to same, 8th av, ses, 142.7 n e Bleecker st, 22x104.8x12.5x
- **Suck, C. E.**
  - Same to same, 8th av, ses, 142.7 n e Bleecker st, 22x104.8x12.5x
- **Suck, C. E.**
  - Same to同同，s s, 200 n 1st St. 50x100, Olinville.
- **Suck, C. E.**
  - Same to same, 84.9x11.11x16x3x87.4; Sth av, ses, 97.6 n e Bleecker st, 23x87.4x46.1x20-3x
- **Suck, C. E.**
  - Same to winthrop A Chanler and ano exrs and trustees John W Chanler.
- **Suck, C. E.**
  - Same to Frank, A James to Walter R Comfort, 150th st, s s, 200 e Brook av, e s, about 158
- **Suck, C. E.**
  - Same to same, 200x99, 11.11x107-ll. Nov 7, 1900, 1 year, 5%. Nov 8, 1900, 12:3275.
- **Suck, C. E.**
  - Same to same, 84.9x11.11x16x3x87.4; Sth av, ses, 97.6 n e Bleecker st, 23x87.4x46.1x20-3x
- **Suck, C. E.**
  - Same to same, 16-2x13, 4x13.2x85.2. Qct 25, due Sept 27, 1901. 6%.
- **Suck, C. E.**
  - Same to same, 200x99, P M, Oct 31, due Dec 29, 1900, 6%, Nov 25, 1900. 9:2276.
- **Suck, C. E.**
  - Same to same, 39.8x37.5x100. Oct 31, due Dec 29, 1900, 6%, Nov 25, 1900. 9:2276.
- **Suck, C. E.**
  - Same to same, 39.8x37.5x100. Oct 31, due Dec 29, 1900, 6%, Nov 25, 1900. 9:2276.
MORTGAGES—ASSIGNMENTS.

(Names, dates, and amounts are provided with details of the transactions)

Nov. 2, 5, 7, and 8.

BOURBON OF BRONX.

(Names, dates, and amounts are provided with details of the transactions)

Nov. 10, 1900.
PROJECTED BUILDINGS.

The first name is that of the owner; 'ar't stands for architect; 'm' for mason; 'c'r for carpenter, and 'b'r for builder.

When character of roof is not mentioned, it is to be understood that the roof is slanted.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

1122—Barrow st, N 9th st, and 5th ave, 1-sty frame house, 7 x 28; cost, $1,500; Wm Parrel, on premises.

1123—Nassau st and 2d ave, 2-1/2-sty frame tenement, 25x45; cost, $8,500; J T Sinking, on premises, (tl signifies that the first name is also the owner.)

1135—94th st, s s, 2509 W 7th ave, not summoned, (tl signifies that the first name is also the owner.)

1121—Av C, s o r 14th st, 5-sty brick house, 103x65; cost, $80,000; Henry Huber Co, 224 Sth av; ar't Paul Mapes estate.

1127—179th st, n a, 100 w Bronx Park ave, 214-Bth frame dwell'g, 25x73.8; cost, $50,000; Bith Lounsbery, 12 E 35th st; ar'ts, Clinton & Jackson.

1122—Barrow st, No 148, 1-sty frame coal hoistway, 7,6x8.2; cost, $1,500; Michael O'Connell, 2075 Arthur av; ar't Jas J F O'Connell.

1128—D st, No 201, 1-sty frame tenement, 25x40; cost, $900; Thos S Ormiston, Bernardsvllle, N J; ar't, Garret Van Cleve.

1129—East st, No 26, 1-sty frame tenement, 18x32; cost, $1,000; Sam Thomas, 2627 Sth av; ar't, Charles Henger.

1130—East st, No 25, 1-sty frame tenement, 18x30; cost, $1,000; M C Osgood, 2618 3d av; ar't, C F Lohse.

1131—East st, No 23, 1-sty frame tenement, 23x35; cost, $1,000; T M B mission, 2516 3d av; ar't, Charles Henger.

1132—East st, No 22 W, 6-sty brick flat and store, 25x78; cost, $2,000; Mrs R Shapiro, 10 Beekman st; ar't, M Bernard, 245 Broadway.

1133—East st, No 9, 6-sty brick flat and store, 25x73.6; cost, $2,000; Peiley & Lagin, 141 Division st; ar't, M Bernard, 245 Broadway.

1134—East st, No 8, 20 w 1st av, 2-sty brick tenements and stores, 22x65; cost, $10,000; Jos S Marcus, 102 Canal st; ar't, G F Polhemus.

1135—113th st, s s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1136—1129—179th st, n a, 100 w 1st av, 16 w Lillian pl, two 1-sty frame stores, 18.9 x 28; cost, $18,000; Delia Williams, Mary S to Alice Smith, Fort Independence st, w s, being Truste of Scotch Presbyterian Church to Francis L Archer. Law in Supreme Court, 1st Dist.

1137—1127—Fr d Schuyler road and Westchester Creek, 1 and 3-sty frame tenem'ts and stores, 112.5 Broadway, 112.5x35; cost, $30,000; ow'rs and ar't, same as last.

1138—1135—114th st, n s, 200 w 1st av, two 6-sty brk tenem'ts and stores, 112.5 Broadway, 112.5x35; cost, $30,000; ow'rs and ar't, same as last.

1139—1137—20th St. No 222 W, 6-sty and basement brk flat, 25x73.8; cost, $1,500; M Bernstein, 245 B'way.

1140—1137—20th St. No 222 W, 6-sty and basement brk flat, 25x73.8; cost, $1,500; J E McLarney.

1141—1136—114th st, n s, 200 w 1st av, two 6-sty brk tenem'ts and stores, 112.5 Broadway, 112.5x35; cost, $30,000; ow'rs and ar't, same as last.

1142—1136—114th st, n s, 200 w 1st av, two 6-sty brk tenem'ts and stores, 112.5 Broadway, 112.5x35; cost, $30,000; ow'rs and ar't, same as last.

1143—1139—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1144—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1145—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1146—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1147—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1148—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1149—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1150—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1151—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.

1152—1140—115th st, n s, 125 e Sth av, 5-sty brk flat and store, 25x85.1; cost, $9,000; ow'rs and ar't, same as last.
SUNSET TERRACE.

- **ILLUMINATION.**
  - Amos W. Wagoner, 21st at, 15th st, 100x100.
  - G. W. McGill, 19th at, 20th st, 100x100.
  - Geo. A. Heisler, 20th at, 21st st, 100x100.
  - Ed. A. Ackerman, 21st at, 20th st, 100x100.
  - G. W. McGill, 20th at, 19th st, 100x100.
  - Geo. A. Hisler, 19th at, 20th st, 100x100.

- **UTILITIES.**
  - Harry W. Bell, 21st at, 15th st, 100x100.
  - W. Creighton, 20th at, 21st st, 100x100.
  - G. F. Vietor, 21st at, 20th st, 100x100.
  - J. G. Blilott, 20th at, 19th st, 100x100.
  - Harry W. Bell, 19th at, 20th st, 100x100.
  - W. Creighton, 21st at, 20th st, 100x100.

- **TRAINS.**
  - A. Schmidt, 18th at, 17th st, 100x100.
  - J. E. Hanifen, 17th at, 18th st, 100x100.
  - W. Creighton, 18th at, 17th st, 100x100.
  - G. F. Vietor, 17th at, 18th st, 100x100.
  - J. E. Hanifen, 18th at, 17th st, 100x100.
  - W. Creighton, 17th at, 18th st, 100x100.

- **EDUCATION.**
  - The Pople, 18th at, 17th st, 100x100.
  - W. H. Morphy, 17th at, 18th st, 100x100.
  - J. L. Wyckoff, 18th at, 17th st, 100x100.
  - J. L. Wyckoff, 17th at, 18th st, 100x100.
  - W. H. Morphy, 18th at, 17th st, 100x100.
  - J. L. Wyckoff, 17th at, 18th st, 100x100.

- **REAL ESTATE.**
  - P. S. K. Sigrist, 19th at, 20th st, 100x100.
  - M. Deutch, 20th at, 19th st, 100x100.
  - P. S. K. Sigrist, 18th at, 17th st, 100x100.
  - M. Deutch, 17th at, 18th st, 100x100.
  - P. S. K. Sigrist, 18th at, 17th st, 100x100.
  - M. Deutch, 17th at, 18th st, 100x100.

- **WATER.**
  - H. J. W. Cushing, 21st at, 15th st, 100x100.
  - E. J. W. Cushing, 20th at, 21st st, 100x100.
  - H. J. W. Cushing, 19th at, 20th st, 100x100.
  - E. J. W. Cushing, 18th at, 17th st, 100x100.
  - H. J. W. Cushing, 17th at, 18th st, 100x100.
  - E. J. W. Cushing, 18th at, 17th st, 100x100.

- **EMERGENCIES.**
  - S. H. Potter, 19th at, 20th st, 100x100.
  - S. H. Potter, 18th at, 17th st, 100x100.
  - S. H. Potter, 17th at, 18th st, 100x100.
  - S. H. Potter, 18th at, 17th st, 100x100.
  - S. H. Potter, 17th at, 18th st, 100x100.
  - S. H. Potter, 18th at, 17th st, 100x100.

- **DISEASES.**
  - J. W. Lewis, 20th at, 19th st, 100x100.
  - J. W. Lewis, 19th at, 20th st, 100x100.
  - J. W. Lewis, 18th at, 17th st, 100x100.
  - J. W. Lewis, 17th at, 18th st, 100x100.
  - J. W. Lewis, 18th at, 17th st, 100x100.
**ATTACHMENTS.**

The following is a list of the Attachments filed in the Supreme Court of the State of New York. The first name is that of the debtor; the second that of the creditor; and the third that of the attorney for the creditor.

5.

C. Chepo & Sons; B W Jones; $950.00; W L Snyder.

Debtors: American Provision Company; $500.00; Waler & Bridge.

Cedell Building Co; Riverside Bank; $775.00; Wl Fawley.

**MISCELLANEOUS.**

**GENERAL ASSIGNMENTS.**

Nov.

5.

Purdie, Chesnutt & C, of 334 St Nicholas Ave; and Henry C Whitney, of 31 West 27th St, assignee of Edward W Wilson, of 21 Van Buren St, Brooklyn; Thoa D Day, Jr, att'y, 71 Broad.

17.

Kirk & Co, of 141 E 42nd St, assignors to Edward H Wilson, of 21 Van Buren St, Brooklyn; Thoa D Day, Jr, att'y, 71 Broad.

60.

Masulle, J; 604 E 162d--S Gonsor- Barber Fixtures. 35.

McKenna, Pat- 456 W 54th.-Cath -McKenna. 21st.

Pendergast, J; 442 W 44th., $200.00; Weiser fi: Bridges.

*DISCHARGED by order of Court.*
Avonlea, W. 24 E 114th., B & S.

Avonlea, W. 24 E 114th., B & S.

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Avonlea, W. 24 E 114th., B & S.

Avonlea, W. 24 E 114th., B & S.
Brooklyn

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

CONVEYANCES.

<table>
<thead>
<tr>
<th>Type of Document</th>
<th>Manhattan</th>
<th>Brooklyn</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conveyances</td>
<td>289</td>
<td>269</td>
<td>558</td>
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<tr>
<td>Mortgages</td>
<td>194</td>
<td>165</td>
<td>359</td>
</tr>
<tr>
<td>Projected Buildings</td>
<td>161</td>
<td>136</td>
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MORTGAGES.

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<th>Brooklyn</th>
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<tr>
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<td>2,671</td>
<td>2,467</td>
<td>5,138</td>
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<tr>
<td>Total amount</td>
<td>$34,162,928</td>
<td>$33,613,283</td>
<td>$67,776,211</td>
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PROPOSED BUILDINGS.

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<th>Type of Building</th>
<th>Manhattan</th>
<th>Brooklyn</th>
<th>Total</th>
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<tbody>
<tr>
<td>Total number</td>
<td>1,639</td>
<td>1,493</td>
<td>3,132</td>
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<tr>
<td>Total amount</td>
<td>$1,844,928</td>
<td>$2,316,611</td>
<td>$4,161,539</td>
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</table>

Belief in the continued movement of population across the East River to this borough finds support in the statistics of the Department of Buildings, which reveal the important fact that the number of buildings for which plans have been filed in this borough is greater than those for any other county in the state. Manhattan and Brooklyn put together, being at a recent date 2,552 the number of buildings for which plans have been filed in this city.

In the case of Gordon v. the Kings County Elevated R. R. Co., the Court of Appeals has sustained the decision of the Second Appellate Division, affirming the judgment below. The Appellate Division held that the Williams-Delahanty bill might properly express an opinion as to the cause of the depression generally in the fee value of property on Fulton street, below the City Hall, Brooklyn, within the past eight or ten years. The bill has held to be for the exception of such casual causes of proved facts as were not obvious without special knowledge of the subject. A witness who had been many years in the real estate business in the retailing and selling property in that locality, was held to be competent, although he might not have sold property on the street in question prior to the building of the elevated railroad.

Peter J. Collins, builder, has purchased through Fred M. Smith, a plot on 8th ave., which he will improve by the erection of dwellings.

MORE NO. 25, 4th-st and brick tenement, 25x81: cost, $13,000; Pomerantz & Kaplan, No. 57 Graham av, owners and builders; Saxe & Smallheer, No. 23 Park row, N. Y. arch.
**Long Island Title Guarantee Co.**

**150 REMSEN, NEAR COURT ST.**

**MONEY TO LOAN.**

Mortgages For Sale with Guarantee.

Title Guaranteed in Manhattan, Brooklyn and Long Island.

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**AUCTION SALES OF THE WEEK.**

The following are the sales that have taken place during the auction rooms during the week ending Nov. 8, 1900.

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**ADVERTISED LEGAL SALES.**

Sales to be held at the following times, places, and at the prices noted.

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**LIS PENDENS.**

Nov. 2.

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**Brooklyn Records.**

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**November 10, 1900.**

**RECORD AND GUIDE.**

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BOROUGH OF BROOKLYN.

CONVEYANCES.

Whenever the letters Q. C. and A. C. are preceded by the names of the grantees they mean as follows:
1. A. C. signifies a deed with Habeas Corpus, that is, a deed in which all the right, title and interest of the grantor is conveyed, subject to the condition that the estate conveyed may be impeached, charged or encumbered.
2. A. C. signifies a deed containing Covenant against Grantor only.
3. Q. C. is an abbreviation for Quit Claim deed, that is, a deed in which all property of which the grantor has knowledge is conveyed, without any covenant or warranty whatever.

1. Ashford st, e s, 300 n Hegeman av, 20x100.
2. Elton st, w s, 200, 2 n Liberty av, 24,10x90, h & 1.
4. Garfield pl, s s, 194, 9 e Rth av, 27-2x100.
5. Wm A Nickel to Andrew.
6. Floyd st, n s, 115 e Tompkins av, 25x100.
7. Sarae to Annie Wetzel.
8. Floyd st, s s, 115 e Torapklns av, 25x100.
10. Dean st, s s, 100 w Ralph av, 25x107, h & 1.
11. Henry Paffe to Wilhelmina.
12. Baltic st, n s. 75 w Nevins st, 25x100, h.
15. Bergen st, n s, 250 e Nostrand av. 20x100.
16. Maria M Stone widow to Bergen st, n s, 179.6 w Kingston av, 20.6x114.5, h & 1.
17. Sarah R.
18. Baltic st, n s. 75 w Nevins st, 25x100, h.
19. John H Burlis to Wm F Dawson, Morts $4,000. See Prospect pl.
21. Meurer. Morts $12,500. nonj
22. Christian A Keppler to Emma R Butcher. All liens. 83
23. and Samuel Dreyer to Nathan Stern, .Mort $8,000. nom
24. Susan Robinson to Mary Tripney. 673
25. iam Walton to Harriet L Myers guardian Bessie B Myers, 5,000
26. and Wm G Schmidt to Fannie Bodenwieser, to Matilda Sussman. 100
27. Jacob Bachmeyer to Matilda Sussman.
28. Same property. Benj C Raymond to David Clark. Mort $5,000. nom
29. Park pi, n s, 270 e Kingston av, 20x150. Release mort. Otto E
30. and Samuel Dreyer to Nathan Stern, .Mort $8,000. nom
31. Rose Riley. Mort $2,000.
32. Berry, n s, and being 100 ft from south 5th av, 25x100, being lot 1 map estate Andras Conselyea. John and Mary E Robinson
33. Humboldt st, w s. 25.2 w, 24.6 w, 3.7 w, 3.6 w, 26.3 x w, 1.0
34. William T Schumann to Leopold Michel. Mort $1,500.
35. Hudson st, n s, 1170 e s, 82, 2 s Central av, runs s 150 x e 410 x w 262 to Hancock, s 35.7 x w 100 x s, 9.5 x e 19.8 x n 9.8 to Hancock.
36. Henry Cook to Henry C.
37. Irving pl, e s, 135 n Putnam av, 22,100, h & 1.
38. John and Josuiah Maxwell and Max P Cuddihy to James C. Lane.
39. Hudson st, n s, 221 e s, 16x100, h & 1. John and Catherine
40. B New York, N J, to James G Forman, 950
41. Same property. Geo P Bergen. 1871. 9,000
42. to Thomas J Stone.
43. Same property. Marie E wife Richard Meyer and Adele E wife Al­
44. Marie E E. wife of Geo M Brown.
45. and Lennie Miller formerly Robb and children and heirs at law
46. Wilhelmina.
47. John M. 9,000
48. otto E.
49. to John A. Eich.
50. Pat.& S. nom
52. Grove st, w s, 182 w Klieberstocker av, 26,200, h & 1.
54. Grove st, w s, 23,460 w Klieberstocker av, 26,200, h & 1.
55. to John Rich.
56. Grove st, w s, 23,460 w Klieberstocker av, 26,200, h & 1. John Rich.
57. Grove st, e s, 320 n Hegeman av, 20x100.
58. Grove st, e s, 280 n Hegeman av, 20x100.
59. Grove st, e s, 240 n Hegeman av, 20x100.
60. David Guttman. See Montauk av.
61. Same property. Frank and Elizabeth Meyer to Otto Gast. All liens.
63. Improvement Co with Chester Huntington.
64. Chas J. Liefes, Jr, to Fannie Glassman. nom
65. Michael and Mary M Tanner to Flora Glassman. nom
66. Nicholas Ens."}

- November 10, 1900.

[Brooklyn] RECORD AND GUIDE.
Carpets, Linoleum, Cocoa Matting, Window Shades Awnings

Broadway & 19th Street

New York

Estimates Promptly Submitted

Telephone, 2260 19th Ave

W. J. Sloane

11th Street

Record and Guide

November 10, 1900.

Apartment Houses and Office Buildings completely equipped with any or all of these necessities. This class of work has long been our specialty.
The OTIS Elevator Company
Every Variety of Passenger and Freight Elevators

71 Broadway, New York

MORTGAGES.

Nov. 2, 3, 5, 7 and 8.

Alexander, Samuel G. to Isaac Browne et al. extra John H. Stegman. Cumberland st, w, 436.10 x Atlantic av, 25x100. Nov 8, 3 yrs.

Baur, Christian and John E. Cortiano to Sarah R. Purdy. East 24th st. w, 490 x A V, 50x100. Nov 2, due May 1, 1901, 6%.

Bryan, James E. to Title Guarantee and Trust Co. Dean st, n, 100 acres. 71 BROADWAY, NEW YORK.

Camerel, Andrew F. Kindberg to Fred H. Koster. Jan 13, 1900, 7%.

Cowan, John H. French to Helen L. Neely. 37th at, 60x100. Nov 1, 5 years, 5%.

Dawson, Selina A. and John W. to Jane B. Phillips. Kosciusko st, 33x100. Nov 31, 3 years, 6%.

Dawson, Blanche W. to Delia B. Hebard. 41st st, s 3, 305.8 x 200. Nov 1, 3 years, 5%.

Hamilton, Mathew, to Eugene Smith. Certificate 367.10 in 32 x 6.4 x 57.3. Nov 20, 3 years, 6%.

Hoffman, Ethel L. Powell by Henry G. Goodwin to Gustave Levy, 181 F, 3rd av, 80x100. Oct 5, 1 year, 6%.

Swab, Catharine to Mary M. McIlrath. 20th st, w cor Cowenhoven av, 297.10 x 200. Nov 2, 3 years, 5%.

Ingraham, St. Marks av, n, 235 w 32, 100x100. Nov 2, 3 years, 5%.

Koons, Anson to Michael Sheehan. 71亚 st, 80x100. Nov 1, 5 years, 6%.

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Koons, Anson to Michael Sheehan. 71亚 st, 80x100. Nov 1, 5 years, 6%.
Daus, Louise A to Margaret and Patrick Shanahan exrs and trustees
Eldert, Julia E and Richard, David S and Cynthia Van Wicklen to
Egner, John to Mae Morgan
Ebert, Geo W to Flatbush Co-operative Savings and Loan Assoc.
English, Margaret to Murtha H Kavanagh
Everett, Sarah to Mary S B Tallman
Pinnegan, Fannie individ and as extrx Wra H and Geo F Finnegan to
French John H to Title Guarantee and Trust Co. 5th av. P M.
Frazier Thomas to Caroline M Bootay
Foppiani, Stefano, N Y, to Clara A Strom
Fletcher Geo H t- Title Guarantee and Trust Co. Greenwood av,
Greene, Richard T wilh Chester Huntington, Agreement cancelling
Gustafson, Andrew to James Clayton, Bergen st, s s, 433.4 w Smith
Guttman, Saja to William G Schmidt
Goodyear, Joseph to Empire Savings and Loan Assoc. Av L. P. M.
Garlick, Rachel and Harry to Excelsior Brewing Co. Johnson av.
Gowen, Michael to Ann E Smith
Hoyt, Nellie A wife and Edwd J to Anna G Butler
Holmes, Predk W to Title Guarantee and Trust Co. East 21st st.
Harris, Esther to Julius Samuels
Hehl, John and Barbara to Frederick Hobe
Haight, Ella M and Geo F to Title Guarantee and Trust Co.
Wm J Furman; mill adjoining above at Plunders Neck, mill pond,
200x84.10x200x84.4. Nov 5, demand. 6%. Building loan. 2,000
Bay Parkway, south cor 80th st, lUUxlOO. Nov 3, 3 years, 5%.
Pennsylvania av, 22x100. Sept 28, 5 years, 5%. 3.312

The Meyer-Schenck Co., Ltd., 5 East 9th Street, New York.
November 10, 1900.

RECORD AND GUIDE.

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[Image 0x0 to 612x979]

DYCKHOFF
PORTLAND CEMENT.

1909—8th St. s. e. 125 x Kent av, repairs; cost, $200; J M Chatterton, 64 South 10th st; art, L Phillips, RS Broadway.

1910—Grand st, s. e. 200 w New York, repairs; cost, $150; L M Leathem, 60 Grand st.

1911—Brooklyn Bureau of Charities, 69 Schermerhorn st; art, M P Nichols, Atlantic av.

1912—Kent av, s. e. a cor Bush st, substitutes flat roof on east; cost, $350; L E Pender Co, 100 William st, N Y; art, F B Flenskeuer, 93 Broadway.

1913—Pearl st, w. e. 175 x Myrtle av, interior alterations; cost, $31. 30; L M Burt, 215 No 1st st.

1914—1st st, e. s, 368 x Bushwick av, raise roof of coal pocket; cost, $1,000; Edison Elec III Co, 360 Pearl st; art, F J Ashfield, 340 Fulton st.

1915—McKane, Fanny—Exra of O Huber. (D) 3,120

1916—Sole Ag:ent, J W Rino 134.87

1917—Ocean av. w s, 120 s Church lane, 1-sty frame extension, 13 x 20; cost, $175; B F Mallie, 520 Ocean av; art, A J Jones, 52 Flat-bush av.

In these lists of Judgments the names alphabetically arranged and which are first on each list, indicate judgments for deficiency, (D) means judgments for deficiency, (*) signifies that the first name in the name and ano, trusteps exrs of r prinnc 10,23''.So

Satisfactory Lien Claims.

Nov. 30—Plushine Lumber Co—G E Smith, 1000. 190.00

Davia, Robert A—W H Van den Burg. 1900.

Collins, John F L—Brooklyn Savings B-nk, 1900.

Abraham, Abraham—A P Cram. 1900. . S:300 00

Newman, John H—J F Morgan 203.10

Collins, John F—Smith & Schwanefeldt. 1900.

Tirman, J'aixin—f-T Nnn Bprgen H4 07


Sloan, John H—J F Morgan 203.10

Moloughney, Joseph A—Harlem Co-op Blig 250.00

Marnon, Bella & Irvine—L Bradt 8R.80

Rothschild, Samuel P—A P Cramp. 1900. 300.00

O'Donnell, John—City of New York 7T.0fl

Keiser, H L—A Morton and ano. . . ,100 4,-t

Zoefer, Henrietta—M L Van Moppes and

Henderson, Frank S—J P Pearson 121.2f>

Morbeg, James W—City of New York. 77.00

Koehler, Eugene—J Tjowenthal 203.751

Gaynor, Thomas 7 Gehrhardt, Chas .

Jesse, Davide—E Sander 3l!.3ri

Bell, Nathaniel—J J McKenzie 118,20

Allam, Geo R—W T Washburn and ano.

Gay, Thomas and Charles—H Wlttenberl.

Henderson, Frank S—J P Pearson 121.2f>

Jesse, Davide—E Sander 3l!.3ri

Keiser, H L—A Morton and ano. . . ,100 4,-t

Zoefer, Henrietta—M L Van Moppes and

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Bell, Nathaniel—J J McKenzie 118,20

Allam, Geo R—W T Washburn and ano.
D. S. PLUMMER
109 West 42nd Street, New York

Front, Harvard, Ornamental, Hollow, Arch and Mantel BRICK

BUILDING MATERIAL PRICES.

Our figures are based upon average or wholesale valuations in the main. Disallowance may be made for the natural additions on jobbing and retail prices.

**BRICK**
- Croton Pointa—Brown PerM $3 1200
- Trenton, do .... 18 00 20 00
- Baltimore 37 43 42 00
- Wilmington 19 00 20 00
- Philadelphia, common do 22 00 23 00
- Jersey No. 1 28 00 30 00
- Goys 28 00 30 00

- Yard prices, 50c. per M, with delivery added, $1.25 per M for hard and $2 per M for soft soil. Bricks.

- State, loin ta “ 70 70
- State, common, oareo rate “ 90 90
- Maine, tinlohinp “ 8 85
- Eastern Spruce, slab $2 50

- Portland, soft or wholesale $3 00 3 25
- Portland, window stock $3 00 3 25
- Roofing. Guaranteed up to 15 years.

**SILVER GRAY BRICKS**

Something New!

Artistic and beautiful. Perfect solid color and velvety finish. Not affected by weather. Harmonize with all other colors. Write for samples and prices.

Powhatan Clay Mfg. Co.
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4th Ave. and 13th St. J. P. DUFFY & CO.,
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Vitrified Sewer Pipe, Fire Clay Flue Linings.

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Snow White. Cream Buff, or Fancy Colored.

Interlocking Tile.

Manufactured by the AMERICAN ENAMELED BRICK AND TIE CO.

**HOAGLAND & ROBINSON CO.,**
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