

# REAL ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21<sup>st</sup> 1868.

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

PRICE PER YEAR IN ADVANCE SIX DOLLARS.

Published every Saturday.

TELEPHONE,

CORTLANDT 1370.

Communications should be addressed to

C. W. SWEET, 14-16 Vesey Street.

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

Vol. LXVI.

DECEMBER, 22, 1900.

No. 1710.

**D**URING this week buyers on the stock market seem to have lost sight of merit. It was not property they sought for, but the potentiality of early profit; in other words, they were gambling. There is not enough in the situation to warrant the extent to which prices have been forced, nor can there be truth in all the stories set afloat of deals and combinations in the railroad world, which, it is alleged, are to give everything in the form of negotiable security a value that it never had before. It is undoubtedly the case that the railroads are in an exceptionally good position for doing a profitable business. There is, too, an obvious tendency towards consolidation of railroad interests with a view, not merely to control the carrying business of large sections of the country, but also to secure more economical operation. That seems the only way in which a saving can be effected now, freight and passenger rates having declined so much while the cost of labor and supplies have risen. Even considering all this, it may be not unreasonably asked, where is the business to come from to produce returns upon even the hundreds of millions of dollars of new values created in the past seven weeks, to say nothing of those that were unproductive at the commencement of that period? Notwithstanding those that have been seen there are still many who predict further rises in prices, and none can gainsay them in the light of the immediate past, though the probability is that they are wrong. Another five point advance would be but little more foolish than the last one, and when the buying fever is on, who stands upon whether an advance is foolish or sensible? The vast majority of buyers know nothing whatever of the securities into which they put their money; all they want is to believe that the price of the security is going to advance. They do not expect to hold it very long, only long enough to secure a profit, but they do not by any means always get that. A day comes when the market is bought to a standstill and the late buyer finds himself with a high-priced security on his hands and the market declining. Such a point is looked for now by the coolest heads, who know that when this point arrives intrinsic worth becomes a factor and that there is money to be made in assisting stock and bond prices and values in reaching a parity.

**N**EW from the European iron trade accentuates the change that has taken place in the condition of business and modifies the impression that the success of American iron and steel abroad was due mainly to the inability of the home makers to take new orders. The placing of large Clyde orders for plates in the United States is now followed by the announcement of the practical collapse of the Scotch iron and steel trade. The lessened demand has also brought about a big drop in prices of all forms of manufactured iron in Germany. Another evidence of declining business is afforded by the profit and loss accounts for the year of twenty-two British cycle companies, which are summarized by a London financial paper. From these it appears that, while only four worked at a loss this year as compared with five last year, the profits of the remainder were smaller, being about \$520,000 as compared with \$670,000 in the previous year. The rise in French rentes apparent of late is explained by the notice given by the Government that the surplus of savings bank deposits exceeding 1,500 francs would be compulsorily invested in rentes, at the price prevailing that day, on December 31st. Depositors have in consequence made large withdrawals either to invest in rentes in anticipation of an advance or to place their money in more profitable ways. It is not surprising that the failures of the German mortgage banks have created distrust and suspicion, or that there are fears of further trouble as a consequence of those disasters. The official investigation of one of those institutions, the Grundschuld Bank, reveals the facts that the obligations of the concern are very imperfectly

secured by mortgages. Of the \$25,000,000, using round figures, obligations of the bank, it was found that only \$13,400,000 was adequately guaranteed by mortgages; but of these mortgages only \$5,500,000 were found to be first-class. It is shown that many of the portions of real estate upon which the bank made loans were in the possession of subsidiary companies of the bank itself. Even Barnum & Bailey's circus, whose \$3,000,000 of stock was subscribed so eagerly in London some years ago, seems to feel the pressure of bad times, because the last report to the stockholders, which appears in our exchanges, make much of the bad weather of the year having interfered with the success of the performances and is apologetic regarding the amount of the dividend declared. It is not to catalogue the woes of our friends across the Atlantic that these facts are given, but simply to emphasize what we have already said of the collapse of business abroad and its relation to our own affairs. Our export trade will have to contend with the cuts on European manufactured goods and the lessened demand. A transfer of attention to American issues is not inconsistent with the foregoings, but, for the reasons given last week, quite the contrary.

**N**EWSPAPER reporters have been busily engaged during the past week in running the tunnel under the Grand Central Station to Forty-sixth or Forty-seventh street, and then through to Broadway, but their efforts have not met with any considerable encouragement from the Rapid Transit Commission. On the contrary, it has been explicitly stated at the office of the Commission that the original Forty-second street route would be retained. No doubt the Commissioners would be glad enough if possible to give the tunnel a more gradual curve under the Grand Central Station, but considering the fact that the Central Railroad will obviously need for additional facilities all the space it can control, both on the surface and in the air and under the surface, it is simply incredible that they could permit the burrowing of the tunnel under the station. At the same time there seems to be this much truth behind the very doubtful reports which have been current. Negotiations will be entered into looking to some special underground connection between the Grand Central Station and Forty-second street underground station. Such a connection is so obviously necessary for the convenience of the passengers on both roads that the actual negotiation of some definite plan has only been a question of time. What the connection amounts to will depend upon the extent to which the negotiators are disposed to be mutually accommodating. It may be only a foot-subway which will enable passengers to transfer from one station to the other without crossing the surface of Forty-second street. It may come to some arrangement whereby local trains of the Central Road can get to the City Hall. It is to be hoped that the arrangement will be as complete as possible, and that the special problem of some adequate connection between the two roads will be merged into the more general and important question of proper terminal facilities at the Grand Central Station. If the connection is made really complete, and certain local trains are carried to the City Hall without any transfer of passengers it will make an immense difference to many thousands of people in Bronx and Westchester county. In the end, it is probable that the municipal underground rapid transit system will have to have tracks of its own on the East Side parallel to the Central tracks, which can be used for all the suburban traffic seeking a really direct southerly outlet on the East Side. That would be the solution, which would at once relieve the tracks of the Central Road and give the residents of the Bronx the service they require; but until such a solution becomes financially possible the next best thing is some really intimate and direct connection between the tracks upon Fourth avenue north and south of Forty-second street.

**N**OTHING more distinguishes the American of the present time from his ancestor of the beginning of the century than the former's languid interest in constitutional and legal questions. The early American delighted above all things in discussing fundamental problems of legal right and constitutional law, and it was because he was so much interested in the statutory basis and issues of his political rights that he was so successful in constitution-making. But the American of the present prefers to leave the disposal of such little problems to non-partisan commissions and party "bosses." The proposed revision of the charter has aroused practically no discussion at all. When it was first given out the newspapers more or less doubtfully approved it, and then, in spite of the fact that it was of the utmost importance, summarily dropped it. The various reform organizations were satisfied to pass resolutions putting upon the revision the stamp of their approbation. One or two lawyers

wrote letters to the newspapers, expressing doubts whether it was wise to change the constitution of a body, which had served the city so well as the Board of Estimate and Apportionment. But further than this there has been practically no evidence of popular interest in this very interesting attempt to deal with the complicated administrative requirements of Greater New York. It is no wonder that the "bosses" have it so much their own way, and that the really important practical question always is: "What does Platt or Croker think about it?" When a "boss" sees that people are really not much interested in such a matter, he knows that he can manipulate the charter to suit his own personal and political convenience; and hence it is that New York will get just as good or bad a charter as its citizens deserve.

IT occasionally happens that the conduct of one property owner creates impatience with the principles of law that protect him in his doing, whether ethically wrong or right. In Boston a few owners are held up to reproach because they refuse to sell their land with the antiquated buildings thereon or join in a harmonious architectural treatment of the block in which their property lies, which is a prominent one and which the other owners want to improve by erecting thereon modern buildings. One indignant commentator, writing to a contemporary regarding this state of things, exclaims: "It does seem as though a board of arbitration should be inaugurated by State or city to step in in just such a case as this and somehow bring the obstinate few to the way of the yearning many." It does sometimes seem to be a shame that one or two barracks or tumble-down structures should be allowed to lower the general architectural effect of a block or a section of a street, but any movement to correct this by legal coercion would be met by the inquiry whether buildings were put up for artistic or pecuniary results. It very often happens that the owner of a small building in a good location receives a better return on the capital invested in it than he could obtain by increasing his investment to erect a larger building, without reckoning the direct loss he must sustain by the dispersion of his tenants. It is generally understood that this is why the late Amos R. Eno did not erect a modern building on the celebrated Twenty-third street triangle, and it may explain why that parcel has not been improved since his death, notwithstanding that it has passed through two new hands. So, commercially speaking, there may be good reasons why the owners of sites capable and deserving of the best architectural treatment prefer to let their shabby old buildings stand. Of course this is very selfish, but we never understood that self-denial was much of a factor in structural development. There are cases, too, where the owner just won't sell or improve, and takes a sort of obstinate pride in property that is a blot on a particular section; they are built that way. Whether there should be any legal interference either with the economy in the one case, or the spirit of opposition in another, is a very delicate question. It is highly probable that the creation of authority to decide what the standard of improvement in any given section should be and with the power to make owners live up to it, would be followed by more harm than good. Such an authority would have to be able to prove that its requirements would be pecuniarily successful in advance of trial, a wholly impossible thing to do; otherwise the question of compensation in the event of injury would arise. In the inability to deal with the delicate and important problems involved, New York, Boston and all other cities will have to make the best of a common infirmity in the shape of architectural eyesores—eye-achers they could more properly be called—and leave time to work our their reform.

A MILD instance of this right of the owner to do what he pleases with his own land, is the spite fence, which illustrates both what the law will and what it will not allow. Recent enactments will not allow a wooden fence to exceed ten feet in height in this city, but they do not interfere with fences of that material exceeding the height named erected prior to their passage. If anyone wants to put up a fence exceeding ten feet in height he must use another material, which would naturally be iron, then the Department of Buildings cannot interfere with it further than to see that it is good construction. The Brooklyn wooden spite fences, to which attention has recently been drawn through the order of the Fire Marshal that they be reduced to the present legal limit of height, were erected eight years ago, or prior to the passage of the enactment limiting the height of such structures. But no serious consequences would follow the extinction of the right to build spite fences, or of the right to maintain those already built. Indeed, a candid view of the subject will reveal practical as well as ethi-

cal reasons why fences of exorbitant height should not be permitted. Their only *raison d'être* is that they defeat an intended invasion of privacy; but they usually injure innocent tenants by cutting off their light and air. As they appear almost exclusively in sections that are emerging from one character to another, their influence is also anything but beneficial to natural development. While we may privately sympathize with the person who feels himself aggrieved by finding himself suddenly overlooked by unwelcome neighbors, on public grounds we have to deprecate and even condemn his spite fence as being rather a revenge for an affront, often wreaked on the innocent and intentionally unoffending, than a shield against annoyance. Still, he certainly has the law on his side, but he must also have some of the discomfort he intends to inflict, because a fence extending from ground to roof within the dividing limits of two buildings must injure both, and in every way it would be better if the spite fence were legally impossible.

### Responsibility For Tenement Fires.

A REPORT just published by the Tenement House Commission on the frequency of fires in tenements, reveals more clearly than anything else that has yet transpired the irresponsible character of the tenement population taken as a whole and the necessity for regulations to arouse in them a sense of their own weakness and of the necessity for taking ordinary precautions to insure the safety of their own lives, limbs and health. The report states that forty-four per cent. of all the fires in the city occur in thirty-seven per cent. of all the buildings—that is, in the tenements their number being equal to thirty-seven per cent. of the total number of buildings. It is not merely in the numerical disproportion of tenement fires compared with similar casualties in other classes of buildings, but also the immediate causes of these fires that portray a habitual carelessness and obliviousness of consequences. Among the most frequent of these causes were the careless use of matches, the upsetting of kerosene lamps, gas explosions, the placing of clothing and furniture too near stoves, and children playing with matches on sofas and beds. Other causes were found in fat boiling over, rubbish in cellars igniting, sparks from locomotives, and fire-crackers, and the work of incendiaries. In the month of June there appear to have been 240 tenement fires, the causes of which were unknown in 97 cases and of those that could be directly traced, something like a hundred were found in the habits of the people living in the houses burned.

It is somewhat of a surprise to find that the Committee that made this report do not recommend that the landlords be made personally responsible for the fires ignited by their tenants. It is becoming such a practice to try and fasten all police responsibility upon the unfortunate owners of buildings that this omission is really remarkable. The Health Department have all along steadily refused to call anyone else to account for the condition of unsanitary premises; lately the police have tried to shift the blame for the immorality rampant in certain sections of the city to the owners of the property there, and the other Departments may be expected to resort to similar tactics whenever they fall under public censure. It may finally happen that the State uses for the landlord may be extended so that he will really do all the police work and the officials in their several lines will have only the prefatory duty of calling him to account whenever anything wrong is done. The reporting Committee do not, however, go to this length, but they evince a desire to punish him in another way. They conclude, from the facts previously given, that no tenement house should be erected in the future unless fire-proof throughout, but add this philosophic proviso: "We appreciate, however, that such method of construction would increase the cost of such buildings, and that there are other evils in our tenement houses to be remedied more serious even than the danger from fire. If a choice must be made, it seems to us preferable that a few people should be burned to death each year than that thousands should be killed slowly by tuberculosis and other diseases caused by lack of proper light and air." It would have been as well if, before making this statement, the Committee had discovered how much of the tuberculosis and of the unspecified diseases were due to the ignorance and unsanitary habits of the people in the tenements. Had they done so it might have been found that these are as frequent a cause of disease as carelessness is of fires.

In dealing with the causes of the rapid spread characteristic of tenement fires, the Committee found that approximately one-fourth of all the fires went through the light-shaft, one-fifth through halls and stairs and another fourth through partitions and floorings. Therefore they conclude that light-shafts as narrow as now constructed should be prohibited; that public halls and stairways should be absolutely fireproof, but they make

no recommendation regarding floors and partitions which appear to be equally dangerous conveyers of fire with shafts and more dangerous than halls and stairways. They suggest also that all existing frame air-shafts and dumb-waiter shafts should be lined with fire-proof material. That is, in one case they say the shaft should be widened and in another narrowed. This seems a little inconsistent, but this is perhaps explained by the necessities of the case. What might be urged against it all is, that both the causes of the fires and the channels through which they spread are the same in other classes of buildings as in tenement houses and that their lesser frequency and the greater immunity from loss of life and property in the former is due to the greater care exercised by the tenants and the use of intelligent precautions against danger that the dweller of the tenement never seems to bother himself about. Why should he? Are not departments and commissions telling him constantly that the landlord is responsible for everything?

It must require a good deal of stoicism on the part of an Englishman to contemplate the present political outlook with anything like equanimity. For a number of years past the cultivation of friendly relations with the United States has been one of the supreme objects of England's policy, her wish obviously being to call in the new world to redress the balance in the old. The failure of the Hay-Pauncefote treaty in its original form is a plain indication that these efforts have been futile, for the military defense of the canal can be aimed at only one Power—England herself. No other Power has a sufficient naval force in the Southern waters, or a sufficiently accessible base even to threaten the canal in time of war. Englishmen must plainly see that the United States is quite determined to go her own way and to make no concessions at all for the purpose of retaining English friendship; and if the difference of opinion is finally adjusted without a good deal of irritation on both sides, it will only be because the diplomatic affairs of the two countries are managed by moderate and sensible men. There are a good many Americans who watch the turn which the affair has taken with profound regret. English friendship will in the future be worth a good deal to the United States, and it is a pity to throw it away for the sake of protecting the canal in a way which in time of war would be of no use to us until we had destroyed England's naval power. It is an indication of the inexperience of this country in dealing with international affairs that it is not willing to make any sacrifices, real or supposed, for the sake of preserving the friendship of another country. If the same policy is pursued for the next fifty years, the United States would find herself, in case of some grave national peril, without a friend or well-wisher among the European Powers.

THE proposition to run Lafayette place through to Fourth avenue and Ninth street is in every way to be commended, and it should be undertaken by the Board of Public Improvements so that it can be pushed to rapid completion. During recent years the improvements on the Metropolitan surface lines and the growth of business in the vicinity have transformed Astor place from a comparatively sleepy neighborhood into an extremely active one; and this activity is destined very decidedly to be increased. Not only will the tunnel station bring a throng of passengers to the square, but what is more important from the point of view of this improvement, the augmented business importance of Elm street and Fourth avenue will very greatly increase the wagon traffic and the trucking. The corner of the block between Eighth and Ninth streets, which juts out into the square, forces all such through traffic to make a detour; and, in view of future enlargement of such traffic and the future importance of Astor place, the buildings should be removed from that corner and the space thrown into the square.

THE advance in the stock market foreshadows an improvement in business elsewhere and consequently an increase in prices for raw and manufactured materials. This applies particularly to the iron and steel trade, which, for the season, is amply supplied with public and private work. Predictions of higher prices in the coming year for ores and all forms of manufactured iron and steel are made with apparent confidence in well-informed circles. This would naturally be the result of the revival of business, which must ensue on the comparatively long spell of dullness, that began with the opening of the presidential campaign last summer and will really end only with the season for reviving industrial activity.

The Architectural Record.—The best thought of the day on Architectural and cognate subjects. Superbly illustrated, Twenty-five cents a copy. A magazine for Everybody.

## The Electric Fireproof Process Declared Permanent.

(Special Despatch to Record and Guide.)

Washington, D. C., December 20, 1900.

For many years the Navy Department has equipped the nation's war vessels with fireproofed wood treated by the Electric Fireproof Company's process. This wood has met requirements in every way, and has thoroughly satisfied the experts of the Department. The only question remaining open was that touching the permanence of the process, and this, naturally, could not be practically determined except after a lapse of time. To settle this point, Secretary Long recently decided to make some crucial tests with electric fireproofed wood taken out of the United States torpedo boat "Winslow." This boat, it will be remembered, figured prominently in the Spanish-American War. It was on it that Ensign Bagley and four sailors were slain during a gallant engagement, in which the boat was subjected to a very severe fire from the enemy, which would, undoubtedly, have ignited any wood that had not been completely fireproofed. The wood in this boat was treated some five years ago, and as the vessel has been frequently in service in tropical waters and under all conditions of climate, Secretary Long decided that the fireproofed wood used in its construction would now afford a very excellent test of the permanency of the fireproof qualities of the electric process. The test was made to-day at the Navy Department before Secretary Long, Assistant Secretary Hackett, Admiral Hichborn, Ex-Secretary Herbert and many others. The tests were of a very severe nature, conducted under the direction of Naval Constructor Gilmore. The electric process was completely triumphant. The tests demonstrated beyond doubt that the fireproof qualities and character of the wood were as perfect as when the wood was installed five years ago, and the Department now frankly admits that there is no question remaining as to the absolute permanency of the incombustibility of wood treated by the electric process.

### THE NEW BUILDING TRADES' DIRECTORY OF NEW YORK.

The F. W. Dodge Co. has just brought out the edition of its Building and Engineering Trades' Directory for the current year, and the new edition is ready for delivery at the present time. This Directory, as is well known, contains a much more complete and trustworthy list of individuals and firms interested in the building trades than any which had been published up to the time that it was started, and the names are so arranged and indexed as to reduce to a minimum the difficulty of finding them. Its scope is best indicated by its own descriptive title—asserting that it contains "complete lists of architects, engineers, builders, contractors, and all other professions and trades identified with the construction interests, together with the manufacturers and dealers in all kinds of materials, apparatus and supplies used in the construction, furnishing, and equipment of building and engineering prospects." The main list is classified according to the different trades, with which the names appearing are connected, and this main list is supplemented by a very complete system of indexing. Not only is there an index of the classified list of headings, which has been compiled and arranged in the most comprehensive form by means of cross-reference headings, but there is also an alphabetical index of all the names of individuals and firms represented in the Directory—an entirely new feature in a publication of this character. The publishers would welcome any suggestions toward the improvement of the work. A copy of it will be presented this year to every architect and engineer professionally engaged throughout New York. Its price is \$5; and the address of the F. W. Dodge Company is No. 289 4th av.

### OBITUARY.

GEORGE A. FULLER.

George A. Fuller, president of the George A. Fuller Company, the first builder to use modern steel skeleton construction, and one of the foremost contractors, not only in this country, but in the world, died on the 14th inst. in this city. Death was due to paralysis, from which he had been suffering for five years. Mr. Fuller's work as the organizer and ruling spirit for many years of the company that takes its name from him are well known. He was the first of the national builders, men whose efforts are spread all over the country, instead of being limited to any one place. In this respect he may be said to have founded a new and colossal industry.

### Questions and Answers.

HUSBAND AND WIFE.

To the Editor of THE RECORD AND GUIDE:

If a husband and wife have separate estates and the wife dies, is the husband or the estate of the wife liable for the following debts, viz.: Doctor's charges for attendance during her sickness, and undertaker's charges for her burial, etc.?

Answer.—The husband is liable for the doctor's bill. The estate of the wife is primarily liable for the funeral expenses. The undertaker, however, can hold either the husband or the wife's estate.—Law Editor.

# Compulsory Arbitration

## The New Zealand Practice Unsuitable to New York.

Assemblyman Costello stated at the dinner of the Builders' League, two weeks ago, that he intended to introduce a bill into the next Legislature to embody the principles of the New Zealand law of compulsory arbitration in trade disputes into the law of this State.

It is a favorite idea with gentlemen at Albany that they can produce suddenly, by the alchemy of legislation, conditions that others think should come by slow growth, if at all, and are only satisfactory when they come in that way.

However, legal fashions set in the Antipodes have been copied here extensively, and there is good reason for fearing that the New Zealand fashion of State interference in trade disputes will be forced on this community, if those who are interested in preventing it do not take care.

This method of dealing with labor troubles is receiving a good deal of attention from the press; it has been advocated before the Labor Commission at Washington, and as it is soon to come up in the Legislature, it may be well that the public know what it is. This they can do from the following description, taken from the publications of the Bureau of Labor Statistics of this State:

In the first place, the most important for a proper comprehension of the system, while the law covers disputes in which either individual or associated employers are involved, as regards employees, it extends only to cases in which trade unions are concerned. Differences to which unorganized workmen are a party are entirely beyond the jurisdiction of the act. As to subjects of dispute, the jurisdiction is practically unlimited outside of indictable offences.

The machinery for conciliation and arbitration consists of local boards of conciliation and one general court of arbitration. The colony is divided by the governor into "industrial districts," for each of which he appoints a clerk of awards. In each district is a board of conciliation of not less than four nor more than six members, one-half of whom are employers elected by the employers' associations in the district and one-half employees elected by the trade unions, with a chairman, who is to be "some impartial person" not of their number, chosen by them. In order to take part in these elections, which are under the direct supervision of the clerk of awards, registration with the Registrar of Friendly Societies of the Colony is necessary. Any union of employers or laborers and any federation of such unions may be registered upon proper application and evidence of their bona fide character and definite organization. This registration makes the union or federation a "body corporate," with power to sue and be sued and to recover dues from members, and renders it and all its members subject to all the provisions of the act.

The court of arbitration for the whole colony consists of three members, appointed by the governor, one from nominations made by the federations of trade unions in the colony, each federation presenting one nominee, one from similar nominations by the federation of employers' associations, and a third chosen directly by the governor from the judges of the Supreme Court.

The procedure in case of a dispute consists of a reference first to the local board of conciliation upon application by either party to the clerk of awards of the district. The board seeks first to bring about an amicable agreement between the parties. Failing that, they must render a decision and file a report with the clerk within two months of the application for reference. Upon receipt of a copy of this decision from the clerk, either party may require him to refer the case to the board of arbitration. An award must be made by the court within one month of the beginning of the hearing, to be filed with the clerk. Comprehensive and summary powers for compelling the attendance of witnesses and the production of evidence are conferred upon both boards and court.

Whenever any dispute is referred to either board or court, the law requires that neither party, on account of such dispute, shall "do any act or thing in the nature of a strike or lockout, or suspend or discontinue employment or work in any industry affected by such proceedings, but each party shall continue to employ or be employed" until a final decision is reached.

Decisions of local boards are not compulsory, and have force only as voluntarily accepted by the parties, though provision is made whereby parties may enter into industrial agreements which are compulsory and enforceable in the same manner as awards of the court. The final awards of the court of arbitration, from which there is no appeal, are absolutely binding on the parties for any period which the award may specify, not exceeding two years. Their breach by either party is punishable by a fine not exceeding \$2,500, imposed at the discretion of the court upon demand of any interested party, and the court has sole jurisdiction for the imposition of penalties. In executing judgments for breach of awards, the property of either party may be seized, and if that of an association or union is insufficient, their members are liable for the difference up to but not exceeding \$50 for each individual. In case also of an association or union, the dissolution of the organization or withdrawal of members therefrom in no way relieves either of obligations or liabilities under the law.

This law was forced upon the Colony of New Zealand by the trades' unions against the general opposition of the employers, who looked upon it with great disfavor, and may still do so, because there is no evidence to show that they have become reconciled to it, or have in any way abated their original dislike of it.

The law went into force January 1, 1895, and since that day, it is reported, there has not been a single strike in the Colony. Whether this is so or not, there is no means at hand of proving; but it must be borne in mind that the interval has been one of prosperity, and the law has yet to stand the test of a period of depression, which would be much more convincing than one of general activity in the trades.

Legal exotics do not take or flourish here, the community preferring to work out its own problems in its own way and in accordance with its own traditions and institutions; witness, for instance, the apparent impossibility of securing the enactment of any form of the Torrens Law in New York, and the questionable success of such versions of this law as have been adopted in other States.

There is in New York a State Board of Arbitration, and although this board promptly appears on the scene of a strike, whenever one occurs, they are never able to do anything whatever, and have scored no success to justify their continuance or the enlargement of their powers. In a community whose government is based upon the popular elective system, any interference by the authorities in private business is regarded with suspicion and jealousy by one side or the other, and sometimes by both. Employers have the most to fear from bodies dependent upon the popular will, but the workers often fear them just as much.

But the greatest of all objections to the legal creation of compulsory arbitration in this country is that it would destroy the work that has been done towards securing voluntary arbitration, which is a thousand times better than compulsory arbitration, and towards which much progress has been made in the past year. This is a system of natural native growth fostered by the desires of the best men and minds on both sides of the question, and its general cultivation only can secure that confidence that is essential to final success. Its beginnings are found in the agreement between the Mason Builders and the Masons' Unions of New York, and its latest fruit in the absorption, this summer, of the Board of Walking Delegates into the Building Trades' Council of this city. The National Metal Workers also, this year, created a court of arbitration for final adjudication of all disputes after local efforts had failed, formed of equal numbers of employers and workmen. The Chicago building trades are getting down to a basis of inter-trade adjudication of disputes, and elsewhere the same beneficent spirit is working.

From all this it will be seen that the strike problem in this country is working out its own solution in a gradual and satisfactory way. Any attempt to force a conclusion by an act of the legislatures is likely to do much harm and no good. Legal coercion in matters of business is greatly to be deprecated as foreign to our institutions and traditions. The Record and Guide said last August, and the opinions then expressed still hold good: "Arbitration within the trades themselves is the only solution for the strike problem. Other means have been suggested and tried, such as legal boards of arbitration and voluntary associations that have been more amiable in intention than successful in practice. The trouble has been that outside arbitrators were not and could not be cognizant of the facts, and the advantage of the trade board of arbitration is that none of the facts can escape them. Given two bodies of men engaged in settling a dispute, each of which is under the necessity of obtaining a settlement sooner or later, and neither of which can conceal the facts of the case from the other, it follows as a matter of course that the decision will be prompt and just, so that it cannot fail to be acceptable to the parties concerned."

Assemblyman Costello's bill, if passed, will undo all the hard work that has been done in the past fifteen years to create that good will between employers and employed upon which their satisfactory relations depend.

### NEW YORK'S SOCIAL CENTER.

The New York city social centre appears to be near 50th st, in the block bounded by 5th and 6th avs, and 49th and 50th sts. Of 6,330 families whose addresses are mentioned in a local register, 3,656 live on the west side of 5th av and 2,674 on the east side of it. In the fall of 1896 this social centre was near 44th st, making a growth north of a block and a-half a year.

### ASTOR PLACE PLAZA.

A new proposition of the Rapid Transit Commission is to have the city open Lafayette place to 9th st, in order to assist the building of the underground railroad, and laying out the Astor place station, and because, by this procedure, possession of the land needed can be obtained quicker than in any other way.

## The New Mansion, No. 991 Fifth Avenue.

The appearance of the commercial builder on 5th avenue, where hitherto, and especially of late years, it was the contract builder who was generally seen, naturally excites a good deal of interest. The buying public cannot but be interested in knowing how he acquits himself in a field where the best architects, backed by the unlimited means of people of the highest social standing have been working.

An excellent specimen of this work is the mansion, No. 991 5th avenue, between 80th and 81st streets, which has progressed far enough to enable one with the aid of the plans to see what the completed result will be. It may be said at once that this house will in every way sustain the high reputation of upper 5th avenue for domestic architecture, and that in planning construction, and in detail of finish it shows the advantage of having the professional constructor of dwellings, who, by long experience, knows the wants of the buying public, working in conjunction with architects of reputation.

The builders of this fine dwelling are John T. and James A. Farley (Terence Farley's Sons), who have always been engaged in the building of the best of residence improvements, and have always kept abreast of the continually increasing demands of the times. The architects are Turner & Kilian, who have a good name in the same sphere of work. It must be understood then, that when describing No. 991 5th avenue, we are speaking of something superior in all details to even the best of what have been hitherto included in the term "speculative houses," high as the point of excellence of many of these has been of late years. The investment in land is much greater, and it follows, as a condition to a successful operation, that construction must improve, and the expenditures for exterior and interior fitting and finish correspondingly increase.

The accompanying illustration shows the fine exterior design and sufficient of the adjoining southern improvement, of which C. P. H. Gilbert is the architect, to make the uniformity of elegance and costliness of construction on the block understood. To further emphasize this fact, it may be stated that the northerly lot now vacant is to be immediately improved by the erection of a dwelling thereon for his own occupation by Mr. Phillip Livingston, a member of the well-known aristocratic family of that name, work on same having already commenced. North of that is the large house of Mr. Louis Stern, one of the most expensive in the line facing the Park, and known as "The Millionaires' Mile."

With the other three this article is not further concerned, and in order to bring attention to No. 991 5th avenue, some of the exterior advantages may be mentioned. As upper 5th avenue secured its reputation as an aristocratic residence site because of its proximity to Central Park, the observer is likely to want first to see to what extent this house benefits from this circumstance. He will speedily discover that it is exceptionally favored, because it has a magnificent unobstructed view of the Park. It has the further advantage of being only two blocks north of the 79th street entrance, and two blocks south of the Metropolitan Museum of Art. Any one desiring the attractions of the Park cannot fail to be satisfied here. Looking at the building itself, the observer, if he has the requisite technical

knowledge, cannot fail to be struck with the superiority of the masonry. In this, as in construction generally, the builders challenge expert comparison with any work of similar class in the neighborhood. The north wall, built as a party wall under an arrangement with Mr. Livingston, is certainly a very fine piece of brickwork.

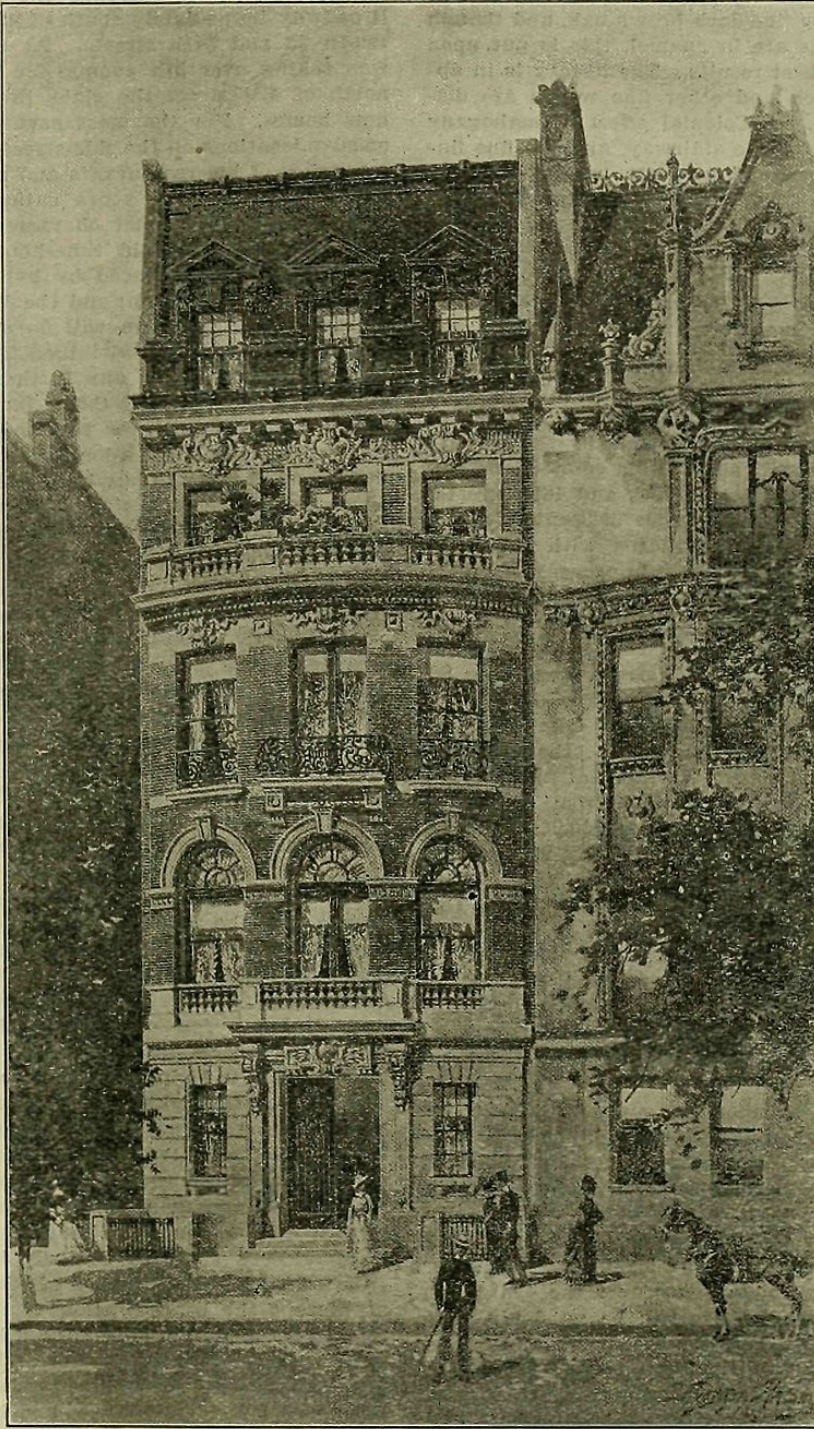
Having an unusually long lot, 110 feet, Messrs. Farley and their architect were able to lay out the interior floors with much greater commodiousness than usually goes with the regulation

width of 25 feet. The house for its first two stories is 104 feet in depth, but an interior court makes the inner apartments much lighter than they usually are in houses of lesser depth. This depth with light is one of the striking features of the interior, which must count heavily in measuring practical results. In the basement and on the ground floor it makes a good deal of space available that otherwise would not be, and on the drawing-room floor it renders the music room really a room, and not a space partitioned off from the dining-room or the foyer, as it not uncommonly is. By reason of this admirable arrangement, there is in the basement a large billiard room, 17x21, amply lit from the area, and back of it, cellar, butler's room, wine room and other divisions. On the ground floor, besides the spacious entrance and reception halls and great kitchen, 20x22, there is a large servants' hall. On the floor above—the living and floor of ceremony—there are four great apartments, and, when the sliding doors are open, a vista of more than a hundred feet from drawing-room to dining-room windows, and a clear receiving space of something like 2,000 square feet, in which several hundred people could move about with ease and comfort. Certainly a superb floor on which to entertain in grand style. With this in view the butler's pantry, with its accommodations, are very ample, and their connection with the serving room convenient.

The second floor contains the library and a chamber with immense dressing saloon and bathroom; the

third two chambers each having attached a bathroom and dressing saloon, and the fourth three chambers with baths, the principal ones having dressing-rooms also attached; all most spacious and generously furnished in details down to needle baths and movable full-sized mirrors. On this floor there are also linen and other closets. A fifth and shorter rear story, entirely removed from the family, provides sleeping and bathing accommodations for a considerable retinue of servants.

Space will not permit that the thousand and one details of service, lighting and plumbing, etc., the lavish use of art glass and other useful and ornamental additions be particularized. Nor is it necessary that they should be further than to say that they are provided with great care, and with the sole object of securing the best in appearance and most efficient in use. Indeed, in a house of this class, this goes without saying. What is more necessary to bring out, is the main features, which give the work as a whole its character. For instance, it is worth noting, in addition to what has already been said, that the plan requires a very sumptuous entrance; the vestibule and hall are to be paved and wainscoted in Italian marbles. Then, too, the construction is an advanced form of dwelling fireproof con-



NO. 991 FIFTH AVENUE.

John T. and James A. Farley, Owners and Builders.

struction, all walls, floors, stairwells and partitions being absolutely fireproof. The servants' stairway also runs from top to the bottom of the house. An Otis electric elevator will communicate with all floors—that is, from the billiard room in the basement to the sleeping-rooms on the fourth story. The main stairway ascends with a wide sweep, and is flooded with light from a large domed skylight. This is a particularly good feature, and one that will be highly appreciated. The heating is by the indirect method, controlled by the latest and most approved thermostat—the Johnson. The floors are laid solid to receive the hardwood and parquetry.

Geo. C. Flint Co., who are doing the cabinet and carpenters' work, are making a job equal to their high reputation. The trim, mantels, etc., are of the finest woods in the market. The dining-room is in a particularly fine dark brown oak, and though the reception and music rooms are in enamel, this is put upon cherry in order to secure the best results. The library is in appropriate mahogany, and birch and other fine woods are dispersed through the chambers. A Colonial effect of mahogany and white enamel is intended for the stairway, and the fine finish is carried even to the servants' quarters, where a highly polished close-oak produces a good effect, and is the final evidence of thoroughness in the whole undertaking.

### Longacre Square—North and South.

Among the most persistent reports during the past month has been one to the effect that a new theatre was to be erected somewhere in the vicinity of Long Acre Square. The southeast corner of Broadway and 43d street, which, by the way, is not in the market, has been mentioned in this connection; and rumors have also fastened upon a site on 45th and 46th streets, with an entrance on 7th avenue. The names of David Belasco and George W. Lederer have been associated with these reports. It is true that negotiations have been in progress recently for the purchase of a theatre site in this vicinity, and several different locations have been considered. If the present negotiations are pushed to a successful conclusion, a new theatre will be erected on the south side of 47th street, beginning 80 feet east of 7th avenue. It will have a frontage of 76.3 on 47th street, and an entrance on 7th avenue, 80 feet south of 47th street. Its owner will be Kirk La Schalle, the manager of the company which is producing "Arizona," at the Herald Square Theatre. He has contracted to buy from Valentine Loewi No. 170 West 47th street, 20x100.5, for \$40,000; and he has options at prices ranging from \$33,000 to \$36,000 on the adjoining lots, from Nos. 164 to 168 West 47th street. The total price for the whole five parcels will be \$183,000. The increase in values which has recently taken place in the neighborhood may be judged from the fact that No. 170 sold in 1882 for \$16,500, No. 168 in 1895 for \$22,000, and No. 166 in the same year for \$24,000. Negotiations are under way for the lot, 20x80, on the east side of 7th avenue, 80 feet south of 47th street. The brokers in the transaction are N. Brigham Hall & Son.

This particular site was chosen upon the supposition that the station of the underground road would be situated, not at Broadway and 42d street, but at the upper end of Long Acre Square; and if the projectors of the enterprise are right in this surmise, they have secured a site which would undoubtedly be extremely advantageous for theatre purposes. That the station will be situated in the square is at least very probable, for it presents certain obvious advantages over the 42d street site. But wherever it is situated there can be no doubt that the whole neighborhood of Long Acre Square, north and south, east and west, will be the scene during the next ten years of a very considerable activity. Indeed, it is not too much to say, as the Record and Guide has already pointed out, that it is rapidly becoming the centre of the Borough of Manhattan—the centre, that is, not of its business activities, but of that aspect of metropolitan life, which is every year becoming more important—its public social and pleasure-seeking activities. New York, indeed, cannot have a centre in the sense that Paris centres at the Place de l'Opera, or London at Picadilly Circus, for New York is a longitudinal place; and its only real centre is not a point, but a line. Broadway is, of course, the backbone of New York, and a man floating at night above the city in a balloon could mark the line of Broadway as far south as 23d street by the blaze of electric lights, indicating that the spine of the city was electrified into a high state of nervous activity. Yet if there is one place at which the electrical excitement culminates, it is at about 42d street and Broadway. There more than any other single spot, do people gather from the east and west, the north and south; and this tendency so to gather will be increased by all the forces which make for the growth of New York City. When the tunnel is completed the neighborhood will be more accessible from more points than any other neighborhood in the city.

It has taken a good many years satisfactorily to establish this fact; but now it is apparently fully realized and is being acted upon. During the last decade the whole life represented by theatres, restaurants, clubs and hotels has been slowly creeping uptown, and fastening upon every location which was desirable and not too expensive for the use for which it was

desired. The two lines of progress have been Broadway and 5th avenue. The development of Broadway, north of 35th street hung fire for a great many years. It was realized that eventually lots between 35th and 42d streets would be almost in as much demand as they are further south; and values held firmly enough; but at the same time improvements came slowly and were confined to theatres and hotels. As the West Side grew up, however, and as moderately well-to-do people came more and more to live on the West Side, the district in question became more and more frequented; and while it is not yet as well adapted for business purposes as further south, it will in the course of time assuredly become so. Indeed, the fact that the underground road will turn east somewhere in the vicinity of 42d street will increase the accessibility of that part of Broadway immediately south of 42d street, over the district between 23 and 34th streets. At the same time the movement was taking over 5th avenue for select business purposes, and north of 42d street the clubs in large numbers began to find new homes. For the most part they wisely occupied less expensive locations on the side streets, but they brought with them a number of big restaurants and apartment houses, which have during the last few years entirely altered that part of 5th avenue, from its former character of heavy, opulent and solid respectability. The old time-honored, but dreary, brownstone fronts are being replaced by buildings devoted to gayer uses, and expressive of them; and the Windsor Arcade, which is now approaching completion will do a great deal to add to the transformation of the vicinity. This movement on 5th avenue is not likely to travel any further north than 50th street, and for two reasons. Above that street property is strongly held by very wealthy people for residence purposes; and it will continue to be so held for a long time to come. Moreover, it will be easier and cheaper to buy lots for business and apartment-house purposes on the side streets, between 5th avenue and Broadway, and near 42d street. As 5th avenue gets away from 42d street, it will become less accessible and less desirable for general popular uses.

Long Acre Square itself, and the parts of Broadway and 7th avenue north thereof, were, of course, even slower to feel the agencies which were at work electrifying the backbone of New York. It was not until the contracts for the underground road were actually let that people could go ahead with some assurance as to the future. Oscar Hammerstein's Olympia, now the New York and Criterion Theatres, like many of the schemes of that enterprising man, were a little in advance of the times. Now, however, the pace has been quickened, and one project after another has been announced. Different members of the Astor family propose to improve with apartment hotels the block front on the west side of the square, between 43d and 44th streets, and the northwest corner of 45th street and the square. The first of these plots is now occupied with some light brownstone flats, which were among the first buildings in this city designed by Henry J. Hardenburgh. The corner has nothing upon it but a few old wooden shanties. The initiative taken by the Astors in the matter has strengthened the feeling that the square is to be improved; and a succession of similar projects may be expected within the next few years. At present prices, however, there is not very much property actually in the market; and some of the most valuable plots, such as that on the north side of the square, between Broadway and 7th avenue, are not just now available for improvements. Eventually, however, it will be one of the handsomest and most brilliant squares in New York City, particularly if the underground station is situated in the neighborhood of 46th street. It is hard to realize at present the concentration of traffic which the underground road is destined to produce; and it is hard to realize, also, how the streets of certain central parts of New York will be flooded with people, when the prevailing tendency to build large apartment houses and residence hotels has had ten or fifteen years more in which to accumulate its effects. It should be added that if the present plans for a New York and New Jersey Bridge are ever completed, this locality will have another source of traffic, and another ground of accessibility.

As a part of this same movement, a good many rumors have been current about projected theatres and hotels for the Circle. The advantages which the Circle possesses in providing sites for such enterprises are sufficiently obvious, for it is convenient to the residents, not only of the West Side, but also of the East Side, north of 59th street. But so far there has been a good deal more smoke than fire in all the rumors, which have been going about. The Pabst Brewing Company, of Milwaukee, has been negotiating during the past six months for a plot on the west side of the Circle; but in spite of the announcement that the sale is completed, negotiations are still under way, and are not much further advanced than they were some months ago. The project includes both a theatre and a hotel, and as the Pabst Brewing Company is willing and able, it is probable that eventually it will be brought to a successful finish. That part of Broadway and 7th avenue between Central Park and Long Acre Square will, of course, participate in the tendency to improvement, of which we are writing. Already one apartment house has been announced for the southwest corner of Broadway and 50th street, and this is only the beginning. It is probable that further improvements will not be undertaken until the success of the present projects is assured, for an

apartment hotel accommodates a good many people, and it is easy to overdo the business of erecting them. But the astonishing thing about New York is its power of finding some place in its vast system of business and residential economy for improvements on almost any scale; and it is undoubtedly the destiny of the whole central line of Manhattan Island to be marked by high ridges of stone and brick, between which will rush an unprecedented volume of hurrying human traffic.

## Department of Buildings.

### SUGGESTIONS OF CHARTER REVISERS OPPOSED.

A number of building trade organizations are preparing to oppose the recommendations of the Charter Revision Commission for dealing with the Department of Buildings. The change from a great department, having control of all the building operations of the city, to bureaus, whose authority is limited to the boroughs in which they are created, is considered very objectionable, especially as the real head of the bureau would be the borough president. Hitherto it has been insisted in all legislation on the subject of buildings for this city, that the officer directly responsible for good construction should be technically competent to decide what is and what is not good construction as defined by the laws. By placing this duty in the office of the borough president, it is argued, the person really responsible for good construction may be, and most probably will be, anything but an architect or builder, and consequently incompetent to frame proper rules and regulations, or to interpret the building code and laws which are essentially technical. At the best, it is claimed, he will be wholly dependent upon his superintendent of buildings, who must be an architect or a builder of ten years' standing, and, therefore, it is asked, why not make the competent party the responsible one?

This matter has had a good deal of consideration in the building trades. Five years ago, when the Committee on Revision of the Building Laws was sitting, a sub-committee prepared an elaborate report on administration. Work was stopped by the appointment of a commission to frame a charter for Greater New York, but the sub-committee presented their suggestions to the Commission, which, however, decided not to attempt a revision of the building laws. The suggestions then made were:

1. The head of the Department of Buildings to consist of a board of five commissioners (not necessarily one from each borough), appointed by the Mayor, and to have administrative jurisdiction in all the boroughs. Each commissioner to be qualified by not less than ten years' practical experience as an architect or master builder.
2. The Board of Buildings to appoint one general superintendent, one deputy superintendent, five borough superintendents, deputy borough superintendents, inspectors, experts, clerks, messengers and such other subordinates as, in their judgment, might be necessary and proper to carry out and enforce the laws and ordinances relating to buildings.
3. One of such borough superintendents was to be seated in the borough of Manhattan, another in the borough of the Bronx, another in the borough of Brooklyn, another in the borough of Queens, and another in the borough of Richmond, and each in their respective boroughs placed in charge of a branch bureau, and, under the control and direction of the Board of buildings, were to perform the duties imposed upon them.
4. The general superintendent was to watch over the borough superintendents and to see, for example, that the borough superintendents interpreted alike the meaning and intent of the laws and regulations.
5. The Board of Buildings was required to hold daily sessions of sufficient length for the proper control and direction of the business of the Department of Buildings. The board was to annually elect one of their members as the chairman thereof.
6. Appeals from the decision of any borough superintendent to the Board of Buildings was provided for. The Board of Examiners was abolished.

## Tenement House Conditions Compared.

The Tenement House Commission issues the following statement regarding the third special report, prepared by the Secretary, Mr. Lawrence Veiller, upon the subject of Tenement House Conditions:

"This latest report, a book of some sixty pages, is entitled 'Housing Conditions and Tenement Laws in Leading American Cities,' and deals with housing conditions in the twenty-seven largest American cities, taking up in detail the housing conditions in Chicago, Philadelphia, St. Louis, Boston, Baltimore, Cleveland, Buffalo, San Francisco, Cincinnati, Pittsburgh, New Orleans, Detroit, Milwaukee, Washington, Jersey City, Louisville, Minneapolis, Providence, Kansas City, St. Paul, Rochester, Denver, Toledo, Columbus, Syracuse, Nashville and Hartford. Besides describing the housing conditions in each one of these cities, the report contains a statement of the more important provisions of the tenement laws and building laws in each one of these cities, and also extracts from some of the more important laws, notably the laws in Philadelphia, Buffalo and Boston.

"Appended to the report is a comparative table showing the most important provisions of the different tenement house laws

in each one of these cities grouped together side by side, so that a person may see at a glance how these different statutes compare with one another. This report should be of great value to the Legislature, as affording a precedent for progressive legislation upon this subject. It seems that none of these large American cities, excepting Boston, Cincinnati, Jersey City and Hartford, have a tenement house problem, and in the great majority of these cities the tenement house as known in New York does not exist, the poor people and working people living generally in small one-story or two-story houses containing one, or at the most two families, while in many cities these houses are often owned by the workmen themselves.

"Chicago, notwithstanding a population of 1,698,575, has practically no tenement house problem, and the same thing is true of Philadelphia, with a population of a million and a-quarter; St. Louis, with a population of over half a million; Baltimore, with a population of over half a million; and Cleveland, Buffalo, San Francisco, Pittsburgh, New Orleans, Detroit, Milwaukee and Washington, each of which cities has a population of over a-quarter of a million, have no tenement house problem. There are, of course, in each of these cities certain bad housing conditions, which give some of them what might be termed a housing problem, but this is distinct from the tenement house problem as known in New York and Boston.

"The laws of Buffalo, Philadelphia and Washington might well serve as a model for New York in many respects, especially in regard to the provisions for light and air. The Buffalo law provides that 'no court or shaft shall be less than 6 feet wide for one-story and two-story buildings, and at least 8 feet wide for three-story and four-story buildings, and 1 foot wider for each additional story above the fourth story.' The law in Philadelphia is very similar. This law provides that 'no shaft or court shall be less than 8 feet wide in any part, and that any court or shaft between the wings of a tenement house or between two tenement houses shall not be less in width than 12 feet; and all such shafts and courts shall be open on one side from the ground to the sky.'

"When one contrasts these provisions with the present provisions of the New York law, which permit, instead of wide shafts, mere slits 28 inches wide and 60 feet long, and closed in on all four sides, one begins to realize that New York is in some respects far behind many smaller cities in her tenement house laws."

## Title in Husband and Wife.

### RIGHTS OF THE SURVIVOR.

*Rosa Price v. Solomon Pestka* (54 App. Div. 59). The plaintiff entered into a contract to convey an undivided one-half interest in certain real estate known as 53 Cook street, in the Borough of Brooklyn, to the defendant. The latter refused to accept title and to complete the purchase, and the controversy was submitted to the Appellate Division upon an agreed statement of facts. The property in controversy was conveyed to Solomon Pestka and Jennie Pestka his wife, and Morris Price and Rosa Price his wife, "as tenants by the entirety." Morris Price is dead; his widow offered the defendant her deed as survivor, and the latter refused to accept the same on the ground that upon the death of Morris Price his interest in the estate descended to his heirs-at-law, subject to the dower of his widow. Judgment was given for the plaintiff, Justice Woodward writing the opinion, saying in part: "It is conceded that the heirs-at-law of Mr. Price did not join in the deed, and the defendant relies upon section 56, article 2, chapter 547 of the Laws of 1897, to support his contention. This section provides that 'every estate granted or devised to two or more persons in their own right shall be a tenancy in common, unless expressly declared to be in joint tenancy.' This is merely a re-enactment of the Revised Statutes (3 R. S. 7th Ed. 2179), and it was held in *Bertles v. Nunan* (92 N. Y. 152), that the common-law rule as to the effect of a conveyance to a husband and wife continued in force, notwithstanding the Revised Statutes, and that when land was conveyed to husband and wife they did not take as tenants in common, or as joint tenants, but each became seized of the entirety, per tout, et per my, and upon the death of either the whole survived to the other. The survivor took the estate, not by right of survivorship simply, but by virtue of the grant which vested the entire estate in each grantee. This is still the rule in this State, and the plaintiff has all of the rights in the estate which were conveyed by the grantor to herself and husband, without any reference to the heirs-at-law of her husband. While the extent of the interest of the plaintiff, assuming her to be the owner, does not appear to be in controversy, it may be said that the rule is stated in *Barber v. Harris* (15 Wend. 615), that 'if a grant is made to husband and wife and a third person, the husband and wife have one moiety and the third person the other; so if the grant be to the husband and wife and two others, the husband and wife take one-third only.' In the case at bar the grant was to plaintiff's husband and wife and to Solomon Pestka and wife, and as the husband and wife are in law one person, the grant was of an undivided one-half of the estate to each of the two parties. Judgment should enter decreeing that the plaintiff has a good title to an undivided one-half interest in the premises described; that she has full right to convey the same, and for a specific performance of the contract."

# The Real Estate Market

## Real Estate Market.

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

### CONVEYANCES.

1900.		1899.	
Dec. 14 to 20, inc.		Dec. 15 to 21, inc.	
Total No. for Manhattan	211	Total No. for Manhattan	197
Amount involved. ....	\$3,578,544	Amount involved. ....	\$2,138,615
Number nominal. ....	112	Number nominal. ....	97
<b>1900.</b>		<b>1899.</b>	
Total No., Manhattan, Jan. 1 to date..	9,808	Total No., Manhattan, Jan. 1 to date..	10,500
Total Amt., Manhattan, Jan. 1 to date.	\$95,860,714	Total Amt., Manhattan, Jan. 1 to date.	\$128,124,411
<b>1900.</b>		<b>1899.</b>	
Dec. 15 to 21, inc.		Dec. 14 to 20, inc.	
Total No. for The Bronx	83	Total No. for The Bronx	104
Amount involved. ....	\$159,385	Amount involved. ....	\$237,275
Number nominal. ....	47	Number nominal. ....	44
<b>1900.</b>		<b>1899.</b>	
Total No., The Bronx, Jan. 1 to date..	4,570	Total No., The Bronx, Jan. 1 to date..	4,726
Total Amt., The Bronx, Jan. 1 to date.	\$10,826,139	Total Amt., The Bronx, Jan. 1 to date.	\$12,608,911
<b>1900.</b>		<b>1899.</b>	
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>14,378</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>15,226</b>
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$106,686,853</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$140,733,322</b>

### MORTGAGES.

1900.		1899.	
Dec. 14 to 20, inc.		Dec. 15 to 21, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number. ....	217	Total number. ....	239
Amount involved. ....	\$4,095,666	Amount involved. ....	\$3,789,761
Number over 5%. ....	76	Number over 5%. ....	109
Amount involved. ....	\$849,668	Amount involved. ....	\$1,027,093
Number at 5%. ....	52	Number at 5%. ....	58
Amount involved. ....	\$1,249,000	Amount involved. ....	\$273,144
Number at less than 5%. ..	89	Number at less than 5%. ..	72
Amount involved. ....	\$1,996,998	Amount involved. ....	\$64,000
No. above to Banks, Trust and Insurance Co.'s. ....	70	No. above to Banks, Trust and Insurance Co.'s. ....	60
Amount involved. ....	\$1,934,750	Amount involved. ....	\$125,200
<b>1900.</b>		<b>1899.</b>	
Total No., Manhattan, Jan. 1 to date..	10,538	Total No., Manhattan, Jan. 1 to date..	12,429
Total Amt., Manhattan, Jan. 1 to date.	\$231,067,348	Total Amt., Manhattan, Jan. 1 to date.	\$367,329,223
Total No., The Bronx, Jan. 1 to date..	4,155	Total No., The Bronx, Jan. 1 to date..	5,620
Total Amt., The Bronx, Jan. 1 to date.	\$36,179,747	Total Amt., The Bronx, Jan. 1 to date.	\$31,498,552
<b>1900.</b>		<b>1899.</b>	
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>14,693</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>18,049</b>
<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$267,247,095</b>	<b>Total Amt., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$398,827,775</b>

### PROJECTED BUILDINGS.

1900.		1899.	
Dec. 14 to 20, inc.		Dec. 15 to 21, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan. ....	36	Manhattan. ....	155
The Bronx. ....	9	The Bronx. ....	163
Grand total. ....	45	Grand total. ....	318
Total Amount:		Total Amount:	
Manhattan. ....	\$1,341,710	Manhattan. ....	\$8,004,500
The Bronx. ....	50,500	The Bronx. ....	\$863,550
Grand total. ....	\$1,392,210	Grand total. ....	\$8,868,050
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan. ....	\$211,330	Manhattan. ....	\$322,160
The Bronx. ....	5,650	The Bronx. ....	58,200
Grand total. ....	\$216,980	Grand total. ....	\$380,360
Total No. New Buildings:		Total No. New Buildings:	
Manhattan. ....	966	Manhattan. ....	2,371
The Bronx. ....	955	The Bronx. ....	2,380
Grand total. ....	1,921	Grand total. ....	4,751
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date. ....	\$47,632,710	Manhattan, Jan. 1 to date. ....	\$99,590,564
The Bronx, Jan. 1 to date. ....	8,266,560	The Bronx, Jan. 1 to date. ....	20,063,757
Manhattan-Bronx, Jan. 1 to date. ...	\$55,899,270	Manhattan-Bronx, Jan. 1 to date. ...	\$119,654,321
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx, Jan. 1 to date. ...	\$6,566,264	Manhattan-Bronx, Jan. 1 to date. ...	\$6,992,377

The private sales reported this week are mainly of medium-priced flats and tenements, and an occasional plot sold with a loan. These last-mentioned transactions, however, can hardly be taken as an evidence of a good market until builders commence to dispose of their finished product more freely for cash than at present, instead of in trades with the building loan operators. There are more than the usual number of million-dollar rumors in circulation, some of which seem to have substantial foundation. Theatre projects are again the subject of much gossip, with the result that a number of people are getting considerable free advertising. The only one which is known to have gone beyond the preliminary stage is that of Kirk La Schalle, and which, if some one can be induced to accept the roll of financial promoter, will eventually be built on 47th st, east of 7th av, with an entrance on the latter thoroughfare, a capital location, if the report that it has been definitely decided to change the route of the Rapid Transit Road to 46th st, with a station in Long Acre square, between 7th av and Broadway, turns out to be true. Fifth av and the side streets immediately north of 42d st came in for some attention. Contracts for the sale of The Iroquois, on 44th st, to an investment corporation represented by A. W. McLaughlin, will be signed to-day. No 483 5th av, a 6-sty business

building, is reported sold, as are also two dwellings on 5th av, between 48th and 49th sts, probably two houses, owned by the estate of the late Gov. Flower. In the downtown business district the only transaction of importance actually closed was the sale of the northeast corner of Fulton and Gold sts, by Richard V. Harnett Co., to ex-Mayor Schieren, of Brooklyn. The final selection of the site for the Chamber of Commerce has been indefinitely postponed.

The auction market requires no further comment than may be found in the column of another page formally recording the sales made there.

A very fine parcel has been placed upon the market, being the property of the Madison Avenue Presbyterian Church, on the southwest corner of Madison av and 53d st. There is a frontage of 125 feet on the avenue and 120 feet on the street, which will warrant generous development. Either of the following, who form a committee of sale, may be addressed for particulars: Charles H. Capen, No. 6 East 23d st; John H. Waydell, No. 132 Pearl st; and Wm. Allen Butler, Jr., No. 54 Wall st.

### POULTRY BUSINESS CHANGES LOCATION.

10th av, e s, block front bet 13th and 14th sts—except the southeast corner of 14th st, 22x80 feet—183.3 on the avenue x150 feet on both streets. Charles E. Duross has leased this plot of 12 lots to Conron Bros. Six lots on the 13th st corner, 103.3x150, are owned by the Weeks' estate, and five, excluding the corner, which is covered by a 5-sty building, were under lease to Hugh Reilly, whose interest was purchased for \$12,000. Four lots on the avenue, 80x75, were leased from the Ludlow estate, and two lots on 14th st, 50x103.3, from the Roosevelt estate. The leases are for 21 years with renewals. The lessees agree to erect a 4-sty building, which becomes the property of the several estates at the expiration of the leases. The new structure, which will cover 12 lots, will be a 4-sty store and warehouse of the most modern style, suitable for Conron Bros.' poultry business and for the accommodation of such other firms as may need cold storage facilities. This change of location for the firms extensively engaged in the sale of poultry and beef becomes necessary by the action of the city in taking for dock purposes the property above West Washington Market, which is now occupied by large Western firms. The freight railroad trackage facilities at this point are excellent.

For Sale at a Bargain.—Fine residence, with detached stable, on Washington Heights, west side. Address OWNER, Record and Guide office.

### Gossip of the Week.

#### SOUTH OF 59TH STREET.

Fulton st, Nos. 73 to 79; Former Mayor Charles A. Schieren, of Brooklyn, has bought from the executors of the estate of John T. Wilson the 6-sty brick building at the northeast corner of Fulton and Gold sts. The lot is irregular in shape and contains about 7,000 square feet. The building was erected about thirty years ago, and is one of the old landmarks of Fulton st. The price which the buyer pays could not be learned, but we are informed that the executors have been holding the property at \$250,000; Richard V. Harnett & Co. were the brokers.

Sullivan st, Nos. 125 and 127, 7-sty tenement, with stores, on plot, 40.4x75; seller, Charles A. Weinstein; brokers, G. Tuoti & Co., who were also the brokers in the sale of Nos. 166 to 170 Mulberry st, reported sold in our last issue.

Spring st, northeast corner of Sullivan st, old buildings, 25x75; seller, Henry Miller; buyers, Lowenfeld & Prager.

1st av, southwest corner of 32d st, 30x65, vacant; seller, Dora A. Davies; buyers, Lowenfeld & Prager.

5th av, No. 394, 5-sty brick business building, 18.4x100; seller, George W. Stetson, who takes in part payment the stable, No. 53 East 33d st, on lot 25x100; buyer, George C. Boldt; brokers, Folsom Brothers.

25th st, No. 55 West, 4-sty and basement dwelling on lot 25x98.9; sellers, Henry & Catherine Maillard; buyer, John Jacob Astor. The property sold in 1873 for \$36,000. It adjoins the "Chimney Corner," purchased by Mr. Astor last week.

44th st, Nos. 49 to 53 West; The Seaboard Realty Co. and A. W. McLaughlin state that contracts for the sale of The Iroquois, a 12-sty apartment house, on lot 51x100, will be signed to-day. The property will be sold to an investment company, represented by A. W. McLaughlin & Co. The price will be much larger than given in the published reports. Pease & Elliman were incorrectly reported as the brokers.



5th av, Nos. 483 and 485, 73.3 north of 41st st, 6-sty stone store and loft building, on lot 32.11x100 irregular. This property is reported to have been sold by the estate of Mayer Kahn.

Grand st, Nos. 20 to 24, and Sullivan st, Nos. 23 to 29, old buildings, on plot 102x92, have been sold for various owners to Peter Roberts, by William A. White & Sons. The buyer will improve.

Division st, No. 38, 5-sty tenement, on lot 17.2x115; seller, the Olyphant estate; buyer, Samuel Rouse; broker, William M. Ryan.

45th st, No. 121 West, old stable, on lot 38.4x82. This parcel is reported sold by Pierson E. Sanford, who bought it in 1889 for \$31,500.

47th st, 175 feet west of 6th av, lot 18.9x100, has been sold to H. J. Lefler; broker, F. Foehrenbach; price, \$23,000. The buyer will improve.

Grand st, Nos. 416 and 418, old buildings; seller, W. K. Thorn; buyer, Harry Fischel; broker, Cyrille Carreau.

56th st, north side, 300 feet east of 9th av, two lots; seller, Doherty estate; buyer, Herbert H. True, who is also the buyer of two abutting lots on the south side of 57th st, 275 east of 9th av, and on which he has obtained a building loan of \$85,000 from the City Mortgage Co.

8th av, No. 524, 4-sty front and rear tenement, on lot 24.1x100. seller, Herman Joveshof.

9th av, No. 653, 5-sty building, lot 29.4x75; seller, Lucia Haubner.

11th st, No. 507 East, 5-sty double tenement; seller, Edward V. Ensfelder; buyer, Adolph Reichmann; brokers, A. Hermann & Co.; price, \$19,000.

East Broadway, corner of Montgomery st, running through to Division st, old buildings, on plot 27x104; seller, Benjamin B. Johnson; buyers, Lowenfeld & Prager, who have resold to Abraham Silverson; brokers, William A. White & Sons.

44th st, Nos. 541 and 543 West, two 5-sty double tenements; seller, Howes estate; brokers, Voorhees & Floyd.

35th st, Nos. 225 and 227 East, old buildings, on plot 40x98.9, has been sold by Mrs. Rosanna Varley. The buyer has resold to Lowenfeld & Prager.

Ludlow st, Nos. 153 and 155, old building, 42.2x87.6; sellers, Mandelbaum & Lewine; buyers, Mandel & Maran.

Pearl st, No. 487, southwest corner of City Hall place, old building, 21.11x96.4; sellers, Mandelbaum & Lewine; buyers, Mandel & Maran.

9th st, No. 39 East, 4-sty and basement dwelling, Sailors' Snug Harbor leasehold, on lot 25x92.3; seller, Mrs. Alexander Van Rensselaer; buyer, George Southerland; brokers, McVickar & Company. The buyer will alter the building into a store and loft building.

55th st, No. 19 West, stable, on lot 25x100.5; sellers, Charles A. and John F. Baudouine; buyer, Daniel S. Lamont, broker, John N. Golding.

11th av, east side, 50 feet north of 51st st, 50x100, vacant; buyer, John Frick, who gives in exchange the 5-sty building, on lot 25x98.9, No. 350 West 41st st.

24th st, No. 253 West, 3-sty and basement dwelling, on lot 20x82; seller, a Mrs. Ferris.

45th st, No. 125 West, 4-sty and basement dwelling, on lot 19.2x82; seller, Medora Saltus; buyer, Herbert L. Constable.

17th st, No. 108 West, 5-sty apartment house, "The Westminster," on lot 25x92; buyer, Mrs. Sarah Ballin; brokers, Ranald H. Macdonald & Company.

55th st, Nos. 236 and 238 West, two 3-sty and basement dwellings, each 20x100.5; sellers, William F. Chambers and Jessie B. Wright; buyer, Nelson D. Stilwell.

56th st, No. 61 West, 4-sty dwelling, on lot 23x100.5; seller, Henry J. S. Hall; brokers, W. E. & F. B. Taylor.

39th st, No. 23 East, 4-sty and basement brownstone dwelling, on lot 25x98.9; seller, Mrs. Joseph H. Norriss.

#### NORTH OF 59TH STREET.

83d st, Nos. 210 and 212 East, old buildings, on plot 38x102.2; sellers, James Baker and H. Metzner; brokers, L. J. Phillips & Co.

88th st, No. 179 West, 3-sty and basement dwelling, 16.8x55x100, has been sold by Frank L. Fisher & Co.

121st st, No. 320 East; Rosalie Rosenbaum has sold to Louis Lese, a dwelling on lot 25x100; broker, E. J. Welling, Jr.

91st st, north side, between 5th and Madison avs. It is reported that Andrew Carnegie has sold to William D. Sloane a plot of four lots at this location, presumably for improvement with a high-class dwelling.

80th st, No. 228 East, old building, 20x102.2; sellers, Lowenfeld & Prager; buyer, Samuel D. Tomback, who recently bought from the same parties Nos. 230 to 234, giving him a plot 80x102.2, on which he will erect three flats from plans by Nathan Langer.

66th st, No. 57 East, 4-sty dwelling, on lot 20x100.5; seller, Mrs. Jennie P. Black; buyer, Samuel C. Herriman; brokers, Whitehouse & Porter.

94th st, south side, 100 feet west of Amsterdam av, 78x56x75x56.3, vacant; seller, A. C. Denman; brokers, Hall J. How & Co.

114th st, Nos. 111 and 113 West, two 5-sty brick flats, on plot 52.6x100.11; seller, Lea Meyer; buyers, Henrietta Levy and Eva Horwitz; price, \$59,500.

69th st, No. 52 East, 4-sty dwelling, on lot 18x67.11; seller, Walter S. Suydam; price, \$37,500.

Madison av, southeast corner of 99th st, 100.11x100, with foundations for two 6-sty brick flats; seller, August Oppenheimer, who takes in exchange the two 5-sty flats, on plot 50x100; buyer, Clementine M. Silverman; brokers, I. Randolph Jacobs & Co. Thomas Graham started two 6-sty flats on the Madison av plot in 1899; they got as far as the foundation stage, when they were foreclosed, August Oppenheimer, as plaintiff, buying for \$55,312, and the encumbrances being about \$79,500. The present buyer will erect a 7-sty elevator apartment house on the site.

5th av, No. 2076, southwest corner of 128th st, 4-sty dwelling, 23.5x75; seller, Julius Klug; buyer, Peter R. J. Coughlin; brokers, Porter & Co.

80th st, No. 159 West, 5-sty double flat, 35x90x102.2; seller, J. Newland Smith, who takes in exchange, at \$15,000 and \$35,000, respectively, the 3-sty dwelling, No. 35 Bradhurst av, 18.2x30x78, and No. 137 Perry st, a 5-sty three-family tenement, 25x88x99; buyer, E. G. Beveridge; brokers, F. R. Wood & Co. The 80th st house figures in the trade at \$60,000.

5th av, east side, 25.3 south of 120th st, 25x100, vacant; seller, Jacob Bookman; brokers, F. R. Wood & Co.

84th st, No. 126 West, 5-sty double flat, 33.4x90x102.2; seller, M. Barnard; brokers, F. R. Wood & Co.

Park av, No. 944, 52 feet north of 81st st, 7-sty apartment house, on lot 52x100; seller, J. C. Lyons; buyer, Arthur Bloch; brokers, Lalor & Beringer.

Broadway, east side, block front between 85th and 86th sts; size, 204.4x114.6x100.1. Mr. Barney, the seller of this plot, sold the block front on the west side of the street in June last to Le Grand K. Pettit, who resold it with a building loan of \$300,000. There is to be a station of the Rapid Transit road at 86th st.

83d st, No. 11A East, 4-sty brownstone dwelling, on lot 20x102.2; seller, Mrs. L. H. Hirshfield; price, about \$50,000.

135th st, south side, 350 feet east of 7th av, plot 50x91.3x62.3x128.3; seller, Thomas J. McLaughlin.

127th st, No. 16 East, 3-sty brownstone dwelling, on lot 20x99.11; seller, Barech Wertheim; buyer, Sarah D. Simon; brokers, Porter & Co.

118th st, No. 64 West, 5-sty flat, 25x100; seller, Dora Scheer.

Broadway, southwest corner of 67th st, 112.10x135.7x100.3x187.6, vacant; seller, Franklin Pettit; buyer, August M. Bruggeman; broker, Charles E. Schuyler. The seller bought this plot three weeks ago for about \$188,000. It adjoins the hotel Marie Antoinette. The buyer will erect a 10-sty apartment hotel on the site.

Broadway, northeast corner of 101st st; Dr. Alfred Hearn W. Hearn, of Paris, has sold to Flake & Dowling, the plot 125x229, with an irregular lot on 102d st. The same buyers purchased last spring for \$225,000, a plot of thirteen lots, on the north side of 101st st, from Broadway to West End av.

83d st, No. 148 East, lot 25.6x102.2; seller, The Wardell estate.

74th st, No. 423 East, 5-sty tenement; seller, a Mrs. Isaacs; buyer, L. Kahn; brokers, Kahn & Baumann.

#### THE BRONX.

The following sales are reported by W. F. & C. H. Smith: Creston av, northeast corner of 189th st, three lots, for a Mr. Mauer; for Samuel I. Ferguson, No. 678 East 142d st, and for Horace K. Jones, three lots, on the corner of Winnfred and Sherwood avs.

Forest ave, No. 1166, 3-sty frame flat, on lot 20x135; seller, Catherine H. Hagemeyer; buyer, L. Harnish.

Rosedale av, west side, 100 feet north of 177th st, 2-sty frame dwelling; seller, Charles Knauf; brokers, Ghames & Losere.

188th st, northwest corner of Hughes av, 75x87.6, vacant; seller, Charles Worrell; buyer, William De Mott; broker, William Stonebridge.

#### LEASES.

Charles R. Faruolo & Co. have leased for Golden & Rosenberg the 6-sty double tenements, Nos. 45 and 47 Oak st and No. 60 and 62 Oliver st, for a term of five years, at \$5,100 per annum, to Michele di Pietro.

#### OUT OF TOWN.

W. E. & F. B. Taylor and Slawson & Hobbs have sold the plot of ground with four houses on Seaview av, Newport, R. I. This property was formerly known as the Livingston Cottages, but lately as the Cliff Cottages. It is given in exchange for the northwest corner of Central Park West and 75th st, reported sold in our last issue.

#### REAL ESTATE NOTES.

The incorporators of the Madison Realty Co., who this week took title to No. 37 East 33d st are Dr. W. T. Bull, V. P. Gibney and J. B. Walker.

The Citizens' Savings Bank have commenced proceedings to foreclose against a new apartment house on the northeast corner of St. Nicholas av and 151st st and 3 flats on West 145th st, Nos. 518 to 522.

A specialty of store and office work is made by Wm. McKay, carpenter and builder, No. 38 Gold st, whose business is long es-

tablished and carefully looked after in all its details, ensuring satisfactory work to his patrons.

The firm of Barry & Thomas, real estate brokers, of No. 3196 3d av, has been dissolved by mutual consent. Mr. Barry, who will continue the business, is a son of the well-known builder, John J. Barry, and has recently moved to his present address, where he has fitted up handsome offices for his large and growing clientage.

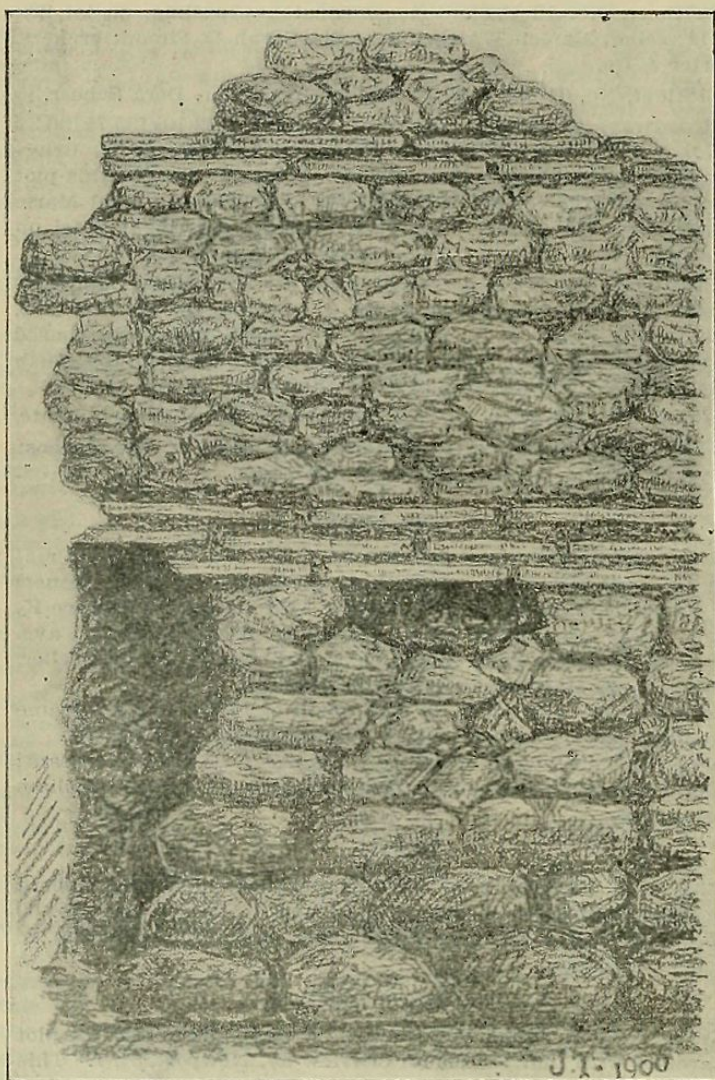
The report of the sale of the old Sherwood dwelling and stable, on plot 100x100, at the northeast corner of Lenox av and 115th st, to a builder for improvement, published last week, is erroneous in some particulars. It has since transpired that the property has been sold to the owner of one of the leading private schools, and that it will be altered for school purposes.

The Central Realty Bond & Trust Co. have secured a judgment for close to \$200,000 against about twenty flats on 138th and 139th sts, east of 7th av, started by Dorothea Weibel. This is preliminary to their sale under foreclosure.

### Roman Wall and Mortar.

In connection with some excavations for a drain in the Old Bailey, London, J. Terry, clerk of the works to the Corporation of London, discovered a portion of the Roman wall. He made a careful sketch of it, which is reproduced herewith. It was impossible to photograph the face of the wall in consequence of its proximity to another wall. The lower portion of the wall below the middle courses of tile projects about 14 ins. in front of the upper portion above this point. Some specimens of the mortar found in this wall were supplied to the editor of "The Builder," and the following account of the analysis of the mortar is taken from that journal:

Two samples of the mortar were taken from the interior of the old wall in Old Bailey, and may reasonably be regarded as gen-



FRAGMENT OF A ROMAN WALL.

uine specimens of Roman work. One sample was a piece weighing rather more than one pound, the other a piece weighing rather more than half a pound. Both samples contained a number of water-worn pebbles, varying in size up to a maximum of about two inches by one-and-a-half-inches. For analysis the whole of each sample, including pebbles, was crushed to powder, except one small piece, which was treated with dilute acid, in order that the uncrushed sample might be examined after the removal of the lime. From the appearance of the sand and pebbles thus separated, it was concluded that unscreened river-sand was the description of sand employed. The lime and sand had been well mixed, for the mortar was almost already entirely free from those small isolated lumps of lime or lime-carbonate which are an indication of faulty mixing. Both samples were in excellent condition, and of great strength.

The following results were obtained by analysis, and it will be seen that the two samples were practically identical in composition:

	No. 1. Per cent.	No. 2. Per cent.
Water (lost at 212 degrees F.).....	1.65	1.84
Combined water and organic matter.....	2.51	3.03
Earthy matter, after ignition (Dibdin and Grimwood test).....	4.87	4.11
Sand, including pebbles.....	64.75	66.46
Silica, soluble in 10 per cent HCl.....	1.00	1.57
Oxide of iron ".....	0.66	0.66
Alumina ".....	0.44	0.14
Lime ".....	15.15	13.80
Magnesia ".....	0.04	0.04
Carbon dioxide.....	8.46	7.95
Sulphur trioxide.....	0.15	0.18
Other matter and loss.....	9.32	0.22
	100.00	100.00
Silica soluble in 10 per cent. soda (Hughes test).....	8.95	10.85
Caustic or slaked lime uncombined.....	None.	None.

The analyses indicate that the proportion by weight of the lime to the sand used by the Romans in manufacturing the mortar for the London wall was about 1 to 4, and by volume according to calculations based on a text-book in local use, 1 to 2.

### Brooklyn.

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

	1900. Dec. 14 to 20, inc.	1899. Dec. 15 to 21, inc.
<b>CONVEYANCES.</b>		
Total number.....	287	305
Amount involved.....	\$340,571	\$614,637
Number nominal.....	181	197
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>15,623</b>	<b>15,307</b>
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$24,964,506</b>	<b>\$37,149,063</b>
<b>MORTGAGES.</b>		
Total number.....	254	233
Amount involved.....	\$900,930	\$1,228,484
Number over 5%.....	108	86
Amount involved.....	\$319,158	\$160,362
Number at 5% or less.....	146	147
Amount involved.....	\$581,772	\$1,077,122
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>12,361</b>	<b>12,843</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$52,484,350</b>	<b>\$136,884,108</b>
<b>PROJECTED BUILDINGS.</b>		
Number of New Buildings.....	93	95
Estimated cost.....	\$466,350	\$589,350
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>2,958</b>	<b>4,171</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$16,177,784</b>	<b>\$22,256,288</b>
<b>Total amount of Alterations, Jan. 1 to date.....</b>	<b>\$2,034,873</b>	<b>\$2,464,275</b>

A serious setback to the work of extending Bedford av was met on Wednesday, in the Board of Public Improvements, when the board rescinded their resolution calling on the Corporation Counsel to begin legal proceedings for the extension. This action was based upon an opinion of the Corporation Counsel that the enabling act was defective. This act, which was passed over Mayor Van Wyck's veto, provides that the city shall bear two-thirds of the cost of the improvement and the property-owners one-third. In it, however, no power is cited under which assessments are to be levied, and Corporation Counsel Whalen held that this is a serious defect in the law. A resolution was passed by the board authorizing the construction of a sewer from the East River to William st, and adjacent streets in Queens, at an estimated cost of \$486,976.

Henry Grassman, builder, has bought a plot, 200x100, on the north side of Central av, from Hancock st to Jefferson av, and will improve the same.

Commissioner Guilfoyle has, under the advice of the Corporation Counsel, issued a permit for the erection of a parish house for St. Mark's Episcopal Church, in Union st. The Commissioner refused the permit when it was first applied for because of restrictions in a special law which were supposed to apply to Union st, but the Corporation Counsel has informed him that there is no reference to Union st in the title to the act, and that it, therefore, does not apply to that thoroughfare.

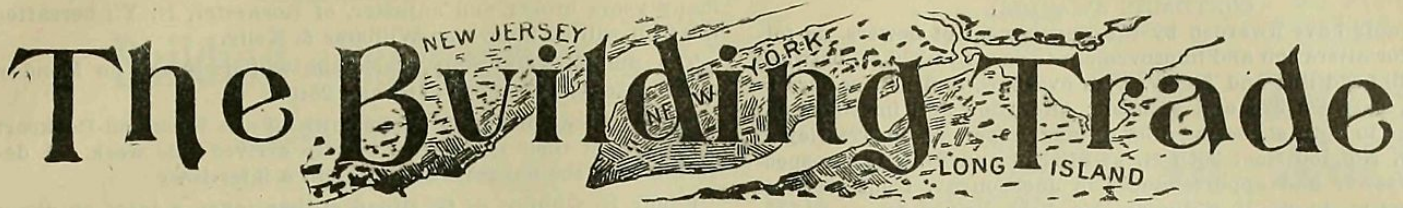
8th av, southwest corner of Garfield pl, plot 60x92; seller, Robert Wallace, of Manhattan; buyer, George F. Beatty; broker, John H. Berry; price, \$22,000.

East 16th st, east side, 43 feet south of Av C, two 2-sty and basement brick dwellings; seller, George F. Beatty; broker, John H. Berry; price, \$12,000.

Rugby road, Prospect Park South.—Dean Alvord reports that he has sold a large plot to Col. Alexander S. Bacon, who will erect a residence thereon at a cost of \$10,000.

Atlantic av, corner of 3d av, plot 100x200 feet, running through to Pacific st; seller, the Nassau Railroad Co.; buyer, a pie-baking company of Manhattan; broker, O. Herriman; price, \$36,000. This is the site of the offices and car stables of the old Atlantic Avenue Railroad Company.

# The Building Trade



## Material Market.

### LUMBER.

The week just closed has brought about few changes in the lumber market. The belated vessels carrying spruce timber and laths have been arriving, and the temporary stringency has been relieved. As stated last week, the Maine rivers have been closed by the ice, presumably for the winter, and unless the rivers open, which is extremely improbable, no further shipments will leave. In regard to spruce timber, it may be said that the local yards are fairly well filled, with supplies sufficient to meet ordinary demands. Prices are steady at last week's schedule.

A quantity of slab spruce lath came in and quickly disappeared, a large percentage having been sold to arrive at \$3.25. This price still holds good, and unless the demand falls off materially there will be no decline. Under ordinary circumstances, the arrival of so many laths would cause an immediate decline, but the market has been practically bare for some time, nothing like the usual quantity having come in.

Yellow pine is in a good position, though the demand at present is slack, as is customary at this season of the year. Wholesalers of North Carolina pine report that the mills for the past two weeks have been very busy. Christmas is the greatest holiday at the mills, and a majority of them close down for a short time. Mill owners generally expect a great improvement in the demand along towards the spring, and it is intimated that they are not very anxious for orders, believing that prices will gradually advance.

Hemlock is steady on a basis of \$15. Considering the season, there is a fair demand. Mills are well supplied with orders, and dealers claim values will probably advance as the season opens. White pine and hardwoods are firm.

The local demand for lumber during the winter will probably remain steady, by reason of the continuance of present building projects.

### PAINTS AND LINSEED OIL.

Transactions in the paint market are chiefly of small dimensions, designed to fill current wants, but the outlook is cheerful in that inquiries for future business are coming in to a limited extent. Wholesalers interpret this to mean that spring business will be unusually good, in that dealers at second-hand will lay in anticipatory supplies.

Stocks generally throughout the country are not large, and if the season is a good one for building, sales will be greater than usual. The course of prices will have some effect on buyers. An irregular market always shortens sales, as the record of the past year will show.

The frequent fluctuations in oil and the increased cost of turpentine has kept both manufacturers and buyers more or less on the anxious seat—to use a camp-meeting expression, and business has moved in a desultory fashion.

The volume of business, however, has been somewhat better than was expected, and compares favorably with former years, though profits have not been so large owing to the increased cost of raw materials.

Several attempts have been made by grinders to elevate the price of mixed paints, the last attempt being in November. At the meeting of the association it was recommended that the prices of standard grades of mixed paints be marked up ten per cent. and low grades fifteen per cent. on the strength of the 10c. advance in linseed oil, but before this action could be taken oil declined so materially that the ground was cut from under the advancers. The oil market has been weak ever since, and there is at present no plausible excuse for increasing the list price of paints.

The irruption of inquiries into the close-of-the-year market has caused a little stronger feeling among the grinders, and as far as can be learned concessions are infrequently made.

The course of prices for the coming year depends largely upon the price of oil, and that is a very uncertain quantity. Very few of those best posted on the oil situation are willing to venture an opinion. It is darkly intimated in some quarters that there will be a scarcity of seed, but the fact that seed from Argentina has been bought at reasonable prices would indicate that while there may be a shortage of American seed, the world's supply will be sufficient to keep oil on a reasonable basis in all quarters.

The conflicting reports regarding the American output of oil are occasioned by the fact that while the crop of seed, if undamaged, would be ample for domestic crushers, there is a considerable quantity of damaged seed, and the yield of oil per bushel is considerably below the average.

The price of linseed oil remains at 60c. per gallon in five-barrel lots for raw, and 61c. for boiled. These prices are for city

brands. Some Western oil has been sold on the spot for 2 to 3c. less, according to quantity and quality.

### BRICKS.

The early part of the week saw the river closed to Newburgh Bay, and ice from that point to Haverstraw was running very heavy. There is little likelihood of any scarcity, as there is a good supply on hand covered for the winter, and there are plenty of Long Island brick available for winter use. Prices remain the same as last week.

### LIME.

The change in the weather along the coast permitted the arrival of sail cargoes, and the first barge load of lime also arrived. It is unlikely that there will be any dearth of supplies for the winter. Prices are unchanged.

## Building News.

### APARTMENTS, FLATS AND TENEMENTS.

East Broadway, No. 171, 6-sty brick store and tenement; cost, \$30,000; I. Goldberg, 133 East Broadway, owner; Fred. Ebeling, 97 7th st, architect.

116th st, north side, 143 feet west of 7th av, 7-sty brick and stone apartment house, 100x65; cost, \$200,000; John Bannan, 105 East 114th st. owner; Neville & Bagge, 217 West 125th st, architects.

53d st, north side, 300 feet west of 9th av, four brick and stone flats, 25x114; cost, \$16,000 each; William Laue, 243 East 38th st, owner; H. T. Howell, 138th st and Brook av, architect.

Ludlow st, Nos. 153 and 155. Mandel & Maran, No. 1015 3d av, will erect a 6-sty tenement, on lot 42.2x87.6, probably from plans by M. Bernstein, No. 245 Broadway.

Madison av, southeast corner of 99th st. Clementine M. Silverman, No. 2010 7th av, who has just purchased the plot, 100.11 x100, with foundations, will erect a 7-sty elevator apartment house thereon; Neville & Bagge, No. 217 West 125th st, architects.

Broadway, southwest corner of 67th st; August M. Bruggeman, No. 115 Broadway, who has just purchased the plot, 112.10 x135.7x100.5x187.6, will erect a 10-sty brick, stone and terra cotta apartment hotel thereon.

### DWELLINGS.

52d st, south side, 300 feet east of 5th av, brick and stone dwelling, 20x100; J. F. D. Lanier, 17 Nassau st, owner; Hoppin & Koen, 160 5th av, architects.

### MERCANTILE.

5th av, northwest corner of 34th st. McKim, Mead & White, 160 5th av, will prepare plans for the bank and office building to be erected at this location for the Knickerbocker Trust Co.

7th av, east side, south of 38th st, 2-sty mercantile building; Wendel estate, 175 Broadway, owners; H. C. Hollwedel, 129 West 36th st, architect.

85th st, southeast corner of Madison av, brick office building, 86.8x108; cost, \$16,000; Henry T. Gray, 1474 3d av, owner; Clarence True, 2291 Broadway, architect.

### ESTIMATES RECEIVABLE.

By the Department of Public Buildings, Lighting and Supplies, until December 31, at 4 p. m., for materials and work required to build a carriage-house and stable at the Brooklyn Disciplinary Training School for Boys, 18th av and 57th st. Plans may be seen at Room No. 1708, Nos. 13 to 21 Park row.

By the Treasury Department, until January 7, at 2 p. m., for the new vault, Register's office, Treasury Department Building. Drawing and specification may be had of James Knox Taylor, Supervising Architect, Washington, D. C.

By the Department of Public Buildings, Lighting and Supplies, Nos. 13 to 21 Park row, until December 29, at 11 a. m., for furnishing materials and work required for certain repairs and alterations to be made in the basement and first story floors of the Municipal Building of the Borough of Brooklyn, to fit same for use by the Receiver of Taxes; also for materials and work required for certain repairs, alterations and additions to the building known as the Brooklyn Disciplinary Training School for Boys, 18th av and 57th st, Brooklyn. Plans and specifications may be seen at Room No. 1708, Nos. 13 to 21 Park row.

By the Department of Sewers, Nos. 13 to 21 Park row, until January 2, at 12 m., for furnishing, delivering, housing and trimming 5,000 barrels of No. 1 Maine rock lime, at the several sewage disposal works in the 26th and 31st Wards, Borough of Brooklyn; for sewers in Naegle and 10th avs, between Academy and 207th sts, with branches in 202d, 203d, 204th and Hawthorne sts; for alteration and improvement to sewer in 3d av, west side, between 13th and 17th sts, with connections, and in 13th st, be-

For plans filed see pages 887 and 902.

tween 3d and 4th avs, Manhattan; and sewer in Van Alst av, between Flushing av and Hoyt av, in the 1st Ward, Queens.

#### CONTRACTS AWARDED.

Contracts have awarded by the Department of Sewers, as follows: For alteration and improvement to sewer in 23d st, between new bulkhead line and 1st av, with overflow, and new sewers in Ave A, between 22d and 24th sts; alteration and improvement to sewer in 45th st, between 3d av and Depew pl, to Frawley & Rooney, No. 180 East 95th st, at \$16,346 and \$4,028.65, respectively; sewer and appurtenances in Jackson av, from 166th st to Home st, to W. R. Skillman, No. 2758 Briggs av, at \$2,755; alteration, improvement and rebuilding of receiving basins on Washington av, between 159th and 187th sts, to W. F. Murray, No. 651 Robbins av, at \$1,874; and sewer in Newtown av, from Van Alst av to Rapelje av, Borough of Queens, to E. J. McKeever, No. 373 Fulton st, Brooklyn, at \$18,648.25.

Mr. Y. Watanabe, Architect Imperial Japanese Navy, has contracted with the American Bridge Company for the steelwork for a foundry and a gun and mounting shop for the Kure Arsenal. They are also furnishing steelwork for the forge shop for Kure Arsenal; and have a contract to furnish to the Compagnie des Chemins de Fer de Porto Rico two 133-foot spans for the Manati River Bridge, Porto Rico.

The Board of Education has awarded the contract for erecting iron and stone staircase at public school No. 13, Brooklyn, to George Hildebrand, at \$5,100; and for new stairhouse at No. 50, Brooklyn, to John Fallon, at \$3,754.

#### MISCELLANEOUS.

Woodycrest av, near Central Bridge. W. B. Tuthill, architect, 289 4th av, is preparing plans for a new building to be erected here for the American Female Guardian Society and Home for the Friendless Mrs. Francis M. Weekes, Hotel Majestic, West 72d st, is in charge.

#### BROOKLYN.

Johnson av, No. 215, 4-sty brick tenement, 25x81; cost, \$14,000; M. Kotlowitz, No. 97 Varet st, owner; Sass & Smallheiser, No. 23 Park row, N. Y. City, architects. The same architects are drawing plans for two 5-sty tenements, 25x84, cost \$34,000, to be erected on Boerum st, near Graham av.

#### NEW JERSEY.

Newark.—South 13th st, No. 113, two 2½-sty frame dwellings; cost, \$2,400 each; W. H. Shipman, owner; Edw. Grant, architect.—North 6th st, Nos. 55 and 57, two 2-sty brick and stone flats; Peter Vanderhoof & Sons Co., owners and architects.—Elm st, Nos. 287, 289 and 291, three 2½-sty frame dwellings; cost, \$9,000; William P. Wells, owner; Alfred Peter, architect.—South 14th st, five frame flats; cost, \$4,000 each; P. W. Roder, owner; Edw. C. Schneider, architect.

Weehawken.—A grain elevator costing \$1,750,000 will be erected contiguous to the West Shore terminal. The elevator is part of the scheme for the development of the New York Central's property at this point, in which several millions of dollars will be spent.

#### COUNTRY WORK OF CITY ARCHITECTS.

Bedford, N. Y.—One-sty brick and frame extension, 36x30, to dwelling, for laundry and servants' quarters; Dr. Laffert, owner; Rossiter & Wright, 95 Liberty st, architects.

Roslyn, L. I.—One 2½-sty frame shingled dwelling, 24x40; cost, \$4,000; Luther Birdsall, 95 Liberty st, owner and architect.

Chatham, N. J.—One 1½-sty frame and stucco stable; to contain three box stalls; cost, \$4,500; James N. Gifford, 56 Pine st, N. Y. City, owner; Rossiter & Wright, 95 Liberty st, architects.

Cranford, N. J.—Union av, 2½-sty frame dwelling; cost, \$2,500; Sidney W. Sharp, owner; A. F. Leicht, 21 State st, architect.

Glen Cove, L. I.—Greenhouses, 125x30; Chas. M. Pratt, 26 Broadway, N. Y. City, owner; W. B. Tubby & Bro., 81 Fulton st, N. Y. City, architects.

Larchmont, N. Y.—One 2½-sty frame dwelling; Mr. Hubbard, owner; F. A. Moore, 123 East 23d st, architect.

Middle Haddam, Conn.—One stone stable and polo field; Howard Taylor, 71 Broadway, N. Y. City, owner; A. S. Bell, 35 Nassau st, architect.

Oyster Bay, L. I.—One 2-sty frame dwelling; cost, \$10,000; Charles N. Hauslet, owner; Co-operative Building Plan Association, 203 Broadway, architect.

Pelham, N. Y.—Pelham Heights, 2½-sty stone and frame dwelling, 47x54; Frederick Rode, owner; Arthur C. C. Fletcher, 1135 Broadway, architect.

Tarrytown, N. Y.—One 2½-sty frame dwelling; cost, \$12,000; George A. Warburton, 45th st and Madison av, N. Y. City, owner; E. G. W. Dietrich, 1135 Broadway, architect.

Westchester, N. Y.—Washington av, east side, 531 feet south of Westchester av, 2½-sty frame dwelling, 20x35; cost, \$3,000; N. J. Purdy, 806 Cauldwell av, owner; W. C. Dickerson, 149th st and 3d av, architect.

#### OF INTEREST TO THE BUILDING TRADES.

Dodge reports will advise you of the right job at the right time, the right man to see and the right place to find him.

"He who knows and knows that he knows is wise."

The annual banquet of the New York Lumber Trade Association will take place at the Waldorf-Astoria on the evening of February 21, and not February 1, as was previously stated.

Thomas Kelly, the well-known fire insurance broker, of No. 103 East 125th st, has taken into partnership J. N. Williams, for many years broker and adjuster, of Rochester, N. Y.; hereafter the firm will be known as Williams & Kelly.

The Building Materials' Exchange will be closed on Monday and Tuesday, December 24th and 25th.

The first load of lime brought down by the Rockland-Rockport Lime Co. in their new barge service arrived this week. A description of the barges will appear in a later issue.

Edgar H. Quinby, of 68 Broad st, has taken a lease on about 800 feet of deep water frontage at Constable Hook, Bayonne City, N. J., where he has opened a lumber yard. E. K. Meigs will have charge of the new yard.

Meetings will be held at the Building Trades' Club next week as follows: Wednesday, at 3 p. m., Master Carpenters; Thursday, at 8 p. m., Masons' Arbitration Board.

J. B. Murphree, who until recently was the selling agent in this market for the Cummer Lumber Company, of Jacksonville, has started in on his own account, with an office at 18 Broadway.

The Board of Aldermen have authorized these bond issues, all of which have passed the Council: For the completion of the new city prison, \$350,000; for fire department purposes, \$300,000; for a new high school at Broadway and 66th st, \$302,640; Hall of Records, \$2,250,000.

The Journeyman Wood Lathers' Union announce that its members in the boroughs of Manhattan and the Bronx have won a strike for the abolition of piecework, the eight-hour work-day and \$3.50 a day. Six hundred lathers were involved in the strike, which lasted four days.

The American Cement Company has declared a semi-annual dividend of 3 per cent. and an extra dividend of 1 per cent., payable January 15. Books close January 5 and reopen January 16.

Books close for the dividend of 2½ per cent. on American Bridge Company preferred stock January 10, and reopen January 25. The dividend is payable January 24.

The H. W. Johns Mfg. Co. are at work on the 20-sty Broad-Exchange Building, corner of Broad st and Exchange pl, applying their asbestos covering. We understand that the riser pipes alone require over 40,000 feet of covering, and that when the pipes are all covered there will be put on between 50,000 and 60,000 feet. This is one of the largest buildings recently erected in that section of the city. The H. W. Johns Mfg. Co. have a very complete illustrated list of their various asbestos coverings, which they will be pleased to mail upon application.

Representatives of the dry colors manufacturing trade of this country took definite steps at a meeting at the Waldorf-Astoria Thursday afternoon to organize a trust, which will probably be known as the United States Dry Colors Company, and have a capitalization of about \$3,500,000. The indications are that the combination will embrace virtually the entire American dry colors business. There are twenty-three plants for the manufacturing of dry colors in this country.

On the first of the new year independent window glass manufacturers, with a pot capacity from 900 to 1,000, will open offices in Pittsburg of a joint selling agency company. The Independent Glass Company was chartered a few days ago under the laws of New Jersey. Thirty-six concerns, comprising nearly all the independent glass producers of the country, entered the agreement.

On January 1, the Cummer Lumber Companies will open joint offices in Boston and New York. There are three companies, as follows: The Cummer Company, of Norfolk, Va., manufacturers of North Carolina Pine; the Cummer Lumber Company, of Jacksonville, Fla., manufacturers of Long Leaf Pine; Cummer, Diggins & Co., of Cadillac, Mich., manufacturers of White Pine and Hardwoods. The combined output of the three companies amounts to between 150,000,000 and 200,000,000 feet per year. The New York office will be at No. 45 Broadway, under the management of Mr. Howard Adams.

In the Appellate Division of the Supreme Court a decision has been rendered in favor of William J. Rodgers, contractor, whose claim for \$2,863 for grading a portion of West 135th st Comptroller Coler refused to allow because it was charged that the contractor had failed to pay the prevailing rate of wages, as provided by law, to some of his employes. In reversing the decision of the lower court, the Appellate Division holds that the contractor is entitled to pay for work done and accepted by the city. The opinion was written by Judge Ingraham, with whom Judges Patterson and Hatch concur. Justice O'Brien and Presiding Justice Van Brunt dissent. The opinion said: "The effect of a construction of this act as asked for by counsel for the respondent," says Judge Ingraham in conclusion, "would lead to the result that, although a contractor had finished his work, and such work had been accepted by the city, if it should subsequently appear that the contractor had paid to one particular employe less than was subsequently ascertained to have been the prevailing rate of wages, his whole right to receive from the city the amount it was agreed should be paid is swept away. I cannot believe that such was the intention of the Legislature, and I do believe that if it was intended it was in violation of the constitution and void."

MISCELLANEOUS.

1900-1901.

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NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before Feb. 13th for 6th st, and Feb. 16th for all others, will be exempt from interest; after that date interest at the rate of 7% per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments.

Paving.

6th st, from Lewis st to 500 ft east. Area of Assessment: Both sides of 6th st, bet Lewis st and East River, including lots numbered 27 to 30 inclusive of block No. 361, and 34 to 35 inclusive of block No. 362.

Sewers.

116th st, n s, bet 5th and Madison avs; Amsterdam av, bet 113th and 116th sts; Bradhurst av, bet 151st st and 155th st, and St Nicholas Terrace, bet 127th and 130th sts.

Area of Assessment: For 116th st, north side of 116th st, from 5th av to 302 e from 5th av. For Amsterdam av—West side of Amsterdam av, bet 113th and 116th sts. For Bradhurst av—Both sides of Bradhurst av, bet 151st and 155th sts. For St Nicholas Terrace—Both sides of 127th st and 130th st.

The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before Feb. 13th will be exempt from interest; after that date interest at the rate of 7% per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments.

Sewers.

Spencer pl, bet 144th st and 150th st; 167th st, bet Intervale av and Prospect av; Prospect av, bet 169th and 167th sts; 167th st, from Intervale av to West Farms road; 169th st, from Intervale av to Boston road; 176th st, bet Jerome av and the Concourse; 176th st, from West Farms road to Boston road; 181st st, bet Jerome av and the Concourse; 182d st, from Webster av to Washington av; Valentine av, from Burnside av to 183d st, and Kingsbridge road, bet Exterior st and Bailey av. Regulating, Grading, Curbing, Flagging and Laying Crosswalks and Fencing.

Fulton av, from Spring pl to 23d Ward line; Clinton av, from 169th st to Crotona Park South.

Paving.

Webster av, from n crosswalk of Kingsbridge road to s crosswalk of Southern Boulevard.

Area of Assessment: For Spencer pl—Both sides, bet 154th and 150th sts, east and west, 100 feet; also both sides of 150th st, from Spencer pl to Mott av. For 167th st—Both sides, from Intervale av to Prospect av; of Hall pl, from 165th to 167th st; of Stebbins av, bet 165th and 167th sts; of Prospect av, from 165th to 167th st; of Union av, from 165th to Home st; of 165th st, from Prospect av to Tinton av; s s Home st, from Union av to Tinton av; n s, 165 Prospect av to Hall pl. For Prospect av—Both sides of 168th st, from Boston av to Prospect av; of Home st, from Tinton to Prospect av; of Prospect av, from Stebbins av to 169th st; of Tinton av, from Home st to 168th st. For 167th st—Both sides, from Intervale av to West Farms road; Southern Boulevard, from 167th st to Home st; of Kelly st, from 165th st to Intervale av; e s Intervale av, from 167th st

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to Kelly st; of Tiffany st, 545 s 167th st; both sides of Baretto st, 463 s 167th st; of Fox st, 251 s 167th st; of Hoe st, from 167th st to Freeman st. For 169th st—Both sides, from Intervale av to Franklin av; of Boston road, from 168th to 170th st; of Home st, from Tinton av to 169th st; of Stebbins av, from 167th st to Bristow st; of Franklin av, from 169th st to Jefferson pl; of Jennings st, Ritter pl and Freeman st, from Union av to Prospect av; of Prospect av, from 167th st to 170th st; of Union av, from Home st to Boston road; of Tinton av, from Home st to 169th st; of Chisholm st, from Stebbins av to Freeman st; of Lyman pl, from 169th st to Freeman st; of 168th st, from Boston road to Prospect av; of Jefferson pl, from Franklin av to Boston road. For Fulton av—Both sides, from Spring pl and the 23d Ward line, one-half block on 167th st and Crotona Park South, including lots numbered 28, 30 and 32 of block No 2932. For Clinton av—Both sides, bet 169th st and Crotona Park South, one-half block on 170th st. For Valentine av—Both sides, bet Burnside av and 183d st, and lot No 118 of block No 3149. For 176th st—Both sides, from Jerome av to the Concourse; of Mt Hope pl and 176th st, from Jerome av to the Concourse; e s Jerome av, from 175th to 176th st; of Walton av, from 176th to 179th st; both sides of Morris av, from the Concourse to Tremont av; of the Concourse, from 175th st to Tremont av; of Buckhout st, from Tremont av to the Concourse; of 178th st, from Tremont av to Concourse; of Creston av, from Tremont av to 178th st. For 176th st—Both sides, from West Farms road to Boston road; of Boston road, from 174th st to 176th st; of Hoe st, from 174th st to Boston road; of Vyse st, from 174th st to Boston road; of Bryant st, from 174th st to 176th st; of Longfellow st, from 174th st to 176th st; of Boone st, from 174th to 176th st; w s West Farms road, from Rodman pl to half way bet 174th st and 176th st. For 181st st—Both sides, from Jerome av to the Concourse; of Walton av, from 181st st to 182d st; of Morris av, from 181st st to 182d st; of Creston av, from 181st st to 183d st. For 182d st—Both sides of Park av, from 180th st to 183d st; of 181st st, from Park av to Washington av; of 182d st, from Webster av to Washington av; w s Washington av, from 180th st to 387 n 181st st. For Kingsbridge road—Both sides, from Exterior st to Tee Taw av; of Bailey av, from 192d st to 200 n 231st st; of Boston av, from Bailey av to Sedgwick av; of Heath av, from Emerson pl to Sedgwick av; of Nathalie av, from Kingsbridge road to Boston av; of Sedgwick av, from 125 s Kingsbridge road to Giles pl; of 194th st, from Exterior st to Bailey av; of 229th st, from Bailey av to Heath av; of 230th st, from Exterior st to Nathalie av; of Perot st, from Nathalie av to Sedgwick av; of Giles st, from Nathalie av to Sedgwick av; of Tee Taw st, from Kingsbridge road to 800 south. For Webster av—Both sides of av named within limits stated and half block on the intersecting streets.

ASSESSMENTS COMPLETED.

Assessments for the following have been completed and deposited in the office of the Board of

MISCELLANEOUS

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Assessors for examination. Verified objections must be presented to the Secretary, at No. 320 Broadway, on or before Jan. 15, 1901:

Regulating, Grading, Curbing, Flagging and Paving.

Baretto st, from 165th st to Intervale av.

Sewers.

153d st, from River av to Mott av, and Fordham road, from Morris av to Grand av.

Regulating, Grading, Curbing, Flagging and Laying Crosswalks.

173d st, from Southern Boulevard to West Farms road.

Area of Assessment: For 153d st—Both sides, from River to Mott av; of 157th st, from River av to Walton av; of 158th st, from River to Mott av; of River av, from the Spuyten Duyvil and Port Morris R R to 161st st; of Gerard av, from the Spuyten Duyvil and Port Morris R R to 161st st; of Walton st, from the Spuyten Duyvil and Port Morris R R to 161st st; of Mott av, from 153d st to 161st st; s s 161st st, from River to Mott av; both sides of 159th st, from Walton av to Mott av; n s 159th st, 150 e of Mott av. For Fordham road—Both sides, 180 w Grand av to Jerome av; of Fordham road, from Jerome av to Morris av; of Morris av, from Kirk pl to 190th st; of Walton av, from 184th st to Fordham road; of 184th st, 150 e Morris av. For all others—Both sides of streets named within limits stated and half block on the intersecting avenues.

HEARINGS FOR THE COMING WEEK.

At the City Hall.

2d av, n e cor 108th st, and 97th st, n s, adjoining No. 257 W; flagging and repairing sidewalks.

Lenox av, e s, bet 138th and 139th sts; flagging and reflagging and repairing sidewalks. By the Local Boards having jurisdiction, Dec. 24th.

ACQUIRING TITLE.

Street Opening.

190th st, bet 11th av and Wadsworth av. Verified objections must be presented to the Commission of Estimate and Assessment at their offices, Nos. 90 and 92 West Broadway, on or before Jan 7th. Hearings will begin Jan. 8th. Report will be presented to the Supreme Court for confirmation Feb. 26th.

173d st, from Weeks st to Grand Boulevard and Concourse, and Grand av, from 161st st to 170th st.

Bills of cost will be presented to the Supreme Court for taxation Dec. 31st.









TEES for Corinne R Robinson will Theodore Roosevelt. Dec 1. Dec 14, 1900. R S \$17. 2:432. 16,960  
 4th st, No 147, n s, 162.11 e 1st av, 24.5x96.2, 5-sty brk store and tenem't. Same to Fanny M Robinson, of Warren, N Y. B & S. Dec 1. Dec 14, 1900. R S \$16. 2:432. 15,626  
 4th st, No 143, n s, 112.11 e 1st av, 25x96.2, 5-sty brk store and tenem't. Same to James R Roosevelt. Dec 1. Dec 14, 1900. R S \$16. 2:432. 16,000  
 4th st, No 173, n s, 100 w Av A, 25.6x96.2, 6-sty brk tenement with stores. John J Astor to Sarah G Bloomberg. Dec 1. R S \$16.50. Dec 18, 1900. 2:432. 16,320  
 4th st, No 171, n s, 125.6 w Av A, 25.3x96.2, 6-sty brk tenement with stores. Same to Edward Wilckens, Brooklyn. B & S. Dec 1. R S \$16.50. Dec 18, 1900. 2:432. 16,100  
 Same property. Edward Wilckens to William Brill. Morts \$15,000. Dec 17. Dec 18, 1900. R S \$10. nom  
 Same property. Declaration and trustee for benefit of Philip Elias to extent of \$6,500. William Brill to Philip Elias. Sub to mort \$15,000. Dec 17. Dec 19, 1900. 2:432. nom  
 4th st, No 169, n s, 150.9 w Av A, 24.6x96.2, 6-sty brk tenem't with stores. John J Astor to Fredericka Zaun, Mary Pernitza and Louisa Thies. B & S. Dec 1. Dec 20, 1900. R S \$16.00. 2:432. 15,680  
 4th st, Nos 278 to 284, s w cor West 11th st. 11th st, No 260, s s, abt 50 w West 4th st. Catharine S Hall, dec'd (by will), to Samuel Hall, her husband, for life, and after his death to Margt E Hall, widow, her daughter-in-law. April 14, 1900. Dec 14, 1900. 2:610 and 622. —  
 5th st, No 418, s s, 262.11 e 1st av, 25x96.2, 5-sty brk tenem't with stores. John J Astor to James R Roosevelt, Douglas Robinson and Robert H M Ferguson TRUSTEES for Helen R Roosevelt will Wm Astor. B & S. Dec 1. Dec 14, 1900. R S \$16. 2:432. 16,000  
 5th st, No 414, s s, 212.11 e 1st av, 25x96.2, 5-sty brk store and tenem't. Same to Anna R Cowles, of Farmington, Conn. B & S. Dec 1. Dec 14, 1900. R S \$16. 2:432. 16,000  
 5th st, No 412, s s, 187.11 e 1st av, 25x96.2, 5-sty brk tenem't with stores. Same to James K Gracie and Douglas Robinson TRUSTEES for Anna R Cowles will Theodore Roosevelt. B & S. Dec 1. Dec 14, 1900. R S \$16. 2:432. 16,000  
 5th st, No 406, s s, 112.11 e 1st av, 25x96.2, 5-sty brk tenem't with stores. Same to James R Roosevelt. Dec 1. Dec 14, 1900. R S \$16. 2:432. 16,000  
 6th st, No 613, n s, 218 e Av B, 25x90.10, 4-sty brk store and tenement, 2 flats to be erected. Cath C Schwalbe widow and Kath E wife James A Williamson to Max Radt and Maurice Cohen. Q C. Dec 6. Dec 14, 1900. R S \$7.50. 2:389. nom  
 Same property. Max Radt and Maurice Cohen to Benjamin Gabrilovitz. Mort \$10,000. Dec 13. Dec 14, 1900. R S \$5.50. val consid and 100  
 6th st, No 635, n s, 158 w Av C, new line, 25x90.10, 5-sty brk tenement. Mary Bier to Jacob Bier. Morts \$19,000. Dec 15. Dec 17, 1900. R S \$5.50. 2:389. nom  
 6th st, No 537, n s, 500 e Av A, 30x90.10, 5-sty brk tenem't with stores. Av A, Nos 110 and 112, s e cor 7th st, runs e 275 x s 90.10 x w 200 7th st, Nos 134 to 160 | x n 54 x w 75 to av x n 36.10 to beginning, two 4-sty brk stores and tenem'ts on av and eight 5-sty brk stores and tenem'ts on st. James Roosevelt et al TRUSTEES William Astor for benefit Alida L Drayton to Caroline A, Henry C and Wm A Drayton, all of Somerville, N J. July 11. Dec 20, 1900. R S none. 2:402. nom  
 7th st, No 76, s s, 175 w 1st av, 25x90.10, 4-sty brk dwell'g. Henry Schwarzwald and ano EXRS Charlotte Vetter to Fredericka Zaun, Mary Pernitza and Louise Vetter HEIRS Reinhard and Charlotte Vetter. Morts \$5,000. Feb 8, '95. Dec 20, 1900. R S none. 2:448. nom  
 9th st, No 338, s s, 225 w 1st av, 25x85, 5-sty brk tenem't with stores. Samuel Greenfeld to Nathan Kohn. Morts \$18,000. Re-recorded. Dec 12. Dec 17, 1900. R S \$7. 2:450. nom  
 11th st, No 426, s s, 219 w Av A, 25x94.8, 5-sty brk tenem't. Maria J Tice to Clara C Davis. All liens. Nov 19. Dec 14, 1900. R S \$5. 2:438. nom  
 11th st, No 19, n s, 220.6 e 5th av, 23.9x103.3, 4-sty stone front building. Amelia R Rogers to William Rau. 1/2 part. Mort \$7,000. Dec 17. R S \$10. Dec 18, 1900. 2:569. nom  
 11th st, No 17, n s, 197.2 e 5th av, 23.4x103.3, 4-sty stone front bldg. Same to William Rau. Mort \$22,000. Dec 17. R S \$13. Dec 18, 1900. 2:569. nom  
 13th st, No 607, n s, abt 115 e Av B, 25x103.3, 6-sty brk tenem't with stores. Option to purchase. Z K Berlin, David J Cohen and Theodore Halperin to Abraham and Joseph Fine. Dec 18. Dec 19, 1900. nom  
 13th st, Nos 245 and 247, n s, 112.6 w 2d av, 37.1x103.3, 6-sty brk flat. Abraham Silverson to Jacob and Morris Silberman. Morts \$47,000. Dec 20, 1900. R S \$21. 2:469. 68,000  
 14th st, s w s, 444 s e 1st av, runs s w 55.1 to n s old Stuyvesant st x e 29.10 x n w 25 to beginning; also all title to part said Stuyvesant st, which adj lot 18 map lots and water rights of Thos H Smith, runs s 39.6 x e 29.10 x n 39.7 x w 29.10. Maria J Tice to Clara C Davis. All liens. Nov 28. Dec 14, 1900. R S \$5.00. 2:441. nom  
 15th st, No 352, s s, 71 w 1st av, 20.8x103.3, 3-sty brk dwelling. Peter D Fischer to Pincus Lowenfeld and William Prager. Dec 12. Dec 18, 1900. R S \$16.50. 3:921. 16,250  
 Same property. Pincus Lowenfeld and William Prager to Nathan Silverson. Morts \$15,000. Dec 19. Dec 20, 1900. R S \$2.50. 3:921. nom  
 16th st, Nos 416 and 418, s s, 225 w 9th av, 50x122x50.2x117.4, two 5-sty brk tenements with stores, with 3-sty brk building on rear. 75th st, No 161, n s, 100 e Amsterdam av, 20x102.2, 4-sty stone front dwelling. 52d st, No 531, n s, 375 e 11th av, 25x100.5, 5-sty brk tenement. 52d st, No 529, n s, 375 w 10th av, 25x100.5, 5-sty brk tenement. FORECLOS. John H Judge refereee to Hamilton Bank. Morts \$84,898. Dec 18, 1900. R S \$14. 3:713, 4:1147-1081. 13,650  
 17th st, Nos 112 and 114, s s, 250 e 4th av, 50x92, 6-sty brk flat. Adelbert S Vosburgh to Ernest B Wintersmith. Morts \$156,000. Dec 17, 1900. R S none. 3:872. nom  
 19th st, No 102, s s, 150 e 4th av, 25x92, 3-sty brk dwell'g. The Equitable Life Assurance Society to Mary Ehrmann. Dec 19, 1900. R S \$34. 3:874. nom  
 20th st, No 331, n s, 273.7 n w 1st av, 15.4x92, 3-sty stone front dwell'g. Cath A McLoon Donovan to Isidore Jackson. Dec 15, 1900. R S \$9. 3:926. nom  
 20th st, No 346, s s, 120 w 1st av, 20x92, 4-sty brk store and tenement. Sarah O'Neill an infant, &c, by Eugene O'Neill GUARD and committee to George Pfister. Morts \$4,783. Dec 17, 1900. R S \$5.50. 3:925. 10,000  
 20th st, No 333, n e s, 258.4 n w 1st av, 15.3x92, 3-sty stone front

dwell'g. Augustus Van H Stuyvesant to Isidore Jackson. B & S. Dec 8. Dec 17, 1900. R S \$9. 3:926. nom  
 20th st, No 132, s s, abt 400 w 6th av, 25x92, 7-sty brk flat with stores. Julius Dreyfus to Joseph L Buttenwieser. Morts \$— Nov 28. R S 50 cts. Dec 17, 1900. 5:795. nom  
 21st st, Nos 538 and 540, s s, 250 e 11th av, 50x92, 1-sty brk bldg and 2-sty brk store. 21st st, Nos 530 and 532, s s, 350 e 11th av, 50x92, frame shed and vacant. FORECLOS. Sylvester L H Ward refereee to Georgie O Lynch. Morts \$24,000. Dec 18. Dec 19, 1900. R S \$3. 3:692. 3,000  
 24th st, No 405, n s, 100 e 1st av, 25x98.9, 5-sty brk flat. Home st, s w cor Hoe st, 78x26, vacant. Lawrence McCann to Edward McCann. All liens. Aug 9, '98. Dec 20, 1900. R S \$2. 10:2745, 3:956. nom  
 26th st, Nos 412 and 414, s s, 139 w 9th av, 46x98.9, two 3-sty brk tenem'ts with two 2-sty brk and 2-sty frame tenem'ts on rear. Margaretha Kruse individ and extrx Herman Kruse and Anna M Smith, Adelheid W Ferguson and Hermine M Kruse to Alphonzo E Pelham. Dec 14, 1900. R S \$18.50. 3:723. nom  
 26th st, No 50, s w s, 127.3 s e 6th av, 15.9x98.9, 5-sty brk dwell'g. Clara L Cheesman to Harris Mandelbaum and Fisher Lewine. Dec 6. Dec 20, 1900. R S \$28. 3:827. nom  
 28th st, No 47, n s, 56 w 4th av, 22x74.1, 4-sty stone front dwell'g. PARTITION. Wm I Washburn refereee to Eliza L Edgar. Dec 14, 1900. R S \$19.50. 3:858. 19,250  
 28th st, No 317, n s, 200 w 8th av, 20x98.9, 5-sty stone front dwell'g. Charles A and Lizzie B Flammer his wife and John J Flammer to Thomas Lynch. Dec 10. Dec 15, 1900. R S \$16.50. B & S. 3:752. 16,300  
 33d st, No 326, s s, 300 e 2d av, 25x98.9, 4-sty brk tenem't. Frederick Bishop to Adolph Volke and Maria his wife joint tenants. Nov 30, 1900. R S \$13.50. 3:938. (Corrects error in issue of Dec 8 as to st No.) 13,500  
 33d st, No 37, n s, 162.6 e Madison av, 18.9x98.9, 4-sty brk dwelling. John B Walker to Madison Realty Co. Morts \$25,000. Dec 13. Dec 20, 1900. R S \$10. 3:863. 35,000  
 35th st, No 28, s s, 395 w 5th av, 20x98.9, 3-sty stone front dwelling. Mary E Kidd, James W, Thos L and Geo F Miller individ and EXRS and TRUSTEES Eliz L Miller to Chas I Hudson. Morts \$15,000 and taxes, &c. Dec 12. Dec 14, 1900. R S \$15. 3:836. 30,000  
 35th st, No 41, n s, abt 375 e 6th av, 18.9x98.9, 4-sty brk store and dwell'g. CONTRACT. Hyman M Lazinsk with William Weis. Dec 3. Dec 14, 1900. 42,500  
 35th st, No 45, n s, 332.1 e 6th av, 21.5x98.9, 4-sty stone front dwelling. FORECLOS. Wm I Washburn refereee to Harris Mandelbaum. Dec 18, 1900. R S \$36. 3:837. 35,700  
 43d st, No 323, n s, 296.6 w 1st av, 28.6x100.5, 5-sty brk tenem't with stores. Katharina Muller widow to Katharina Quenzer. Mts \$5,000. B & S. Dec 19. Dec 20, 1900. R S \$17. 5:1336. gift  
 44th st, Nos 543 and 545, n s, 225 e 11th av, 50x100.5, two 5-sty brk tenem'ts with stores. Reuben W Howes, Jr, and ano EXRS and trustees Melissa A Howes to John Bulger. Morts \$30,000. Dec 12. Dec 20, 1900. R S \$11.50. 4:1073. nom  
 45th st, No 111, n s, 140 w 6th av, 20x100.5, 4-sty stone front dwell'g. Fredericka Rentz to Chas T Rowley. Re-recorded. Dec 3. Dec 15, 1900. R S \$28.50. 4:998. 28,500  
 45th st, No 438, s s, 275 e 10th av, 25x100.5, 3-sty brk dwell'g with 1-sty brk bldg on rear. Nicholas and John Hock and Magdalena or Machtelena Reiss to Jacob Korn. Dec 12. Dec 20, 1900. R S \$9. 4:1054. nom  
 47th st, Nos 311 and 313, n s, 150 w 8th av, 50x100.5, two 5-sty stone front flats. Southern Boulevard w s, 75 s 167th st, runs w 100 x n 75 to 167th 167th st | st x w 75 x s 100 x e 75 x s 25 x e 100 to Southern Boulevard x n 50, 4-sty brk flat and store on Boulevard, Lawrence McCann to Edward McCann. All liens. All title. Aug 9, '98. Dec 20, 1900. R S \$7. 10:2727. omitted  
 49th st, No 354, s s, 175 e 9th av, 25x100.5, 5-sty brk tenem't. Gustav Barna to Kate Johnsen. Mort \$19,000. Dec 15. Dec 17, 1900. R S \$11. 4:1039. nom  
 50th st, Nos 48 and 50, s s, 234 e Madison av, 38x100.5, two 5-sty brk dwell'gs. Release mort. Title Guarantee and Trust Co to Jeremiah C Lyons. Dec 20, 1900. 5:1285. nom  
 Same property. Release mort. Same to same. Dec 20, 1900. nom  
 50th st, No 48, s s, 234 e Madison av, 19x100.5. Clinton Gilbert to Margt B wife Clinton Gilbert. Morts \$35,000. Dec 20, 1900. R S none. 5:1285. gift  
 Same property. Jere C Lyons to Clinton Gilbert. Dec 19. Dec 20, 1900. R S \$56. 5:1285. val consid and 100  
 50th st, s s, 253 e Madison av, 19x100.5. Same to Genevra W Hogan. Dec 19. Dec 20, 1900. R S \$54. 5:1285. 50,000  
 52d st, s s, 300 e 5th av, 20 x 100.5, vacant. William H S Wood by Wm C Wood, att'y, to James F D Lanier. B & S. Dec 18. Dec 19, 1900. R S \$44.50. 5:1287. 44,500  
 53d st, No 238, s s, 190 w 2d av, 20x100.5, 3-sty brk dwell'g. Hyman Adelstein and Abram Avrutine to Maurice Cohen. Mort \$10,000. Dec 8. Dec 14, 1900. R S \$3. 5:1326. 13,000  
 54th st, No 445, n s, 175 e 10th av, 25x110.10, 4-sty brk tenem't with 2-sty frame tenem't on rear. J Geo Flammer EXR and TRUSTEE Louisa Holzderber and Chas A and Jacob J Flammer to Ellen O'Neill. Dec 17, 1900. R S \$10. 4:1064. 9,900  
 54th st, No 43, n s, 244.6 e 6th av, 16.6x100.5, 4-sty stone front dwell'g. Maud B Banks to John McE Wetmore. Dec 20, 1900. R S \$50. 5:1270. 50,000  
 58th st, No 245, n s, 65 w 2d av, 20x100.5, 3-sty stone front dwelling. Annie E Ripinsky (in Cons see 118th st; the name is Ripin) to Donald Robertson and Alexander Grant. Morts \$7,000. Dec 20, 1900. R S \$6. 5:1332. See 118th st. nom  
 62d st, n s, 207 e 4th av, being triangular piece which was excepted from above property in deed recorded April 9, '79, contains 1.6 on n by abt 2 on e. Anderson Fowler to Edwd R De Grove. All title. Nov 14. Dec 17, 1900. R S 50 cts. 5:1397. nom  
 62d st, No 223, n s, 350 w Amsterdam av, 25x100.5, 5-sty brk tenem't with stores. Mary M Baldwin to Harry B Baldwin. Mort \$15,000, taxes, &c. Dec 15. Dec 17, 1900. R S \$5. 4:1154. nom  
 62d st, No 214, s s, 225 w Amsterdam av, 25x100.5, 5-sty brk flat. John S Roddy to J Morton Roddy. All title. B & S. Dec 17. Dec 19, 1900. R S \$1. 4:1153. nom  
 67th st, No 211, n s, 175 w Amsterdam av, 25x100.5, 5-sty brk flat. John S Roddy to Fannie J Roddy. Morts \$14,000. Dec 17. Dec 19, 1900. R S \$5. 4:1159. nom  
 68th st, No 74, s s, 45 e Columbus av, 20x100.5, 4-sty brk dwell'g. Anna T E Kirtland widow to Wm Z Larned. Q C. Nov 30. Dec 17, 1900. R S \$7.50. 4:1120. nom  
 70th st, No 259, n s, 191.1 e West End av, 16.11x100.5, 4-sty brk





runs n 17.5 x n 31.3 x n e 67 x n e 70.11 x n 26.9 x s e 80.1 x s w 200 x n w 36.6; also all title to  
 Leggetts lane, now closed, e s, 63.3 e Hewitt pl and 225 n 156th st, runs n 17.5 x n 31.3 x n 67 x n e 70.11 x n 26.9 x n w 19.10 to Hewitt pl x s 1 to centre line lane x s 38.2 x s w 60 x s w 68.8 x s 34 x s 13.1 x s e 13.5.  
 George F Johnson to Chas H Bull. Dec 4. Dec 17, 1900. R S \$4. 10:2695. val consid and 100  
 \*Silver st, n s, 75.2 w Roselle st, 50.1x104.5x50x100.9. Geo P Baisley and Thos B Watson to Mark H Brown. All liens. Dec 12. Dec 17, 1900. R S none. Correction deed. nom  
 \*4th st, s s, 255 e Av C, 25x108, Unionport. Release mort. Anna F Larkin to Frank Cass. Nov 30. Dec 18, 1900. omitted  
 \*5th st, proposed, n s, 273.11 e Green lane or av, 25x100. Nathan Lewis to Miriam Rheinstrom. Morts \$3,000. Dec 13. Dec 20, 1900. R S 50 cts. nom  
 135th st, No 555, n s, 200 w Alexander av, 25x100, 4-sty brk flat. FORECLOS. David McClure referee to Franklin Savings Bank. Dec 19. Dec 20, 1900. R S \$9. 9:2311. 8,750  
 135th st, No 557, n s, 175 w Alexander av, 25x100, 4-sty brk flat. FORECLOS. Same to Franklin Savings Bank. Dec 19. Dec 20, 1900. R S \$9. 9:2311. 8,750  
 135th st, No 559, n s, 150 w Alexander av, 25x100, 4-sty brk flat. FORECLOS. Same to Franklin Savings Bank. Dec 19. Dec 20, 1900. R S \$9. 9:2311. 8,750  
 135th st, No 561, n s, 125 w Alexander av, 25x100, 4-sty brk flat. FORECLOS. Same to Franklin Savings Bank. Dec 19. Dec 20, 1900. R S \$9. 9:2311. 8,750  
 135th st, No 563, n s, 100 w Alexander av, 25x100, 4-sty brk flat. FORECLOS. Same to Franklin Savings Bank. Dec 19. Dec 20, 1900. R S \$9. 9:2311. 8,750  
 135th st, Nos 864 to 868, s s, 250 e St Anns av, 50x100, three 2-sty brk dwellings. Ellen F Reed to Willis H Reed. All liens. Dec 18. Dec 19, 1900. R S none. 10:2547. nom  
 Same property. Declaration of trust for Ellen F Reed by Willis H Reed. Dec 10. Dec 19, 1900.  
 137th st, No 679, n s, 275 e Willis av, 25x25x25x100, error, 5-sty brk flat. Gaines-Roberts Co to Emily G Evans, Washington, D C. Morts \$16,500. Dec 13. Dec 15, 1900. R S \$5.50. 9:2282. val consid and 100  
 139th st, No 597, on map No 591, n s, 130.9 e Alexander av, new line, 25x100, 5-sty brk flat. Gaines-Roberts Co to Hugh L Roberts. Morts \$15,000. Dec 13. Dec 15, 1900. R S \$2. 9:2302. nom  
 139th st, s s, 552.9 e St Anns av, 92x100, vacant. Samson Lachman and Abraham Goldsmith to Hugh Kiernan. Re-recorded. Dec 10. Dec 18, 1900. R S \$9.50. 10:2551. nom  
 149th st, parcel No 149 on damage map to open East 149th st from Southern Boulevard to easterly bulkhead line of Harlem River. Release mort. Geo H Coutts to City of New York. Nov 30. Dec 20, 1900. 9:2331. 10,191  
 Same property. Release mort. Austin Kimball guardian May Kimball to same. Nov 28. Dec 20, 1900. 10,191  
 153d st, No 576, s s, 150 w Courtlandt av, 25x100, 2-sty frame dwell'g. George Schwiebig to Christian Vorndran. Dec 14. Dec 17, 1900. R S \$4. 9:2412. nom  
 154th st, No 517, n s, 150.3 e Morris av, 25x100, 3-sty frame flat with 2-sty frame dwell'g on rear.  
 154th st, n s, 125.3 e Morris av, 25x100, vacant. Herman C Borger to Philip Euler. Morts \$3,500. Dec 20, 1900. R S \$5.50. 9:2414. exch and 100  
 156th st, No 840, s e cor Cauldwell av, widened, 28x100, 5-sty brk flat and store. Sophia or Sophie Gorsch to Siegmund Lippstadt. Morts \$31,000, taxes and liens. Nov 28. Dec 20, 1900. R S 50 cts. 10:2628. nom  
 156th st, Nos 978 and 980, s s, 194.5 e Beach av, 50x121, two 4-sty brk flats. Charles Holdorf to Magdalena Holdorf. All liens. Dec 7. Dec 19, 1900. R S \$2. 10:2665. nom  
 156th st, s w cor Jackson av, 75x90, vacant, three flats to be erected. Nelson D Stilwell to Antonia D'Andre. Mts \$6,000. C a G. Dec 10. Dec 18, 1900. R S \$8.50. 10:2635. val consid and 100  
 164th st, No 703, n s, 272.10 w Washington av, 20x100, 2-sty frame dwell'g, use of alley adj. FORECLOS. John Delahunty referee to Jeremiah Fitzpatrick. Morts \$2,800. Dec 14, 1900. R S \$2. 9:2386. 1,800  
 166th st, parcel 1 damage map for acquiring title to East 166th st from Lind to Jerome av. Release mort. Celia J Ferguson to City of New York. Oct 18. Dec 14, 1900. 9:2526. nom  
 173d st, s s, 90 e Webster av, 117.10x60, three 3-sty brk flats and 1-sty frame shed. John Oehler and William Hegershoff to Marie Hegershoff. Morts \$2,000. Dec 19. Dec 20, 1900. R S \$4.00. 11:2897. nom  
 181st st, late John st, s w s, between Crotona and Hughes avs, being east 1/2 lot 15 map East Tremont, 33x150. Thomas Barry and Annie wife James H Sheils to Nathan B Levin. Dec 13. Dec 17, 1900. R S \$1.50. 11:3081. nom  
 183d st, late Columbine st, n s, 117.11 w Southern Boulevard, 75x 125, vacant. Henry R Hoyt and ano EXRS Chas P Daly to Andrew J Larkin. Aug 16. Dec 19, 1900. R S \$3. 11:3114. 2,700  
 Same property. Andrew J Larkin to Simon T Stern. Morts \$2,100. Dec 18. Dec 19, 1900. R S \$1.50. nom  
 183d, late Columbine st, n s, 192.11 w Southern Boulevard, 50x125.4 x59x125, vacant. Henry R Hoyt and ano EXRS Chas B Daly to Andrew J Larkin. Aug 16. Dec 19, 1900. R S \$2. 11:3114. 1,800  
 183d st, late Columbine st, n s, 192.11 w Southern Boulevard, 25x125. Andrew J Larkin to Daniel Kraus. Morts \$700. Dec 18. Dec 19, 1900. R S 50 cts. 11:3114. nom  
 183d st, late Columbine st, n s, 217.11 w Southern Boulevard, 25x 125.4x34x125, vacant. Andrew J Larkin to Isaac Schoenberg. Morts \$700. Dec 18. Dec 19, 1900. R S 50 cts. 11:3114. nom  
 204th st, late Potter pl, n s, 100 w Cadiz pl, 25x125, vacant. Bernard H and Herman J and Anthony J Foss to Mary G Dunphy. All title. May 14, '96. Dec 19, 1900. R S none. 12:3311. 800  
 Same property. Andrew Ward EXR Joseph Foss to same. May 14, '96. R S none. nom  
 Same property. Mary G Dunphy to Herman Hofstadt. Oct 22. Dec 19, 1900. R S \$1. 12:3311. 1,000  
 236th st, late Opdyke av, n e cor Verio av, 194.7x100x148.5x110.2, vacant. Helene Vaubel to Kathchen Eim. Morts \$2,500. July 18. Dec 14, 1900. R S \$7.50. 12:3398. 100  
 236th st, late Opdyke av, s s, 100 e Katonah av, late 2d st, 100x100, vacant. Mary W Conlin to John Conlin. Dec 1. Dec 20, 1900. R S 50 cts. 12:3384. nom  
 Anthony av, n w cor Bush st, 25x92.3x23.9x100, vacant. Geo D Kingston to Josephine I Smyth. Mort \$3,000. Dec 13. Dec 14, 1900. R S 50 cts. 11:2813. nom  
 Anthony av, No 1995, w s, 70.7 s Bush st, 24.1x120.6x22.11x113, 2-sty frame dwelling. Martin L Henry and Louis Gaxes to Geo W Brimeyer. Dec 12. R S \$5. Dec 18, 1900. 11:2812. other consid and 100

Bathgate, late Madison av, s w cor Mott st, runs w 240 to Washington av x s 40 x e 120 x s 68 x e 120 to av x n 180, except part to open and widen Bathgate av. Contract to exchange for Classon av, s w cor West Farms road, being lot 26 map —.  
 St Lawrence av, n e cor Merrill st, 125x100.  
 Merrill st, n s, 100 e Lawrence av, 25x100.  
 Merrill st, n w cor Classon av, 114x25.9.  
 Commonwealth av, e s, 150 n Mansion st, lots 93 to 96.  
 Gerald C Connor with Micheae Redmond. Nov 3. Dec 20, 1900.  
 Boston road, No 1203, s w cor 168th st, 52.2x100, 5-sty brk flat. Evelyn H White to Geo J Kelly. Morts \$8,000. Dec 18, 1900. R S \$3.50. 10:2614. nom  
 Bremer, late Woodycrest av, w s, 224.1 n 167th st, runs w 58.7 x w 1.3 x s 147.3 x e 31.11 to beginning, contains 6,455.5 sq feet, vacant. Melissa Thwaite to Wm H Nelson. June 29. R S \$2.50. Dec 18, 1900. 9:2515. nom  
 \*Bronx terrace, w s, abt 646 s 10th av, 87.6x140, Wakefield. Cath E Allison widow to Robert Wallace. Sub to taxes, &c. Dec 6. Dec 17, 1900. R S \$2. nom  
 Brook av, Nos 1522 to 1528, e s, 200 n 171st st, 100x100.11, four 4-sty brk flats. Ernst-Marx-Nathan Co to Max Marx. Morts \$39,000. Oct 31. R S \$11.50. Dec 18, 1900. 11:2895. 50,500  
 Brook av, Nos 1514 to 1520, e s, 100 n 171st st, 100x100.11 to N Y & Harlem R R, four 4-sty brk flats. Ernst-Marx-Nathan Co to Marcus Nathan. All liens. Oct 31. Dec 20, 1900. R S \$10.00. 11:2895. other consid and 100  
 College av, parcel 4 damage map for opening College av from East 163d st to East 164th st. Release mort. Elizabeth Lauter to City of New York. Aug 21. Dec 14, 1900. 9:2423. nom  
 Concord av, a new av proposed, s e cor St Josephs st, 262.6 to St Marys st x100, three 2-sty brk bldgs.  
 Concord av, s w cor St Josephs st, 237.9x125.6x162.1x100, vacant. Max Weil to Alice R Strauss. Morts \$11,287 and taxes, &c. Dec 13. Dec 14, 1900. R S \$1. 10:2573-2574. 100  
 Courtlandt av, No 927, w s, 150 n 162d st, 25x137.9x25.3x141, 4-sty brk flat. Philip Euler to Herman C Borger. Mort \$20,500. Dec 19. Dec 20, 1900. R S \$5.50. 9:2409. exch and 100  
 Creston av, Nos 2384 to 2388, e s, widened, 149.5 n 184th st, 75x95, three 2-sty frame dwellings. Ernst-Marx-Nathan Co to Carrie B Caster. Nov 30. Dec 19, 1900. R S \$4.50. 11:3165. val consid and 100  
 Crotona av, w s, 225 s Tremont av, 50x116, vacant. John Rumore to Jacob Leitner. Morts \$9,000. Dec 15. Dec 17, 1900. R S 50 cts. 11:2946. nom  
 Crotona av, No 1973, w s, 250 s 179th st, late Lebanon st, 25x70.10 x26.1x78.3, 2-sty frame dwell'g. Charles Bjorkegren to Martin J Klug. Morts \$3,200. Dec 20, 1900. R S \$2.50. 11:3079. See Morris Park av. 5,700  
 \*De Milt av, n e s, abt 132 w Catharine st, 100x100, Penfield property, South Mt Vernon. Geo D Sloatman to W Herbert Atwood. Morts \$1,200 and taxes, &c. Nov 30. Dec 18, 1900. R S 50 cts. nom  
 Eagle av, No 705, w s, 221.6 s 156th st, 19x99.3, 3-sty frame (brk front) flat. Max Flurschheim to John and Eugenia Vanoni his wife. Morts \$6,050. Dec 3. Dec 14, 1900. R S 50 cts. 10:2617. nom  
 Forest av, No 1166, e s, 164.7 n Home st, 20.1x135, 3-sty frame flat. Chas F Hagemeyer to Wm A Hanisch. Morts \$5,000. Dec 14, 1900. R S \$4.50. 10:2662. nom  
 \*Forest av, w s, 225 n road from West Farms to Westchester, 25x 100. Thomas Isherwood to Geo W and Mary E Whelan his wife. Dec 18, 1900. R S \$3. nom  
 \*Franklin av, s s, 249.3 e Main st, 50x100. Ellen Boyd to James H Rice. Dec 6. Dec 19, 1900. R S \$1. nom  
 Hughes av, e s, 200 n 183d st, late Columbia av, 25x100, vacant. Tommaso Giordano to John and Teresa Violante his wife. Morts \$525. Nov 28. Dec 18, 1900. R S \$1. 11:3087. nom  
 \*Hunt av, e s, being lot 49 partition map Lott G Hunt estate, near Van Nest Station. Andrew M King to Eliza King his wife, Pelham, N Y. Dec 15. Dec 20, 1900. R S none. nom  
 Jerome av, w s, 125 n Belmont st, late Wolf pl, 50x140, 3-sty frame dwell'g and 1-sty frame bldg on rear. Samuel Werner to Gilbert M Speir. Morts \$3,000. Dec 13. Dec 14, 1900. R S \$6.00. 11:2860. 9,000  
 Marion av, parcel 31 on damage map for acquiring title to Marion av from East 184th st to Mosholu Parkway. Release mort. Abby R Briggs to City of N Y. Nov 9. Dec 14, 1900. 12:3286. nom  
 Marion av, parcels 78 and 79 damage map for opening Marion av from East 184th st to Mosholu Parkway, and all title to award in parcel No 78A for regulating said av. Release mort. Joseph Kauer to City of New York. Sept 11. Dec 14, 1900. 12:3282. nom  
 Marion av, parcels 81 and 82 on damage map for acquiring title to Marion av from East 184th st to Mosholu Parkway, with all title, &c, to award, &c. Release mort. The Harlem Savings Bank to City of N Y. Aug 11. Dec 20, 1900. 12:3282. nom  
 \*Morris Park av, s s, 50 w Taylor st, 75x100. Martin J Klug to Charles Bjorkegren. Dec 20, 1900. R S \$3.50. See Crotona av. 3,300  
 Mott av, parcel 89 on damage map for opening Mott av from Railroad av to East 161st st. Release mort. Harriett A Schermerhorn to City of N Y. Aug 4. Dec 14, 1900. 9:2443. omitted  
 Mott av, parcel 90 same map. Release mort. Henry L Morris to same. July 5. Dec 14, 1900. 9:2443. nom  
 Same property. Release mort. Charlotte A Mount admrx Maria B Mount to same. Sept 6. Dec 14, 1900. nom  
 Mott av, parcel 62 same map. Release mort. Carl Klupfel to same. July 30. Dec 14, 1900. 9:2347. nom  
 Same property. Release mort. Henry L Morris to same. Sept 5. Dec 14, 1900. nom  
 Mott av, w s, 50.5 s 165th st, 25.3x100, vacant. Thomas Curran to Elizabeth Sullivan. Dec 10. Dec 17, 1900. R S none. 9:2471. nom  
 \*McGraw av, s s, 50 e Cottage Grove av, 50x100. Alice M Lynch to Louis Silverman. Dec 5. Dec 19, 1900. R S 50 cts. nom  
 Ogden av, widened, s e cor 162d st, runs w 10 x s 393.3 x e 10 to e s said av x n 393.3 to beginning.  
 Ogden av | original line, s e cor 162d st, runs n 25 x e 265.3 to w s 162d st | Bremer late Woody Crest av x s 25 to s s 162d st x w Bremer av | 265.3 to beginning.  
 Release mort. James A O'Gorman to City of New York. Oct 12. Dec 14, 1900. 9:2511. nom  
 Ogden av | e s, 75 s 162d st, runs e 95 x n 75 to s s 162d st x e 50 x 162d st | s 50 x e 103.8 to w s Bremer av, late Woodycrest av x s Bremer av | 100.9 x w 236.2 to Ogden av x n 75 to beginning, 2-sty frame dwell'g and vacant. Nicholas O'Donnell EXR Kieran B Daly to Louisa Theriott. Reserves awards for opening 162d st and widening Ogden av. Oct 10. Dec 20, 1900. R S \$15.50. 9:2511. 15,500

Rider av, late College av, n w s, 150 n e 138th st, 55x125 to Mott Haven Canal x18.9x115, portion 2-sty frame bldg. FORECLOS. Daniel P Ingraham referee to Arthur C Chesley and Julius C Hertsch. Dec 14, 1900. R S \$4.50. 9:2340. 4,200  
 Same property. Ada wife Charles Frazier to same. Q C. Dec 12, 1900. R S none. nom  
 Rider av, w s, 205 n 138th st, 25x125 to Mott Haven Canal, portion 2-sty frame bldg. Chas F Peet to Arthur C Chesley and Julius C Hertsch. Dec 5. Dec 14, 1900. R S \$4.50. 9:2340. 4,500  
 Same property. Release mort. Elbert Robertson to Chas F Peet. Nov 17, Dec 14, 1900. 4,000  
 Riverdale av, w s, being plot bounded n by land Wm A Butler 200 x e by said av 150 x s by land Augustus Hutchins 200 x w by centre line Fieldstone road, except strip 25 ft in width on s s, extending from said av to road. FORECLOS. Louis H Hahlo referee to Fredk H Crum. Morts \$1,800. Dec 20, 1900. R S \$4.00. 13:3409. 2,175  
 St Anns av, No 761, n w cor 157th st, 25x100, 4-sty brk flat and store. Abraham Lazarowitz to David Peltz. All title. Q C. Dec 10, Dec 14, 1900. R S none. 9:2360. nom  
 Stebbins av, e s, 388 n 167th st, 50x100, 2-sty frame dwell'g and vacant. Sylvanus O Phelon to August F Schmidt. Morts \$5,300. 1/2 part. Dec 12. Dec 17, 1900. R S 50 cts. 10:2692. nom  
 Townsend av, n w cor 175th st, 25x100, vacant. Laura E Smith to Timothy F Sullivan. Mort \$915. Dec 17. Dec 18, 1900. R S \$3.00. 11:2850. nom  
 Union av, Nos 1077 to 1081, w s, 50 s 166th st, runs w 90 x s 50 x w 10 x s 10 x e 100 to av x n 60, three 3-sty frame flats. John O'Leary to Ferdinand Hecht. Morts \$17,303. Dec 12. Dec 18, 1900. R S \$7. 10:2670. nom  
 Union av, No 1077, w s, 90 s 166th st, runs w 90 x s 10 x w 10 x s 10 x e 100 x n 20 to beginning. Release mort. Patrick Reddy to John O'Leary. Dec 12. Dec 18, 1900. 10:2670. nom  
 Union av, No 1235, w s, 146.10 n 168th st, 183.11x132x184x132, 2-sty frame dwell'g and vacant. Ferdinand Hecht and Simon Uhlfelder to John O'Leary. Morts \$15,000. Dec 4. Dec 17, 1900. R S none. 10:2673. nom  
 Wales av, No 685, w s, 137.7 s Westchester av, 25x111x29.11x94.7, 4-sty brk flat. Timothy F Sullivan to Bernard J Clark. Mort \$11,550. Dec 17. Dec 18, 1900. R S \$4.50. 10:2644. nom  
 \*Washington av, n s, abt 504 e Westchester av, 25.3x105.4x25.3x105. Philip A Smyth to Wm J Purdy. Dec 18, 1900. R S 50 cts. nom  
 Webster av, parcel 27A damage map for opening Webster av from Mosholu Parkway to the Bronx River, and all title to award, &c. Release mort. Ellen L Tuttle to City of New York. Aug 20. Dec 14, 1900. 12:3358. nom  
 Willis av, No 107 [s w cor Southern Boulevard, Southern Boulevard, Nos 640 and 642] 27.3x74, two 2-sty frame dwell'gs with stores. Michael J Sullivan to Elizabeth Donohue. B & S. Mort \$5,000. Dec 19. Dec 20, 1900. R S \$2.50. 9:2295. nom  
 \*2d av, s s, abt 262 e White Plains road, 32.6x181x32.6x177, map Wakefield. Annie McGrath to Blanche A wife Mathew H Murray. Dec 17, 1900. R S \$1. 450  
 3d av, parcels 11, 12, 13 and 14 on damage map for acquiring title to widening 3d av from a point 323.11 n 161st st to Teasdale pl. Release mort. Mutual Life Ins Co to City of New York. Nov 20. Dec 14, 1900. 10:2620. 2,500  
 3d av, No 3739, n w cor St Pauls pl, 26.5x100.9x26.8x95.11, 4-sty brk flat and store. Ernst-Marx-Nathan Co to Marcus Nathan. Mort \$22,000. Oct 2, 1899. Dec 18, 1900. R S \$1. 11:2911. other consid and 100  
 3d av, No 2918, s e s, 51.3 s w Rose st, new line, 30x100, except part to widen av, 4-sty brk flat with stores and 1-sty brk extension. Caroline A Weber to Wm J Purdy, Brooklyn. Morts \$18,000. Oct 18. Dec 20, 1900. R S \$5. 9:2362. nom  
 Same property. Wm J Purdy to Kate Knobloch. Morts \$18,000. Dec 19. Dec 20, 1900. R S \$5. See 112th st, Manhattan. nom  
 \*7th av, s s, abt 155 w 5th st, 52x114, Wakefield. Wm E Farrington to Emma Beekman. Morts \$3,000. Oct 1, '94. Dec 18, 1900. R S none. 4,500  
 \*Same property. Emma Beekman to Fredk C Dexter. Morts \$3,000. Sept 10, '95. Dec 18, 1900. R S none. nom  
 \*11th av/s s, 105 w White Plains road, 100x228 to n s 10th av, 10th av | Wakefield. Francis F Brennen and Mary E his wife and Geo W Brennen to Mary M Bickford. Dec 4. Dec 17, 1900. R S \$1.00. nom  
 \*Same property. Mary M Bickford to Robert Wallace. Sub to taxes, assessments, &c. Dec 7. Dec 17, 1900. R S \$3. nom  
 \*Same property. Charles T Wilson to Mary M Bickford. Dec 6. Dec 17, 1900. R S \$1.00. nom  
 Plot begins 100 w Ackerman st and 263.11 n land Spuyten Duyvil & Port Morris R R Co, runs w 185 to e s Yonkers Creek or Tibbetts Brook x n e 62 x e 134 x s 37.6 to beginning, Kingsbridge; all title to lands under water in said creek. Margt E Putnam and ano EXRS Albert E Putnam to Bridget wife Joseph Flanagan. Dec 6. Dec 15, 1900. R S \$1. 13:3406. 600

LEASES.

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

BOROUGH OF MANHATTAN.

Broome st, No 293, all. Caroline Pia to Harrie A James; 3 10-12 years, from July 1, '99. Dec 18, 1900. 2:418. 1,400  
 Canal st, No 245, stores, &c. Lippman Able to Simon Senville; 2 years, from Jan 1, 1900. Dec 18, 1900. 1:208. 600  
 Same property. Assign lease. Simon Senville to Bennie Sussman. Jan 9. Dec 18, 1900. nom  
 Clinton st, Nos 90 to 96, e s, 100 n Delancey st, 76.1x100, all. Johanna Kroder to Charles Wertheim; 20 years, from Feb 1, 1901. Dec 14, 1900. 2:348. 7,500  
 Chrystie st, No 77, all. Charles Gaetjens to Charles Sergansky; 15 years, from May 1, 1901. Dec 14, 1900. 1:304. 1,500  
 Greenwich st, No 753, store, &c. Rebecca Fritz, extrx, &c, Michael Fritz to Joseph F Evans; 3 years from Jan 1, 1901. Dec 17, 1900. 2:623. 420  
 Henry st, No 310, all. Louisa H wife of A L Dickinson to Thomas H Wilcox; 5 years, from May 1, 1899. Dec 19, 1900. 1:267. 1,425  
 Hudson st, No 457. Bill of sale of lease and saloon. Joseph J Shay to Charles Jacobs. Dec 12. R S \$1. Dec 19, 1900. 2:603. 350  
 Madison st, No 331, n w cor Scammel st, store, &c. Felicie Schapiro to Samuel Epstein; 3 years, from May 1, 1901. Dec 14, 1900. 1:267. 900  
 Madison st, No 386, s e cor Jackson st, store, &c. Lewis Kresner to Baldasaro Argondizzo and Franzeso S Damico; 5 years, from Jan 1, 1901. Dec 20, 1900. 1:265. 360  
 Oliver st, Nos 60 and 62, all. Bernard Golden and Morris Rosenberg

to Michael Di Pietro; 5 years, from Jan 1, 1900. Dec 19, 1900. 1:252. 5,100  
 Pine st, No 30, Room No 21. Goold Hoyt to John McMahon; 3 yrs, from May 1, 1898. Dec 17, 1900. 1:44. 300  
 Vesey st, No 110 [all. Wm J Cruger et al TRUSTEES of West st, Nos 139 and 140] Amy N Cruger and Blanche E Tams guardian of Frederick, Bertram and Violet Cruger to John Brunning; 12 years, from May 1, '99. Dec 20, 1900. 1:84. 6,000  
 Ridge st, Nos 87 and 89, all. Lazarus Levy to Nathan Prusanowsky; 5 years, from June 7, 1900. Dec 18, 1900. 2:343. 4,800  
 Stanton st, Nos 108 and 110. Assign lease. Elex Salkin to David Stevenson Brewing Co. Dec 13. Dec 14, 1900. 2:412. nom  
 Stanton st, No 179, front and rear bldgs. Yetta Lapides to Harry Postel; 2 4-12 years, from Jan 1, 1900. Dec 18, 1900. 2:349. 2,700  
 Washington st, No 63, all. John Frohlich to Daniel J and Geo J Faour; 5 years, from May 1, 1900. Dec 17, 1900. 1:18. 1,500  
 2d st, Nos 156 and 158, east store. Chaim Steinhauser to William Siegmeister; 5 years, from Mar 1, 1900. Dec 18, 1900. 2:398. 300  
 Same property. Assign lease. William Siegmeister to Abraham Weinstein. Dec 17. Dec 18, 1900. 2:398. nom  
 4th st, No 173 E. Assign lease. Geo A Roll EXR and TRUSTEE John Vetter, Lillian and Robert Vetter and Kate C Baker GUARD Eliz M Vetter to Sarah G Bloomberg. Dec 10. Dec 18, 1900. 2:432. 4,000  
 4th st, No 173 E. Certificate of merger of lease. Sarah G Bloomberg to whom it may concern. Dec 17. Dec 18, 1900. 2:432. nom  
 4th st, No 171 E. Assign lease. Geo J Roll et al EXRS, &c, George Roll to Edward Wilckens. Dec 12. Dec 18, 1900. R S 50 cts. 2:432. 4,000  
 4th st, No 171 E. Certificate of merger of lease. Edward Wilckens to whom it may concern. Dec 17. Dec 20 1900. 2:432. nom  
 4th st, No 169. Certificate of merger of lease. Fredericka Zaun, Mary Pernitza and Louisa Thies to whom it may concern. Dec 20, 1900. 2:432. nom  
 6th st, No 235 E. Joseph and William Wolf to Lewis Morgenstern; 5 years, from Jan 1, 1901. Dec 15, 1900. 2:461. 3,186  
 9th st, No 109 E, all. Elias Stone to Frederick Rohmeling; 5 4-12 years, from Jan 4, 1901. Dec 17, 1900. 2:555. 1,800 to 2,000  
 15th st, Nos 324 and 326 E, all. Julius Salzstein to Israel Lapidus; 5 years from Dec 1, 1900. Dec 14, 1900. 3:921. 4,200  
 15th st, Nos 31 to 35 W, 4th loft. Peter Dooley to Max Katz, Rosie Goldstein and Ludwig Polacek firm R Goldstein & Co; 3 years, from Feb 1, 1901. Dec 14, 1900. 3:817. 3,000  
 18th st, n s, 390 w Av A, 27x92. Assign lease. Martha Schweitzer and Annie Aaron to Gustav Scholer. Dec 18. Dec 19, 1900. 3:950. nom  
 32d st, No 20 West, all. Judson G Wells to Aurelia B Sandor; 3 11-12 years, from June 1, 1899. Dec 19, 1900. 3:833. 4,080  
 Same property. Agreement and consent to assign lease. Judson G Wells with Aurelia B Sandor and Kittie Upper. Jan 16. Dec 19, 1900. nom  
 Same property. Assign lease. Kittie Upper to Fredk D Berkeley. Dec 18. Dec 19, 1900. nom  
 32d st, No 325 W, all. D G Hildebrand to Nannie Rynders; 3 yrs, from Nov 15, 1900. Dec 18, 1900. 3:756. 1,000  
 38th st, No 338 East, store, &c. Rachel Jacoby to Joseph Moraver; 5 years, from May 1, 1901. Dec 19, 1900. 3:943. 920  
 50th st, No 41, n s, 546 w 5th av, 15x100.5. Leasehold. Henry H Landon to Alice C Fisk. Mort \$10,000. Dec 14. Dec 18, 1900. R S \$1. 5:1266. 7,500  
 51st st, No 143 West, all. Annie A Shea to Julius W Walters; 3 4-12 years, from Jan 1, 1901. Dec 19, 1900. 4:1004. 2,400  
 86th st, No 160 E, all. Herman Bachrach to Elsa Landau; 4 yrs, from May 1, 1901. Dec 20, 1900. 5:1514. 2,400  
 102d st, Nos 330 to 336 E, all. Daniel Daly to George Dumrauf and Adam C Wicke; 5 years, from Dec 1, 1900. Dec 17, 1900. 6:1673. 1,500  
 Av A, No 65. Certificate of merger of lease. Catharine Ropke to whom it may concern. Dec 17. Dec 18, 1900. 2:432. nom  
 Same property. Similar certificate. Same to same. Dec 17. Dec 18, 1900. nom  
 Amsterdam av, No 646, store, &c. Sauer, Gross & Herbener to John Elingshausen; 4 11-12 years, from June 1, '99. Dec 20, 1900. 4:1239. 1,200 and 1,300  
 Bowery, No 115, all. Eliz H Von Dersmith TRUSTEE to Joseph Berliant; 5 5-12 years, from Dec 1, 1900. Dec 15, 1900. 1:304. 1,200  
 Broadway, Nos 657 and 659, store, &c. Nathaniel Whitman to Samuel Schiff and Julius S Aron firm Samuel Schiff & Co; 5 2-12 years, from Dec 1, 1900. Dec 15, 1900. 2:532. 12,000  
 Broadway, Nos 1472 and 1474, store, &c. William Wilson to Chas R Scallen; 5 years and 1/2 months, from Dec 15, 1900. Dec 17, 1900. 4:995. 3,000  
 Columbus av, No 969, store, &c. Chas M Rosenthal to Louis Suter; 5 years, from Nov 1, 1900. Dec 19, 1900. 7:1843. 1,200  
 Madison av, No 2095, s e cor 132d st, store, &c. Henry Dohrmann to Wilhelmine Goetze; 5 5-12 yrs, from Dec 1, 1900. Dec 14, 1900. 6:1756. 900  
 1st av, No 82. Certificate of merger of lease. John P Friedhoff and Henry C Meyer to whom it may concern. Dec 17, 1900. 2:432. nom  
 1st av, No 74, e s, 84 n 4th st. Certificate of merger of lease. Frederick and Anna Jantzen to whom it may concern. Dec 18, 1900. 2:432. nom  
 1st av, No 76, e s, 65 s 5th st. Declaration of merger of lease. Geo Stanger to whom it may concern. Dec 18, 1900. 2:432. nom  
 2d av, s e cor 1st st, middle store adj cor. Jonas Weil and Bernhard Mayer to Max Marcus; 3 years, from Jan 15, 1900. Dec 20, 1900. 2:442. 660  
 3d av, No 1517, rear part store, &c. Pinus Lowenfeld and William Prager to Adelheid S Husing; 5 8-12 years, from Sept 1, 1900. Dec 20, 1900. 5:1531. 400  
 3d av, No 1519, store, &c. Same to Adelheid S Husing; 5 8-12 yrs, from Sept 1, 1900. Dec 20, 1900. 5:1531. 2,000  
 3d av, No 2203, n e cor 120th st. Assign lease. Diedrich and John H Huneke to James Everards Breweries. Nov 9. Dec 18, 1900. 6:1785. nom  
 3d av, No 573, e s, abt 40 s 38th st, store, &c. Chas J Warren and Amos B Stratton to Bertha Holpp; 5 years, from May 1, 1900. Dec 19, 1900. 3:918. 1,200  
 5th av, No 394. Agreement as to amendment of clause in lease. Clara W Stetson with Alfred De Pinna. Dec 17. Dec 18, 1900. 3:838. nom  
 6th av, No 738, all. Henry and Adolph Jentes to The Carlton Hotel Co; 3 6-12 years, from Nov 1, 1900. Dec 17, 1900. Re-recorded. 5:1258. 2,460  
 9th av, No 573, all. Jacob Kissing to William Elfers; 5 years, from Nov 1, 1900. Dec 14, 1900. 4:1051. 1,680 and 1,800  
 9th av, No 559, store, &c. Joseph M Ledwith to Ann Maguire; 5 years, from Nov 1, 1900. Dec 18, 1900. 4:1050. 2,000

Same property. Assign lease. Annie Maguire to James Everards Breweries. Dec 14. Dec 18, 1900. . . . . nom  
 13th av, s e cor 14th st. Surrender lease and right to remove bldgs, &c. Edwin A Stevens to Ann, Mary M and Cornelia Le R White, and John, Jr, and Campbell Steward, Cath E S, Anne W and Augustus Van H Stuyvesant, Jr, Banyer Ludlow, Cath L Searing, Harriet Le R Cox and Eliz H Warren. Dec 13. Dec 18, 1900. 2:654 and 659. . . . . nom

**BOROUGH OF BRONX.**

138th st, No 844 East, s w cor St Anns av, store, &c. Henry J Meyerhoff to Wilhelm and August Sunkenberg, firm Sunkenberg Bros; 10 years, from May 1, 1902. Dec 19, 1900. 9:2265 . . . . . 1,260  
 177th st, n s, 65 w Cedar av, 20x60, all. Mary A Walker by Andrew Powell, att'y, to Michael J Broderick; 5 years, from Oct 1, 1900. Dec 19, 1900. 11:2883. . . . . 1,050  
 Cedar av, w s, 96 n 177th st, runs n 4 x w 95.5 x s 40 x e 27.6 x n 36 x e 65, all. Mary A Walker by Andrew Powell, att'y, to Michael J Broderick; 5 years, from Oct 1, 1900. Dec 19, 1900. 11:2883. . . . . 1,150  
 Morris av, No 544 (in Moris No 540), store, &c. Matthew Sullivan to Thomas McGrath; 5 6-12 years, from Nov 1, 1900. Dec 17, 1900. 9:2330. . . . . 780 and 840  
 Willis av, No 217, store, &c. Jacob Weber to Paul Schwartz and Robert Ludwig; 3 years, from Jan 1, 1900. Dec 19, 1900. 9:2299. . . . . 9,000  
 Willis av, No 228. Assign lease. John Hafemann to Ernest M Finck. Dec 11. Dec 15, 1900. 9:2282. . . . . nom

**MORTGAGES.**

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

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

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

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

Mortgages against 23d and 24th Ward property will be found altogether at the foot of this list.

Dec. 14, 15, 17, 18, 19 and 20.

**BOROUGH OF MANHATTAN.**

Applebaum, Hannah wife of and Benj J to Rebecca S Jacobus. Lexington av, No 1490, w s, 25.11 n 96th st, 25x80. Dec 19, 1900, 5 years, 4 1/2%. 6:1624. . . . . 2,500  
 Arenfred, William, Jr, to Abraham H Hummel. Bowery, No 74, w s, 150.2 n Canal st, 25.2x125. Nov 3, 1 year, 6%. Dec 19, 1900. 1:203. . . . . 3,833  
 Axelrod, Rachel to Metropolitan Improvement Co. 94th st, s s, 110 w West End av, 66x100.8. P M. Dec 7, 1 year, 6%. Dec 18, 1900. 4:1252. . . . . 46,000  
 Same to same. Same property. P M. Building loan. Sub to mort \$46,000. Dec 7, demand, 6%. Dec 18, 1900. . . . . 60,000  
 Same to same. 94th st, s s, 238 w West End av, 62x100.8. P M. Dec 7, 1 year, 6%. Dec 18, 1900. . . . . 42,000  
 Same to same. Same property. P M. Building loan. Sub to mort \$42,000. Dec 7, demand, 6%. Dec 18, 1900. . . . . 55,000  
 Same to same. 94th st, s s, 176 w West End av, 62x100.8. P M. Dec 7, 1 year, 6%. Dec 18, 1900. . . . . 42,000  
 Same to same. Same property. P M. Building loan. Sub to mort \$42,000. Dec 7, demand, 6%. Dec 18, 1900. . . . . 55,000  
 Alexander, Theresa to Nettie E Garten. 117th st, No 46, s s, 300 e Lenox av, 25x100.11. Sub to mort \$22,000. Dec 20, 1900, 1 year, 6%. 6:1600. . . . . 2,000  
 Brower, Matilda W widow to BANK FOR SAVINGS. Broadway, n e cor 39th st, 76.10x107.3x74.1x86.8. Dec 20, 1900, 1 year, 4%. 3:815. . . . . 30,000  
 Bulger, John to L Lindsey Fountaine. 44th st, n s, 225 e 11th av, 50x100.5. Dec 20, 1900, 1 year, 5%. 4:1073. . . . . 5,000  
 Baran, Rose wife and Julius to Harris D Colt. 79th st, No 134, s s, 74 w Lexington av, 18x102.2. Dec 17, due Dec 1, 1905, 4%. Dec 18, 1900. 5:1413. . . . . 15,000  
 Bloomberg, Sarah G to TITLE GUARANTEE AND TRUST CO. 4th st, n s, 100 w Av A, 25.6x96.2. P M. Dec 1, due Dec 17, 1903, 4 1/2%. Dec 18, 1900. 2:432. . . . . 15,000  
 Brand, Wolf to Lene Brand. Broome st, s s, 50 w Ludlow st, 25x 87.6. P M. Sub to mort \$20,000. Dec 17, 5 years, 6%. Dec 18, 1900. 2:408. . . . . 9,000  
 Buckley, Henry to IRVING SAVINGS INST. 133d st, No 156, s s, 216.10 e 7th av, widened, 16.8x99.11. Dec 17, 1 year, 4 1/2%. Dec 18, 1900. 7:1917. . . . . 5,000  
 Baumann, Johanna to Joseph C Levi trustee. 6th av, Nos 110 and 112, s e cor 9th st, runs s 43.8 x e 77.6 x n 20.2 x e 0.1 x n 23.6 to 9th st x w 77.7. Sub to mort \$30,000. Dec 13, 2 months, 6%. Dec 14, 1900. 2:572. . . . . 2,000  
 Same wife of and Hermann with Joseph C Levi trustee. Lenox av, No 434, e s, abt 65 s 132d st. Agreement to advance \$250, being interest on 1st mortgage. Dec 10, demand, 6%. Dec 15, 1900. 6:1729. . . . .  
 Beck, Rosie to Louis Schuss. Ridge st, e s, 150 n Broome st, 25x 100. Dec 12, 3 years, 6%. Dec 14, 1900. 2:342. . . . . 4,000  
 Bing, Leo S to GREENWICH SAVINGS BANK. 114th st, Nos 104 to 108, s s, 95 w Lenox av, 3 lots, each 26.3x100.11. 3 mortg, each \$19,000. Dec 14, 1900, 5 years, 4%. 7:1823. . . . . 57,000  
 Blomquist, Chas J to David E Oppenheimer and Joseph Hamerslag. 140th st, n s, 40 e Amsterdam av, 90x99.11. Building loan. Sub to mort \$31,500. Dec 14, 1900, 1 year, 6%, secures advances. 7:2057. . . . . 32,500  
 Same to same. Same property. Dec 14, 1900, 1 year, 6%. . . . . 31,500  
 Bloem, Wolf to Timothy M Cheesman exr and trustee Timothy M Cheesman. Monroe st, No 103, n s, 229.5 w Rutgers st, 26.4x99.7x 26.4x99.6. Dec 11, 5 years, 4 1/2%. Dec 14, 1900. 1:272. . . . . 26,000  
 Brennan, William to Mary J Mondorf guardian of Josephine ———. 10th av, w s, 49.4 s 22d st, 24.8x100. Dec 11, due Jan 27, 1903, 4%. Dec 14, 1900. 3:093. . . . . 3,000  
 Broadbelt, Geraldine to Jacob D Butler. 115th st, s s, 75 w Broadway, 100x100.11. P M. Nov 30, 1 year, 6%. Dec 14, 1900. 7:1896. . . . . 24,000

Bannen, John to Thos S Walker. 116th st, n s, 143.8 w St Nicholas av, 100x75.11. Building loan. Dec 17, 1900, 1 year, 6%. 7:1922. . . . . 80,000  
 Same to same. Same property. P M. Dec 17, 1900, 1 year, 5%. . . . . 55,000  
 Same to same. Same property. P M. Sub to mort \$135,000. Dec 17, 1900, 1 year, 5%. . . . . 10,000  
 Bell, Thos H to Alexander McMurray. Amsterdam av, n e cor 129th st, runs n 99.9 x e 64 to centre line former Byrd st x s e 40.9 x s 73.6 to centre line former Phineas st x s w 8.1 to 129th st x w 96.3; also all title to gore, begins 65.4 e Amsterdam av and 99.9 n 129th st, runs e 34.7 x s 18.4 x n 39.3. Oct 2, due April 2, 1901, Dec 17, 1900. 7:1969. . . . . 2,800  
 Bleakley, Elathine A wife of and Andrew to GERMAN SAVINGS BANK. Greenwich st, No 272, w s, 44.1 s Warren st, 17.9x80x 18x80; Greenwich st, No 270, w s, 61.10 s Warren st, 17.7x80x 17.3x80. Dec 4, due Dec 17, 1901, 6%. Dec 17, 1900. 1:131. . . . . 21,000  
 Boccuzzi, Felice to Meyer Solomon. Mangin st, e s, 75 s Rivington st, 21x100. P M. Sub to mort \$6,000. Dec 14, installs, 1 year, 5%. Dec 17, 1900. 2:323. . . . . 1,000  
 Cohn, Harry to Geo E Chisolm. Grand st, No 474, n s, 75 w Willett st, 25x100. P M. Dec 14, 1900, 5 years, 4 1/2%. 2:336. 30,000  
 Same to American Mortgage Co. Same property. P M. Sub to mort \$30,000. Dec 14, 1900, 1 year, 6%. . . . . 3,000  
 Same to Thomas Adelson and Moses A Slone. Same property. Sub to mort \$36,000. Dec 14, 1900, due June 14, 1903, 6%. 2:336. . . . . 2,500  
 Colcord, Alice B to EXCELSIOR SAVINGS BANK. 79th st, No 160, s s, 217 e Amsterdam av, 16x102.2. Dec 15, 1900, 1 year, 4 1/2%. 4:1150. . . . . gold, 10,000  
 Cimino, Vito and Caterina his wife to Giovanni Lordi. Mulberry st, Nos 110 and 112, e s, abt 125 n Canal st, 2 lots, each 25x100. Dec 15, demand, 6%. Dec 17, 1900. 1:205. . . . . 1,500  
 Corn, Henry to The Domestic and Foreign Missionary Society of the Protestant Episcopal Church in the U S. Broadway, Nos 373 and 375, w s, 50 s White st, 49.10x150 to e s Franklin pl x49.5x150. Dec 18, 2 years, 4%. Dec 20, 1900. 1:175. . . . . 250,000  
 Same to Fredk H Howell. Same property. Sub to mort \$250,000. Dec 19, 2 years, 6%. Dec 20, 1900. . . . . 50,000  
 Corn, Henry to EQUITABLE LIFE ASSURANCE SOCIETY. Broadway, Nos 546 and 548, e s, 191.4 n Spring st, runs e 99.10 x s 40.2 x e 99.10 to w s Crosby st x n 125.3 x w 99.10 x s 35.1 x w 99.10 to Broadway x s 50.2 to beginning, except strip 0.2 wide covered by rear wall No 544 Broadway. See Cons. Dec 14, due Jan 1, 1903, 5%. Dec 17, 1900. 2:497. . . . . 350,000  
 Same to BANK FOR SAVINGS. 5th av, No 140, s w cor 19th st, 27.10x100. Dec 14, 3 years, 4%. Dec 17, 1900. 3:820. . . . . 250,000  
 Cadco, Sarah V wife and John and Mary O'Donoghue to FRANKLIN SAVINGS BANK. 45th st, No 411, n s, 152 w 9th av, 24x100.4. Dec 18, 1900, 1 year, 4 1/2%. 4:1055. . . . . 5,500  
 Conlon, Michael to Bernheimer & Schmid. 2d av, No 806, n e cor 43d st. Saloon lease. Dec 15, demand. Dec 18, 1900. 5:1336. . . . . 3,900  
 Curry, Sarah C to EMIGRANT INDUSTRIAL SAVINGS BANK. 76th st, s s, 125 e West End av, runs s 102.2 x e 25 x s 2.2 x e 5 x n 104.4 to st x w 30. Dec 18, 1900, 1 year, 4%. 4:1167. . . . . 10,000  
 Denton, Henry M to William Hogencamp. 125th st, s s, 347.6 w 5th av, 62.6x100.10. Dec 20, 1900, demand, 6%. 6:1722. 24,000  
 Dunning, Frank and Wm F trustees will Benj F Dunning with Esther S Snyder. 21st st, No 459, n s, abt 145 e 10th av. Extension mort. Dec 13. Dec 20, 1900. 3:719. . . . . nom  
 Davis, Geo F and Mary E Shandley heirs, &c, Mary A Davis to HARLEM SAVINGS BANK. 126th st, n s, 535 w 3d av, 12.6x99.11. Dec 19, 1900, 1 year, 5%. 6:1775. . . . . 3,500  
 Dreyfous, Lucille and Harmon W Hendricks with Joseph C Levi trustee. Hudson st, Nos 617 and 619. Subordination agreement. Dec 5, Dec 19, 1900. 2:625. . . . . nom  
 Eager, Arthur W to UNITED STATES LIFE INS CO. 45th st, Nos 59 and 61, n s, 232.6 e 6th av, 37.6x100.5. Dec 17, 1900, due May 27, 1902, 5%. 5:1261. . . . . 175,000  
 Ehrmann, Mary to EQUITABLE LIFE ASSUR SOC. 19th st, s s, 150 e 4th av, 25x92. P M. Dec 19, 1900, installs, due Jan 1, 1904, 5%. 3:874. . . . . gold, 25,000  
 Ellender, Rosa to Samuel J Ruth and Rachel Hoffman. 100th st, n s, 240 w Park av, 30x100.11. Nov 12, installs, 1 year, 6%. Dec 19, 1900. 6:1606. . . . . 1,000  
 Evarts, Sherman to Andrew G Agnew et al exrs and trustees Mary H Agnew. Bedford st, e s, 96.11 s Christopher st, runs s 42.6 x e 50.3 x s 13.5 x e 20.11 x n 23.3 x e 8.9 x n 18.4 x e 0.8 x n 15.9 x s w 25.6 x s 8.1 x w 55.6 to beginning. P M. Dec 20, 1900, 3 years, 4 1/2%. 2:588. . . . . 28,000  
 Falter, Jacob to Mary A Lockman. Bleecker st, No 203, n s, 150 w Macdeugal st, 25x96. Sub to mort \$12,000. Dec 20, 1900. 5 years, 5%. 2:542. . . . . 13,000  
 Same to Estelle L Bishop. Same property. Dec 20, 1900, 5 years, 5%. . . . . 12,000  
 Same to Lambert Suydam. Same property. Sub to mort \$25,000. Dec 20, 1900, due July 1, 1901, 6%. . . . . 500  
 Fischel, Jacob to Richard M Cadwalader. Grand st, n w cor Clinton st, 50x83.6. P M. Dec 19, 1 year, 5%. Dec 20, 1900. 2:346. . . . . 70,000  
 Fitzgerald, Thos W exr and Bernard J Keating legatee and devisee Thomas Keating to Emeline Welch. Light st, No 84, n s, 62.6 w Washington st, 20x50.3x20x50.4. July 27, 3 years, 6%. Dec 20, 1900. 1:218. . . . . 3,000  
 Friedlander, Isidor to Henry L Goodwin trustee Matilda E Coddington. Madison av, No 1590, w s, 50.11 s 107th st, 25x100. Dec 19, due Dec 1, 1903, 4 1/2%. Dec 20, 1900. 6:1612. . . . . 15,000  
 Same with Henry L Goodwin admr Matilda E Coddington. Madison av, w s, 25.11 s 107th st, 25x100. Extension mortgage at reduced interest. Dec 20, 1900. 6:1612. . . . . nom  
 Friedman, Harris and Barnet Feinberg to EQUITABLE LIFE ASSURANCE SOCIETY. Rivington st, Nos 94 and 96, n s, 25 w Ludlow st, 50x75; Ludlow st, No 135, w s, 66 n Rivington st, 9x25. P M. Dec 14, due July 1, 1901, 5%. Dec 20, 1900. 2:411. . . . . gold, 22,000  
 Same to Harris Mandelbaum and Fisher Lewine. Rivington st, n s, 25 w Ludlow st, runs n 66 x e 25.2 to w s Ludlow st x 9.3 x w 75.11 x s 75.6 to Rivington st x e 51 to beginning. P M. Sub to mort \$22,000. Dec 19, 1 year, 6%. Dec 20, 1900. . . . . 18,000  
 Fox, Hannah wife of and Abraham to Dora Schweitzer. Lewis st, No 10, e s, 125 n Grand st, 25x101. Dec 18, installs, due Feb 1, 1903, 6%. Dec 19, 1900. 2:326. . . . . 2,000  
 Friedman, Harris and Barnet Feinberg to American Mortgage Co. Cherry st, Nos 243 to 247, s s, 61.4 w Rutgers slip, runs s 60 x w 52.7 x n 3.11 x w 0.8 x n 56.2 to st, x e 53.7. P M. Dec 18, 1 year, 5%. Dec 19, 1900. 1:248. . . . . 16,000











PROJECTED BUILDINGS.

The first name is that of the owner; ar't stands for architect; m'n 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 to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

- 1279—Grand st, n w cor Clinton st, 7-sty brk tenem't, 50x78.5; cost, \$75,000; Jacob Fischel, 197 Henry st; ar't, M Bernstein, 245 Broadway.
1281—Cannon st, No 127, 6-sty brk loft b'dg, 20x38; cost, \$10,000; Dr Schlessinger, on premises; ar't, M Bernstein, 245 Broadway.
1282—11th st, No 281 W, 5-sty brk and stone flat, 25.1x102; cost, \$20,000; D Rosenbaum, 153 E 80th st; ar't, Chas Rentz, 153 4th av.
1284—Sullivan st, No 144, 7-sty brk flat and store, 25x87.9; cost, \$35,000; Nieberg Bros, 133 Crosby st; ar't, M Bernstein, 245 B'way.
1287—7th st, No 115 E, 5-sty and basement brk and stone flat, 21x 88.10; cost, \$23,000; Samuel E Jacobs, 135 Broadway; ar't, G F Pelham, 503 5th av.
1288—7th st, No 111 E, 5-sty and basement brk and stone flat, 21x 72.2; cost, \$23,000; ow'r and ar't, same as last.
1295—Eldridge st, No 51, 7-sty brk tenement and store, 25x88.2; cost, \$21,000; Rosa Ressler, Newark, N J; ar'ts, Horenburger & Straub, 122 Bowery.
1303—Macdougall st, No 120, 7-sty brk tenem't, 25x86.6; cost, \$30,000; L Kaufmann, 2487 2d av; ar'ts, Schneider & Herter, 46 Bible House.

BETWEEN 14TH AND 59TH STREETS.

- 1285—Av A, No 234, 6-sty brk flat and store, 25x81.5; cost, \$29,000; Julia Phelan, 111 Broadway; ar't, M Bernstein, 245 Broadway.
1289—53d st, Nos 237 to 241 E, two 6-sty and basement brk and stone flats, 27.2x86.4; total cost, \$58,000; Jacob Kasewitz, 45 Av A; ar't, G F Pelham, 503 5th av.
1292—32d st, No 7 E, 7-sty brk and stone bachelor apartments, 25 x79.11; cost, \$46,000; Matilda Poly de Dorticcos, California; ar'ts, Israels & Harder, 194 Broadway.
1296—17th st, n s, 304 w 10th av, 1-sty brk office and weighing house, 8x15.8; cost, \$500; ow'r and ar't, Consolidated Gas Co, 4 Irving pl.
1298—50th st, No 326 E, 5-sty and basement brk flat, 24.6x84.5; cost, \$25,000; Abraham Silverman, on premises; ar't, M Bernstein, 245 Broadway.
1302—50th st, No 235 W, 4-sty brk shop, 25.1x92.3; cost, \$5,000; O T Mackey, 237 W 50th st; ar't, G M Walgrove, 42 E 23d st.
1305—29th st, n s, 80 e 4th av, 7-sty brk flat, 45x98.9; cost, \$125,000; Jos Fleischman, 71 and 111 Broadway and 19 W 25th st; ar'ts, Buchman & Fox, 11 East 59th st.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE

- 1283—77th st, Nos 240 to 244 E, two 6-sty brk flats, 29x85.6; total cost, \$70,000; G M Karpas, 30 Beekman pl; ar't, M Bernstein, 245 Broadway.
1299—75th st, Nos 348 and 350 E, two 6-sty and basement brk flats, 31x89.5; total cost, \$70,000; N Silverson, 22 E 103d st; ar't, M Bernstein, 245 Broadway.

59TH & 125TH, WEST OF CENTRAL PARK W. AND 8TH AVE.

- 1286—Columbus av, s e cor 60th st, erect sign; cost, \$210; J C Barth, 133 W 103d st; ar't, F Q Smith, 128 4th av.
1307—Amsterdam av, s w cor 86th st, 7-sty brk and stone flat, 100x 97.2, asphalt and slag roof; cost, \$150,000; D Willis James, 99 John st and Madison, N J; ar'ts, Hill & Stout, 1123 Broadway.

110TH AND 125TH, BETWEEN 5TH AND 8TH AVENUES.

- 1280—112th st, n s, 175 e Lenox av, two 5-sty and basement brk flats, 42x90.11; total cost, \$76,000; Louis Cohen, 65 E 99th st; ar't, M Bernstein, 245 Broadway.
1306—117th st, n s, 175 w Lenox av, eleven 5-sty brk and stone dwell'gs, 17, 18 and 19x63, plastic slate roof; total cost, \$200,000; Geraldine Broadbelt, 62 W 124th st; ar't, Henry Anderson, 1180 Broadway.

NORTH OF 125TH STREET.

- 1304—145th st, n s | 300 w Amsterdam av, 5-sty brk and stone school, 146th st, s s | 150x199.10; cost, \$250,000; City of New York; ar't, C B J Snyder, Park av and 59th st.

BOROUGH OF BRONX.

- 1290—Palisade av, w s, 179.8 n River road, 1 1/2-sty frame stable, 25 x23; cost, \$300; Jno Kennedy, 217 W 125th st; ar't, G H Van Auker, 30 E 14th st.
1291—Brook av, n w cor 142d st, 1-sty brk stable and shed, 30x15; cost, \$300; H Mundheim, 757 E 142d st; ar't, O Reissmann, 32 1st st.
1293—180th st, n s, 91.4 w Boston road, two 2-sty and basement frame dwellings, 19.6x55; total cost, \$10,000; Henry Geiger, Boston road and 177th st; ar't, M J Garvin, 3307 3d av.
1294—Fordham av, s s, 71.6 e Biller pl, 2-sty frame dwelling, 20x 36; cost, \$900; ow'r and ar't, H T Booth, Belden pl, City Island.
1297—Nelson av, e s, 275 s 169th st, 3-sty and basement frame tenement, 20.5x55.6; cost, \$6,000; C J Kiernan, on premises; ar't, William A Gorman, 1059 Ogden av.
1300—Trinity av, e s, 71 n 165th st, two 4-sty brk tenem'ts, 22.6 and 27.6x74.6; total cost, \$30,000; Jas Reynolds, 1028 Franklin av; ar't, W C Dickerson, 149th st and 3d av.
1301—Bristow st, w s, 172 n Jennings st, 2-sty frame dwell'g, 25x 32.6; cost, \$3,000; Marie Wauer, 1389 Bristow st; ar't, W C Dickerson, 149th st and 3d av.

JUDGMENTS.

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

- Dec.
17 Arnov, Richard N—The L A Williams Pub'g & Engraving Co.....\$32.59
18 Arnoux, Geo T—Jennie Orr, trustee, &c.....(D) 1,626.14

- 19 Archer, John J—American Ice Co.....65.40
20 Abelman, Abram—Orrin D Person.....788.01
21 Arthur, Henry—Hoas Bros.....173.02
21 Albanese, Pietro admr &c—Natl Contracting Co.....costs 108.51
15 Baumann, Louis—Leo M Sachs.....45.65
15 Burns, Geo K—Everett M Brawler.....86.70
15 Bly, Henry J & Sarah A—S Weill.....110.63
15 Brady, Alois L—R Lawless.....273.63
15 Ballantine, Geo A—Chas J Richter and ano.....141.68
15 Byran, Thos W—Acker, Merrill & Condit.....104.59
15\*Bernstein, Abraham—H B Clafin Co.....212.94
15 Beaudet, Homer J—W Buess.....474.35
17 Brennan, Thomas—D K Martin Roofing & Mfg Co.....114.10

ALTERATIONS.

BOROUGH OF MANHATTAN.

- 2588—91st st, n s, 100 e 3d av, new steel beams and girders; cost, \$5,000; Jacob Ruppert, 1639 3d av; ar'ts, Julius Kastner & Son, 1133 Broadway.
2589—Orchard st, No 23, new tank on roof; cost, \$100; A J Dworsky, 239 E 60th st; ar't, M Bernstein, 245 Broadway.
2590—Walker st, Nos 48 and 50, raise bldg 1 sty; cost, \$15,000; John Boyle, 203 Fulton st, N Y, and 71 Lefferts pl, Brooklyn; ar't, J F Kelly, 7 Platt st.
2591—26th st, Nos 328 and 330 E, boiler room enlarged; cost, \$400; G & J Matthews, 333 E 26th st; ar't, W J Dobson, 5 and 7 Dey st; m'n, Garrett S Wright, 421 W 24th st.
2592—126th st, Nos 200 and 202 E, erect sign; cost, \$75; D O'Rourke, 2319 3d av; ar't, Frank I Smith, 128 4th av.
2593—Division st, No 59, partition removed; cost, \$200; N Schlessel, 132 Greene st; contractor, Thos J Jenkins, 627 1/2 E 146th st.
2594—Oak st, No 9, alter partition, &c; cost, \$550; City N Y; ar't, Ths E O'Brien, 300 Mulberry st.
2596—Hudson st, Nos 67 and 69, alter partition; cost, \$900; Society N Y Hospital, 10 W 16th st; ar'ts, Cady, Berg & See, 31 E 17th st.
2598—Madison av, No 1037, 2-sty extension, 7.3x17; cost, \$4,200; Mrs W H Daly, 1109 Madison av; ar't, T R Cutler, 18 W 43d st; b'r, H H Vought & Co, 18 W 43d st.
2599—Cannon st, No 130, new window and partition; cost, \$500; A Weisberger, 304 E 4th st; ar't, M Bernstein, 245 Broadway.
2600—42d st, No 51 W, new steel beams and partitions removed; cost, \$2,500; Rev Dr Eugene A Hoffman, 1 Chelsea sq; ar'ts, Jno B Snook & Sons, 261 Broadway.
2601—Dover st, Nos 2 to 8, erect sign; cost, \$300; Richard K Fox, Pearl st, cor Dover st; ar't and b'r, Wm T Totten, 113 West Broadway.
2602—9th av, No 252, new stairway; cost, \$150; Chas T A Van Buren, Newburgh, N Y; ar't, Chas Stegmayer, 306 E 82d st.
2603—62d st, No 155 W, new steel beams and store front; cost, \$2,000; Henry J Withus, 205 W 60th st; ar'ts, Sass & Smallheiser, 23 Park row; b'r, Jacob Schlesinger, 2 Grand Circle.
2604—Broadway, No 690, new show windows; cost, \$180; Estate C A Baudoin, 1183 Broadway; ar't, W M Gibson, 1729 Broadway.
2605—Chrystie st, No 54, cut window opening; cost, \$100; Wm H Carpenter, Mamaroneck, N Y; ar'ts, Horenburger & Straub, 122 Bowery.
2606—107th st, s s, 96 e 3d av, new flue; cost, \$100; Eliza McManus, 39 E 42d st; ar't, H T Howell, 138th st and Brook av.
2608—Spring st, No 149, build trap door and stairs; cost, \$200; William C Many, 231 W 52d st; ar't, H Kauffman, 552 W 23d st.
2609—70th st, No 61 W, new stairs and partitions; cost, \$500; Thos J McLaughlin, 2649 Broadway; ar'ts, Neville & Bagge, 217 W 125th st.
2610—Park row, No 133, new partition; cost, \$20; Joseph Morris, on premises.
2612—Scuth st, Nos 372 to 377 | new posts and beams and general Gouverneur slip, No 5 | alterations; cost, \$5,000; Henry Bergh et al, 109 W 75th st; R E Dusenberre, 123 E 23d st; b'rs, Andrew J Robinson Co, 123 E 23d st.
2613—Av C, n e cor 13th st, cut door openings in 1st to 5th stories; cost, \$1,000; A & S Levy, 152 E 62d st; ar't, F Baylies, 33 Bible House.
2614—Houston st, s e cor Forsyth st, 5-sty extension, 26x19; cost, \$17,000; M Solomon, 658 Broadway; ar't, M Bernstein, 245 Broadway.
2615—54th st, No 445 W, new vent shaft; cost, \$500; Mrs E O'Neill, 445 W 54th st; ar't, Jas W Cole, 403 W 51st st.
2616—Bowery, No 261, new chimney; cost, \$75; lessee, M F Lyons, on premises; ar't, Fred Ebeling, 97 7th st; b'r, John Gallin, 354 Front st.
2617—Nassau st, No 140, eighth and attic floors to be removed and add 6 stories and general alterations; cost, \$150,000; Chas Ward Hall, 140 Nassau st; ar'ts, Bannister & Schell, 69 Wall st; engineers, Hall & Grant Construction Co, 140 Nassau st.
2618—Broadway, No 271, new door, stairs and partition; cost, \$1,000; Natl Shoe and Leather Bank, 271 Broadway; ar'ts, Cady, Berg & See, 31 E 17th st.
2619—Clinton st, Nos 90 and 92, 2-sty extension, 48x19.6; cost, not given; C H Wertheim, 279 Delancey st; ar't, Max Muller, 3 Chambers st.
2620—Walker st, Nos 39 and 41, new stairs; cost, \$200; estate John B Ford, 9 Murray st; ar't, J A Brock, Queens, L I.
2623—12th av, s e cor 49th st, 1-sty extension, 30x41; cost, \$3,500; Dealers Hygienic Ice Co, 22 W 120th st; ar't, Frank Wennmer, 727 Trinity av.
2624—West Broadway, No 227, erect sign; cost, \$100; Henry Allten, on premises; ar't, W T Totten, 113 West Broadway.

BOROUGH OF BRONX.

- 2587—West Farms road, s s, 200 w Union av, 1-sty extension, 21x 10; cost, \$100; Michael Berman, on premises; ar't, W C Dickerson, 3d av and 149th st.
2595—Prospect av, Nos 2157 to 2161, interior alterations; cost, \$3,500; Schweizer & Traber, 2157 Prospect av; ar't, Frank Wolfgang, Southern Boulevard and 177th st.
2597—Clinton av, No 968, new beams; cost, \$100; Jno Miller, 946 E 180th st; ar't, J E Kerby, 722 Tremont av.
2607—Jennings st, s s, 100 w Southern Boulevard, 1-sty extension, 14x15; cost, \$200; Anna Volanek, 1146 Jennings st; ar't, Frank Climelik, 1183 Av A.
2611—Dodge lane, s s, abt 1,000 w Riverdale av, build bath; cost, \$150; William E Dodge, 99 John st; ar'ts and b'rs, S F Quick & Sons, Yonkers, N Y.
2621—Verio av, s w cor 237th st, interior alterations; cost, \$450; Mary A Harley, on premises; ar't, W H Van Dusen, 239th st, Woodlawn.
2622—3d av, No 2970, new store front; cost, \$300; estate Henry Schmidt, on premises; ar't, C F Meese, 678 E 143d st.

- 17 Bowie, Margaret—S Salomon and ano.....159.14
17 Bowe, John R—Thos F Merritt.....221.22
17 Baldwin, Harry B—Dexter Hunter.....987.34
17 Buchler, Louis—United Electric Light & Power Co.....143.45
17 Baumann, Leopold and William Bowman—John Liebenow as admr, &c.....1,239.08
17 Butler, Frank J—E J H Tamsen.....1,799.34
17 Bassford, Beverley E—S Schneider et al.....36.76
17 Beaudet, Homer J—The E H Ogden Lumber Co.....1,535.87
18\*Berry, Frank K—M Hopkins.....109.59
18 Bass, Joel—Metropolitan St Rwy Co.....costs, 68.92
18 Baker, Sidney H—Louis C Schliep.....77.18
18 Baldwin, Harry B—Wm H Barnes.....1,046.62



Table listing names and amounts, including Sylvester, Joseph alias John Doe and Jacob Schlessinger, Stoddart, Walter E, Silsbe, Richard, Jr., Streeter, Wm H-N Y Telephone Co, Strong, Geo S, Switzer, Walter E, Stoll, Joseph A, Simonson, Simon-S M Levor et al, Siegel, Ernst-F Schenkbar, Stines, Burt F-J B Lang and ano, Silverman, Harris-Harry Levy, Schnabel, Adolf-M J Theu, Sims, Henry-Metropolitan St Rwy Co, Siegel, Davis-C S Truax, Schwab, Jacob-Metropolitan St Rwy Co, Spiro, Jacob-Edison Electric Illuminating Co of N Y, Schoenfeld, Max-H Keller, Slairk, Ignatz-Natl Cash Register Co, Schade, Julius E-H Eggers and ano, Sauvalle, John A-L A Hudson, Sturges, Abbie L-L C Mygatt, Stiff, George-The Corn Exchange Bank, Sire, Meyer L-E P Gleason Mfg Co, Stafford, Edwin F-N Sussman, Spallone, Salvatore-D Tulooh, Jr, Silverstone, Burler-N Hutkoff, Schroeder, Richard-George Ehret, Schmidt, Geo W-Abegg & Rusch, Stiefel, Moses-M Scheurer et al, Schneider, Max-Sarah C Sandford, Shrady, George-Lillian E Sandan, Sperry, Louis-W F Browne, Stark, William-United Electric Light & Power Co, Strauss, Edward-H Steers and ano, Saul, Chas-S Florsheim and ano, Setz, Thos P-F A Loy, Smith, Anna and Edward by guard, & N Y Life Ins Co, Smith, Charles H-Geo C Boldt, Toler, Hugh K-H P West admr, & C, Tudini, Wm L-P Creola, Thomasmeyer, Minnie-A Dilehner, Thurber, Florence C-S A Brooker and ano, Thorpe, Albert J-J Wegmann, Thompson, David-D B Powell et al, Tupper, Arlington T-Metropolitan St Rwy Co, Tuska, Alonzo L-J B Haig, Taylor, Theodorus B & W Bernard-W W Van Norden, Tupper, Warren F H-United Electric Light & Power Co, Tamber, Max-H Heller, Tallant, Hugh-E E Lambotte, Thurber, Francis B-M C Roldan and ano, United States Mackintosh Co-B F Jayne, David Stevenson Brewing Co-B L Winters, Artesian Well Drilling Co-H Schwarzwalder et al, McCrary Ice Machine Co-F Dobson, A R King Mfg Co-B P King, Advanced Grocers Co-Security Trust and Life Ins Co, The Club Stables-George Schuckman, The Rousseaus Electrical Works-A H Pterreit, Bank for Savings in the City of N Y-W S Washington as admr, Metropolitan St Rwy Co-J Darcy by guard, The City of N Y-W W Heathcote, The City of N Y-J O Fordham et al, N Y Elev R R Co and the Manhattan Rwy Co-H R McKim, The Forty-second St, Manhattanville and St Nicholas Av R R Co-J Cabrey, The Major Cement Co-The Horse Review Co, The Preferred Accident Ins Co of N Y-H N Greene, Independent Order Ahawas Israel-Pauline Circus, New Amsterdam Gas Co-F Von Mechow admr, & C, The General Cement Co-Park Row Construction Co, Metropolitan St Rwy Co-Annie Hagen, Automatic Folding Umbrella Co-J G Schmitt, Wisconsin Condensed Milk Co-Jas L Farquhar and ano, The Whitestone Forge & Construction Co-Eibert Stannard, The Mayor, & C-Lena Gall, The City of New York-N J Waterbury, the same-John Welsh, Lauten Hotel Company-The N Y Gas & Electric Light, Heat & Power Co, Metropolitan St Rwy Co-I Schechter, Metropolitan St Rwy Co-M Manning, City of N Y-Edison Electric Illuminating Co of N Y, The Dry Dock, East B'way & Battery R R Co-Bertha Biederman by gdn, Aspell & Co-C N Swift, Metropolitan St Rwy Co-D Haan, McCaldin Bros Co-N McIntosh, Independent Order Ahawas Israel-F Goldstein, The Dry Dock Savings Instn-W F Lennon, The Third Av R R Co-J Martin, Union Railway Co of N Y City-G Zingrebe, Charles F Finn Co-F S Waller, Ullinck, Abraham L-H B Clafin Co, Uhler, Milton G-R Guggenheimer, Vrabeck, Fanny-Paul Hirschfeld, Veiller, Philip B-I O Whiting, Voss, Walter H N-N Imandt, Vordermeier, John-A N Jesbera, Veilt, Katie-S Haas, Weingart, Joseph-J H Meyer and ano, Wappans, Frederick-C D Bell, Warshawsky, Weall-S Schneider et al, Willis, Chas T and Ansel-Wm H Wait, Wells, Samuel-A H Ahrens.

Table listing names and amounts, including Weil, Julius-E Schroeder and ano, Walker, James W-L A Lehmaier, Walton, Edward B-J Epstein, Whiting, Kenneth D-J T Davies, Jr, et al, Watson, Thomas A-E N Loomis, Weisler, Max-N B Handley, Wacker, Geo G-Columbia Electrical Supply Co, Wooten, Howard E alias H Pfifer alias H E Fenton-T J Gibbons, Wemple, Henry Y-H C Harford, Wertheimer, Nathaniel S-H Lurch, Wood, Richard S-H W Bates, Washington, Wm D H-F Gottsberger, Wright, Benjamin-W F Lennon, Winsted Hosiery Co and Daniel Forbes Co-The Mercantile Credit Guarantee Co of N Y, Weisbrader, Isador-The Weiss & Klau Co, Weyman, August F-M A Castle, Ziegel, Louis-M Tolk and ano, Zuicher, Ernst-S Haas.

SATISFIED JUDGMENTS.

Dec. 15, 17, 18, 19, 20 and 21.

Table listing names and amounts, including Axelrod, Jacob-A Levine, Auchambault, Frank A-Natl Cash Register Co, Bullis, Spencer and Mills W Barse-J R O'Beirne, Bonyon, Edwd C-F L Payson and ano, Breslin, John J-W E Duryee, Butler, Jacob D-The North American Trust Co, Bergamo, Jos-J J Aarons, assignee, Beattie, Hans S-C B Cottrell & Sons Co, Brady, Jas M-W B Crosby, Brown, Louis-J Drescher and ano, Clark, William-B W Webel, Connerly, Thomas-O J Bueb, Coler, Bird S as Comptroller, & C-B Rolf, Donohue, Felix-C H Randall, de Smidt, Louise and Louisa-A M Beck, Elise Beck, Eyelis, John H-W A Menthen, Eggers, Bernard C-F Cramer, Fried, Isaac and Howard-E Kuss, Flurschheim, Max-Thomas Conville Brewing Co, Fletcher, Thomas-J P Howe, Groth, Geo H-O D Salomon, Gallagher, Mary-S Salomon et al, Geraty, Annie M-O J Bueb, Geneis, Geo E and Annie-A Urbach, Gutterman, Morris and Herman-A Weill and ano, Gutterman, Solomon-Harry Levy, Gass, Frank-W Halladay or Halliday, Haeren, John W, John W Jr and Dora, exrs, Harding, Geo E-C A Hess, Herzog, Max-Natl Park Bank, Harraman, Horace L-Riverside Bank, Hoffman, Max and Bernhard Huber-C A Henesey, extrs, & C, Jones, Alice J extrs-L H Ogle, Same-A M Ogle extr, & C, Same-L H Ogle and ano exrs, & C, Jantzen, Matilda C-H T Huchberger, Kehoe, John-German Exchange Bank, Kampman, Matilda C-H T Huchberger, Kampmann, Matilda C-Agawan Natl Bank, Kohner, Jacques M-S M Diack, Klingler, Othmar-C A Henesey extrs & C, Lindsey, J S-W Armstrong, Lehman, Chas F-The Columbia Electrical Supply Co, Levy, Simon-A A Siegfried, Lacor, Joseph-L S Gottlieb, Mishkin, Alter-A Kohn and ano, Miller, Morris-A A Siegfried, Mullen, Thos F-Mary C K Mullen, Mincey, Salvatore-L Dorfman, McCann, Edward-German Exchange Bank, Medoff, Ike-L S Gottlieb, McGown, James-J F Merritt and ano, McCann, Edward-National Lead Co, Same-William Haake Co, Same-E O Seiffert and ano, Same-F N Du Bois, Miller, Morris-A A Siegfried, Mullen, Thos F-Mary C K Mullen, Mostkowitz, Herman-C A Auffmordt et al, Same-L Givernand et al, Same-W E Hardt et al, Same-H Tannenbaum and ano, Same-C Sternbach et al, Oberle, Henry-A Falk.

Table listing names and amounts, including Oberstein, Abraham-S M Diack, Popper, Edward-A Gottschalk, Pike, Joseph-A A Siegfried, Perry, Michael-M Rathburn, Potter, Daniel C-Press Pub Co, Same-same, Petersen, Peter and Ernst-The Peoples, Rosenfeld, Julius S-E Forster, Roseff, Philip-L S Gottlieb, Spengeman, Edward A-The Omaha Natl Bank, Skelly, Horace C-D M Williams & Co, Sire, Benjamin-J Schneider, Sire, Leander S-A C Brown, extr, & C, Sire, Leander S and George-W J Elliott and ano, Sire, Leander S and Henry B-T Ruger, Sire, Leander and Henry B-R Pancoast and ano, Sire, Meyer L-Jacobs & McCafferty, Schramm, Arnold-W E Duryee, Sulzberger, Moses-E P Hatch, Steenken, Christian and Henrietta-J Pride by guard, & C, Taylor, Thos C, extr & C-F A Taylor, guard, & C, Same-Arnold, Constable & Co, Metropolitan Elev Rwy Co and Manhattan Rwy Co-A Volkenberg, Dry Dock, East Broadway and Battery R R Co, F Seipp admr, & C, The Socialistic Co-operative Publishing Co, Peter Fiebinger et al, Third Av R R Co-M L Campton, Columbia Cab Co-A Zinsser, The Manhattan Rwy Co and N Y Elev R R Co, M Cook et al, Same-C Keller, The Manhattan Rwy Co and The Metropolitan Elev Rwy Co-R I Brown, Same-G B Christman, Manhattan Rwy Co-T F Muller, Pulvola Chemical Co-E A Parmele et al, Same-same, Ueland, Andreas as Recvr, & C-B Hibba d, Vigna, Emilio-F W Ford, Vernon, Wm F-H V Donnell, Wilmarth, John-A Haynes by guard, Widmayer, Adeline-W McGibbon and ano.

\*Vacated by order of Court. \*Suspended on appeal. \*Released. \*Reversal. \*Satisfied by execution. \*Annulled and void.

MECHANICS' LIENS.

Dec. 15.

Table listing addresses and amounts, including 137a-Madison av, n e cor 92d st, 100.8x62, John J Radley & Co agt Wm H Ebling, Jr, 138-Cauldwell av, n e cor Cedar pl, 96x60, Cauldwell av, w s, 70 n Cedar pl, 250x100, The Harlem River Lumber and Woodworking Co agt same, 139-Madison av, n e cor 92d st, 100.8x62, P and F Corbin agt same, 140-Same property. Same agt same, 141-136th st, n s, 200 e St Anns av, 50x100, East River Iron Works agt Robert Hamilton, 142-136th st, n s, 400 e St Anns av, 125x100, Same agt same, 143-Madison av, n e cor 92d st, 100.8x62, Oberg & Blumberg agt Wm H Ebling, Jr, 144-Same property. The Wells & Newton Co agt same and Samuel P Tull assignee, 145-125th st, s s, 200 e 8th av, 50x200 to 124th st, x100x irreg, Milton Schnaier agt Pabst Brewing Co, lessee, & C, 146-Madison av, n e cor 92d st, 100x50, Arthur Brounet agt Wm H Ebling, Jr, and Samuel P Tull, 147-112th st, s s, 100.11 w 5th av, 150x100.11, Zimmerman & Scharff agt Ryan & McFerran, 148-Madison av, n e cor 92d st, Charles Hardware Co agt Wm H Ebling, Jr, 149-Same property. Acme Interior Telephone Co agt same, 150-109th st, No 8, s s, 150 e 5th av, 25x100, Oscar G Borkstrom agt Antonetta and Pietro Altieri, Solomon Jacobs, 151-81st st, Nos 209 and 211, n s, 100 e 3d av, 50x100, Joseph Fisher agt Peter Herter and Moritz Zetena, 152-Madison av, n e cor 92d st, 100.8x62, Grissler & Son agt Wm H Ebling, Jr, 153-28th st, No 42 East, s s, Acme Interior Telephone Co agt Wm Noble & Co, 154-Madison av, n e cor 92d st, 100.8x62, J B McCoy & Son agt Wm H Ebling, Jr, 155-123d st, No 523, n s, 266.10 w Amsterdam av, 33.2x100.11, Henry H Meise agt Coral-reen M Paige and Geo J Kilgen, 156-Lexington av, Nos 1465 to 1469, s e cor 95th st, 55.8x95, Kenny Electrical Mfg Co agt Richard Sentner.

Dec. 17.

Table listing addresses and amounts, including 157-Rutgers pl, No 11, n s, between Jefferson and Clinton sts, 26x100, Thomas-Roberts-Stevenson Co agt Nathan Armuschefsky, 158-Madison av, n e cor 92d st, 100.8x62, Chas P Simmons and Edgar P Watkins agt Wm H Ebling, Jr, 159-Trinity av, n w cor 165th st, 75x95, John W Rapp agt Walter McLaughlin and J H Dudley, 160-Franklin av, s e cor 167th st, 31.7x100, Same agt James T Barry and J H Dudley.

\*Editor Record and Guide. A lien filed against Ryan & McFerran, by Scharff & Zimmerman, for \$850.00, is unjust. Proceedings in court for its removal are pending. RYAN & McFERRAN.













Dec. 31.

Hicks st, Nos 388 to 392, s w cor Congress st, 79.10x75, three brk bldgs. Michael McCorristan agt Daniel McCorristan et al; Judge & D, att'ys, 189 Montague st; J F Clarke, ref; partition sale. (Sub to mortg \$13,500 and taxes, &c.) By J L Brumley.

Land at Hog Point, Gravesend, begins at s e cor of land Peter Finigan, runs w along same 70 to land H Vanderveer x s 50 x e to right of way x n — to beginning. Cropsey & Mitchell agt Ralph Elways et al; att'y, M B Campbell.

Graves agt Frederick Buchar et al; att'y, M C Foley. Lafayette av, s s, 245 w Sumner av, 20x100. John McLoughlin agt Mary E Houston et al; att'ys, Murphy & M.

LIS PENDENS.

Dec. 14.

Park av, n s, 50 w Walworth st, 25x97.6. Hannah Weiser agt Henry Weber et al; att'ys, Moffett & Kramer. Kent av, n e cor Division av, runs n 120 x e 108.8 x s 17.6 x w 20 x s 100 to Division av x w 112. Julia A Merrill agt The Friedman Doscher Co et al; att'y, E Kempton.

Ridgewood av, s s, 533.6 w Clove road, 20x117.6. Wm F Wyckoff agt Geo W Wehr et al; att'ys, Wyckoff, Statesir & Frost. Linden Boulevard, n s, 345.7 w Clove road, 20x 117.6. Same agt same.

Dec. 20.

Union st, s s, 100 e 8th av, 75x95. Union st, s s, 350 e 8th av, runs e 159 x s 95 x w 22.6 x s 95 to President st, x w 27.6 x n 100 x w 109 x n 90.

Dec. 15.

Bergen st, n s, 100 w Claddon av, 25x110. Mamie Pickett agt Maggie Pickett et al; partition; att'ys, Zurn & Bogenschutz. 11th st, s s, 294.7 e 6th av, 16.8x100. Millinery Building and Loan Association agt Matilda Clunen; att'ys, Judge & Durack.

Dec. 18.

Clifton pl, s s, 425 e Grand av, 2 lots, each 25x 100. Austin Kimball guardian May Kimball agt Gibson P Kelly et al; 2 actions; att'y, F G Wild.

Dec. 19.

Monroe st, n s, 433.4 e Ralph av, 16.8x100. J H Mohlan agt Peter M Schult; attachment; att'y, E L Abbott.

Dec. 17.

Prospect av, n s, 225 e 5th av. City of New York agt John Kollie; unsafe building; att'y, J Whalen.

BOROUGH OF BROOKLYN. CONVEYANCES.

Whenever the letters Q. C. and C. a. G. are preceded by the names of the grantee they mean as follows: 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

Dec. 14, 15, 17, 18, 19 and 20.

Ainslie st, n s, 25 e Leonard st, 25x—x—x90, h & l. Mary Weston widow to Sarah J Swan formerly Weston. gift Bainbridge st, n s, 140 w Hopkinson av, 20x100, h & l. Jacob L Long to Isaac Ehrmann. Mort \$6,000. 6,750

Carroll st, s s, 361.5 w 7th av, 17.8x129.6x17.9x131.3. Harrison B Moore, N Y, to Frank F Coite. nom Catherine st, s e cor Devoe st, 25x100, h & l. Frank Krupp to Margaret Dietrich. nom

Eckford st, w s, 325 s Meserole av, 25x100, h & l. Elizabeth Rook to William Heinrichs. nom  
 Eldert st, n w s, 189.8 n e Broadway, 18x100, h & l. Mary O'Rourke to Hugh G O'Rourke. gift  
 Elderts lane, s e s, at intersection s s of the conduit of the Brooklyn City Water Works, contains 10 acres. Matilda Kohler to Ralph G Packard. nom  
 Elm pl, No 22, north cor Livingston st, 25x75. Patk F and Michl J Ward heirs Patrick Ward to Catharine Ward widow. Q C. nom  
 Elton st, e s, 225 n Ridgewood av, 25x100, h & l. Fred V Gillam to Ellenor J Gillam his wife. Mort \$3,500. gift  
 Erasmus st, s s, at intersection n e s lot 12 on map Garrett L Martense, runs s 100 x e 26 x n 100 to st x w 26. Theodore Maynard to Oliver H Holt. Mort \$7,000. nom  
 Essex st, e s, 225 s Pitkin av, 25x100. John and Mary Ratigan heirs and widow Patrick Ratigan to Thomas Lewis. Mort \$1,460. 1,460  
 Fleet st, s e s, 92.10 n e Lafayette st, runs s e 50 x s w 1.3 x e 26.9 to Debevoise st x n 15.7 x w 13.7 x n w 50 to Fleet st x s w 20. Foreclos. William Walton to Selina Wygant. 3,800  
 Fulton st, s s, 220 e Rockaway av, 20x100, h & l. Foreclos. William Walton to Jessie L Beaumont. 8,930  
 Fulton st, s s, 200 e Rockaway av, 20x100, h & l. Foreclos. Same to Wm G Fellows. 9,082  
 Garfield pl, s s, 392.5 e 4th av, 23.4x100, h & l. Edward McLaughlin to Antonio Mielle. 4,000  
 Grove st, n w s, 600 s w Central av, 50x100, h & l. Amelia J wife Joseph Stehlin to Conrad Wasserman. See Putnam av. exch  
 Goove st, n w s, 24.9 s w Central av, 20.3x100. Marie Stephan to Robert Rost. Mort \$3,200. 4,500  
 Halsey st, n w s, 300 n e Evergreen av, 20x100, h & l. Partition. Frank R Dickey to Geo F Karges. 3,800  
 Halsey st, n s, 38.6 w Patchen av, 17.6x80. Rachel Rosenheimer, N Y, to John T McMahon, Winfield, L I. Mort \$2,500. 3,950  
 Halsey st, s s, 200 w Ralph av, 17.9x100, h & l. Wm H Stryker to Georgie A Stryker his wife. Mort \$4,750. nom  
 Hendrix st, e s, 250 s Fulton st, 25x100, h & l. P Howard Reid to Henry Carson. Mort \$2,500. nom  
 Himrod st, west cor Hamburg av, runs n w 20.2 to Myrtle av x w 31.6 x s 30.11 x s w 66.8 x n w 25 x s w 15 x n w 25 x s e 70.11 to Himrod st x n e 150. Foreclos. William Walton to Gustav Doerschuck. 12,690  
 India st, n s, 325 e Oakland st, 25x100. Wilhelm O Eichelroth to Maria D wife of — Eichelroth. Mort \$300. —  
 Jardine pl, e s, 216 s Herkimer st, 17x92.6. Mathew J Van Leeuwen, Passaic, N J, to Jesse Carll, Northport, L I. All liens. nom  
 Johnson st, s s, 22.9 e Prince st, runs s 51 x e 1.3 x s 24 x e 23.9 x n 75 to Johnson st x n 75 x w 25, h & l. Partition. Alex H Van Cott to Enoch Harris. 1,625  
 Junius st, w s, 190 s Liberty av, 25x100. George Hodgkiss to Curtis Bros Lumber Co. nom  
 Keap st, n w s, 20 n e Marcy av, 20x80, h & l. James A Wilson and John S Roake to Laura V Roake. Q C. nom  
 Keap st, s e s, 301.4 n e Lee av, 22.4x100, h & l. John R Schlick to Ida E Yerance. Mort \$6,000. nom  
 Kosciusko st, s s, 450 w Reid av, 20x100. Louisa wife Lawrence Witzel to Katie wife Adolph Sterk. nom  
 Leonard st, w s, 75 s Meserole st, 25x100, h & l. Jacob Berlin to Tobie Bromberg. Mort \$4,150. 6,750  
 Lorimer st, w s, 45 s Ainslie st, 22x60, h & l. Catharine Rodwell formerly Cole to Mary F Egan. nom  
 Lorimer st, w s, 233.4 s Meserole av, 16.8x100, h & l. Marvin H Ramsay to Margaret Ramsay his wife. gift  
 Louis pl, w s, 159.4 s Herkimer st, 30.8x97.6, h & l. Andrew J Dower to Louis Beer. Mort \$3,800. See McDonough st. exch  
 Madison st, s s, 160 w Bedford av, 20x100, h & l. Mary A Grattan widow to John H Gelhardt, Jr. nom  
 Marion st, n s, 100 w Saratoga av, 25x100, h & l. Lillie A R Kerr, N Y, to Wm F and Annie M Borges tenants by entirety. nom  
 Marion st, s s, 100 e Hopkinson av, 100x100. William Herod to Richard Goodwin. Mort \$2,500. exch  
 Maufer st, s s, 50 w Graham av, 25x100, h & l. David, Michael and Minnie Bloch, Fannie wife Albert Stern, Gustav and Max Bloch heirs Adelaide Bloch to Benjamin Bloch. B & S. consid omitted  
 McDonough st, s s, 126.6 e Saratoga av, 156.6x100, h & l. Louis Beer to Andrew J Dower. Mort \$39,000. See Quincy st, also Louis pl. exch  
 McDonough st, s s, 250 e Reid av, 17.8x100, h & l. Araminta D Small to Jennie I Covert. Q C. Mort \$4,500. nom  
 McDonough st, n s, 335 w Lewis av, 20x100, h & l. John S Gaynor to Emma L Brown. Mort \$7,500. nom  
 McKibben st, n s, 124.9 w Manhattan av, 34.5x100, h & l. E Robert Loudon and Aron Jaffa to Roche L Jaffa. Mort \$4,475. nom  
 North Oxford st, e s, 519.4 s Park av, 19.5x100. Agreement for sale. Wilhelmine L Brahe with Harriet Jacobs. 4,000  
 Ocean Parkway, w s, 624 s Sheephead Bay & Coney Island road, 100x100. Bernhard B Zippert to Albert V Donellan. 10,000  
 Old Bushwick road, w s, 25 s Jackson st, 26.11x95x25x105, h & l. Magdalena P Ewald formerly Klein and John K Weigand to Gabriele and Giuseppe Madaio. nom  
 Osborn st, e s, 100 n Newport av, 200x100. Samuel Lieberman to Samuel Landsberg. Mort \$667. nom  
 Same property. Samuel Landsberg to Thomas Patterson, Mineola, L I. 1,600  
 Osborn st, e s, 50 s Sutter av, 25x100, h & l. Jessie O'Connor to Patrick O'Connor. Q C. 1896. All liens. nom  
 Osborn st, e s, 50 s Sutter av, 25x100. nom  
 Watkins st, w s, 300 n Dumont av, 25x100. nom  
 Watkins st, e s, 200 n Dumont av, 25x100. nom  
 Watkins st, w s, 175 n Dumont av, 25x100. 1,500  
 Patrick O'Connor to Hamilton A Gill. All liens. 1,500  
 Pacific st, n s, 144.8 w Franklin av, 20x90. Cynthia E Weeks, Rockville Centre, L I, to Ferdinand Funk. Mort \$2,500. nom  
 President st, n s, 120 e Columbia st, 20x100, h & l. Katherine Shaw formerly Gutekunst to Elia Mazzella. 5,300  
 President st, s s, 167.6 w 7th av, 30x100. Louis Bonert to Samuel Aronson. Mort \$11,000. nom  
 President st, s s, 197.6 w 7th av, 54x100. Louis Bonert to Simon J Harding. Mort \$22,000. nom  
 Prospect pl, s s, 350.10 e Grand av, 17x131, h & l. Foreclos. William Walton to Mary W Pell-Haggerty, North Hempstead, L I. 4,100  
 Prospect pl, s s, 350 e Kingston av, 0.4x100. Release mort. Wm H Hazzard et al trustees will James Brady to Chas H Denison. 100  
 Same property. Release mort. Thomas Corrigan to Isaac H Whitenack. nom  
 Same property. Isaac H Whitenack to Eli H Bishop. 100  
 Quincy st, n s, 300 w Sumner av, 40x100, h & l. Andrew J Dower to Louis Beer. Mort \$15,000. See McDonough st. exch  
 Quincy st, n s, 208.4 e Marcy av, 16.8x101.3x17x98.11. Harry T Meany to Pauline Glassman and Alexander Spiro. Mort \$5,000. nom

Rockwell pl, e s, 308.6 n Fulton st, 16.9x100.6. Isaac T, Jacob E, Wm H and Joseph W Vanderbilt to August Morris. nom  
 Rockwell pl, e s, 308.6 n Fulton st, 16.9x100.6. Release judgment. Cornelius Morrison to August Morris. nom  
 Russell st, w s, 200 n Nassau av, 20x110. Wm F Quinn, N Y, to Patrick Newman. 1,350  
 Sackman st, w s, 200 s Blake av, 50x100. Mary Koehler formerly Rasskopf to Francis E Rogers. All liens. 25  
 Seigel st, n s, 49.7 e Broadway, runs e 20 x n 10.9 x n — x w 10.3 x s 50. Leopold Michel to Isador Alkus. Mort \$1,500. 3,800  
 Slocum pl, s s, 100 w East 11th st, 100x100. Rose Reis to Stephen C Halstead. nom  
 South Oxford st, e s, 205.4 n Atlantic av, 12.6x100. Geo W Heatley to Rufus T Griggs. Mort \$3,500. exch  
 Spencer pl, e s, 74.4 n Fulton st, 80x100, h & l. East Brooklyn Savings Bank to Fredk C Dexter. Mort \$30,000. nom  
 St Johns pl, n s, 255.5 w 6th av, 18x100, h & l. Elizabeth J Heath wife Frederick to Peter J Collins. See 3d st. nom  
 Stanhope st, s s, 500 e Evergreen av, 25x120.11x25x121.8, h & l. Mary W Conlin to John Conlin. All liens. nom  
 Stanhope st, s e s, 160 s w Knickerbocker av, 20x100. Frank Kiebnor to Mary E J Wolf. Mort \$2,900. nom  
 Thames st, n s, 150 w Porter av, 25x100. A Frederick Behre to John T Burr. See Porter av. exch  
 Union st, n s, 275.7 e 5th av, 16.8x95. Partition. J Hunter Lack to Horace Nichols. 4,800  
 Vine st, s w cor McKinney st, runs n w 76.2 x s w 101.2 to Poplar st x s e 78.8 to McKinney st x n e 99.5. Richd L Wyckoff to Richd M Wyckoff. 10,000  
 Warren st, n s, 152.6 w Nevins st, 20x100. Marie H Olwell widow to Daniel Sammon. nom  
 Warwick st, w s, 165 s Stanley av, 40x100. Maggie Gruber to Robt C Steinmetz. nom  
 Watkins st, w s, 300 n Dumont av, 25x100. John L and Lucia E Heaton exrs Bernhard J Pink to Patrick O'Connor. 400  
 Watkins st, e s, 200 n Dumont av, 25x100. Cath L Babcock to same. B & S. All taxes, &c. nom  
 Withers st, s s, 175 e Graham av, 25x79.8x—x89.3, h & l. Anna Meegan devisee under will Mary Meegan to Mary O'Reilly. nom  
 Same property. James J and Patk F Meegan to Anna Meegan. 1,000  
 Woodbine st, s e s, 175 n e Central av, 22x95. Bryan Duhigg to Wm J Dennis. B & S. All liens. nom  
 2d st, n s, 20.8 e Bond st, 25.1x91.5x25.1x90.10. Foreclos. William Walton to Alfred P Brown. Mort \$2,000. 500  
 Same property. Alfred P Brown to Hannah D Sickels, N Y. Mort \$2,000. 1,000  
 East 2d st, w s, 140 n Av F, 40x125. John Carr to Henry Rudloff. nom  
 East 2d st, w s, 100 n Av F, 40x125. Morris Building Co to same. 950  
 3d st, n e s, 297.10 n w Prospect Park West, 20x95. Peter J Collins to Elizabeth J Heath. Mort \$9,000. See St Johns pl. nom  
 4th pl, s w cor Smith st, 20x80, h & l. Albert J Lyman and ano exrs Maria E Tompkins to Richard J Evans. 3,500  
 6th st, n s, 117.10 w Prospect Park West, 18.9x100, h & l. John A Bliss to Agnes H White. nom  
 6th st, n s, 117.10 w Prospect Park West, 18.9x100. nom  
 6th st, n s, 155.4 w Prospect Park West, 18.9x100. Release mort. James D Rankin, James Ross, Thomas Taylor and the Bedford Bank to John A Bliss. 1,500  
 6th st, n s, 155.4 w Prospect Park West, 18.9x100, h & l. John A Bliss to Andrew G Thomson, N Y. nom  
 8th st, No 489, n s, 110 w 8th av, 17.2x100. John F McLagan, Newark, N J, and ano trustees will Martha Cumming to Agnes R Crystell. nom  
 8th st, s s, 134.10 w 7th av, 27x100. J Eugene Ryerson to Ida R Lester. 1/2 part. Mort \$11,000. 4,000  
 West 8th st, w s, 260 s Av U, 40x100. Susan W Nichols et al exrs Effingham H Nichols to James F Farrell. 410  
 10th st, s s, 445 e 6th av, 16.8x100, h & l. Chas K Zug, Philadelphia, Pa, to Jane G Cooper. Mort \$4,000. nom  
 10th st, n s, 398 w 3d av, 25x100, h & l. Patrick McGuire, N Y, to Margaret McGuire. Mort \$1,600. nom  
 10th st, s s, 428.4 e 6th av, 16.8x100, h & l. Chas K Zug, Philadelphia, Pa, to Susan M Edgett. Mort \$4,000. nom  
 South 10th st, s s, 50 w Wythe av, 50x100. Joseph B Glover and as exr Fanny M Glover to Joseph Applegate. 8,500  
 East 11th st, e s, 250 s Slocum pl, 50x100. John Parkin to Fletcher Wilson. Mort \$3,500. nom  
 11th st, n e s, 224.7 s e 7th av, 16.8x100. Emma J Hoxie to Matthew J McCue. Mort \$3,000. nom  
 East 13th st, s e cor Albemarle road, runs n 40 to centre line Albemarle road x e 260 to e s East 14th st x s 840 to Beverly road x w 60 to East 14th st x n 800 to Albemarle road x w 200. Release mort. Gustavus Remak, Jr, Philadelphia, Pa, to Dean Alvord. nom  
 East 13th st, w s, 180 s Av U, 40x100. Harbor and Suburban Bldg and Savings Assoc to Fredk H Dressel, N Y. nom  
 14th st, n s, 252.10 w 5th av, 20x100, h & l. Wm H and Mortimer A Smith to William Knudsen. Mort \$1,500. 2,700  
 East 14th st, e s, 200 n Albemarle road, 60x100. Release mort. Trustees Reformed Protestant Dutch Church, Flatbush, to Dean Alvord. 1,500  
 Same property. Dean Alvord to Harriet W Bacon. nom  
 15th st, s w s, 147.10 s e 5th av, 28.4x100. Joseph Yeaman to Margaret McEwan, Glasgow, Scotland. B & S. C a G. nom  
 East 15th st, w s, 240 n Av N, 20x100. John H Storer, Waltham, Mass, to Charles Fuchs. nom  
 West 15th st, w s, 440 n Mermaid av, 20x118.10. Mary Mason to Max Koppel. Mort \$1,250. 2,000  
 Same property. Henry Stein to Mary wife Robert Mason. Mort \$6,250. 2,000  
 16th st, s w s, 109.10 n w 10th av, 16x100. nom  
 16th st, s w s, 173.10 n w 10th av, 32x100. nom  
 16th st, s w s, 253.10 n w 10th av, 16x100. nom  
 Perry C Whiting to Agnes Ryam. Mort \$12,000. nom  
 17th st, n s, 150 e 8th av, 50x100. Foreclos. James P Davenport to Mary A Burke. 3,440  
 East 18th st, e s, 525 s Beverly road, 50x100. Mary J Gilmour widow to Andrew J Gilmour. Mort \$1,000. nom  
 East 22d st, e s, 131.3 n Voorhies av, 60x165x63x186. Kate Johnson to Gustav Barna. Mort \$4,000. nom  
 East 23d st, e s, 470 n Av G, 40x100. Emma Graham to Eagle Savings and Loan Co. Mort \$6,600. nom  
 Bay 28th st, s e s, 230 s w Bath av, 45x96.8. Release mort. Rudolph F Rabe and Ferdinand W Keller to Wm H Fleming. 1,137  
 East 29th st, w s, 130 n Ditmas av, 40x100. Eliza Craigen to Leon Kelhetter. Mort \$2,600. nom  
 33d st, s s, 250 w 5th av, 32.11x100.2. B Harold Kalleberg to Julius Omdal. 1/2 part. nom

Bay 34th st, s e s, 200 n e Benson av, 60x96.8, h & l. Matilde H Desvernine to Margt F Desvernine. Mort \$3,500. nom  
 Same property, h & l. Margt F Desvernine, N Y, to Rafael R Govin. Mort \$3,500. nom  
 East 37th st, e s, 300 s Av C, 20x100. Germania Real Estate and Impt Co to Dominick A Hurley. nom  
 39th st, n e s, 440 n w 10th av, 20x95.2. Wm C Demorest, N Y, to Niels P Severinsen. 450  
 39th st, n e s, 380 n w 12th av, 20x95.2, h & l. August W Koestner to John A Sauer. Mort \$2,000. 3,400  
 East 40th st, w s, 97.6 s Av D, 40x100.  
 East 40th st, w s, 157.6 n Av E, 40x100.  
 East 34th st, e s, 520 s Av C, 20x100.  
 Elizabeth T and Susie Regan to Mary A Burke. nom  
 40th st, s s, 78.1 e 12th av, 19.4x100.2. Release mort. Albro J Newton to Ernst Raymond. nom  
 Same property. Wm L Newton to Joseph Alwang. Mort \$2,200. 4,000  
 40th st, n s, 100 e 6th av, 25x100.2. Bridget Reilly to Julia Connors. nom  
 East 48th st, e s, 229.7 s East Broadway, 40x100.  
 East 49th st, w s, 140 n Grant st, 40x100.  
 Grant st, s s, 100 w Utica av, 40x100.  
 Grant st, s s, 40 w East 49th st, 40x100.  
 Leonidas Keever to Arthur Lyman, Waltham, Mass. Mts \$7,150. nom  
 46th st, n e s, 240 s e 13th av, 40x100.2. Wm H Reynolds to Harriet E Hesdra. nom  
 49th st, s s, 360 e 8th av, 60x100.2. Mary Riley to John Johnson. Mort \$500. nom  
 East 49th st, w s, 106.3 s East Broadway, 40x100. Arthur Lyman, Waltham, Mass, to Patrick C Shay. nom  
 50th st, s w s, 175 n w 7th av, 25x100.2. Frank McDougal Smith, Elizabeth, N J, to Rudolph E Brenner. 350  
 52d st, s s, 140 w 5th av, 20x100.2. John Johnson to Mary Riley. Mort \$3,750. nom  
 East 52d st, w s, 145 s Grant st, 20x100. Arthur Lyman, Waltham, Mass, to Wm H King. nom  
 56th st, s s, 140 w 6th av, 80x100.2. Albro J Newton to Herman H Wood, Richfield Springs, N Y. 4,200  
 58th st, n e s, 280 s e 5th av, 20x100.2. Mary J Lucke to Peter S Blake. nom  
 58th st, n e s, 280 s e 5th av, 20x100.2. Release mort. Title Guarantee and Trust Co to Mary J Lucke. 3,500  
 60th st, n s, 420 e 21st av, runs e 38.2 x n 200.8 to 59th st x w 26.1 x 200.4. Wm P Rae to New Utrecht Improvement Co. Mort \$750. nom  
 61st st, n s, 210 w 4th av, 20x100. Benj C Raymond to Lottie N Palmer. Mort \$3,400. nom  
 61st st, n s, 230 w 4th av, 20x100, h & l. Benj C Raymond to George Holland. Mort \$2,500. nom  
 62d st, n e s, 129.1 n w 15th av, runs n e 32 x s e 29.11 x n e — x s e 100 to 15th av, x n e 37.11 x w — x s w 127.6 to st, x s e 90.11. Borough Park Co to Chas F King. 1,500  
 64th st, s s, 160 e 14th av, 20x100. Thos J McLaughlin, N Y, to John Gaynor. nom  
 65th st, n e s, 160 s e 14th av, 60x100. Susan W Nichols et al exrs Effingham H Nichols to Crescenzo Corideo. 677  
 65th st, s w s, 160 s e 14th av, 60x100. Same to Dominick Urso. 690  
 65th st, s w s, 240 s e 14th av, 40x100. Same to Eduardo Drammis. 480  
 65th st, s w s, 360 s e 14th av, 60x100. Same to Carlo Guglielmelli and Corsino Belucci. 727  
 65th st, s w s, 200 n w 14th av, 80x100.  
 65th st, s w s, 220 s e 14th av, 20x100.  
 Same to Guisepe A Adamo. 900  
 65th st, n e s, 220 s e 14th av, 40x100. Same to Raffaele, Lauria and Domenico Serra. 685  
 65th st, n e s, 140 s e 14th av, 20x100. Same to Gracilineo Cerimira. 225  
 65th st, n e s, 220 n w 14th av, 80x100. Same to Maria T Imperiale. 890  
 65th st, s w s, 420 n w 14th av, 60x100. Same to Folippo Sosso. 690  
 65th st, s w s, 100 n w 14th av, 20x100. Same to Rosario Salatino. 225  
 65th st, n e s, 300 n w 14th av, 60x100. Same to Geo. E Muller. 690  
 65th st, n e s, 120 s e 14th av, 20x100. Same to Pasquale Simonelli. 225  
 65th st, n e s, 100 s e 14th av, 20x100. Same to Antonio Rich. 230  
 65th st, n e s, 260 s e 14th av, 40x100. Same to Bernard F Gately. 460  
 65th st, n e s, 360 s e 14th av, runs n e 80 x s e 78.5 to New Utrecht av x n 22.3 x n w 128.7 x s w 100 to 65th st x n e 60. Same to Joseph Wolfson. 1,012  
 66th st, n s, 120 e 13th av, 20x100.  
 66th st, n e s, 140 s e 13th av, 20x100.  
 Mary A Beale to Kate Duryea. 600  
 68th st, s s, 310 w 17th av, 30x100. Adolph A Blaser to Frederick Heggi. 2,693  
 78th st, n e s, 280 n w 19th av, 60x100. William Lindley to Elvaretta Lindley his wife. 1,000  
 80th st, n e s, 100 s e 20th av, 118.8x100.7x106.10x100. Contract. Manhattan Mutual Co-operative Savings and Loan Assoc with Thos A Ralston. 2,075  
 83d st, n e s, 240 n w 20th av, 60x100. John F Morrissey, Jr, to William Johnston. 1,200  
 83d st, n e s, 300 n w 20th av, 60x100. Same to same. 1,200  
 85th st, s s, 100 w 12th av, 60x100. L Gertrude Chittenden to Etta Ehrlich. Mort \$7,000. nom  
 87th st, s w s, 200 n w 4th av, 40x100. Gerhardt Boe to Alfred B Potterton, N Y. Morts \$2,800. nom  
 88th st, s w s, 100 n w 4th av, 50x95.1x51.3x106.5, h & l. Maria Molloy to William Molloy. 10  
 Av C, s e cor East 11th st, 43.3x101.8x40x85.3. Chas L Lang to Walter F Clayton. nom  
 Av C, s w cor East 16th st, 27x104.11x25x115.2. Annie E wife Geo W Dalton to Chas H Demmerle, N Y. See Coney Island av. nom  
 Av C, s e cor East 11th st, 43.3x101.8x40x85.3. Walter F Clayton to Wm W Kuhlke. Mort \$3,500. nom  
 Av C, s e cor East 32d st, 102.6x100. Germania Real Estate and Impt Co to Patrick Walsh and Thomas Farrell. nom  
 Av L, n e cor East 8th st, 50x100. Ialim Ghiz to Nohman Ghiz. Q C. Correction deed. nom  
 Albany av, e s, 20 s Park pl, 72x80, hs & ls. Richard Goodwin to Mary J Nichols. Morts \$14,000. exch  
 Albany av, e s, 92 s Park pl, 90x80, hs & ls. Henry G Goodwin to same. Morts \$13,750. exch  
 Albany av, e s, 92 s Park pl, 90x80. Richard Goodwin to Henry G Goodson. All liens. nom

Arlington av, s s, 87.6 e Elton st, 37.6x100. John Speckman to Frank E Stiles. Morts \$5,500. nom  
 Atlantic av, n s, 122 w Utica av, 22x99.1, h & l. Alfred C Barnes et al exrs Alfred S Barnes to The Barnes Real Estate Assoc. 2,400  
 Bath av, s w s, 39.10 s e Bay 17th st, 50x100. Frances B Blind, N Y, to Henry Schmidt. Q C. All liens. nom  
 Bedford av, s e s, 89.11 n Prospect pl, 25x57.5x25.6x62.5, h & l. Margaret and Martin Healy to Julia Schaumberg. nom  
 Bushwick av, e s, 28.6 s Seigel st, 26.3x90.7x23.10x101.8. John Klemens to Louis Vogel and Sam Kupfer tenants in common. Mort \$3,200. nom  
 Bushwick av, n w cor Debevoise st, 68.2x60.1x57.11x60.10. Peter Bertsch exr William Broistedt to Fredk M Schneider. 9,700  
 Bushwick av, No 45, east cor Bleecker st, 18.9x80.2x18.9x80.8. Contract. Thos C and Katherine Nevins to Wm F Keppel. 8,275  
 Central av, n e s, extends from Jefferson av to Hancock st, 200x100. Timothy G Sellow, N Y, to Henry Gasman. nom  
 Clinton av, w s, 164 n Atlantic av, runs w 200 to Vanderbilt av x s 25.10 x e 80 x s 31 x e 120 to av. Richd L Wyckoff to Elizabeth W Clark. gift  
 Clinton av, e s, 133.3 n Greene av. Release from covenant. Manufacturers Trust Co and Wm F Piel, Jr, with Henry B Moore. nom  
 Clinton av, e s, 305 n road to Bedford, 55x200 to Waverley av. Arabella B Tuttle wife of Silas Tuttle to Geo D Pratt. nom  
 Clinton av, w s, 281.10 s Park av, 20x100, h & l. Foreclos. Horace G Lansing to Andrew F Kindberg. 7,000  
 Clinton av, w s, 301.10 s Park av, 20x100, h & l. Foreclos. Same to same. 7,000  
 Coney Island av, e s, 198.8 s Av T, 60x100.4. Harbor and Suburban Bldg and Savings Assoc to Mary Hefner. 900  
 Coney Island av, n w cor Neptune av, runs w 1,549.7 x n e 560 x n e 502 to Coney Island Creek x e to Coney Island av x s 387.  
 Plot known as Plumb Island, bounded s by Sheepshead Bay, e by Dead Horse Inlet, n by Gerritsons and Broad Creek, x w by Hog Point Creek. All title.  
 Neptune av, plot known as Duck Hills, bounded n by Neptune av, e by centre line Coney Island av extended, s by old Sheepshead Bay road, x w by Ocean Parkway. All title. 1-10 part.  
 John J Engeman to Brighton Beach Racing Assoc. nom  
 Coney Island av, e s, 592.5 s East 11th st, 55x77.6x23.10x75.1. Annie E wife Geo W Dalton to Josephine L Krisch. Mort \$1,000. nom  
 Coney Island av, e s, 592.5 s Av C, runs e 75.1 x n 84 x e 20 x s 99.1 to Av D x w 99.4 to av x n 55. Chas H Demmerle, N Y, to Annie E wife Geo W Dalton. See Av C. nom  
 Conklin av, s w s, 402.7 s e Canarsie av, 50x150. Amelia Eckert to Marinda Eckert. Q C. 1,000  
 De Kalb av, n w s, 140 s w Hamburg av, runs n w 57.9 x w — x s e 67.5 x s e 40. Daniel Harrigan guardian Mary E Nicholas and Elizabeth Meade to Adam Schauf and Christian Kranenberg. 1,000  
 De Kalb av, n s, 72.8 e Kent av, 23.6x100. Benj J Brown to Annie M wife Benj J Brown. nom  
 De Kalb av, n w s, 76.8 n e Bushwick av, runs n w 261.8 x n e 132.9 x s e 107.5 x s w 50 x s e 108 to av x s w 75. Frank S Howard to David R and Fredk R Morse, Edwd S and Wm B Howard, Oyster Bay, L I. Q C. nom  
 Driggs av, s w cor North 9th st, 25x100, h & l. Nicholas J McQuade to Margaret McQuade. Q C. nom  
 East New York av, n s, 320 e Albany av, 20x100. Norm G Cooper to Saverio Mugno. Mort \$1,100. nom  
 East New York av, s s, 79.2 e Stone av, 26.5x98.10x25x90.4. Herman B Scharmann, N Y, to David Michel. 650  
 Flushing av, n s, 224.6 e Bushwick av, runs n 128 x w 25 x s 129.11 x e 25. Janet H McVicar to John and Emielie M Beisswanger. Mt \$1,650. 3,000  
 Franklin av, e s, 80 s Medison av, 20x90, h & l. Laura Wellington, N Y, to Isabella Giamporcaro. Mort \$3,750. nom  
 Franklin av, e s, 20 n St Marks av, 19x80, h & l. Richard A McNeely to Robert W Gleason. All liens. 1/4 part. nom  
 Georgia av, w s, 150 n Glenmore av, 25x100. George Sattler, Huntington, L I, to Piel Bros. 2,000  
 Glenmore av, n s, 16 e Sackman st, 14x84. Wm J Kaiser and Justus Schoenewald to John Burchell. All liens. 10  
 Glenmore av, n e cor Vesta av, runs n 400 to Liberty av, x e 55 x s 100 x e 45 x s 300 to Glenmore av, x w 100. Mary E Sutter to Ella M Sutter. gift  
 Grand av, e s, 21 s Prospect pl, runs s 160 x e 105 x n 50 x e 80 x n 131 to pl, x w 90 x s 21 x w 95 to beginning. Release judgment. Vennette F Pelletreau to William Monahan. 78  
 Greene av, s s, 483.4 e Bedford av, 16.8x100, h & l. Kate E Jacobson, N Y, to Harriet L Poor. Morts \$5,000. nom  
 Homecrest av, w s, 125 s Av T, 60x85.4x60x82.9. Harbor and Suburban Bldg and Savings Assoc to Wm H Rommell. 900  
 Hopkinson av, e s, 19.10 n Atlantic av, 17.2x80.5, h & l. Foreclos. William Walton to Robt L Woods, Jr. 2,900  
 Jefferson av, s s, 455 e Stuyvesant av, 20x100, h & l. Hiram A Lyons to Milton L Reeves. Mort \$4,500. nom  
 Same property. Horace A Pratt to Hiram A Lyons. Mort \$4,500. nom  
 Jefferson av, s s, 252.6 w Central av, 18x100, h & l. Annie Derimdon to Eagle Savings and Loan Co. All liens. nom  
 Kent av, e s, 25 s North 9th st, 25x100, h & l. Sebastian Coufal to Francis J Nekarda. Mort \$1,500. 8,000  
 Kent av, e s, 155.6 n De Kalb av, runs n 42 x e 75 x n 55 x e 132.10 x s 152.6 x w 132.10 x n 55.6 x w 75 to beginning. Benjamin J Brown to Annie M wife Benj J Brown. nom  
 Knickerbocker av, s w s, 50 n w Willoughby av, 25x100, h & l. Maria E Herz to Annie Fischer, Jacob, Helen and Nettie Herz. Mort \$3,000. nom  
 Knickerbocker av, n w cor Ingraham st, runs w 91.10 to Morgan av x n 30 x e 79.1 to Knickerbocker av x s e 32.7. Bay Ridge Park Impt Co to Wm J Russell and Chas J Juliard. Mort \$7,000. nom  
 Lee av, e s, 60.4 n Penn st, 19.8x83.4, h & l. Fanny M Harris widow to Wm H Harris. gift  
 Lincoln av, w s, 114.8 n Liberty av, 100x100. Release mort. Jane E Meeker to George and Henry Fleer. nom  
 Same property. George and Henry Fleer to Wm L Dowling. exch  
 Livonia av, s s, 50 e Thatford av, 25x100. Morris Ableson to Mollie Lewinsky. 1,000  
 Miller av, w s, 275 s Fulton st, 25x100, h & l. Wilhelmina F McKee to Pauline Glassman and Alexander Spiro. Mort \$3,000, &c. nom  
 Myrtle av, s w cor Grove st, runs w 83 x s 34.9 x s e 34.9 to st x n e 83, h & l. Patk H Flynn to Wm J Russell and Chas G Juliard, Greene, N Y. Morts \$7,000. See lots, &c. exch  
 Nassau av, n e cor North Henry st, 20x85, h & l. Theodore E Green to William Yude. Mort \$4,000. See Eagle st. 8,000  
 Newport av, n w cor Christopher av, 25x100. Sarah S Posner to Hilda Weil. nom

# HARRY ALEXANDER,

E. E. M. E.

# ELECTRICAL

Astor Court Building,  
West 33d and 34th Sts., near Fifth Ave.

Telephone,  
3767-38th.

# Engineer and Contractor.

New York av, e s, 60 n Sterling st, 40x97. Release mort. Michl J Gleason to Bernard Fowler. 360  
 New York av, e s, 60 n Sterling st, 20x98. Fannie A Milne to Vingenzo Rimpotti. nom  
 New York av, e s, 80 n Sterling st, 20x98. Same to Cestina Paribella. nom  
 Nostrand av, e s, 60 n Av F, 20x100, h & l. Katharine Zimmermann to Valentine Zimmermann. Mort \$2,000. nom  
 Oceanic av, n w cor Sea Gate av, 60x100. Wm C Matlack, Elizabeth, N J, to George Down, Buffalo, N Y. Mort \$5,200. 8,000  
 Ovington av, n s, 240 e 11th av, 40x127.2x40x126.7, h & l. Louis G Hart to John C Wandell. nom  
 Park av, s s, 50 e Steuben st, 25x90. Ann Dalton widow Nora L and Wm J Dalton to William Dick. All interest. 1,040  
 Same property. Mary E, John J and Francis A Dalton by Ann Dalton guardian to same. All interest. 1,560  
 Porter av, w s, 100 n Thames st, 25x100. Release mort. Harriet W Winslow guardian estate Olive P and Cordelia Williams to John T Burr. nom  
 Same property. John T Burr to A Frederick Behre. See Thames st. exch and 150  
 Putnam av, n w s, 240 n e Broadway, 20x100, h & l. Albert Pflugh and Philip Steuerwald firm Albert Pflugh & Co to Sarah Archbold. Mort \$6,000. nom  
 Putnam av, s s, 333.4 w Ralph av, 33.4x100, h & l. Alfred E Oldaker to Zachary Taylor. Mort \$4,000. nom  
 Putnam av, n w s, 220 n e Hamburg av, 100x100. Emeline E Brower et al exrs James C Brower to James Church and George Gough. 5,600  
 Putnam av, s s, 33.4 w Ormond pl, runs s 80 x w 7.4 x n 10 x w 9.4 x n 70 to Putnam av x e 16.8. Eliza A Seely to Chas G Bernhard. Mort \$2,500. 3,000  
 Putnam av, s s, 210.11 w Bedford av, 20.1x100. Florinda B Watts to Sarah A and Grace W Rynd. Sub to mort \$3,500. consid omitted  
 Putnam av, n s, 100 w Howard av, 25x100, h & l. Conrad Wassermann to Amalia J Stehlin. Mort \$5,500. See Grove st. exch  
 Ralph av, w s, 40 n Jefferson av, 28x80. Foreclos. William Walton to Frank F Lisiecki. 9,600  
 Ralph av, w s, 40 n Jefferson av 28x80. Susan Lisiecki to Frank F Lisiecki. Q C. nom  
 Remsen av, north cor Av M, 20x100. Chas J Schrass to James and Freda Catle. 500  
 Ridgewood av, s s, 500 w proposed extension Bedford av as on map, 75x185.10 to Linden Boulevard. Chas A Schott to Geo A Needham. Mort \$2,500. 5,500  
 Schenck av, e s, 175 n Dumont av, 16.8x100. John Baird to Henrietta Baird. All liens. nom  
 Schenectady av, w s, 128 s Prospect pl, runs w 100 x n 0.2 1/2 x w — x s e — x s w to point 100 n Park pl x e to Schenectady av x n 27.7. Wm I Halstead, Mt Kisco, N Y, to Andrew H Smith, N Y. Mort \$1,200. 1,500  
 Schenectady av, e s, 105.7 s Bergen st, 50x100.  
 Schenectady av, e s, 80 n Pacific st, 18.8x85.  
 Mary T J Caddell to Anna A and Robt W Caddell. All liens. gift  
 Shepard av, e s, 75 s Sutter av, 25x100, h & l. Mary Davis, Woodcliff, N J, to Myer Myers, N Y. Mort \$1,539. nom  
 St Marks av, s s, 219.7 w Vanderbilt av, 19.7x131. Addie A Lauer to Martin J Suydam. Mort \$6,000. nom  
 St Marks av, n s, 225 w Classon av, runs n 126 x e 2.2 x s e 81.5 x s 47.10 to St Marks av x w 25. Mary Malone widow to Helene F Blohm. nom  
 St Marks av, s s, 89.6 e Ralph av, 120.6x127.9.  
 St Marks av, s s, 230 e Ralph av, 20x127.9.  
 St Marks av, s s, 270 e Ralph av, 20x127.9.  
 Ralph av, e s, extends from St Marks av to Prospect pl, 255.7x89.6.  
 Frederick Buchar to Louis Benson. All liens. nom  
 Stone av, w s, 250 s Blake av, 25x100, h & l. Frank Grossbart to Louis Rachmel. Mort \$2,500. 5,050  
 Surf av, n w cor Beach 49th st, runs w 180 x n 109.5 x e 20.1 x n 107 to Beach 50th st x e 160 to av x s 174.2. Wm P Rae to Calvin Tomkins and Robert Maxwell, N Y. Mort \$13,000. nom  
 Sutter av, s e cor Christopher av, 100x100. Jacob Busick to Max Shapiro. Morts, &c, \$1,800. nom  
 Sutter av, s s, 40 e Snediker av, 20x92.6, h & l. Foreclos. Geo B Ackerly to Central Trust Co, N Y. 1,000  
 Tompkins av, w s, 55 n Hart st, 20x80. Barbara Conlon, sole legatee and devisee will Thomas Murray to David M Rossequie. Mort \$2,500. 4,500  
 Utica av, s w cor Earl st, 100x284.1. Frank Brown to Sidney G Be-dell. nom  
 Van Sielen av, w s, 136.3 n Belmont av, 16.4x95, h & l. Geo H Coutts to Thos H Perse. nom  
 Vernon av, n s, 280 w Stuyvesant av, 20x100, h & l. Louis Weil to Solomon M Schoen. Mort \$3,500. nom  
 Vermont av, w s, 200 s Glenmore av, 100x100. Foreclos. William Walton to Chester S Kingman trustee will Martin E Kingman. 2,500  
 Washington av, e s, 347.6 s Willoughby av, 2.6x200 to Hall st. Agreement as to right of way. Mary A E Sloan with Sarah M Nesmith. 25  
 3d av, e s, 20 s Baltic st, 80x83. Foreclos. William Walton to Mutual Life Ins Co, N Y. 6,000  
 Same property. Mutual Life Ins Co, N Y, to Mary F Wheeler. 5,000  
 5th av, west cor 55th st, runs s w 25.2 x n w 66.1 x s w 0.6 x n w 15.11 x n e 0.6 x n w 18 x n e 25.2 to st, x s e 100. Frank Gellston to Claus J Meyer. Mort \$13,000. nom  
 6th av, w s, 25.2 s 57th st, 100x100. Alta R Newman to John Galagher. Mort \$3,100. nom  
 7th av, e s, 165.7 s Carroll st, 18.8x96. Release mort. Ella F Dewey, Springfield, Mass, to James H Dewey, N Y. nom  
 7th av, south cor 80th st, 175.8x190.4x121x244. Thomas Ostick to Edwd P Day. Mort \$2,500. exch  
 12th av, s w cor 84th st, 100x100, h & l. Etta Ehrlich to L Gertrude Chittenden. Mort \$9,000. nom  
 Same property. Foreclos. William Walton to Etta Ehrlich. Mort \$9,000. 2,000  
 15th av, s e s, 120 s w 61st st, 40x95. Borough Park Co to John Bloom. nom  
 22d av, s w cor 59th st, 100.2x47.8x100.4x53.5.  
 22d av, n w cor 59th st, 117.2x50.7x103.3x56.11.  
 Wm P Rae to New Utrecht Impt Co. Mort \$1,520. nom

Interior triangular lot, 100 s Noble st and 470 e Franklin st, runs e 5.1 x n w — x s 11.4. Annie E P Abbott, Kingston, N Y, to Marvin Briggs. 60  
 Lots 666, 667, 667A, 670, 670A, 709, 710, 710A, 712, 712A and lot B on block 661 map Russell & Juliard. Wm J Russell and Chas G Juliard to Fred C Cocheu. Morts \$54,000. See Myrtle av. exch  
 Lot 107 block 14 and lots 4 and 85 on assessment map 9th Ward. City of New York to Wm H Barron. Q C. nom  
 Part of mortgaged lands described as parcel No 3 on opening map 16th av, from 84th st to Gravesend Bay. Release mort. Julius Lehrenkrauss, Jr, with City of New York. nom  
 Plot in Gravesend bounded s and w by the highway, e by land Court H Johnson and n by land Cornelius Cummans, hs & l. David T Williams to William Donly. 2,500

### MISCELLANEOUS.

All property, real and personal, wherever situate. John A French, Flushing, L I, and Edwd E Sprague, N Y. Trust deed. nom  
 All title, &c, and all claims to sums of money under a certain agreement. Assignment of interest. John E Dohen to Jane C Dohen. val consid

### MORTGAGES.

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

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

Dec. 14, 15, 17, 18, 19 and 20.

Adamo, Giuseppe A to Susan W Nichols et al exrs Effingham H Nichols. 65th st. P M. Nov 23, due Dec 1, 1903, 5%. 540  
 Alvard, Dean to Wm I Willkomm. East 13th st, w s, 130 s Albermarle road, 200x100. Dec 15, 1 year, 5%. 6,000  
 Albert, Evert and Florence R to Brooklyn Mutual Bldg and Loan Assoc. East 15th st, e s, 300 n Av N, 40x75. Dec 12, installs. 2,400  
 Aressy, Clement to Maie S Gregory. Norwood av, s e cor Etna st, 22x150x41.6x—. Dec 13, 2 years, 6%. 1,200  
 Anderson, Anna C and John to Therese Flecke. Clifton pl, n s, 275 w Marcy av, 25x100. Dec 15, installs, 5%. 1,600  
 Alwang, Joseph to Albroy J Newton. 40th st, s s, 78.1 e 12th av, 19.4x100.2. Oct 11, installs, 6%. 950  
 Adinolfi, Rosina and Biagio to James H Watson and James H Pittinger, firm Watson & Pittinger. West 15th st, e s, 265 n Mermaid av, 20x109.3x20x109.4; West 15th st, e s, 285 n Mermaid av, 40x109.1x40x109.3. Dec 18, due Sept 1, 1901. 200  
 Arnold, Amalia to Bushwick Savings Bank. New York av, e s, 100 n Newkirk av, 20x100. Dec 17, due Jan 1, 1901, 5%. 1,800  
 Aronson, Samuel to Louis Bonert. President st. P M. Dec 18, installs, 5%. 4,500  
 Same with same. Agreement as to above mortgage. Dec 18. nom  
 Bernhard, Chas G to Title Guarantee and Trust Co. Putnam av. P M. Dec 14, 3 years, 5%. 2,000  
 Berlin, Jacob to Michl G Harden. Leonard st, w s, 75 s Meserole st, 25x100. Dec 14, due Jan 1, 1903, 5%. 3,500  
 Berlin, Jacob and Sarah to Rose Berg and Joseph D Apat. Leonard st, w s, 75 s Meserole st, 25x100. Dec 14, 4 years, 6%. 650  
 Bingel, Henry C and Nellie A to Mary W Roden. Buffalo av, e s, 25 s Prospect pl, 25x100. Dec 13, 1 year, 3%. 1,620  
 Bogert, Clara W to John S Williamson and ano exrs will William Rapalje. East 21st st, w s, 522.10 n Av E, 50x100. Dec 14, due May 1, 1904, 5%. 4,500  
 Buckhout, Amelia to Anna G Butler. Herkimer st, n w cor Albany av, 20x100. Sub to mort \$3,800. Dec 13, due Sept 13, 1901, 6%. 350  
 Burchell, John to Wm J Kaiser and Annie E Dalton. Glenmore av. See Cons. Oct 1, 1 year, 6%. 725  
 Burke, Mary J and James to Eighth Ward Bank, Brooklyn. Putnam av, n s, 315 w Marcy av, 60x100. Dec 6, secures note. 1,500  
 Burke, Mary A to Benj F Pendleton. 17th st, n s, 150 e 8th av, 2 lots, each 25x100. 2 morts, each \$3,500. Dec 13, 3 years, 5%. 7,000  
 Burke, Mary A to Russell and Roswell H Johnson, firm of Johnson Bros. East 94th st, e s, 520 s Av C, 20x100; East 40th st, w s, 157.6 n Av E, 40x100; East 40th st, w s, 97.6 s Av D, 40x100. Dec 5, demand. 1,000  
 Brooklyn Advertising Sign Co and Fredk W Scribeis to Williamsburgh Savings Bank. Knickerbocker av, s w s, 100 s e De Kalb av, 50x100. Consent of stockholders attached. Dec 14, 1 year, 5%. 4,000  
 Bacon, Harriet W to Dean Alvard. East 14th st, e s, 200 n Albemarle road, 60x100. Dec 17, 1 year, 5%. 2,000  
 Bayha, George and Matilda to Title Guarantee and Trust Co. Ridgewood av, n s, 83.4 e Dresden st, 16.8x100. Dec 17, 3 years, 5%. 1,700  
 Blake, Peter S and Maude to Title Guarantee and Trust Co. 58th st. P M. Dec 17, 3 years, 5%. 3,500  
 Blohm, Helene to Henry Meyer. St Marks av. P M. Dec 15, 3 years, 5%. 2,000  
 Beer, Louis to Dime Savings Bank of Williamsburgh. McDonough st, s s, 230.10 e Saratoga av, 2 lots each 26.1x100. 2 morts, each \$6,500. Dec 13, 1 year, 5%. 13,000  
 Bromberg, Tobie to Jacob Berlin. Leonard st, w s, 75 s Meserole st, 25x100. Dec 17, 1 year, 6%. 1,600  
 Bogen, Samuel to Hyman Bogen. Osborn st, e s, 200 s Glenmore av, 25x100. 1/2 part. Dec 10, 2 years, 6%. 200  
 Bruno, Carmelo and Francesca to Franklin Society for Home Building and Savings. Pacific st, n s, 383.4 w Stone av, 16.8x100. Dec 1, installs. 700  
 Same to same. Pacific st, n s, 366.8 w Stone av, 16.8x100. Dec 1, installs. 1,100  
 Brooks, James to John W Phelps. 22d st, n s, 125 w 7th av, 100x100. Dec 15, due Jan 5, 1901. 14,500

# THE OTIS ELEVATOR

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Every Variety of  
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71 BROADWAY, NEW YORK

Barkan, Morris to Leopold Michel. Cook st, n s, 150 e Graham av. P M. Dec 18, due Dec 30, 1910, 5%. 2,000	Dressel, Fredk H to East New York Savings Bank. 13th st, w s, 180 s Av U, 40x100. Dec 15, 1 year, 5%. 3,000
Barre, Adelaide T to New York Building-Loan Banking Co. 17th av, w s, 115.4 s Croyse av, 100.3x135x100x142.2. Dec 15, installs, 6%. 12,920	Dusenbury, George to Title Guarantee and Trust Co. Sumner av, w s, 80 s Van Buren st, 20x81.9. Dec 18, 3 years, 6%. 1,000
Boegel, Frederick to Peter Wm Von Ahnen. Plot begins at southerly cor land James Blanthorn, runs n w 100 x s w 50 x s e 100 x n e 50. Dec 15, 2 years, 6%. 300	Dilts, John C to C Howard Booraem. 42d st, s s, 100 w 16th av, 38.9x107.1x76.7x100. Dec 18, 6 months, 6%. 500
Borges, Wm F and Annie M to Lillie A R Kerr. Marion st. P M. Dec 13, 3 years, 4 1/2%. 4,000	Egan, Mary F to Catharine Rodwell. Lorimer st. P M. Dec 12, 10 years, 5%. 2,675
Burdock, Cath A and John J to Felicia Liver. Franklin av, e s, 143 n Prospect pl, 25x100. Dec 19, due Nov 1, 1903, 6%. 350	Elston, Wm D to John J Barrett. Henry st, w s, 90 s Woodhull st, 22x89. Dec 3, demand. Without interest. 435
Bryant, James S mortgagor with Lewis M and Joseph Hornthal exrs Babet Hornthal. Extension mort. Nov 22. nom	Evans, Richd J and Ann to Henry C Langhaar. 4th pl, s w cor Smith st, 20x80. P M. Dec 12, due Dec 15, 1903, 5%. 2,500
Carr, Chas E, Philadelphia, Pa, to Mary L Martin. 45th st, s w s, 460 n w 15th av, 40x99.9x40x99.3. Dec 18. 2,500	Flatbush Congregational Church to Congregational Church Building Society. East 18th st, e s, 90.5 s Av D, 75x100. Dec 12. Grant mortgage. 2,000
Craig, Thomas to Robinson Stoneware Co. Greenpoint av, s w cor Diamond st, runs s 77.6 x w 100 x s 25 x w 100 to Newell st x n 47.4 x n e 53.1 x n 74.10 to av x e 28.5. Dec 18, due as per bond, 5%. 3,500	Same to same. Same property. Dec 12, installs. 2,000
Chittenden, L Gertrude to Alfred A Ehrlich. 85th st, s s. P M. Dec 13, 1 year, 6%. 2,000	Fleming, Wm H to Bond and Mortgage Guarantee Co. Bay 28th st. P M. Dec 14, demand, 6%. Building loan. 4,000
Collins, Sarah W with Theo F Jackson et al exrs Loftis Wood and Leopoldine Friedl et al exrs James G Duncan. Agreement as to priority of mortgages by Talitha Hatch. Dec 12. nom	Same to Rudolf F Rabe and Ferdinand W Keller. Same property. Dec 14, due Nov 1, 1901, 5%. 500
Condict, Emmeline G H to Susan A Drake. Pacific st, s s, 464 e Rochester av, 16.8x107.2; Pacific st, s s, 530 e Rochester av, 16.8x107.2. Dec 10, due —, 6%. 500	Forbell, Geo U, Jr, to John S Williamson. Grant av, w s, 51.7 s Glenmore av, runs w 100 x s 125 x e 100 to Grant av x n 125. Dec 17, 1 year, 6%. 1,500
Coyle, Mary to East New York Savings Bank. Spencer st, e s, 150 n Tillary st, runs e 100 x s 25 x w 53.7 x n 0.4 x w 46.5 to Spencer st x n 24.11. Dec 13, 1 year, 5%. 1,500	Fraser, John to Anna G Butler. Rochester av, w s, 94.7 n Atlantic av, runs n 20 x w 167.10 to Hunter Fly road x s 39 x e 78.2 x n 18.6 x e 80; Rochester av, w s, 114.7 n Atlantic av, 21x85; Rochester av, w s, 40 n Herkimer st, 20x80. Sub to mortg \$6,000. Dec 18, 1 year, 6%. 1,500
Corideo, Crescenzo to Nicola Nielforo. 65th st. P M. Dec 10, 1 year, 6%. 200	Galvin, Michael E to Long Island Brewery. Columbia pl, s e cor State st, 41x75. Dec 11, secures notes. 958
Same to Susan W Nichols et al exrs Effingham H Nichols. Same property. P M. Nov 23, due Dec 1, 1903. 400	Gelhardt, John H, Jr, to Henry C Needham. Madison st. P M. Dec 6, due Dec 15, 1901, 5%. 3,000
Catle, James and Freda to Chas J Schrass. Remsen av, n cor Av M. P M. Dec 1, 5 years, 6%. 500	Gilman, Amanda M to Laura J L Stillwell. Lafayette av, n s, 43 w St Felix st, 21.6x100x21x100. Dec 14, 3 years, 5%. 2,500
Clarke, Mary and James F to Mary N Scranton. 6th av, e s, 25.2 n 59th st, 25x100. Dec 15, 3 years, 6%. 400	Gughelmelli, Florentino and Francesca to Italian Savings Bank, City N Y. 14th av, w s, 80 n 61st st, runs w 100 x n 20 x e 99.3 to New Utrecht av x s 1.8 to 14th av x s 18.8. Dec 14, 1 year, 6%. 1,800
Clinchy, Mary A to Eliza Ross. Monroe st, s s, 43.9 w Throop av, 19.3x80. Dec 12, 1 year, 5%. 1,200	Gude, Emma to Charlotte Bass et al exrs William Bass. Dean st. P M. Dec 13, demand, 6%. 1,500
Coite, Frank F to Harrison B Moore. Carroll st. P M. Dec 14, 3 years, 5%. 5,000	Green, Chas S to Eastern District Savings Bank. Eagle st. See Cons. Dec 14, 1 year, 5%. 1,000
Cole, Sarah E widow to Benj P Davis exr Benj W Davis. Cumberland st. P M. March 17, 3 years, 5%. 7,000	Gaite, Paul O and Magdalena to Elizabeth Heller. Liberty av, n s, 50 e Milford st, 25x100. Nov 15, 2 years, 6%. 1,500
Cropsey, Harmon W and Lewis G Mitchell to Manufacturers Trust Co. Gravesend Bay, near high water mark at n s land Stephen Morris, runs n e 295 x n w 79.5 x n e 15.2 x n w 121.10 x s 185.3 x s w 124 to Bay, x s 200; Gravesend Bay, mean high water mark at land of Stephen Morris, runs s w 1,633.2 to pier line, x n w 200.8 to 24th av extended, x n e 1,654.11 to high water mark, x s e 200. Dec 14. Secures notes. 5,000	Gommel, Mary to Chas F Oldenburg. 50th st, s s, 250 w 6th av, 25x100.2. Dec 15, 1 year, 6%. 500
Clemett, Honora J to Mary E Scallan. 74th st, s w s, 160 s e 12th av, 20x100. Dec 18, 3 years, 5%. 1,000	Grasman, Henry to Williamsburgh Savings Bank. Central av, n e cor Hancock st, 100x100 (in Cons 200x100). Dec 17, 1 year, 5%. 4,500
Connelly, James F J to Evalina T Saunders. Bergen st, s s, 20 e Howard av, 20x100. P M. Aug 30, installs. 500	Grasman, Henry to Williamsburgh Savings Bank. Jefferson av, s e cor Central av, 100x100. Dec 19, 1 year, 5%. 4,500
Dana, Ann A widow to Title Guarantee and Trust Co. Prospect pl, s s, 245.5 w 6th av, 20x100. Dec 18, 3 years, 5%. 5,000	Ghiz, Salim to Prospect Home Building and Loan Assoc. Av L, n s, 50 e East 8th st, 50x100. Dec 18, installs. 3,500
Dennis, Wm J to Atlantic Building and Loan Assoc, Brooklyn. Woodbine st, s e s, 175 n e Central av, 22x95. Dec 18, installs. 3,800	Ghiz, Nohman to same. East 8th st, e s, 73 n Av L, 27x50. Dec 18, installs. 2,500
Dunham, Cyrus A to Empire Savings and Loan Assoc. Av M, s s, 110 e Ocean av, 60x141.11; Av M, s e cor East 21st st, 140 x s 97.5 to centre old right of way, x — x 118.2. Oct 15, due April 15, 1904, 6%. 4,500	Gottlieb, Louis and Gussie to Jennie Halper, N Y. West 1st st, w s, at division line between lands mortgagor herein and land conveyed or about to be conveyed to Brooklyn Union L R R, runs w — x n 201.7 x e to West 1st st, x s 200. Dec 5, 3 years, 5%. 3,000
Same to same. Av M, s e cor Ocean av, runs e 110 x s 141.11 to centre old right of way x s w 31.1 x n w 44.11 x s w 65.6 to Ocean av x n 63 x n e 20.8, x n w 35.6 to Ocean av, x n 42.10. Oct 15, 1 year, 6%. 5,000	Grenell, Frances H M to Fredk E Rosebrock. Hendrix st, w s, 143 s Pitkin av, 57x100. Dec 18, 6 months, 6%. 440
Same to same. Ocean av, w s, 100.6 n Av M, 99.6x147.1x125.—. Oct 15, 1 year, 6%. 2,500	Gilbert, Mary M and Abel H to Elmer P Smith, Mt Vernon, N Y. Oceanic av, n w cor Sea Gate av, 60x100. Dec 17, due Dec 1, 1903, 6%. 4,500
Same to same. East 21st st, w s, 100 s Av L, 120x100; East 21st st, w s, 100 n Av L, 200x100. Oct 15, due April 15, 1904, 6%. 4,900	Gottsberger, Eliza and Francis to Mary W Smith, Springfield, Mass. Classon av, e s, 60 s Monroe st, 20x100. Dec 18, 5 years, 5%. gold, 4,000
Same to same. Av M, n e cor Ocean av, 100x200. Oct 15, due April 1904, 6%. 4,900	Goodwin, Henry G to Title Guarantee and Trust Co. Albany av, e s, 92 s Park pl, 5 lots, each 18x80. 5 mortg, each \$2,750. Dec 20, 3 years, 5%. 13,750
Same to same. Av L, s w cor East 19th st, 160x100; Av L, n w cor East 19th st, 80x100. Oct 15, due April 15, 1904, 6%. 4,900	Hawley, Lucius P to Agnes C Hawley and ano trustees will Oscar F Hawley, dec'd. 1-5 part of lands in Brooklyn in which deceased died seized; also premises in New York County. Dec 1, 1 year, 5%. 1,500
Same to same. East 19th st, w s, 260 n Av L, 80x100; East 19th st, e s, 100 s Av K, 80x100; East 19th st, e s, 140 n Av L, 80x100. Oct 15, due April 15, 1904, 6%. 5,000	Hawley, Margt E to R Wilmarth Appleton. President st, s s, 331.6 w 5th av, 17x100. May 31, 2 years, 5%. 250
Same to same. East 18th st, e s, 380 n Av K, 80x100. Oct 15, due April 15, 1904, 6%. 1,600	Henchel, Simon to Martin Van Buren Schenck and ano exrs Susan M Kissam. 37th st, n e s, 403 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
Same to same. Av K, n w cor East 18th st, 100x100; East 18th st, 340 n Av K, 100x100. Oct 15, due April 15, 1904, 6%. 4,500	Same to Mary L Fraser and ano exrs Ida F Fraser. 37th st, n e s, 421 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,000
Same to same. Ocean av, w s, 500 s Av L, 100x100; East 18th st, e s, 300 s Av K, 120x100. Oct 15, due April 15, 1904, 6%. 4,700	Same to Mary A Smith et al exrs Danl C Silleck in trust for children Edwin M Silleck. 37th st, n e s, 475 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
Same to same. East 19th st, w s, 100 s Av K, 80x100; Av K, s e cor East 18th st, runs e 80 x s 100 x e 20 x s 120 x w 100 to st, x n 220. Oct 15, due April 15, 1904, 6%. 5,000	Same to Mary L Fraser and ano exrs Ida F Fraser. 37th st, n e s, 547 n w 5th av, 28x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
Dexter, Frederick C to East Brooklyn Savings Bank. Spencer pl. P M. Nov 15, 1 year, 5%. 30,000	Same to same. 37th st, n e s, 439 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,000
Same to Wm B Pierson. Same property. Dec 15, 6 months, 6%. 7,000	Henchel, Simon to Mary S and Edeliza R Schenck. 37th st, n e s, 385 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
Donly, William and Sarah M to Chas M, Frederic B, Geo D, Herbert L and John T Pratt. Van Sicklen st. n e cor Gravesend Neck road. P M. Dec 15, installs. 1,500	Same to Mary L Underhill widow. 37th st, n e s, 367 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,000
Donnelly, Maria to Allegra Eggleston. 25th av, n w s, 120 n e Bath av, 60x96.8. Dec 17, 3 years, 6%. 1,200	Same to Isaac W Rushmore, Plainfield, N J. 37th st, n e s, 529 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,000
Duff, Roseanna and Mary to Jemima Nugent. Dean st, n e s, 116.8 s e Grand av, 16.8x110. Dec 17, 3 years, 5%. 1,500	Same to same. 37th st, n e s, 511 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
Dewey, James H, New York, to Annie M Merritt. 7th av, e s, 165.7 s Carroll st, 18.8x96. Dec 14, due Dec 1, 1903, 5%. 6,000	Same to same. 37th st, n e s, 457 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
Doggett, Samuel J to Title Guarantee and Trust Co. Ocean Parkway, e s, 386.11 s Kings Highway, runs s 125.5 x e 332.2 x n e 59.3 x n w 96.11 x w 318.2. Dec 17, 3 years, 5%. 2,500	Same to Ida L wife Thos S Prior. 37th st, n e s, 331 n w 5th av, 18x100.2. Dec 13, due Jan 1, 1904, 5%. 2,250
	Hesdra, Harriett E and Abram E to Title Guarantee and Trust Co. 46th st. P M. Dec 19, 3 years, 5%. 3,250
	Same to Borough Park Co. Same property. Dec 19, installs, 6%. 1,950

**"Em-Ess"** When informed where our "Em-Ess" self closing faucets or "Em-Ess Fuller" faucets are believed to have been put in a building in New York City or suburbs, we send a representative to inspect them, see they are in good order, make a record of the date, and furnish the owner with a written guarantee to keep them in repair for three years free of charge. Please send for pamphlet, an "Explanation" and form of guarantee.

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Manufacturers and Importers of High-Grade Plumbing Fixtures.

Hagedorn, Bertha to Reuben L Haskell. Bedford av, s w cor Sterling pl, 29x96.7. Dec 15, 6 months.	4,588
Same to James G McLoughlin, Larchmont, N Y. Bedford av, n w cor St Johns pl, 29x97. Dec 14, 3 years, 5%.	23,000
Same to Union Bank. Bedford av, w s, 29 n St Johns pl, 34x97, h & l. Dec 14, secures notes.	2,000
Same to Chatham National Bank, N Y. Bedford av, w s, 63 n St Johns pl, 34x97. Dec 14, secures notes.	3,500
Hanold, Harriet M to Joseph A Burr et al exrs will James G Duncan. Marcy av, n w cor Pulaski st, 18x80. Dec 14, due Dec 1, 1903, 5%.	4,000
Henke, Ann D to Arnold Print Works. Kosciusko st, s s, 180 e Nostrand av, 25x100. Dec 13, 1 year, 5%.	800
Hass, Chas F H to Franklin Society for Home Building and Savings. Covert st, s e s, 344 n e Evergreen av, 62.6x101.2x77.10x100. Dec 1, installs.	3,400
Holt, Wilbur F and Emerson C Angell to Leila R Martin, Princeton, N J. Clermont av, No 396, w s, 100 s Greene av, 21.6x100. Dec 17, 3 years, 5%.	5,500
Holland, George to Benj C Raymond. 65th st. P M. Dec 15, installs, 6%.	1,000
Horton, Joseph H to Chas J Coulter. Cropsey av, s w cor 17th av, 151.9x115x142x115.4. Dec 17, 1 year, 5%.	1,700
Halstead, Grace C mortgagor to Susan A Starbuck. Declaration that interest should be 5 1/2%. Dec 13.	—
Halstead, Stephen C to Thos F Smith. Slocum pl, s s, 100 w East 11th st, 50x100. Dec 19, 3 years, 5%.	3,200
Imperiale, Maria T to Susan W Nichols et al exrs Effingham H Nichols. 65th st. P M. Nov 23, due Dec 1, 1903, 5%.	534
Johnston, William to John F Morrisey, Jr. 83d st. P M. Dec 17, demand, 6%.	2,000
Johnson, John and Hannah M to Hugo J Panzer. 49th st, s s, 360 e 8th av, 60x100.2. Dec 17, due Jan 1, 1903, 6%.	1,700
John Kroder and Henry Reubel Co, a corporation, to Gardner E Angier. North Henry st, s e cor Meeker av, runs s 138.6 x e 200 to Monitor st, x n 253.4 to Meeker av, x s w 230.7. Sub to mort \$20,000. Dec 15, 10 years, 6%.	10,000
Same to same. Consent of stockholders to above mortgage. Dec 15.	—
Same to same. Same property. Consent of stockholders to above mortgage. Dec 15. Consent filed in N Y County.	—
Keever, Leonidas to Title Guarantee and Trust Co. Grant st, s s, 40 w East 49th st, 40x100. Dec 18, due —, 1903, 5%.	1,750
Kalleberg, B Harold and Julius Omdal to Title Guarantee and Trust Co. 33d st, s s, 250 w 5th av, 2 lots, each 16.5x100.2. 2 morts, each \$2,750. Dec 14, 3 years, 5%.	5,500
Karges, Geo F and Margaret to Mary E Blech. Halsey st. P M. Dec 14, 3 years, 5%.	2,000
Kelhelter, Leon to Geo G and Geo M Craigen. East 29th st. P M. Dec 14, 3 months, 6%.	1,550
Kintzing, Mary A to New York Building-Loan Banking Co. Park pl, n s, 304.2 w Vanderbilt av, 20.10x131. Dec 13, installs, 6%.	6,000
Kiersted, Annie F to Geo W Heatley. Rockaway av, e s, 77.1 n Dean st, 17.4x80. Dec 14, 1 year, 6%.	500
Kropp, Chas C and Kalman Berkovits to Brooklyn Co-operative Building and Loan Assoc. Sheepshead Bay road, s w cor West 5th st, 29.6x160. Dec 12, installs, 5%.	3,000
Krisch, Josephine L to Annie E Dalton. Coney Island av. P M. Dec 10, 3 years, 5%.	1,000
Kenyon, Preston to Title Guarantee and Trust Co. Crystal st, w s, 119 n Pitkin av, 21x100. Dec 19, 3 years, 5%.	1,900
Keim, Geo F to Timothy G Sellow. Jefferson av, s e s, 100 n e Hamburg av, 200x100. Dec 19, due June 20, 1902, 5%.	8,000
Lauria, Raffaele and Domenico Serra to Susan W Nichols et al exrs Effingham H Nichols. 65th st, 2 lots. P M. Nov 23, due Dec 1, 1903, 5%.	400
Loring, Ernest formerly Rappacioli to Geo E Nostrand. 16th av, n w s, 375 s w 86th st, 40x96.1x40.7x103.3. Nov 26, due May 1, 1904, 6%.	500
Lewis, Claude R to Maria K Ditmas, Peter, Wm W and Cornelius Kouwenhoven. Certificate and declaration that there remains due on certain mortgage the sum of \$108,692. Dec 17.	—
Lisiecki, Frank F and Susan B to Mutual Life Insurance Co. Ralph av. P M. Dec 17, 1 year, 5%.	7,000
Lott, Amelia M wife of Englebert to Cornelius Fergusson. 20th av, n w s, 360 n e Bath av, 112.7x61.2 to DeBruyns lane, x108.8x61.9, excepts portion conveyed to C Bowyer Vaux. Dec 17, 1 year, 6%.	500
Low, Edwin C to Harriet M Kendall. 2d av, s w cor 81st st, 109.4x 400. Dec 17, 3 years, 5 1/2%.	9,000
Levin, Joseph to Germania Savings Bank, Kings County. Stone av, w s, 150 n Glenmore av, 2 lots, each 25x100. 2 morts, each \$3,000. Dec 18, 1 year, 5%.	6,000
Manley, James to Title Guarantee and Trust Co. Gravesend av, n e cor Av Q, 100x117. Dec 14, 3 years, 5%.	2,000
Mason, Elizabeth mortgagor with Joseph and Elizabeth Bohnert. Extension mort. May 23, '99.	nom
Mielle, Antonio and Michelina to Gaetano Falcone. Garfield pl. P M. Dec 15, 6 years, 5%.	700
Same to Edward and Bridget McLaughlin. Same property. P M. Dec 15, 4 years, 5%.	1,300
Mugno, Saverio to Norm G Cooper. East New York av. P M. Dec 14, installs, without interest.	200
Muller, Geo E to Susan W Nichols et al exrs Effingham H Nichols. 65th st. P M. Nov 23, due Dec 1, 1903, 5%.	400
Mazzella, Ella and Mariamichela to Gustave T J Walther. President st. P M. Dec 15, 3 years, 5%.	3,500
Same to Katherine Shaw. Same property. Dec 15, 2 years, 6%.	800
Moore, Robt L to Jane A Magie, Rutherford, N J. Bainbridge st, n s, 180 e Hopkinson av, 18x100. Dec 8, 5 years, 5%.	4,500
Mchl, Emma E to Charles Pfeiffer. East 15th st, w s, 400 s Av X, 25x100. Dec 14, 3 years, 6%.	800
Mulvihill, Margaret and Nicholas to Title Guarantee and Trust Co.	—
Ocean av, s e cor Clarkson av, runs e 121.4 x s 89.7 x w 4.4 x s 50 x w 110 to av, x n 100. Dec 17, 3 years, 5%.	60,000
Molloy, Maria and William mortgagors with Caroline Hillman. Extension mortgage. Dec 11.	nom
Morris, August to Chas M, Frederic B, Geo D, Herbert L and John T Pratt. Rockwell pl. P M. Dec 4, installs.	2,200
Morris, August and Rosie to Title Guarantee and Trust Co. Navy st, e s, 380.6 n Fulton st, 16.9x100.6. Sub to mort \$2,200. Dec 18, 2 years, 6%.	650
Morse, David R, also Edward S and Wm B Howard to Title Guarantee and Trust Co. De Kalb av, n w s, 76.8 n e Bushwick av, runs n w 261.8 x n e 132.9 x s e 107.5 x s w 50 x s e 108 to De Kalb av x s w 75. Dec 17, 3 years, 4 1/2%.	9,000
Murray, Catharine to East Brooklyn Savings Bank. Franklin av, w s, 263.8 s Park av, 18.7x108.4. Dec 18, 1 year, 5%.	1,800
Madaio, Gabriele and Giuseppe to Peter Helfrich. Old Bushwick road. P M. Dec 15, installs, 6%.	1,200
Mee, Katie to Charles Straus. Berry st, north cor South 1st st. See Cons. Dec 17, 3 years, 5%.	600
Mulvey, Margaret to Emanuel Levy. Howard av, No 63, e s, 22 s Jefferson av, 20x80. Dec 15, 3 years, 5%.	1,000
Myers, Wm H to John H Loeff and ano exrs Margt E Glinmann. McDonough st, n s, 22 w Lewis av, 18x100. Dec 19, 1 year, 5%.	6,000
Meyer, Claus J and Sophie M to Title Guarantee and Trust Co. Evergreen av, s w s, 25 s e Jefferson av, 25x80. Dec 20, 3 yrs, 4 1/2%.	3,750
Morrell, Joseph G to Geo R Krier. East 95th st, s w s, 167.10 s e Flatlands av, 25x100. Dec 19, due Jan 2, 1902, 6%.	500
McCahey, Michael and Margt to Daniel J Carroll. Hamilton av, e s, 117.7 n Huntington st, runs n e 88.4 x n e 54.6 to Nelson st x n w 25 x s w 44.3 x s w 78.1 to av x s e 25. Sub to mort \$7,000. Dec 18, 1 year, 6%.	500
McElvare, Anna M to Emigrant Industrial Savings Bank. Decatur st, n s, 56 e Lewis av, 17x100. Dec 10, 1 year, 4%.	4,500
McKee, Mary to Germania Savings Bank, Kings County. Van Brunt st, e s, 25 n Delevan st, 25x90. Dec 20, 1 year, 5%.	750
McLachlan, Angus to Greenpoint Savings Bank. Leonard st, e s, 150 n Meserole av, 25x100. Dec 17, 1 year, 5%.	3,000
McLaughlin, Michael J to Germania Savings Bank. Johnson st, s s, 60 w Pearl st, 25x100. Dec 17, 1 year, 5%.	11,000
McLoughlin, Charles and Daniel J Lynch both mortgagees. Agreement to subordinate mortgage made by Bertha Hagedorn. Dec 10.	nom
Naelin, Bridget to Olive S Caldwell extrx will Robert Caldwell. Carroll st, n s, 95 w Hicks st, 20x100. Dec 18, due May 1, 1904, 5%.	1,000
Newman, Isidor, Philip and Samuel devisees will Henry Newman to Jennie Wright. Rutledge st, south cor Broadway, runs s e 42 x s w 85.5 x n w 60.6 to st, x n e 73.5; Rutledge st, s e s, 73.5 s w Broadway, 22x100. Dec 17, 7 years, 5%.	9,000
Newman, Isidor, Philip, Samuel and Sophie and Betsy Travis to Williamsburgh Savings Bank. Heyward st, n s, 142.9 w Broadway, 44x100. Dec 20, 1 year, 5%.	4,000
Nichols, Mary J to Richard Goodwin. Albany av, e s, 20 s Park pl, 162x80. P M. Dec 18, 1 year, 5%.	8,250
New Utrecht Improvement Co to Duncan D Chaplin. 18th to 21st av and 57th to 60th st, all lots in blocks 1 to 15 map of mortgagors in Mapleton remaining their property. Dec 1, secures note.	12,734
Same to Edward L Harriott. Same property. Dec 1, secures note.	928
Same to Wm P Rae. Same property. Dec 1, secures note.	2,570
Same to same. Consent of stockholders to above mortgages. Dec 10.	—
Nilsen, John with Title Guarantee and Trust Co. Agreement as to priority of mortgages by B Harold Kalleberg. Dec 14.	nom
Nolan, Jerome to Central Brewing Co. Columbia st, No 307, s e cor Woodhull st, 20.3x70. Dec 18, due Jan 1, 1902, 5%.	2,400
O'Neill, Charles to William Bedford. Herbert st, s s, 75 w Kingsland av, 25x100. Dec 17, 3 years, 5%.	800
O'Reilly, Mary widow and devisee Thomas O'Reilly to Williamsburgh Savings Bank. Bushwick av, w s, 50 n Ten Eyck st, 25x 100. Dec 17, 1 year, 5%.	2,800
Peace, Samuel to Wm M Calder. 16th st, n s, 172.10 e 7th av, 25x 100. Dec 14, 1 year, 6%.	300
Patterson, Thomas, Mineola, L I, to Wm F Wyckoff. Osborne st, e s, 100 n Newport av, 200x100. Dec 18, due Dec 1, 1903, 6%.	1,400
Perkins, Cynthia G to St Ans Church. Ocean av, e s, 180 s Beverly rd, 60x110. Dec 19, 1 year, 5%.	9,000
Reynolds, Chas G to Kath R Bowers. Sterling pl, s s, 374 e New York av, 18.6x105. Dec 11, 3 years, 5%.	7,500
Same to same. Sterling pl, s s, 157 w Brooklyn av, 19x105. Dec 11, 3 years, 5%.	4,800
Same to Cornelia Greensword. Sterling pl, s s, 233 w Brooklyn av, 19x105. Oct 16, 3 years, 5%.	4,500
Roake, John S and Laura V to Lucinda Moadinger. Keap st. P M. Dec 14, 3 years, 5%.	3,500
Rachmel, Louis to Frank Grossbort. Stone av. P M. Nov 10, installs, 6%.	1,500
Rankin, James D and James Ross to Columbia Mutual Building and Loan Assoc. 14th st, s s, 167.10 w 6th av, 16x100. Dec 14, installs.	2,200
Ruck, Geo C W and Emma A to Metropolitan Life Ins Co. Kosciusko st, s s, 175 w Reid av, 16.8x100. Dec 7, 3 years, 5%.	1,500
Rowe, Solomon and Agnes to Harrison B Moore. Carroll st. P M. Dec 13, 3 years, 5%.	4,500
Rehn, Annie and Frederick to Wm Ulmer Brewery. Railroad av, w s, 92 s Fulton st, 25x100. Dec 17, 1 year, 5%.	400
Rynd, Sarah A and Grace W to Florinda B Watts. Putnam av. P M. Dec 14, 3 years, 5%.	3,500
Ring, Robt E and Alice L to Franklin Society for Home Building and Savings. Bay 43d st, n w s, 280 n e Bath av, 25.7x76.2x18.2x75.2. Dec 1, installs.	1,200



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## MORTGAGES—ASSIGNMENTS.

Roth, Sophie widow to Christopher Boylan. Union st, s e cor 6th av, 20.6x70. Dec 20, 1 year, 6%. 750

Sauer, John A to August W and Anna Koestner. 39th st. See Cons. Dec 20, installs, 6%. 1,200

Schoen, Solomon to Louis Weil. Vernon av, n s, 280 w Stuyvesant av, 20x100. P M. Dec 18, installs, 6%. 3,500

Schutt, Hinrich B to Title Guarantee and Trust Co. Crystal st, w s, 100 n Pitkin av, 19x100. Dec 19, 3 years, 5%. 1,900

Shaw, Anna E to James M Stearns. Downing st. P M. Dec 6, 2 years, 5%. 1,000

Sherman, Thos H to Anna G Butler. 60th st, s s, 160 e 13th av, 70x100. Sub to mort \$7,000. Dec 14, 1 year, 6%. 1,000

Smith, Andrew H to Wm I Halstead. Schenectady av. P M. Dec 13, 2 years, 5%. 1,200

Smith, Chas H to Theodore G Christmas. St Charles pl, w s, 17.6 s St Johns pl, 17.6x90.6. Sub to mort \$24,750. Dec 14, due Dec 27, 1901, 6%. 800

Stein, Henry to John B Hackett trustee will William Gardner. Gates av, n s, 280 w Sumner av, 20x100. Dec 15, installs, 5%. 5,500

Scsso, Folippo to Susan W Nichols et al exrs Effingham H Nichols. 6th st. P M. Nov 23, due Dec 1, 1903, 5%. 414

Smyth, Geo W to Bond and Mortgage Co. Fulton st, s w cor South Portland av, runs s 93.2 x w 100 x n 75.6 x n e 73.6 to st, x s e 70. Dec 15, demand, 6%. 60,000

Sager, Wm A to John Davies. Chauncey st, n s, 100 e Lewis av, 19x100. Dec 15, 3 years, 5%. 4,500

Sager, Wm A to Greater New York Savings Bank. Chauncey st. P M. Dec 15, demand, 6%. 17,500

Same to Richard Prosser, agent. Same property. Sub to last mort. Dec 15, due Aug 1, 1901, 5%. 7,125

Sickels, Hannah D, N Y, to Alfred P Brown. 2d st, n s, 20.8 e Bond st. P M. Dec 15, 6 months, 6%. 1,000

Sly, David to Amelia V Becht. 70th st, n s, 390 w 15th av, 40x100. Dec 15, 4 years, 5%. 2,000

Stillwell, Frederick, Bogota, N J, to Eva E Kerr, N Y. Neck road, No 423, n s, at s e angle lane of Ellen S Van Kleek and near West 5th st, 50x125; Lot in Gravesend, begins 125 n from said road at n w angle Ellen S Van Kleek, runs n 75 x e 50 x s 75 x w 50; lot in Gravesend, begins e s land Ellen Van Kleek, 200 n said road, runs n 163 x e 50 x s 163 x w 50. Dec 15, 1 year, 6%. 500

Schmidt, Henry and Ernst Findeisen to Wm P Hillman. De Kalb av, n s, 125 w Lewis av, 25x100. Dec 17, 6 months, 6%. 610

Schmedes, Eliza and Ann M L Wellbroch to Otto Spangenberg. South 6th st, s s, bet Wythe av and Berry st, being lot 92 on map Village Williamsburgh, being the place of landing of the Peck slip ferry. Dec 18, due Nov 1, 1903, 5%. 2,500

Speciale, Febronia to Franklin Society for Home Building and Savings. 61st st, s w s, 260 s e 13th av, 20x75. Dec 1, installs. 700

Saddington, John F with John H Loeff and ano exrs Margt E Glinsmann. Agreement as to priority of mortgage by Wm H Myers. Dec 19. nom

Shay, Patrick C to Title Guarantee and Trust Co. East 49th st. P M. Dec 18, 3 years, 5%. 1,750

Same to Arthur Lyman, Waltham, Mass. Same property. Dec 18, installs. 1,950

Thomson, Andrew G to Title Guarantee and Trust Co. 6th st. P M. Dec 18, 3 years, 4 1/2%. 7,000

Torney, Wilhelmina D widow to Fredk W Meyer. Suydam st, n w s, 88.8 s w Central av, 24.7x95. Dec 11, due Dec 11, 1900, 5%. 1,500

Tellefsen, Thomas to Maria A Hartung. Dwight st, e s, 75 n Van Dyke st, 25x100. Dec 17, 3 years, 6%. 1,100

Travis, Frank to Cropsey & Mitchell. 23d av, n w s, 540 s w Ben-son av, 60x96.8. Dec 18, 1 year, 6%. 750

Utter, Warren D to Hamilton B Tompkins. 40th st, s s, 157.8 w 12th av, 19.8x100.2. Dec 18, installs, 6%. 900

Urso, Dominick to Susan W Nichols et al exrs Effingham H Nichols. 65th st. P M. Nov 23, due Dec 1, 1903, 4%. 414

Vanderveer, Jacob P to Flatbush Trust Co. Flatbush plank road, e s, 150 n w land of John Vanderveer, contains 1 acre. Dec 13, 1 year, 5%. 8,500

Vick, Mary M widow to Edwd S Horton. Glenmore av, s s, 50 e Bradford st, 25x100. Dec 15, due May 1, 1904, 6%. 400

Vogel, Louis and Sam Kupfer, N Y, to John and Mary Klemens, N Y. Bushwick av. P M. Dec 17, 5 years, 5%. 1,000

Voelbel, Jacob to Dime Savings Bank, Williamsburgh. Patchen av, n e cor Lexington av, 25x95. Dec 28, 1 year, 5%. 7,500

Same to same. Patchen av, e s, 25 n Lexington av, 3 lots, each 25x95. 3 morts, each \$7,500. Dec 28, 1 year, 5%. 22,500

Same to same. Patchen av, e s, 100 n Lexington av, 25x86. Dec 28, 1 year, 5%. 5,500

Wilkinson, Jennie to Samuel Agnew exr and trustee will Mary S Agnew. Hoyt st, n w cor Douglass st, 25x100. Oct 31, 3 years, 5%. 2,000

Wheeler, Mary F to Title Guarantee and Trust Co. 3d av. P M. Dec 14, 3 years, 5%. 5,000

Wilson, Joseph to Susan W Nichols et al exrs Effingham H Nichols. 65th st. P M. Nov 23, due Dec 1, 1903, 5%. 600

Widen, Gustaf A to Chas M, Frederic B, Geo D and Herbert L and John T Pratt. West st, e s, 80 n Av E, 40x100. Dec 15, installs. 3,000

White, Agnes H and Robert to Title Guarante and Trust Co. 6th st. P M. Dec 15, 5 years, 4 1/2%. 9,000

Wood, Herman H to Joseph A Burr et al exrs James G Duncan. 56th st, s s, 140 w 6th av, 3 lots, each 26.8x100.2. 3 morts, each \$6,000. Dec 11, 3 years, 5%. 18,000

Waldron, Sophronia to Ruth B Bailey. De Kalb av, s s, 282 e Tompkins av, 19x115. Dec 18, 1 year, 6%. 1,500

Wainio, John and Mathilda to John Leivonen. 43d st, s s, 200 e 7th av, 20x100.2. Dec 19, 2 years, 6%. 450

Valentine, John to Emma E Green, Troy, N Y. Sterling pl, n s, 138.2 w Troy av, 17.8x127.9. Dec 19, 3 years, 5%. 1,500

Wetzel, Annie to Philip Haslach. Floyd st, n s, 386 e Tompkins av, 18x100. Dec 10, due Jan 1, 1904 5%. 1,500

Worthen, Elizabeth B mortgagor with Annie Lambui. Extension of mort. Dec 12. nom

Young, Rebecca wife John E to Williamsburgh Savings Bank. Cedar st. See Cons. Dec 20, 1 year, 5%. 1,500

Yude, William to Eastern District Savings Bank, Brooklyn. Oak-land st, e s, 25.4 s Green st, 24.8x90. Dec 13, 1 year, 5%. 3,000

Dec. 14, 15, 17, 18, 19 and 20.

Acker, Chas L, New York, to Eleanor A Storm. 4,000

Bishop, Emeline to John Covert trustee for Abraham D Covert et al will Helena Covert. 2,000

Bay Ridge Park Improvement Co to Geo J Hoffmann and Geo W Dredger. 500

Borough Park Co to New York Bill Posting Co. 1,898

Boehm, John admr Charles Boehm to John Boehm. 2,500

Copeland, Jane admrx George Copeland to Wm H Hazzard et al trustees under will James Brady. 4,000

Corsari, Marie, N Y, to Sebastian Coufal. nom

Chadsey, Josephine to James S Reynolds, Corona, L I. 2,000

Chadwick, Chas N and Ernest exrs will Ellen N Chadwick to Anna B Chadwick, Lynne, Conn. 3,000

Same to Ernest Chadwick, New London, Conn. 3,500

Church, James and George Gough to Joseph A Burr. 3,000

Conway, Daniel E to Andrew Frank. 1,500

Cropsey, Josephine extrx Horace Board to Henry B Hathaway. nom

Carpenter, Daniel H et al exrs George Carpenter to Emma B and Amanda S Carpenter. 3,000

Same to same. Assigns 2 morts, each \$4,500. 9,000

Same to same. Assigns 2 morts, each \$4,000. 8,000

Same to same. 3,900

Same to Emma B Carpenter. 2,000

Same to Amanda S Carpenter. 2,000

Dexter, Frederick C to Sadie B Clocke. 450

Dennis, Stanley A to John H Winans. other consid and 100

Dexter, Alice M to Geo A Stimpson. 3,000

Doenecke, Katharine to Wilhelmine Doenecke. 600

Duperly, Adolphe M to Margt S Montgomery. 600

Forbes, David and William Kennedy firm John Graham & Co as trustees for Samuel Graham to Title Guarantee and Trust Co. 11,000

Furgueson, Cornelius, Jr, Henry A Gubner and George Eckstein to Emilie Huber et al exrs Otto Huber. 21,000

Fischer, Wm A to Clara L Fischer. nom

Same as admr Hester A Fischer to Hettie F, Wm A, Clara L, Harry C and Howard F Fischer. nom

Flatbush Trust Co to Board of Education of the Reformed Church in America. 2,250

Same to Henry W Sherrill and ano trustees Edith Johnson. 3,500

Geiger, Wilhelmina C to Geo W Pearsall exr Elizabeth Brush. 400

Harrison, John J admr Fanny P Harrison to John J Harrison. nom

Henchel, Simon to Henry Risch. 960

Hathaway, Henry B to Josephine Cropsey. nom

Heatley, Geo W to Rufus T Griggs. 500

Hanlon, James exr will Elizabeth Hanlon to Julius Rininsland. 2,000

Hachtmann, Jose L to Mary E McDermott. 2,500

Hencken, Hancke to Davis Eisen. 1,500

Haley, Albert and ano exrs Dudley Haley to Samuel W Murphy. 3,500

Hauck, Chas J, Jr, and ano exrs Chas J Hauck to Louis W Schaeffer trustee Chas J Hauck. nom

Jones, Arthur C to Title Guarantee and Trust Co. 2,000

Kings County Trust Co to Wm G, Harvey F, Clarence L and Chas B Phipard. nom

Krauss, Elise formerly Schen individ and as extrx Babetta Schen to Harrison B Moore. 2,000

Loyd, Addie J to Susan L Clopp. 2,000

Larzclere, Cath A to Marion F Hill. 2,500

Long Island Title Guarantee Co to Riverhead Savings Bank. 4,250

Martens, Geo F, Yonkers, N Y, to Wilhelmina D Torney. nom

Meeker, Alma to Henry C Ingraham trustee will Eliz K Underhill. 2,572

Marc, Chas J and ano exrs Joseph F Sartor to John S Williamson. 4,300

Malone, Annie S to Empire Savings and Loan Assoc. nom

New York Bill Posting Co to Harry Munson. 1,881

Provost, Andrew J and ano exrs John Hillyard to Margt J Franklin. 2,000

Phipard, Harvey F, Wm G, Clarence L and Chas B to Mary L Phipard. nom

Potts, Eliza and Charles Partridge to Henry Miles. 2,500

Parlato, Luigi, N Y, to Angiullina Parlato. Assigns 3 morts. nom

Raymond, Ernest to Thomas Monahan. 1,300

Reimer, Otto E to Nathan T Sprague. nom

Richards, Anna M to Anna Richards. Assigns 2 morts. nom

Rouyon, Lucy F extrx Alphonse Rouyon to John Hillyard. omitted

Strong, Thos S to Judson L Darling and Helen A Hand as trustees. 2,500

Strauss, Helen to Jacob Strauss. 4,400

Ternan, Elizabeth to Hugh R Hill trustee. 9,000

Ternan, Elizabeth to Lucy B Hutchinson. 1,000

Title Guarante and Trust Co to Bertha C Peacock. 3,800

Same to Mary E Ford. Assigns 2 morts, each \$3,750. 7,500

Same to trustees estate belonging to Diocese of Long Island. 500

Same to Brooklyn Trust Co. 3,000

Same to Marine Society of City N Y. 3,900

Same to Minnie L Greason. 2,900

Same to Franklin Trust Co. 9,000

Same to Alex J Clinton et al trustees of the New York State Society of the Cincinnati. 10,000

Same to Lydia A Horwill. 1,000

Same to Minnie L Greason. 5,000

Title Guarante and Trust Co to Mary wife Edward Lavin. 5,000

Van Brunt, Albert H to John E Damerel. 2,000

Vall, Edward G, Jr, to Irene J Vall. 1,000

Valentine, Francis E and David H exrs Susan Hutchinson to Edmund R Smith. 2,500

Von Au, Tillie committee Otto E Von Au to Industrial School As-sociation of Brooklyn E D. 1,000

Voorhees, Wm K trustee for Joanna K Jewell, Abraham Voorhees, Adrianna Doxey and Anna M Hegeman to Joanna K Jewell, Ab-raham Voorhees, Adrianna Doxey and Anna M Hegeman. nom

Warre, Henry J, Stamford, Conn, exr John J Warren to Katharine Warren. 1,000

Wallberg, John F to Fannie E Welling. 3,000

Welling, Fannie E to Phebe A Burnett. 200

Wright, Thomas to Louisa Maurer. nom

Wood, Howard O and Fredk T Hill as trustees to Fredk T Hill trustee of Gardner & Hutchinson and ano 12,000





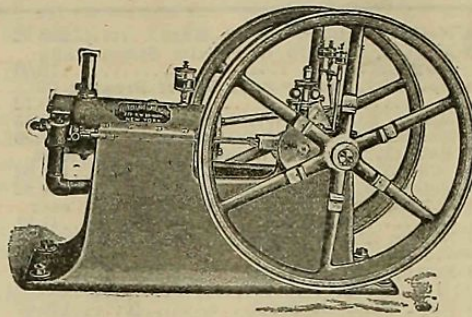
# ALSEN'S PORTLAND CEMENT

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Dec. 19.  
East 16th st, w s, 100 s Av Z, runs s 146 to Sheephead Bay Road x n w to Brooklyn & Brighton Beach R R x n e to Av Z x e — x s 100 x e 100 to beginning. Theodore McKane agt Minnie E McKane.....599.33  
East 13th st, e s, between Avs C and D, 60x100. Hobbs & Sheehan agt Sybilie J Coonee and G A Wagoner.....150.00  
Powell st, s e cor Glenmore av, 22.5x100. Shapiro & Wright agt Clara B Phillips.....93.44  
Bedford av, w s, between St Johns and Sterling places, 260x100. Cooper & McKee agt Charles and Bertha Hagedorn.....567.00

Dec. 20.  
Sumner av, No 305, e s, 50 n Monroe st, 16.8x 80. Lazar Cohen agt Louis and Dora Syres.....82.50  
Same property. Joseph Alperin agt same.....100.00  
New York av, w s, extends from Degraw st to Parkway, 200x100. Norton and Gorman agt Frederick L Hine.....329.77  
83d st, s s, 396.6 w 5th av, 40x100. Tunis Van Pelt agt George Waugh and John Colyer. Renewal.....43.00



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### SATISFIED MECHANICS' LIENS.

Dec. 13.  
Nostrand av, s e cor Degraw st, 145x100. Cooper & McKee agt Wm R Pearce, Anglo-American Savings & Loan Assn and Frederick L Hine; release. (Dec 8.).....\$495.00

Dec. 14.  
45th st, n s, 100 e 12th av, 60x100. Ross W Hersey agt Mary J Copin and James Dawe. (Oct 30.).....22.50  
13th av, n w, cor 37th st, 20x100. B Goetz Mfg Co agt C H Smith. (Sept 11.).....75.00  
Watkins st, No 77, 200 s Belmont av, —, Isaac Schwartz agt Morris Meyer and Samuel Esbortzyk. (June 16.).....10.00

Dec. 18.  
Nostrand av, w s, 140 n Av F, 20x100. Tony Boccio agt Kate Shannon. (Nov 5.).....115.90

Dec. 20.  
East 21st st, e s, 100 n Av I, 40x100. J T E Litchfield & Co agt Susan S Hall. Release. (Nov 26).....1,188.41

### CHATTEL MORTGAGES.

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

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Dec. 13, 14, 15, 17, 18 and 19.

#### MISCELLANEOUS.

Beletiere, B. Archer Mfg Co. (R) \$76  
Benefari, V. Same. (R) 44  
Berger, P F. 128 Classon av. Ruwe Bros. 500  
Smiths Tools. 270  
Blumenthal, E E. 288 Jay. M Kahan. 700  
Boegel, F. Bergen Beach. P R Von Ahnen. 463  
Lease and Boats. 700  
Boyden, Louise. F Donnatin. 463  
Brock, S W. Flatbush. E N Wolf. Baseball Factory. 500  
Brown, C F. 511 Henry. Natl C R Co. 119  
Berlin, F. 219 South 4th. W C Bloomingdale. Horses. 1,500  
Brown, W M. 97 South 6th. Peoples L A. Horses, &c. 150  
Conlan, T. 1390 Park pl. T F Ryan. 495  
Cohen, S. 81 Gerry. Pantsmakers' Union. 100  
Sewing Machines. 1,500  
Cassidy, T. 83 Greenpoint av. R J King. Hotel Fixtures. (R) 198  
Cacale, L. 1269 40th. T J Collins. (R) 198  
Cerafici, M. 416 Vandervilt av. T J Collins. Barber Fixtures. 130  
Ciancimino, P. Washington av, near Montgomery st. W Golden. (R) 174  
Cushioned Steel Tire Co. Third and Atlantic avs. S C Cary. Machinery. 3,300  
De Menna, P. 37 Park. C Mangans. Barber Fixtures. 300  
Di Miceli and G Bivona. 177 Montrose av. G Ingrassia. Barber Fixtures. 128  
Diehlmann, Eliz. 1 Lewis av. C Wasserman. (R) 1,207  
Doscher, L. 745 Myrtle av. Symonds & Poor Carbonator Co. Soda Fixtures. 850  
Drego, J. 433 Hamburg av. F & G Haag. Barber Fixtures. 222

Fine, D. 348 Livingston. P Scherr. Tailor Fixtures. 250  
Grossman, E. 174 Columbia. L Hund. Butcher-Fixtures. 160  
Grifa, P. 11th av and 60th st. T J Collins. Barber Fixtures. 453  
Gilna, M A and J Reycraft. 449 De Kalb av. Nat C R Co. 145  
Goldstein, A. Rockaway av near Nolans Lane. Weil Bros. Cows, &c. 3,837  
Goerke, G S. E Carter. (R) 291  
Harris, W H. 69 John, N Y. J H English. Machinery. 750  
Hands, G W & Co. 382 Driggs av. W D Elston. Machinery. 1,000  
Hilton, Jessie M. 410 Monroe. W S Weed Ice Cream Co. Crockery, &c. 100  
Hollandt, Anne. Williams near Warehouse st. S & B Strauss. Cows, &c. 850  
Hunger, T. 606 Bergen. Mutual L A. Engine, &c. 70  
Hutter, H. Dumont av and Osborn st. W Sherman. Sewing Machines, &c. 140  
Jacocks, J F. 95 Pulaski and 124 1/2 Baxter, N Y. Mutual L A. Dyeing Plant and Furnishings. 100  
Johnson & Anderson. 319 Atlantic av. Nat C R Co. 80  
Krupitzky, I. 207 Sutter av. L Leshorowitz. Sewing Machines. 210  
Kelly, J W & Bro. 71 Maiden Lane, N Y. Babcock P P Mfg Co. Press. (R) 950  
Kinsella, M. 35 Deans. Kings Co L A. Printing Plant. 75  
Kemle, C E. 905 Myrtle av. Symons & Poor Carbonating Co. Soda Fixtures. 325  
Kopold, S. 117 Nassau av. Metropolitan Store Fixtures Co. (R) 33  
Knieben, A. 2697 Atlantic av. A Bergida. Grocery. 80  
Kucke, H. 1181 Broadway. H Dreyfus. Confectionery. 1,100  
Lewis, L F. 30 Clifton pl. Mutual L A. Horses, &c. 200  
Lefkowitz, E. 454 Ralph av. M J Keller. Grocery. 1,500  
Levin, Mary. 110 Belmont av. P Eckman. Butcher Fixtures. 150  
Lord, B H. 19 Park pl. O F Bancroft. Horse, &c. 100  
Loy, G M. Eliz Hermenez. (R) 150  
Madden, D J. 1701 Fulton. National Casket Co. Wagon, &c. 1,030  
Matulo, G. 32 Main. G Lordi. (R) 75  
Masone, W. Onderdonk av near Stanhope st. F & G Haag. Barber Fixtures. 87  
McIlkattan, A. J Volkommer. (R) 400  
McKillop, John J. G Dessecker. Coach. 350  
Meixner, H L. T N Bowles. (R) 104  
Mueller, V. 124 Knickerbocker av. J Hemmerich. Smiths Shop and Tools, &c. 1,500  
Oliver, E & Co. 1280 Fulton. Northern Light Co. Arc Lamps. 319  
Pandolfo, J. 255 Union. Fischer Bros. Drug Fixtures. 200  
Parisi, Natale. 560 7th av. F & G Haag. Barber Fixtures. 296  
Peterman, J H. 118 Bedford av. A T Ulrichs. Confectionery. 450  
Piper, E S & Co. 1057 Broadway. Northern Light Co. Arc Lamps. 520  
Polegre, G. 214 Pearl, N Y. L Silverman. Cigars. 200  
Picaso, Modesta. I S Remsen. Wagon. 100  
Raehle, F. 136 Sanford. National Foundry Co. Horses, Trucks, &c. 111  
Rizzo, A. 3000 Fulton. F & G Haag. Barber Fixtures. 145  
Rosen, P. G Columbia pl. F Grasberger. Bakery. 300  
Rub, L. 241 Ridgewood av. Nat C R Co. 140  
Sands & King. 212 5th av. Nat C R Co. 80  
Sepp, M. 27 Fleet. Columbia L A. Laundry. 125  
Sirrtel, H. 939 De Kalb av. F Sirrtel. Horse, &c. 50

Stade, H. M & J C Ward. 547 Broadway. M C Graham. Butcher Fixtures. 150  
Taft, H J. 709 Broadway. Mutual L A. Dental Fixtures. 99  
Toplitzsky, J. 124 Graham av. Columbia L Co. Sewing Machines. 25  
Walsh, J G. 255 Academy, Borough Queens. M Fitzgerald. Horse, &c. 625  
Wernicke, E. 197 Bedford av. W Krumbeck. Drugs, &c. 2,167  
Wilmet, T and J Goetz. 268 Knickerbocker av. M Eisig. Milk Wagon. 300  
Winters, A. 161 Alabama av. Singer Mfg Co. (R) 350  
Widinger, F. 43d st and 3d av. Peoples L A. Horse, &c. 20  
Wyler, A. 206 Herman. Nat C R Co. 145  
Witt, A. 106 Harrison av. J Zeininger, Jr. Horses, &c. 190

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Bartels, G A. 112 Franklin. Eastern B Co. 100  
Same. Franklin and Noble. F Barr. 1,285  
Cassidy, C J. 151 North 6th. G Ehret. (R) 1,500  
Cestaro, A. 203 1st. Malcom B Co. 959  
Dreyer, L. Lembeck & B B Co. (R) 2,740  
Driscoll, M. 41 Mott, N Y. G Bechtel B Co. 1,500  
Fearis, W. 2588 Fulton. H Klein. Restaurant. 68  
Gall, M I and H Levy. 534 Liberty av. M Seitz. 635  
Gaffney, J. 169 Sackett. P Ballantine. (R) 1,200  
Granger, J J. 1071 5th av. S Liebmann's Sons. (R) 1,600  
Horni, J. 295 Kent av. S Liebmann's Sons. 1,400  
Jarow, P. 7 Willoughby. Kings Co L A. 90  
Jardin, A. 2720 Atlantic av. W Ulmer. 500  
Johnson, F. 222 Columbia. S Liebmann's Sons. (R) 1,200  
Kaiser, M. 169 Washington. W A Wright. Restaurant. 1,000  
Lamm, Edward L. 287 Graham av. W Ulmer. 2,000  
Leonard, F J. 332 Bowery. J Kinzig. 6,233  
Lexander, G and R Skoog. 117 Hamilton av. E Ochs. (R) 2,000  
Lund, M J. 707 3d av. P Reid. 431  
Lutz, J J. 2 Manhattan av. J Fallert B Co. (R) 5,385



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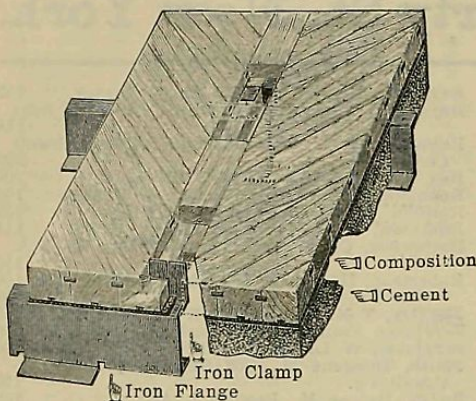
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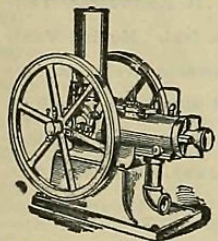
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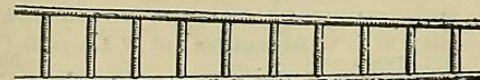
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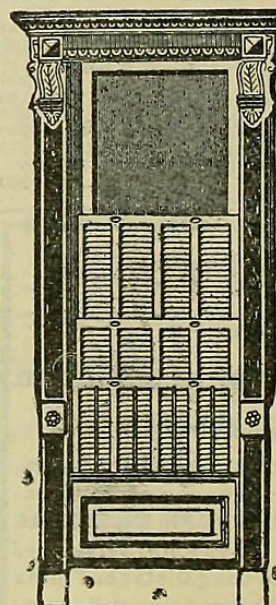
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