

NEW SYSTEM RECORD & BUILDERS' GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST.

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THOSE who expected to see a big break in prices on the Stock Market as a result of the Leiter failure have been disappointed and a good deal of covering of short contracts has been done as a consequence this week. The readiness with which the people as a whole are preparing to meet the demands made upon them by the War Revenue Act, is of itself an indication of good times; as a rule they do not face increased burdens in bad times with such cheerfulness. The assured overwhelming success of the new government loan is a bull factor of much value, as is also the indication that the last of the big railroads to go into bankruptcy, the Baltimore & Ohio, is about to be set up again. Such operations as these are always accompanied by activity in the general market, and there is every indication that precedent will be followed on this occasion. Even the war, that the Germans are contemptuously calling *Ein Jungen Krieg*, a boy's war, is progressing satisfactorily and promises to prove, all things considered, a highly scientific operation, so far as carried out by our forces. It is not their fault that the enemy proves to be such a friend and, although that fact makes the task easier, the country has the satisfaction of knowing that it is being ably served and is carrying on a cautious, humane war—humane to its own soldiers and sailors as well as to others. The great wonder of the day is why the Spanish government, threatened with revolt, does not ask for peace and call home for its own protection the forces that are being used so aimlessly and ineffectually in its behalf abroad. Whatever the military and political conditions may be, Wall Street takes a cheerful view of the situation, and the result is strength in quotations, with prospects for a new advance.

THERE is little or no change in the condition of European business since last week and none whatever in the political situation, except the difficulty experienced in obtaining a working ministry in France. Discussion on the Indian currency question seems to have disclosed this: That a reform of the currency is absolutely necessary and that, of the two metals on either of which the reform may be based, silver has the best of the argument, while gold has the sympathy of the court. Notwithstanding its currency disabilities India is in such credit that the government will redeem a £3,000,000 3½% loan falling due next August and replace it with another bearing a lower rate of interest. British trade reports for May have the characteristics, peculiar also to those for other months this year, of increases in imports and declines in exports. The suspension of the duty on wheat entering France will terminate with the close of this month and no exception is to be made for cargoes then afloat. Bourse or stock exchange business is very dull everywhere. There are predictions of a squeeze in money in Berlin with the close of this month. Easy rates elsewhere have sent large amounts to that centre and it is unlikely that the squeeze can be very severe, unless the high prices that industrial securities have obtained create suspicion. Among other reports of the negotiations with Britain for a new commercial treaty, it is stated that a proposal has been made that German goods should be subjected to a lower duty in British colonies if imported through British firms. This proposal is energetically rejected by German manufacturers. The Vienna Bourse is indifferent to all events which might impress it favorably, being entirely preoccupied with the desperate state of Austria's home politics, which begin to fill even optimists with alarm. The news of the harvest in Hungary is excellent.

THE Board of Health ought to give attention again to the nuisance committed daily by the New York Steam Company at their station on Washington, Dey and Greenwich

streets. Every evening, at certain hours, the big chimney may be seen belching out dense clouds of black smoke to the great discomfort of people in the neighborhood. This, it will be remembered, is an old offence. A few years ago complaint was made regarding the soft coal burnt by this company in this very plant of theirs, and owing to the action of the authorities the nuisance was stopped. The force of that lesson has evidently been dissipated by time, and some parsimonious official or negligent employee of the corporation needs instruction as to the nature and extent of the public rights in the premises. It is the first step that counts in these matters. If our officials are slack or our people indifferent, New York City will lose in a very short time its clear atmosphere, which is one of its greatest advantages. If one chimney may pollute the air there is no reason why ten thousand may not, and if New York should ever become, even in a measure, a soft coal-using city it will be as sooty and Cimmerian as London, or Chicago or Pittsburg.

THE WAR STAMPS.

UNDER the War Revenue Law (Act of June 13, 1898), after July 1, instruments relating to real estate must bear stamps at the following rates: Every deed, instrument or writing whereby any lands, tenements or other realty sold shall be granted, assigned, transferred or otherwise conveyed to or vested in the purchaser or any other person by his instruction, when the consideration or value exceeds \$100 and does not exceed \$500, fifty cents, and for each additional \$500 or fractional part thereof, fifty cents. The language of the Act refers to property "sold," but it would be unsafe to treat it as not covering property given or exchanged. If neither consideration nor value exceeds \$100, no stamp is required. Where the consideration and value are not the same, the Act provides no rule as to which shall govern the amount of stamp. The only safe rule to follow will be to take the larger amount. The word "value" was no doubt inserted to prevent the evasion of the tax by the naming of a mere nominal consideration, but the fact that the value was small would not be enough to reduce the amount of tax where the nominal consideration is large.

On mortgages or conveyances by way of mortgage to secure any definite sum, stamps are to be affixed at the following rates: If the sum secured exceeds \$1,000 and does not exceed \$1,500, twenty-five cents, and on each \$500 or fractional part thereof in addition twenty-five cents. It appears from this that upon mortgages for less than \$1,000, no stamp is required, nor upon mortgages where the amount secured is indefinite.

Powers of attorney to sell, convey, rent or lease real estate, or to receive or collect rent, require a twenty-five cent stamp.

Every lease, agreement, memorandum or contract for the hire, use or rent of any real estate, if for more than one year, requires a twenty-five cent stamp. If for more than one year and not more than three years, a fifty-cent stamp, and if for more than three years, a dollar stamp.

The Act provides that a person who uses a stamp shall write or stamp thereon the initials of his name and the date upon which the stamp is attached or used. It is a misdemeanor, punishable by a fine of not less than fifty nor more than five hundred dollars, or imprisonment for not more than six months, or both, to use a stamp without so cancelling it. The record or use as evidence of any paper not stamped or insufficiently stamped, is forbidden, until proper stamps shall have been affixed, but the validity of the document is not affected by the fact that the particular variety of stamp provided for such instrument has not been affixed, if only stamps have been affixed to a sufficient amount. The making, signing or issuing of any document required to be stamped without the stamps being affixed, is a misdemeanor punishable by a fine of not more than \$100, under Section 7 of the Act. Under Section 13, a different penalty is provided for the registering, issuing, selling or transferring of any document not properly stamped, but this section is very confused, and while its language is broad enough to cover instruments affecting real estate, the framer appears to have had only corporate bonds, debentures or stock certificates in mind. The same section provides for affixing stamps to such papers where they have been omitted, apparently whether by inadvertence or through design, but provides for affixing stamps omitted to deeds and mortgages only in case of "accident, mistake, inadvertence or urgent necessity," and within twelve months from the making of the instrument upon proof to the satisfaction of the collector of the District that there was no fraudulent design. In that case, a stamp can be affixed and the fact noted on the margin of the Record of the Instrument that it has been properly stamped.

LAST summer the Record and Guide gave a detailed review of the condition of real estate on the Upper West Side, including the Boulevard and Kingsbridge road, from 155th

street to Kingsbridge Village, which avenues form part of the route of the proposed extension of the Third Avenue Railroad Company's system. The legality of the franchise covering the route in question was then opposed before the courts, presumably at the instance of the Metropolitan Traction Company, now the Metropolitan Street Railway Company, with the result that both the speculative builder and, to a less extent, the professional operator in vacant property were holding themselves aloof from the Boulevard and Kingsbridge road, although some building activity was noted in the side streets. This activity, however, was no doubt fully explained by the existing transit facilities in Amsterdam avenue. The Third Avenue Company's franchise has since been declared invalid. But, on the other hand, an agreement has been reached with the Metropolitan Street Railway Company which leaves the Third Avenue Company free to obtain a new franchise without fear of competition from its powerful rival. At the present time the work on the extension, including the construction of a power house, begun under the old franchise, has come to a complete standstill. President Elias, of the Third Avenue Company, states that it is the intention to apply for a new franchise as soon as the Common Council has determined on a form of procedure in cases of this description, and that the charter being obtained, the construction of the extension will be pushed with the utmost vigor. In the meantime the essential matter of interest to property-owners is the agreement between the two companies. Inquiry among real estate men discloses the fact that the agreement has had no appreciable affect of values. In fact, one well-known expert on Washington Height values intimated to our representative that values are already so high—have, indeed, been so since the extension was first heralded—that no room for profit is left to the speculative builder and the building loan operator in the present condition of transit facilities. The effect of the agreement is further offset by the general conviction that, as the Third Avenue Company is now pretty sure of the franchise, it will be in no hurry to build the extension, which is expected to prove unprofitable, until the territory which it commands is more thickly settled. It is generally agreed that the actual construction of the extension would cause values, though high for present conditions, to rise, and to inaugurate an extensive building movement, particularly on the Dyckman Flats, which lie beyond the fire limits. A syndicate who have been extensive purchasers in the past year have announced their readiness to improve some 200 lots in this tract with frame houses as soon as improved transit facilities are provided. Both chambers of the Municipal Assembly have now under consideration a draft ordinance providing a form under which applications can be made for franchises for street railroads, and as soon as this is discussed and put into satisfactory shape it will be passed and the Third Avenue Railroad Company given an opportunity to make good their word. But it will be seen that the conditions render it very unlikely that work on the extension could be begun this year, let the company be ever so willing to begin it.

WHILE there is a difference of opinion as to the convenience and value to architects and builders in the Bronx of the Department of Buildings' branch office at Third and Courtlandt avenues, the preponderance of the affirmative view is so great that it ought to rule. The Department proposes to abolish this branch office, and the announcement of that fact has brought forth a protest and petition that it be retained, signed by some hundreds of architects and builders and others interested. A moment's thought will show that a hundred or more signatures on a document relating to a matter of this kind makes a strong representation; and, if as we are informed, it has appended to it between five and six hundred, it contains practically the unanimous views of building interests beyond the Harlem, and ought to be respected. It is claimed and charged that the branch office only needs to be in charge of competent help to be a success and if it is not a success it is because it is in the hands of incompetent people. Whatever the practical aspects of the question may be, though architects and builders are acquainted with these as well as any people can be, sympathy will be extended to any body of men who have to contemplate the necessity of spending half a day in traveling to and fro, especially in the busy season, whenever they have business with the Department, instead of doing it as they now can do near the scenes of their labors.

THE ARCADE NEWS ROOMS.

Thomas J. McBride & Sons opened the Arcade News Rooms, its new quarters, in the Empire Building, No. 71 Broadway, on Wednesday, June 22d. Messrs. McBride & Son, have been well known to New Yorkers for twenty years, during which they had the news stand in the arcade of the building that stood upon the site

of the present magnificent structure in which they are housed. The location of the stand is on the north side of the rotunda. It is handsomely finished in mahogany and presents a very attractive appearance. Messrs. McBride & Son will undoubtedly continue to meet with the well-deserved success that has fallen to their share in the past.

OBITUARY.

S. VAN RENSSELAER CRUGER.

The death of Col. Stephen Van Rensselaer Cruger removes a prominent figure from the realty business of this city, with which he has been connected since 1867. He founded the firm of S. V. R. Cruger & Co., which comparatively recently became S. V. R. Cruger & McVickar. He was a member of the first Board of Directors of the Real Estate Exchange, elected in 1883, and one of the Committee of Seven, appointed to choose a site and arrange for the building which was opened in 1885. As controller of the Trinity corporation, he managed the immense estate of that body with great success. By all with whom he came in contact he was respected and liked for his dignity, courtesy and kindness of disposition, and his death will be widely and sincerely regretted. Col. Cruger was born in this city in 1844, and came from an old New York family. He received his education in Europe, where he remained until the breaking out of the Civil War. He then hastened home to enter the service of his country, and, although but seventeen years old, was commissioned a lieutenant in the 150th New York Volunteers. At the close of the war he was brevetted lieutenant-colonel for gallant service. Mayor Strong appointed him a member of the Park Board, of which he was President for a year, but resigned, owing to the pressure of other duties, remaining, however, a member of the board until the change occurred in the administration. He was also a director in several great corporations. Preparations are being made for formal action to testify to the respect of his business associates for his person and abilities.

BUILDING STATISTICS.

The Department of Buildings has issued its first quarterly report under the new charter, and, as the figures it contains relate in details to the enlarged city, no comparison can be made with previous quarters. It need not be stated that this deprives the report of its chief value to the public. It is, of course, interesting to know how much work the Department had to do, but it would be much more interesting to know—and useful, also—how the volume of work in the Department compared with what had been done in other periods similar to the one treated. It is a common fault of departmental reports that their object is to make a showing for the department, and that they overlook their proper purpose of conveying as much practical information as possible to the public. It will be an advantage if in the future the Department will give their figures in the principal tables for the several boroughs separately, and, where possible, accompanied by the figures for the corresponding periods of the previous year. The publication of the report nearer the date of preparation would be another advantage. The sooner these reports are published the greater their practical value to realty interests and the building trade. For instance, the report under review appears only when nearly three months have elapsed since the close of the period of which it treats; as a consequence of the loss of time, the information it contains has only a small practical value. The figures worthy of attention and consideration will be found in the following tables:

PLANS AND SPECIFICATIONS FOR NEW BUILDINGS FILED AND ACTED UPON DURING THE QUARTER ENDING MARCH 31, 1898.

Classification.	—No. of—		Estimated cost.
	Plans.	Buildings.	
Estimated cost:			
Dwelling houses, over \$50,000.....	1	1	\$100,000
Dwelling houses, between \$20,000 to \$50,000..	11	34	825,000
Dwelling houses, less than \$20,000.....	67	270	1,793,500
Flat houses, over \$15,000.....	201	377	11,528,900
Tenement houses, less than \$15,000.....	77	171	1,494,960
Stores, over \$30,000.....	14	18	1,270,500
Stores, between \$15,000 and \$30,000.....	7	7	164,000
Stores, less than \$15,000.....	25	31	128,100
Hotels and boarding houses.....	6	7	867,000
Office buildings.....	12	15	1,100,800
Manufactories and workshops.....	48	52	887,868
School houses.....	4	4	807,000
Churches.....	6	6	77,000
Public buildings—municipal.....	5	5	1,496,000
Public buildings—places of amusement, etc....	8	8	354,000
Stables.....	25	28	245,675
Frame dwellings.....	356	564	1,628,350
Frame tenements and other frame structures....	262	311	645,833
Totals.....	1,135	1,909	\$25,414,486
Location.			
Boroughs of Manhattan and The Bronx.....	556	946	\$21,495,430
Borough of Brooklyn.....	533	911	3,791,058
Borough of Richmond.....	34	36	82,398
Borough of Queens.....	12	16	45,600
Totals.....	1,135	1,909	\$25,414,486

COMPARATIVE SUMMARY FOR FIRST THREE MONTHS, 1897 AND 1898.

Boroughs.	Plans filed.*		Buildings commenced.		Buildings completed.	
	1897.	1898.	1897.	1898.	1897.	1898.
Manhattan and The Bronx.....	2,004	2,051	651	586	565	624
Brooklyn.....	1,623	1,740	..	811	514	678
Queens and Richmond.....	78

*Include plans for alterations. †Do not include alterations.

News in Brief.

The Speedway is to be opened on July 2d.

Trains of the Brooklyn Elevated R. R. Co. began running over the Brooklyn Bridge on Saturday last.

The North River Bridge Co. has filed with Mayor Van Wyck plans for their proposed elevated structure along West street and the marginal way from 59th street to the Battery.

Corporation Counsel Whalen has rendered an opinion that the Park Board has jurisdiction in the matter of extending Woodhaven avenue, through the land set apart for the proposed botanical garden.

Legal proceedings have been begun to compel the Comptroller to pass upon the sureties on a bond to perform a contract to grade Woodlawn road, from Jerome avenue to Bronx Park. The Comptroller refused to take any steps to carry out the contract, holding that it is illegal.

Regarding the agitation to compel the N. Y. Central R. R. Co. to depress their tracks at Kingsbridge, the company claim that they cannot be compelled to do this work, and as the question has resolved itself into one of law it has been referred to the Corporation Counsel for an opinion.

President Vreeland of the Metropolitan Street Railway Company promised a deputation from the West Side Public Improvement, the Real Estate and Merchants' Progressive and the West Side Taxpayers' Associations, who waited upon him on Tuesday last, that the 8th avenue electric line would be in operation below 59th street by November 1st next, and that tracks for an electric road from Columbus monument to the company's stables on 8th avenue and 50th street, would be begun at once.

Notice to Property Owners.

ASSESSMENTS.

Assessments for the following have been completed and deposited in the office of the Board of Assessors for examination. Objections must be presented to the Secretary of the Board of Assessors, No. 320 Broadway, on or before July 19.

Regulating, grading, etc.:

Teller av, from Railroad av West to 164th st.
 Briggs av, from Southern Boulevard to Mosholu Parkway.
 Areas of assessment both sides of streets named within limits stated and half block on intersecting streets.

LOCAL IMPROVEMENTS.

Hearings on petitions for local improvements, etc., will be given by the several local boards interested, as stated below. The petitions themselves are now on file for inspection in the office of the President of the Borough of Manhattan, in the City Hall, which is also the place where the hearings will be held:

Local Board of 14th District:

Removing car tracks, 35th and 36th sts, bet Lexington av and 34th st ferry, June 27, at 12.30 p. m.

Local Board of 17th District:

Fencing vacant lots at 85th street and Boulevard, June 27, at 12 m.

Local Board of 16th District:

Paving with asphalt, 20th st, from 7th av to 11th av, July 1, at 12 m.

Local Board of 19th District:

Paving, with asphalt, 8th av, from 155th to 159th st, June 28, at 12 m.

Paving 113th st, bet St Nicholas and 7th avs, June 28, at 12 m.

Local Board of 20th District:

Condition of 86th st, bet Lexington and 2d avs, June 27, at 2 p. m.

Hearings on petitions for local improvements will be held in the office of the President of the Borough of the Bronx in the Municipal Building, Crotona Park, where the petitions are now on file, as follows:

Regulating, grading, etc. Kingsbridge road, from Sedgwick av to Exterior st; Exterior st, from Broadway to E. 192d st, and 192d st, from Bailey av to Harlem River, June 30, at 2 p. m.

BOARD OF PUBLIC IMPROVEMENTS.

The Board of Public Improvements will consider the following proposed changes of grade at No. 346 Broadway, June 29, at 2 p. m.:

Edgecombe road, bet 155th and 159th sts.

The Board of Public Improvements will give hearings on the following petitions at No. 346 Broadway, July 7, at 2 p. m.

3d av Bridge, changing approaches by widening 149th st, 50 ft on n s, bet River av and bulkhead-line of Harlem River, diverting Exterior st from 150th st to intersection of 149th st and River av, and widening River av, from 149th st to 144th st, to a width of 100 ft, thereby making River av the exterior st, and placing the southern terminus of River av at 149th st, so that the approach to the river will commence at Exterior st, instead of at Gerard st. That part of Exterior st, from 149th st to 144th st, as now existing, to be discontinued.

Marcher av, changing the line bet 168th and 169th sts,

HEARINGS FOR THE COMING WEEK.

At Nos. 90 and 92 West Broadway.

Monday, June 27:

East 178th st, from Creston av to Ryer av, 12 m.
 Morris av, from Concourse to Tremont av, 10.30 a. m.
 East 175th st, 11 a. m.
 Kingsbridge road, from Webster av to Harlem River, 11.30 a. m.
 Broadway, from present south terminus in 24th Ward to south line of Van Cortlandt Park, 12 m.
 East 158th st, 12 m.
 Andrews av, from 181st st to Fordham road, 2 p. m.
 Briggs av, from 194th st to Southern Boulevard, 2 p. m.
 Washington av, from 173d st to Pelham av, 11.30 a. m.
 Weeks st, from Claremont Park to Southern Boulevard, 12 m.
 Station pl, 11 a. m.
 St Paul's pl, from Webster av to Fulton av, 4 p. m.

Tuesday, June 28:

Clinton av, 11 a. m.
 East 233d st, from Jerome av to Bronx av, 10 a. m.
 Lowmede st, 11 a. m.
 Tiebout av, from 180th st, to Fordham road, 11 a. m.
 Fordham road, from 189th st to Kingsbridge road, 12 m.
 Gun Hill road, 1 p. m.
 Trinity av, 4 p. m.
 Dongan st, from Westchester av to Southern Boulevard, 4 p. m.
 Bathgate av, from Wendover av to 188th st, 4 p. m.
 East 178th st, from Southern Boulevard to Boston road, 3 p. m.
 McClellan st, 4 p. m.

Wednesday, June 29:

Aqueduct av, from Lind av to Kingsbridge road, 11 a. m.
 Ryer av, from Boulevard to 187th st, 10 a. m.
 East 170th st, from Aqueduct av to Jerome av, 10 a. m.
 Walton av, from 138th st to 150th st, 3.30 p. m.

Thursday, June 30:

Rose st, 11 a. m.
 Public pl, at 149th st, 11 a. m.

At No. 2 Tryon row, when not otherwise stated.

Monday, June 27:

Riverside Park, 2 Wall st, 10.30 a. m.
 St. Nicholas Park, 29 Broadway, 2 p. m.

Tuesday, June 28:

11th Ward Park, 2 p. m.
 East River Bridge, 120 Broadway, 10.30 a. m.

Wednesday, June 29:

Division st Park, 11 a. m.
 3d av Bridge, 2 p. m.

Thursday, June 30:

11th Ward Park, 2 p. m.

Friday, July 1:

St Nicholas Park, 29 Broadway, 11 a. m.
 Riverside Park, 2 Wall st, 2 p. m.

ASSESSMENT LISTS.

The Board of Revision of Assessments have confirmed the following lists:

Regulating, grading, etc., on Wales avenue.....	23,199.86
Sewers, 5th avenue, between Waverley place and 31st street.....	71,443.55
Paving, 158th street, Boulevard Lafayette to N. Y. C. & H. R. R. R.	9,547.07
Fencing 116th street, 5th to Lenox avenue.....	179.54
Regulating, etc., 188th street, Audubon to Wadsworth avenue.....	8,599.52
Regulating, etc., 189th street, Amsterdam to Wadsworth avenue..	12,687.41
Paving, 158th street, 11th avenue to Boulevard Lafayette.....	3,267.61
Sewer in Boulevard Lafayette, at 158th street.....	20,150.27
Sewer in 59th street, 11th avenue to North River.....	13,708.99
Paving 22d street, 10th to 11th avenue.....	5,786.23
Regulating 130th street, Convent avenue to St. Nicholas terrace..	19,524.49
Paving 23d street, 10th avenue to Hudson River.....	15,532.41
Sewer in 190th street, Amsterdam to 11th avenue.....	9,303.43
Sewer in 187th street, Kingsbridge road to Amsterdam avenue....	36,753.84
Paving 22d street, 11th to 13th avenue.....	2,961.36
Paving 24th street, 10th avenue to Hudson River.....	9,275.50
Paving 21st street, 10th to 13th avenue.....	8,472.60
Paving 25th street, 10th to 13th avenue.....	9,872.96
Regulating 186th street, Amsterdam to Wadsworth avenue.....	16,084.87
Paving Corlears street, Grand to South street.....	10,725.03
Sewer in Collister street, Hubert to Beach.....	1,027.02
Paving 119th street, Boulevard to Riverside Park.....	5,650.21
Regulating Teasdale place, 3d to Trinity avenue.....	11,618.10
Regulating Jefferson street, Franklin avenue to Boston road.....	8,179.46
Regulating Riverview terrace, Sedgwick to Cedar avenue.....	14,744.19
Regulating Welch street, N. Y. & H. R. R. to Webster avenue....	4,265.32
Total.....	\$352,560.89

The following lists were referred back on account of valid objections in certain assessments:

Sewer in 54th street, 11th to 12th avenue.....	\$17,059.38
Regulating John street, St. Ann's to Eagle avenue.....	3,797.00
Paving 153d street, 7th avenue to McComb's Dam road.....	7,348.37
Paving 13th avenue, 23d to 27th street.....	16,035.15
Paving Grand street, Goerck to East street.....	14,715.30

THE MUNICIPAL ASSEMBLY.

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

COUNCIL—MANHATTAN AND BRONX.

49th st, from 11th av to 12th av, repaving with granite blocks. Referred to the Committee on Streets and Highways.

14th st, No 200 East. Application of Metropolitan Street Rail-

way Co. for permission to erect temporary shelter for horses. Approved.

East Houston st, No 429. Application of Metropolitan Street Railway Co. for permission to erect temporary shelter for horses. Approved.

Front st, Roosevelt st, James slip and South st, open square, Application of Metropolitan Traction Co. for permission to erect temporary shelter for horses. Approved.

COUNCIL—BROOKLYN.

Boerum place and Court square, from Bergen st to Fulton st, paving with granite block, and Court square, between Livingston st and Fulton st, repaving with asphalt. Adopted, and the Commissioners of Highways authorized to proceed with the work.

Cook st, No 139, fencing vacant lot. Referred to Committee on Public Health.

Greenpoint av. Blissville Bridge, crossing Newtown Creek, reconstructing. Referred to Committee on Bridges and Tunnels.

Hamburg av and Moffat st, n w corner. Application for permission to erect a storm shed. Referred to Committee on Streets and Highways.

BOARD OF ALDERMEN—MANHATTAN AND THE BRONX.

158th st, from 8th av to the Speedway, opening and extending. Referred to Committee on Streets and Highways.

55th st, from 8th av to 9th av, repaving with asphalt. Committee on Streets and Highways reported favorably. Laid over.

BOARD OF ALDERMEN—BROOKLYN.

29th and 32d Ward boundary, along Flatbush av to Av N, east to Av U, and along Av U east to 76th st, asphalt strip for bicycles. Referred to Committee on Streets and Highways.

De Kalb av, from Bedford av to Broadway, repaving with asphalt. Referred to the Board of Public Improvements.

Greenville av, Blissville Bridge, over Newtown Creek, reconstructing. Referred to Committee on Bridges and Tunnels.

The Building Trades

Building Material Market.

BRICK.

The arrivals of Hudson River brick have amounted to 43 barges. Some 53 barges have gone out, practically exhausting the surplus. The demand at present is about equal to that existing at the same time last year. The number of barges received from May 30 to June 8, 1897, was 91; between the same dates of 1898, 81 barges came in, making an actual difference of 1 barge a day. The demand is also slightly less than last year, although it is good, and more than sufficient to absorb the supply. Prices are steady at \$5.50@6.00. No Haverstraw brick is coming in at present on account of the strike, of which no settlement has been made yet, and none is in sight. Very few pale brick are being offered, but demand is brisk and prices are held firmly at \$3.50@3.75. New Jersey brick remain fairly steady at \$5.50@5.75, with good call.

CEMENT.

Rosendale cement continues to be quiet. The amount being manufactured is less than usual, although it has proved more than sufficient to meet the demand. Values are 65@70c., and show no likelihood of change. Domestic Portland does not seem to recover from its dulness in the local market. The greater part of the demand is from the West, and mostly all the shipping is to that section. Prices remain the same.

LIME.

The strike at the kilns was settled during the week, the men going back under the old conditions. Little work will be done until after July 4th, and even then it is doubtful whether all the old men will be taken back, as quite a number of new men were employed during the strike and they will not be discharged to make room for the returning strikers. A light supply of Rockland lime has come in, but there is only a fair demand for it. Prices remain unchanged at 75c. for the common, and 85c. for the finishing. State lime is a trifle dull, but value remains at 70c. The inquiry for Jointa is indifferent. Value is \$1.00.

LUMBER.

Shipments of lumber from Southern ports are at present very light. Shipping rates have gradually eased off until they are very nearly normal, but it is a very difficult matter to get lumber to the coast, as the Government is claiming the attention of the railroads throughout the South for the transportation of troops and supplies. It begins to look as if the present state of apathy would merge into the usual midsummer dulness without any appreciable revival of trade. The building trades in New York City have been considerably affected by the war, and the local lumber market reflects the conditions thus created. Spruce is dull and shipments from the East amount to almost nothing. Yellow pine is quiet.

LATH.

The supply of Eastern spruce lath has been small, only two or three small cargoes having come in. The call is not brisk, but the supply went readily at \$1.75. Few lath are reported to be on the way at present, but the market is fairly well balanced between demand and supply, and value keeps pretty steady.

NAILS.

At a meeting of the manufacturers, held on Tuesday, June 14th, it was decided to advance the price of cut nails to \$1.20 for carload lots on dock, New York. In spite of this action, values have had no active advance, and cut nails can still be bought for \$1.12½@1.15 for carload lots on dock New York, and \$1.20@1.25 for small lots from store. Inquiry is very slow. The wire nail market is quiet and dull. Quotations are unchanged at \$1.30@1.35 for carload lots f. o. b. mill, Pittsburg base; \$1.45@1.50 for carload lots on dock New York; and \$1.55@1.60 for small lots from store.

PAINTS.

The paint market remains in the same quiet condition. It has become so late in the season that no change for the better is expected until the fall trade begins. Colors have a moderate sale. White lead and red lead are steady, but the demand is only fair. There is no change in prices as last given by the National Lead Co., and which are as follows: In lots of less than 500 lbs., 6c. net; in lots of 500 lbs. or over, 5½c. Dry white lead, in barrels, ¼c. per lb. less than the price in kegs. Red lead and litharge in barrels and half-barrels, ¼c. per lb. less than the price in kegs. White lead in 12½-lb. palls (packed in 100-lb. cases), 1c. per lb. over price in kegs. White lead assorted in 1-lb., 2-lb., 8-lb. and 5-lb. cans (packed in 100-lb. cases), 1¼c. per lb. over the price in kegs. Terms—On lots of 500 lbs. and over, 60 days; 2% discount for cash, if paid in 15 days from date of invoice, f. o. b. at New York. Quantities.—To make either

of the above-required quantities any assortment of packages of either or all of the above articles may be counted. The above prices and terms supersede all previous prices and terms offered by this company.

OILS.

The amount of business being done in linseed oil is moderately large. Prices remain steady and quotations are unchanged at 44c. for 5-bbl. lots and over, and 45c. for less than 5-bbl. lots, with an addition of 2c. per gallon for boiled and refined. The demand is fair, about the usual movement of oil taking place. Calcutta is unchanged at 54c.

NAVAL STORES.

The downward tendency of the market for spirits of turpentine, noted last week, was followed this by a further weakening of values. At the close the market displayed no strength, and values were 27c. for regulars, and 27½c. for machines, with no signs of any rally. Trade has been very dull, with the greater part of the buying being done by small consumers. Because of light offerings, tar became stronger, and held firmly at the advance throughout the week. Values are: \$1.90@2.00 for regulars, and \$3.35@3.50 for oil-barrels. Demand has not been particularly good. Pitch remains unchanged at \$1.70, but trade has been light.

GLASS.

The demand for plate glass has improved somewhat within the week, and while it is not strong yet, a fairly reasonable amount of business is being done. Prices are steady and have shown no change for some time. Discounts are 80 and 5%, and 80 and 10%. In the market for American window glass, values are unchanged at 85, and 85 and 5% discount. There is a fair call. Discount on French window glass is 85 and 10 and 5%.

Building News.

MERCANTILE.

18th street, No. 240 West, 4-story brick stable, 33x100; cost, \$20,000; Colonial Brewery Co., No. 240 West 18th street, owner; C. P. Johnson, No. 8 East 42d street, architect.

145th street, No. 734 East, 2-story brick shop, 25x20; Martin Tully, owner; Harry T. Howell, No. 748 East 138th street, architect.

Madison avenue, southeast corner of 137th street, frame coal derrick 54 feet high and 20 feet square at base; John F. Cona-beer, No. 2395 8th avenue, and on premises, owner; Geo. H. Griebel, No. 247 West 125th street, architect.

165th street and Tinton avenue, 4-story fire-proof brick hotel, 25x100; cost, \$20,000; Mr. Schnur, owner; M. J. Garvin, No. 3307 3d avenue, architect. Note change of architect.

8th avenue, southwest corner of 49th street, 2-story and basement brick and terra cotta fireproof market, 125x125.10; cost, \$175,000; Andrews, Bowman & Muller, No. 258 Broadway, owners; David W. King, No. 111 5th avenue, architect. Site just leased from Cushman estate. Work begins July 1. Specifications will call for glass and metal truss roof, stone foundations, open plumbing, gas and electric lights, steam heat, enamel brick finish for interior, iron and marble stairways and a cold storage plant.

APARTMENTS, FLATS AND TENEMENTS.

96th street, north side, 275 feet east of Amsterdam avenue, four 5-story brick apartment houses on plot just purchased; Robert Wallace, No. 333 Columbus avenue, owner and builder; architects, probably Lawrence & Ringrose, No. 2868 3d avenue. Mr. Wallace recently bought four unfinished apartment houses adjoining his present purchase on the east.

Broome street, No. 244, northwest corner of Ludlow street, 6-story brick, stone and terra cotta stores and tenements, 20x83x50x83; cost, \$35,000; Kidansky & Fine, No. 309 Henry street, owners and builders; Horenburger & Straub, No. 122 Bowery, architects.

Broome street, No. 248, 6-story brick, stone and terra cotta stores and tenements, 37.6x77; cost, \$28,000; Kidansky & Fine, No. 309 Henry street, owners and builders; Horenburger & Straub, No. 122 Bowery, architects.

Clinton street, Nos. 182 to 186, one 6-story brick and stone 4-family tenement, with stores, 26x79, and one 6-story brick and stone 3-family tenement, with store, 27x57; cost, \$18,000 each; Amella Glass, No. 312 East 116th street, owner; Max Muller, No. 12 Centre street, architect.

Henry street, No. 234, 6-story and basement flat, with stores in basement, 23x about 90; Abraham Silverson, No. 235 Henry street, owner and builder; Schneider & Herter, Bible House, architects. Each floor will contain three suites of four rooms, with hot and cold water, enameled baths, etc.

169th street, southwest corner of Franklin avenue, 5-story brick and stone 3-family flat, with stores, 28x irregular; cost, \$40,000; Joseph White, owner; Neville & Bagge, No. 217 West 125th street, architects.

136th street, north side, 199.6 east of St. Ann's avenue, three 5-story brick and stone flats, 25x80; cost, \$23,000 each; W. H. Lake, No. 51 Warburton avenue, Yonkers, owner and builder; Harry T. Howell, No. 748 East 138th street, architect.

13th street, No. 541 East, 6-story flat, on lot 25x103.3; Harris Goldberg, No. 207 East Houston street, owner; Schneider & Herter, Bible House, architects.

169th street, Brook and Webster avenues, six 4-story brick and stone flats, 28x73; Bernard Havanagh, No. 469 West 147th street, owner and builder; John P. Walther, No. 205 East 125th street, architect.

44th street, 5-story brick flats (sketches); Francis K. Seagrist, No. 131 West 48th street, owner and builder; James W. Cole, No. 403 West 51st street, architect.

10th avenue, No. 755, 5-story brick and stone two-family flat, 25x70; Francis K. Seagrist, No. 131 West 48th street, owner and builder; James W. Cole, No. 403 West 51st street, architect. Work starts soon.

Pearl street, No. 489, 5-story brick and stone tenement and stores, 25.5x65.10; Francis K. Seagrist, No. 131 West 48th street, owner and builder; James W. Cole, No. 403 West 51st street, architect. Work starts soon.

63d street, south side, 150 feet east of West End avenue, four 5-story and basement gray brick and limestone front tenements, on plot 100x100.5; total cost, \$65,000; B. Cooney, owner; Samuel Sass, No. 23 Park row, architect.

131st street, east of Lenox avenue, four 5-story brick and stone flats, 25x75; Harvey M. Hall, 7th avenue, between 112th and 113th streets, owner and builder; Neville & Bagge, 217 West 125th street, architects. Work begins soon.

Park avenue, southeast corner of 75th street, four 5-story flats, 25x78 and 25x65; Geo. Hall, of Wm. Hall's Sons, foot of East 106th street, owner and builder; Neville & Bagge, No. 217 West 125th street, architects.

Boulevard, No. 637, 3-story brick and stone store and flats, 25.5x94.4; Samuel McMillan, No. 327 West 42d street, owner; William J. Fryer, No. 25 Church street, architect.

85th street, north side, 200 feet east of Riverside Drive, 6-story and basement brick and stone flat, 50x90.2; cost, \$85,000; W. E. D. Stokes, No. 26 West 72d street, owner; T. E. Gooch, No. 13 West 28th street, architect.

136th street, south side, near Lincoln avenue, 4-story brick flat, with store, 25x85; cost, \$16,000; Chas. Muxoll, No. 1341 Webster avenue, owner; W. C. Dickerson, 149th street and 3d avenue, architect.

Westchester avenue, near Prospect avenue, five 3-story frame flats, 20x56; cost, \$5,500; Geo. E. Fowler, No. 55 Liberty street, owner; W. C. Dickerson, 149th street and 3d avenue, architect.

Prospect avenue, near Westchester avenue, five 3-story frame flats, 20x56; Geo. E. Fowler, No. 55 Liberty street, owner; W. C. Dickerson, 149th street and 3d avenue, architect.

DWELLINGS.

85th street, north side, between West End avenue and Riverside Drive, 5-story brick and stone double dwelling, 25x85 and extension; W. E. D. Stokes, No. 26 West 72d street, owner; T. E. Gooch, No. 13 West 28th street, architect.

Convent avenue, southwest corner of 133d street, five 3-story and basement dwellings, 22x50; cost, \$75,000; John Connors, No. 115 Edgecombe avenue, owner and builder; John C. Burne, No. 101 West 42d street, architect. Specifications will call for Indiana limestone, terra cotta and pressed brick fronts, mahogany and maple trim, hot air heating, etc. Excavations commenced.

95th street, north side, 125 feet west of Central Park West, four 5-story brick and stone dwellings, three 19x60 and one 18x90; cost, \$60,000; Peter Wagner, No. 266 Columbus avenue, owner and builder; Geo. Fred. Pelham, No. 503 5th avenue, architect.

MUNICIPAL.

16th street East, foot of, rebuilding wall and making interior repairs and alterations to Willard Parker Hospital (under care of Health Department); cost, \$10,000; Horgan & Slattery, No. 1 Madison avenue, architect.

Blackwell's Island, 4-story brick wing, 100x200, to penitentiary; cost, \$100,000; Department of Correction, No. 148 East 20th street, owner; Horgan & Slattery, No. 1 Madison avenue, architects.

Blackwell's Island, 2-story fireproof brick bakeshop, 70x80; cost, \$25,000; Department of Correction, No. 148 East 20th street, owner; Horgan & Slattery, No. 1 Madison avenue, architects.

26th street East, foot of, enlargement of pier; cost, \$5,000; Department of Charities, 3d avenue and 11th street, owner; Horgan & Slattery, No. 1 Madison avenue, architects.

Malden lane, No. 119, 3-story brick and stone fire station, 25x100, for Engine Co., No. 4; cost, \$25,000; Fire Department, No. 157 East 67th street, owner; Horgan & Slattery, No. 1 Madison avenue, architects.

12th street, No. 22 East, 3-story brick and stone apparatus house, 25x100; cost, \$25,000; Fire Department, No. 157 East 67th street, owner; Horgan & Slattery, No. 1 Madison avenue, architects.

ALTERATIONS.

Greene street and Washington place, alteration for business purposes; cost, \$20,000; Goldenberg estate, owner; Cleverdon & Putzel, No. 41 Union square, architects.

4th avenue, west side, between 10th and 12th streets, 2-story brick and stone addition for Sunday-school, 22x50; cost, \$7,000; owner, Grace Church, of which Wm. R. Huntington, No. 800 Broadway, is pastor; Barney & Chapman, No. 1284 Broadway, architects.

Broadway, southwest corner of 25th street. It is reported that Dodge & Morrison, No. 41 Wall street, are preparing plans for extensive interior alterations to the Hoffman House. John P. Cadagan, lessee. The improvements will consist of changing the parlors, putting in new bath rooms, removing and building partitions, enlarging billiard room, etc.

1st avenue, Nos. 50 and 52, interior alterations to flats; Peter Doelger, No. 202½ East 55th street, owner; Chas. Stegmayer, No. 306 East 82d street, architect.

53d street, near 5th avenue, alteration to dwelling; Louis Stern, owner; Robertson & Manning, No. 160 5th avenue, architects.

38th street, No. 15 East, new limestone front in dwelling and alteration of same to American basement house; Edw. Sheldon, owner; C. L. W. Eidlitz, No. 1123 Broadway, architect.

ESTIMATES RECEIVABLE.

By the Supervising Architect, Treasury Department, Washington, D. C., until 2 p. m., July 15, for the construction (except heating apparatus and electric wire conduits), of the U. S. Postoffice Building, at Akron, Ohio, in accordance with drawings and specification, copies of which may be had on application at Washington, or of the Superintendent at Akron.

By the Board of Education, No. 585 Broadway, until July 7, at 4 p. m., for making alterations, repairs, etc., at Public Schools Nos. 50, 53, 59, 74 and 76, for improving the sanitary condition of Public Schools Nos. 5, 9, 10, 48, 77, 82, 85, 86, 89, 117, 118, and 141, and for supplying furniture for certain old schools; also for making alterations and repairs to Public School No. 21, Borough of Richmond, and for supplying heating and ventilating apparatus for Public School No. 20, Borough of Richmond. Plans and specifications may be seen at No. 585 Broadway, 12th floor.

By the Department of Parks, Arsenal Building, Central Park, until June 30, at 11 a. m., for reasphalting and keeping in repair for five years, the Coney Island Concourse, between the Ocean Parkway and West 5th street, Borough of Brooklyn, in accordance with specifications and plans on file in the office of the Commissioner of Parks of the Boroughs of Brooklyn and Queens, Litchfield Mansion, Prospect Park, Borough of Brooklyn, and at the office of the Park Board, Arsenal Building, Central Park, Borough of Manhattan.

By the Fire Commissioner, No. 157 East 67th street, until July 6, at 10.30 a. m., for the erection of a building for the Fire Department, on Broome street, south side, 95.3 west of Elizabeth street, and for making additional repairs to the fire-boat "New Yorker." Plans and specifications may be seen at No. 157 East 67th street.

By the Executive Committee for the care, etc., of the Normal College, at the Hall of the Board of Education, No. 146 Grand street, until June 29, at 3.30 p. m., for making alterations, repairs, etc., at the college buildings, 68th and 69th streets, Lexington and Park avenues. Plans and specifications may be seen at No. 585 Broadway, 12th floor.

By the Department of Correction, No. 148 East 20th street, until July 2, at 10 a. m., for furnishing a variety of tools and materials for manufacturing purposes to the Kings County Penitentiary, Borough of Brooklyn, and for putting in new roofing and skylights at the same institution. Plans and specifications may be seen at No. 148 East 20th street, and at the offices of Horgan & Slattery, No. 1 Madison avenue, and James J. Kirwin, Deputy Supervisor, No. 5 City Hall, Brooklyn.

BROOKLYN.

58th street, south side, 100 feet east of 5th avenue, ten 2-story brick and stone dwellings, 20x44; cost, \$5,000 each; Jas D. Carroll, 4th avenue and 47th street, owner and builder; Thos. Bennett, 3d avenue and 53d street, architect.

Lincoln place, Nos. 183 and 185, alteration and addition to Berkeley Institute; Berkeley Institute, No. 183 Lincoln place, owner; Walker & Morris, No. 54 New street, New York City, architects.

Hancock street, southeast corner of Throop avenue, alteration to flats; Thos. Kruger, owner; Dodge & Morrison, No. 45 Exchange place, N. Y. City, architects.

East Broadway, south side, 125 feet west of Prospect avenue, 3-story brick and stone rectory, 20x50; cost, \$10,000; owner, R. C. Church of the Holy Cross, of which Rev. John Wood, on premises, is pastor; A. White Pierce, No. 1127 Flatbush avenue, architect. Architect will be ready for figures on general contract by July 15.

METROPOLITAN DISTRICT.

Brighton Beach.—One 1-story frame covered inclosure (betting ring); cost, \$5,500; Brighton Beach Racing Association, owner; Quimby & Broome, No. 99 Nassau street, N. Y. City, architects.

Newtown, L. I.—One 1 and 2-story frame dwelling, 50x100, 28x10 cost, \$2,500; Annie M. Bohne, Whitestone, L. I., owner; private plans.

Richmond Hill, L. I.—One 3-story frame dwelling, 32x21; cost, \$7,000; W. A. Jones, owner; Waid & Cranford, Mechanics' Bank Building, Brooklyn, N. Y., architects.

Yonkers.—One 3-story brick flat, 38x58.6; cost, \$8,000; C. W. Newman, owner; A. J. Van Suetendale, architect.—Belmont terrace, 200 east of Palisade avenue, 2½-story frame dwelling, 31x40.6; cost, \$5,000; Chas. L. Noble, owner; H. B. Jeffries (plans only), Syracuse, N. Y., architect.—Oak street, No. 172, 3-story frame dwelling, 26x50; cost, \$6,000; James De Nucci, owner; Geo. Raynor & Sons, architects.—Oliver street, No. 163, 2-story frame dwelling, 21x43; cost, \$3,500; Geo. W. Bruce, owner; Frank Phillips, architect.—Webster avenue, No. 1213, 3-story frame dwelling, 20.6x26; cost, \$4,000; Matilda Schultz, owner; Thos. Whamby, architect.—West Park avenue and Belmont terrace, 2½-story frame dwelling, 26x44.2; cost, \$4,500; Chas. L. Noble, owner; H. B. Jeffries (plans only), Syracuse, N. Y., architect.—Woodland avenue, 2-story brick two-family dwelling, 22x36; cost, \$3,000; Humphrey Moynihan, owner; James Bryden, architect.—Woodworth avenue, 2½-story frame dwelling, 20x38; cost, \$3,000; F. K. Smith, owner; E. A. Forsyth, architect. Plans are being prepared in competition for the general remodeling of the engine house here, to cost about \$6,000; Messrs. Grewy & Cowles and J. Kastner & Sons, No. 1123 Broadway, N. Y. City, are preparing sketches for a brewery to be erected here at a cost of about \$40,000.

NEW JERSEY.

Atlantic Highlands.—Two 2½-story brick and frame cottages, 30x50; cost, \$4,000 each; Louis R. Berg, No. 18 West 34th street, N. Y. City, owner.

Bayonne.—Avenue C, west 15th street, frame store and dwelling, cost, \$2,800; Daniel Moynohan, owner; August Schmidt, architect.—West 44th street, 2-story frame dwelling; cost, \$3,200; Augusta Lindeman, owner; Armand Schule, architect.

Bergen Fields.—One 2½-story frame dwelling; cost, \$3,500; L. Bourlier, owner and architect.

Clifton.—One 2-story frame public school, 60x60; Board of Education, owner; E. R. Twist, News Building, Passaic, N. J., architect.

East Orange.—One 2½-story frame dwelling, 27x30; cost, \$3,000; A. A. Baldwin, owner; Peter Charles, No. 748 Broad street, Newark, N. J., architect.

Garfield.—One 2½-story frame hotel; cost, \$5,000; Geo. Cooper, Passaic, N. J., owner; C. B. Waterhouse, Passaic, N. J., architect.

Hackensack.—Summit avenue, 2½-story frame dwelling and stable; Hackensack Heights Association, owner; Hermann Fritz, Passaic, N. J., architect.—One 2½-story frame dwelling; cost, \$4,000; Mrs. Eva Clode, owner.—One 2½-story frame dwelling; cost, \$4,500; C. B. Waterhouse, Passaic, N. J., architect for both.

Jersey City.—Claremont avenue, 3-story frame double flat, 25x70; cost, \$6,500; Mrs. R. Tennard, owner; R. P. Smith, architect.—Bayview avenue, Nos. 132 and 134, two 2-story frame two-family dwellings, 22x45; cost, \$4,000; Abraham Goslin, owner; J. A. Rosch, architect.—Hancock avenue, near 20th street, 2½-story frame dwelling; cost, \$3,100; Michael J. Murphy, owner; Wm. H. Louche, Hoboken, N. J., architect.—1st street, No. 155, 1-story frame foundry, 50x140; Pierce Well Engr. & Supply Co., owner; private plans.

Kearney.—Tappan street, No. 120, 2½-story frame dwelling; cost, \$2,200; Thos. Delany, Harrison, N. J., owner.

Kingsland.—One 2½-story frame dwelling; cost, \$6,500; Harry C. Phillips, Town of Union, N. J., owner; Herman Fritz, Passaic, N. J., architect.

Morris Plains.—One 2½-story frame stable, 67x69; Robert McCurdy, owner; H. Toler Booream, No. 32 Nassau street, N. Y. City, architect.

Newark—Barbara and Niagara street, 3-story frame store and dwelling, 22x60; cost, \$5,000; August Benauer, owner; Alfred Peter, architect.—Beaver street, brick laundry; Wilson R. Hasbrouck, owner; Arthur Connelly, architect.—Bergen street, No. 585, two 3-story brick flats, 22x58; cost, \$3,500; John Buhl, owner; Fred. Steinbrenner, architect.—Mt. Prospect avenue, brick and terra cotta store and residence; cost, \$3,400; Carmine Esperita, owner; A. Connelly, architect.—Market street, No. 209, alteration to 4-story brick business block, 25x92; People's Light & Power Co., owner; Philip N. Jackson, architect.—West street, No. 21, 4-story brick dwelling, 34x60; cost, \$8,000; P. W. Rodes, owner; Carl Rehman, architect.—7th street, No. 426; 2½-story frame dwelling; cost, \$4,500; Christopher Beck, owner; Wm. K. Schoenig, architect.—11th street, No. 444 South, 2½-story frame dwelling; cost, \$3,000; Herman C. Schneider, owner and architect.—Chadwick street, No. 112, 2½-story frame flat; cost, \$3,700; Frank W. Luby, owner; Wm. K. Schoenig, architect.—Mt. Prospect avenue, 3-story brick dwelling; cost, \$15,000; John Berkenhauer, owner; C. P. Baldwin, architect.—6th avenue, No. 265, brick and frame dwelling; cost, \$8,000; Thos. Brown, owner; Paul Botticher, architect.—Parkhurst avenue, two 3-story brick dwellings, 40x60; cost, \$5,000 each; C. P. Baldwin, architect.

Passaic.—Dayton and Highland streets, 3-story frame store

and dwellings; cost, \$2,500; Goldberg & Kanter, owners.—Highland and Sherman streets, two 2½-story frame flats, 23x50; cost, \$3,500 each; H. Rosensohn, architect for both.—Howe and Passaic streets, 2½-story frame dwelling; cost, \$5,000; Mrs. Butterworth and Miss Hunter, owner; Passaic avenue, remodeling a 2½-story frame dwelling; C. B. Waterhouse, architect for both.—Hope and Quincy streets, 3-story frame flat, 22x45; cost, \$3,000; Nathan Kuller, owner.—Passaic street, 3-story frame store and flat, 44x40; cost, \$5,000; Harris Markowitz, owner.—2d and Bergen streets, 3-story brick store and flat, 25x90; cost, \$10,000; J. Lobsonz, owner.—2d and Essex street, 3-story brick store and residence, 92x25; cost, \$10,000; Samuel Weinbor, owner.—2d, near Hudson street, 3-story brick store and dwelling; cost, \$7,000; Frank Kaplan, owner.—3d and Mercer streets, 3-story brick store and residence, 25x62; cost, \$6,000; Mr. Deudroff, owner; H. Rosensohn, architect for all six last-mentioned jobs.—Bergen, corner 2d street, addition of 20 rooms to brick, stone and iron school, No. 2; cost, \$35,000; Board of Education, owner; Wm. M. Meeker, architect.—Alteration to 2½-story frame dwelling; cost, \$2,500; Wm. Malcolm, owner; architect, same as last.—One 2-story brick addition to factory, 50x80; Manhattan Rubber Co., No. 64 Cortlandt street, N. Y. City, owner; private plans.—Madison avenue, 2½-story frame dwelling; C. B. Waterhouse, owner and architect.

Paterson.—Gould avenue, No. 120, 2½-story frame dwelling; Nicholas Schoendorf, owner; D. E. Quackenbush, architect.—Madison avenue, No. 607, 2½-story frame dwelling; Miss Lottie D. Chase, owner; private plans.—Market street, No. 479, frame store and dwelling; Wm. S. Morrison, owner; private plans.—West street, No. 20, 3-story brick and stone store and dwelling; cost, \$6,000; Thos. Hough, owner; Jas. A. Fleming, architect.—6th avenue, Nos. 100 and 102, two 2½-story frame dwellings; cost, \$3,600; Geo. Walters, owner and architect.—15th avenue, corner East 29th street, 2½-story frame dwelling; Jas. Wilson, owner; J. H. Post, architect.—One 2½-story frame dwelling; cost, \$25,000; M. H. Ellenbogun, owner; F. W. Wentworth, architect.

Summit.—One 2½-story frame dwelling; cost, \$3,500; S. S. Covert, No. 72 Trinity place, N. Y. City, architect.

Upper Montclair.—One 2½-story frame dwelling, 26x35; cost, \$4,000; J. W. Covert, owner; Child & De Goll, No. 62 New street, N. Y. City, architects.

West Hoboken.—West street, No. 204, 2-story frame dwelling; cost, \$3,000; Dominick Wagner, owner; Geo. Finck, Hempstead, N. J., architect.

Woodcliffe.—Broadway and 31st street, 3-story frame dwelling; cost, \$6,500; Sophie Muller, Township of North Bergen, N. J., owner; R. C. Dixon, Jr., No. 146 Bergenline avenue, Town of Union, N. J., architect.

CONNECTICUT.

Greenwich.—Mead's Point, stable; J. F. Gourlie, No. 69 Wall street, N. Y. City, owner; Hoppin & Koen, No. 160 5th avenue, N. Y. City, architects.—One 2-story frame stable, 30x20; Mr. Baker, owner; N. C. Mellen, No. 27 West 30th street, N. Y. City, architect.

NEW YORK STATE.

Cornwall.—One 2½-story frame dwelling; cost, \$2,000; Jos. Bode, owner; H. B. Taylor, architect.

Fishkill Landing.—One 2½-story frame dwelling, 20x30; cost, \$3,000; Rev. B. T. Hall, owner; Chas. B. Van Slyck, Matteawan, N. Y., architect.

Fishkill Village.—One 2-story frame theatre, 46x80, to seat 300; cost, \$5,000; H. D. Van Wyck, owner; Chas. B. Van Slyck, Matteawan, N. Y., architect.

Garneville.—One 2½-story brick church and parish house, 80x26x60x26; cost, \$8,000; Trinity Church, owner; J. W. Walter, No. 287 4th avenue, N. Y. City, architect.

Goshen.—Addition to 2½-story brick county building, 22x40; cost, \$6,000; Orange Co., N. Y.; Geo. Moshier, Newburgh, J. E. Wells, Goshen, N. Y., building committee; Geo. Moshier, Newburgh, N. Y., architect.

Hall's Corners.—One 2½-story frame farmhouse; cost, \$2,000; John C. Wilson, owner; private plans.

Matteawan.—One 3-story brick reading room, 20x50; cost, \$4,500; Miss E. D. Van Rensaeler, owner.—One 2-story brick store and loft, 24x70; cost, \$5,000; J. W. Moss, owner; Chas. B. Van Slyck, architect for both.

Newburg.—One 2½-story brick dwelling, 32x63; cost, \$10,000; Samuel J. Leslie, owner.—Broadway, alteration to 3-story brick store and hall, 42x108; cost, \$8,000; Quassaic National Bank, owner.—Washington street, alteration and addition to 2-story brick school, 40x40; cost, \$8,000; Board of Education, owner.—One 2-story brick extension to 2½-story brick dwelling, 18x26; cost, \$4,000; Dr. Frank A. Jacobson, owner.—One 1-story brick extension to store, 25x55; Dr. F. A. Allen, owner.—One 3-story and basement brick marble clubhouse, 30x90; cost, \$15,000; Newburg Wheelmen, owners.—Liberty and Renwick streets, alteration and addition to 2-story brick school; cost, \$15,000; Board of Education, owner; Frank Esterbrook, architect for all.—One 2-story brick, stone and frame stable, 50x120; cost, \$20,000; F. V. Burton, owner; Joseph H. Taft, No. 41 East 20th street, N. Y. City, architect.

New Paltz.—One 2½-story frame dwelling, 34x38; cost, \$4,500; Henry V. Du Bois, owner; C. Wheeler, No. 333 Main street, Poughkeepsie, N. Y., architect.

Poughkeepsie.—One 2½-story frame dwelling, 33x52; cost, \$7,000; E. G. Moore, owner; Geo. Irvin, architect.—One 3-story and basement stone and frame dwelling; cost, \$5,000; E. N. Howell, owner; D. K. Boys, Harrison Building, Philadelphia, Pa., architect.—One 2½-story frame dwelling, 33x44; cost, \$5,000; J. D. Burgess, owner.—One 3-story brick extension to almshouse, 28x28; cost, \$4,000; City of Poughkeepsie, owner.—Academy street, 2½-story frame dwelling, 33x35; Geo. N. Sherman, owner; C. Wheeler, architect for both.—Academy street, alteration, 2½-story frame dwelling; cost, \$8,000; Wm. B. Nelson, owner; Du Bois Carpenter, architect.—Cannon street, near Market street, 3-story brick pressrooms and offices, 62x50; The News Press, owner; Wm. J. Beardsley, architect.—Forbes street, 2½-story frame dwelling; cost, \$2,500; Mrs. Jane Carpenter, owner; Du Bois Carpenter, architect.—Washington street, 2-story frame dwelling, 22x30; cost, \$3,000; Abram Atkins, owner; C. Wheeler, architect.

Tarrytown.—Addition to 1-story frame church, 30x95; cost, \$5,000; Asbury M E Church, owner; W. R. Cobb, St. James Building, N. Y. City, architect.

Utica.—R. W. Gibson, No. 18 Wall street, N. Y. City, is preparing plans for a brick and stone bank buildings to be erected by the Utica Savings Bank.

PENNSYLVANIA.

Scranton.—One 2½-story frame dwelling, 30x60; cost, \$5,000; Thos. Sprague, owner; L. C. Holden, No. 3 Union square, N. Y. City, architect.

Wilkesbarre.—Brick silk mill; Ramford Bros. Silk Mfg. Co., Paterson, N. J., owners; private plans.

OF INTEREST TO THE BUILDING TRADES.

There will be no stated meetings either at the Building Trades' Club or at the Builders' League next week.

John Furlong (building stone), No. 1123 Broadway, John J. Deering (building stone), No. 1123 Broadway, and M. J. Thompson, builder, No. 160 5th avenue, have been admitted to membership in the Building Trades' Club.

The Brooklyn Aldermen who held up the \$23,000,000 appropriations for improvements in Manhattan and the Bronx last Tuesday, will, it is stated around the City Hall, withdraw their opposition at the next meeting of the board.

Cooper & Wiegand, No. 1133 Broadway, have been awarded the iron contract for the United Hebrew Charities Building to be erected at the southeast corner of 2d avenue and 21st street, after plans by De Lemos & Cordes, No. 87 Nassau street.

Comptroller Coler's expert accountants, who have been examining into the subject of grading and paving improvements in Brooklyn have submitted their report. The report shows that sufficient money is now available in the assessment fund to begin work on 23 streets and avenues, the grading and paving of which was authorized before consolidation.

The building activity of the Federal Government in this city is at present limited to the completion of a few small operations, begun or continued under the appropriation for the current fiscal year, which closes June 30. The appropriation for the coming year will probably be available after the Fourth, when some important operations will be undertaken.

The Building Trades Council has recruited another union, the Brooklyn Tin and Sheet Iron Workers and Cornice Workers' Union. On the other hand, the Building Trade section of the Central Labor Union has resolved that "any union now in the section which is also affiliated with the Building Trades Council must either leave the council within two weeks or stand suspended from the Building Trade Section."

Hostilities have, as expected, broken out between the Board of Walking Delegates and the Building Trades Council. The fight was started by the painters represented in the council, who complained that the varnishers represented in the board were doing painting in a row of new buildings in 138th street, near 8th avenue. The council sent out its delegates, who ordered strikes on the buildings in sympathy with the painters. The Strike Committee of the Board of Walking Delegates retaliated by ordering a strike of their electrical workers to compel the discharge of electrical workers whose union is represented in the council.

As previously intimated, the plans for a new bridge over Newtown Creek, at Manhattan avenue, Brooklyn, prepared at the instance of the joint committee from the old Board of Supervisors of Kings and Queens counties, have been discarded as inadequate, and a larger structure designed in the office of the Commissioner of Bridges of the Greater New York. The new plans have been accepted by the War Department, and await action by the Board of Estimate and Apportionment. Commissioner Shea states that both the Mayor and the Comptroller are committed to the new plans, which will call for an appropriation of about \$700,000. The bridge as redesigned will be high enough to permit small vessels to pass without opening the draw, and will be approached by a viaduct over the tracks of the L. I. R. R. The department also has plans for a \$30,000 iron bridge to replace the wooden structure over Newtown Creek, at Greenpoint avenue.

A new administrative difficulty has cropped up in the Building Bureau of the Department of Education. The territory comprising the Boroughs of Richmond and Queens contained, before consolidation, some 80 independent school districts, each of which was governed by a school board, elected by the voters of its dis-

trict. These boards were under State supervision, and had power to levy school taxes, build schools, and administer the educational affairs of their districts generally. When these school boards went out of existence there were a great number of contracts for new buildings and for repairs to old buildings left unfinished or unpaid, the plans and specifications for which have been mislaid or lost through the carelessness of the contractors or of the former school officials. In the absence of the plans and specifications it is impossible for the Superintendent of School Buildings to certify that contracts have been properly executed, and no money can be paid out on such contracts. A vigorous search has, therefore, been instituted for the missing documents.

John T. Williams, the merchant builder, has removed his general business offices to the Lord's Court Building, at the corner of Exchange place and William street. This magnificent building, by the by, is one of the numerous large office buildings of which Mr. Williams is the owner. Here, Mr. Williams will direct the various details of his large building interests, including the renting department, for his many business buildings which he himself constructed, and to which he gives his personal supervision. Many of the important commercial buildings in the downtown business districts, built during the last ten years, stand as monuments of Mr. Williams' business capacity. This gentleman enjoys quite a distinction amongst builders generally, inasmuch as in each operation he figures as owner, architect and builder. He will still retain his draughting offices at the New York Life Insurance Co.'s Building, No. 346 Broadway, which department will be under the personal direction of his younger son, John T. Williams, Jr., a graduate of the School of Mines and Architecture at Columbia College, of which institution Mr. Williams himself is a graduate. At the Lord's Court offices, Mr. Williams will have the co-operation of his elder son, Mr. Harvey T. Williams.

The Board of Public Improvements has determined to use granite instead of limestone in the construction of the southern approach to the Riverside Drive viaduct. The plans and specifications originally called for granite, but it was thought that the viaduct as originally planned would cost more than the \$900,000 authorized, and among the modifications of the plans made with a view to economy was the substitution of limestone for granite. However, the contract was let for \$570,000. The following letter to the board from the consulting engineer, Chas. H. Haswell, explains precisely the advantages of granite over limestone: The crushing resistance of the two articles as determined by General Gilmore, United States Engineer, varies from 12,000 to 16,000 pounds per square inch for the former, and 12,500 to 22,000 for the latter, depending upon the location from which they are quarried. Hence for the particular structure designated, there is no advantage in one over the other in the matter of crushing resistance. But there is a material difference in the appearance of the two, after exposure to the weather, as, whilst the granite essentially retains its color, the limestone, from its porosity, slight as it is, absorbs smoke, dust and low forms of vegetable matter, which not only discolor, but are very difficult to remove; and in a few years the face of any structure of which this stone is composed becomes very unsightly, and if it should be adopted, would soon become a source of universal regret.

TRADE NOTES.

A NEW AND AMBITIOUS FIRM.

Dempsey & Konopinski is the name of a new firm which promises to be frequently heard of as successful bidders and contractors for artificial stone pavement and fireproof construction. Although only recently formed, the firm has executed contracts at Columbus avenue and 106th street, southeast corner, for Mr. Meehan, of the Gansevoort Bank; at Old Broadway and 133d street, for Selzing & Wachterman; at Meisel's Dry Goods Emporium, Nos. 7 and 9 Manhattan street, and besides other contracts, are about to commence work at Convent avenue and 146th street, for Builder P. H. Lynch. Messrs. Dempsey & Konopinski have been for years with the well-known MacKnight Flintic Stone Co., Mr. Dempsey for eight years, latterly as superintendent, and Mr. Konopinski for ten years, latterly as foreman, and both handled such important jobs as Mulberry Bend and Mt. Morris Parks, Grant's Tomb, etc. The members of the new firm are industrious and well trained, and they have started auspiciously. Their address is No. 1454 Amsterdam avenue. Telephone, 876 Harlem.

REMEMBER THE NAME.

Remarkable! That people will tolerate an unsightly, creaking, bulky contrivance to close their doors. When building, they study and use all the resources of their taste to have everything beautiful. The entrance is most important, and is often subject to close scrutiny; it should be noble in its fittings; therefore, nothing is too good for it. Bommer Spring Hinges are the best. They combine utility with quiet beauty, and cost no more than others. "Practically unbreakable," says the World's Fair award.

CONTRACTING AND HOUSE MOVING.

The death of Mr. T. P. Galligan, the senior member of the firm of T. P. Galligan & Son, will in no wise interfere with the future conduct of the business, as the management of same will devolve upon the sons of the deceased, who will retain the old firm name. They will, as heretofore, give their undivided attention to the business of contracting, house moving, shoring, etc., in which

lines they have for years been recognized as one of the foremost firms. They will retain their old quarters at No. 528 East 17th street, this city.

EMPIRE CORNICE WORKS.

This long-established and successful concern, Lanrowitz & Fine, proprietors, have, owing to the demands of an increasing business, removed to No. 396 Broome street, near Centre, where they have larger and better-equipped quarters for the dispatch of business. Some of their recently completed contracts include the easterly block front on Amsterdam avenue, 144th and 145th streets; ten private houses on Riverside Drive, 74th and 75th streets, for Builder Harvey Murdock, and five houses on Riverside Drive and 113th street, also for Mr. Murdock; Magdeburg Building, on William street, and C. T. Barney's new stores at Columbus avenue and 66th street, both for Robinson & Wallace; engine houses on Ogden avenue and Great Jones street; mercantile buildings Nos. 585 and 587 Broadway, and No. 156 Franklin street, and Nos. 211-215 Centre street, the latter for the late S. V. R. Cruger; flats at Avenue B and 3d street, for G. Vassar's Son & Co. builders; store

at 58th street and 6th avenue; Buchman & Deisler, architects; and five private houses on 86th street, near Riverside Drive. Skylights, slate and metal roofing, metal-covered doors, copper and sheet metal works are features with the Empire Cornice Works. Their telephone call is 909 Spring.

PLASTIC SLATE.

Plastic slate, as a material for roofing, is evidently growing in favor among architects, builders and owners of property. The firm of J. Casmento & Co., of No. 160 5th avenue—the oldest firm in this business—have now on hand several orders for roofs of this material, which can be applied anywhere where slate can be used. It does not soften under the influence of heat, or crack from cold, and affords a water and fire-proof covering. It is light in weight, does not require painting, will not corrode, and is guaranteed for a term of years. This roofing material has been tested for 24 years, and is now being put on many new buildings, and is in constant demand for repairing and covering old tin roofs. Circulars and estimates for new or old work will be sent on application to the firm mentioned.

The Real Estate Market

Real Estate Market.

Business in the private sales market this week has about maintained the record made by the two preceding weeks, which showed the effects of the rally from what was called the "war scare." The reports of sales are in no instance important, and do not require analysis; at the same time it would not be an unsatisfactory prospect, if the miscellaneous business now being done promised to continue all summer. Below will be found reports of 44 transactions, with considerations, making a total of \$910,750, given in 17. Corresponding figures for last week were 38, 21 and \$1,035,100, respectively, and for three weeks ago, 29, 9 and \$330,100, respectively.

The following are the comparative tables for the New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1898 and 1897:

CONVEYANCES.

	1898. June 17 to 23, inclusive.	1897. June 18 to 24, inclusive.
Total No. for Manhattan and Bronx.....	241	292
Amount involved	\$1,495,271	\$2,282,703
Number nominal	155	133
Number 23d and 24th Wards, omitting new annexed district (Act 1895)....	56	98
Amount involved	\$50,177	\$102,620
Number nominal	37	30
Number 23d and 24th Wards, including new annexed district	78	125
Amount involved	\$69,491	\$131,220
Number nominal	34	38
Total number of Conveyances, Jan. 1 to date	8,254	7,843
Total amount of Conveyances, Jan. 1 to date	\$48,433,953	\$67,040,351

MORTGAGES.

	1898.	1897.
Total No. for Manhattan and Bronx.....	258	296
Amount involved	\$2,868,038	\$2,597,021
Number over 5 per cent.....	147	108
Amount involved	\$1,170,130	\$753,387
Number at 5 per cent	83	138
Amount involved	\$991,408	\$1,179,634
Number at less than 5 per cent	28	50
Amount involved	\$706,500	\$664,000
Number of above to Banks, Trust and Insurance Companies	28	53
Amount involved	\$443,873	\$768,000
Total No. Mortgages, Jan. 1 to date....	8,559	8,250
Total amount Mortgages, Jan. 1 to date..	\$128,936,909	\$108,242,366

PROJECTED BUILDINGS.

	1898.	1897.
Number of new Buildings	54	64
Estimated cost	\$1,910,250	\$1,591,450
Total No. New Bldgs., Jan. 1 to date....	1,520	1,906
Total Amt. New Bldgs., Jan. 1 to date....	\$35,216,160	\$48,212,130
Total Amt. Alterations, Jan. 1 to date...	\$3,040,806	\$3,910,105

The dullness of the auction market found very little relief this week. With the exception of one vacant lot, all the offerings were forced to sale, and but few were sold to outsiders or brought what may be considered satisfactory prices. A demand for 3d av. parcels has appeared recently, whenever any have come into the auction room, and not confined to those located on the lower part of that thoroughfare. Two weeks ago, a number situated between 17th and 32d streets, offered, in partition, were secured by outsiders, and this week a flat parcel on the northwest corner of 3d avenue and 164th street, also offered in partition by Thompson & Pryor, brought out several bidders, though it finally went to the plaintiff in the suit. A lot, 25x125, on the same avenue, near Wendover avenue, which, last December, fetched \$2,375 at the Bathgate estate sale, was sold this week by B. L. Kennelly, and was the voluntary sale previously mentioned, at an advance of \$600 from the first auction price.

The offering of a couple of dwellings on West 85th street, Nos. 12 and 14, by Richard V. Harnett, aroused some bidding, but although they went to outsiders, they sold cheaply and at but a comparatively small advance on the claims against them. The

list of offerings, though moderate in length and in the importance of its several items, was considerably curtailed by withdrawals and adjournments. The withdrawals were; By Peter F. Meyer, No. 545 West 49th street; by William Kennelly, No. 3 Park Row. The adjournments to dates beyond the coming week were: By John N. Golding, Nos. 882-888 7th avenue, to July 12th; by James L. Wells, No. 205 East 116th street, to July 5th; by Peter F. Meyer, plot on the west side of Bradhurst avenue, 749.6 north of 145th street, without date; No. 241 East 75th street, to July 7, and plot on the west side of Kelly street, 165 feet south of 167th street, to July 22d.

Richard V. Harnett & Co. will sell at auction, on Wednesday next, 29th inst., several valuable pieces of uptown and 24th Ward property. These include five choice lots at Park avenue and 101st street, three of which are 25x100.11, and two 25x80, and six lots, 100.11x138, with 1-story old buildings, on the northwest corner of 123d street and Pleasant avenue. On Nathalie avenue (formerly Boston avenue), there are ten lots. These are convenient to the N. Y. Central and N. Y. and Putnam R. R. Stations at Kingsbridge. This will be, as stated in the advertisement on another page, an executor's sale, and sixty per cent. may remain on mortgage for three years at 5%. All titles are guaranteed by the Title Guarantee and Trust Co., and policies of insurance will be issued free. Further particulars, including maps, may be had by applying at the auctioneer's office, 71 and 73 Liberty street.

Attention is called to the announcement on another page of R. S. G., relating to a desirable house, available for immediate use or improvement, which is for sale.

Gossip of the Week.

SOUTH OF 59TH STREET.

Lispensard street, Nos. 13, 15, 5-story store and loft building, 50x100; seller, George D. Bogert, who takes in part payment a dwelling and two acres of ground on Ravine avenue, Yonkers, N. Y.; buyer, John C. Barth. The Lispensard street property sold in 1895 for \$135,000, and the amount involved in the present trade is \$165,000; brokers, Charles F. White & Co.

14th street, No. 432 East, 4-story front and rear tenement, 25x100; seller, Henry L. Wirth; buyer, John Kohl; brokers, Chas. Buermann & Co.; price, \$16,250.

West Broadway, northeast corner of Prince street, 40x71.3, vacant; seller, Denison P. Chesebro; buyer, Alexander W. Fraser; broker, Julius Friend. The buyer has resold with a loan to a builder for improvement.

Pitt street, Nos. 89-93, 4-story front and rear tenements, 75x100; seller, William Schuster; buyer, Elias Jacobs; price, \$60,000.

Broome street, No. 147, 3-story tenement, 20x41.6; seller, Henry Roth; buyer, Aaron Zwerdling; price, \$8,250.

35th street, No. 102 East, 4-story brownstone dwelling, 16.8x98.9; seller, Rose Anthony Howard; brokers, Whitehouse & Porter.

49th street, No. 123 West, old building, 25x100; seller, J. Archibald Murray; brokers, Whitehouse & Porter.

49th street, No. 72 West, 4-story dwelling, 20.9x100.5; seller, E. S. Conkling; buyer, M. J. Gore; price, about \$40,750.

Rivington street, No. 44, old building, 20x75; seller, James Buchanan, trustee.

39th street, No. 55 West, 4-story and basement dwelling, 21x100; seller, Mrs. E. Heynes; buyer, Dr. George Evans; brokers, S. V. R. Cruger & McVickar; price, about \$40,000.

Henry street, No. 234, old building, 23x100; sellers, Jackson & Stern; buyer, Abraham Silverson, builder.

READY!

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Orders for copies should be sent without delay to the RECORD AND GUIDE office, 14 and 16 Vesey Street, as a large part of the first edition has already been sold.

Pike street, No. 50, old buildings, 27x86; seller, I. T. Sherman; buyers, Jackson & Stern.

1st street, No. 52, tenement, 24.6x95; seller, Henry Morgenthau; buyer, Christian Kopp.

10th street, No. 327 East, 5-story tenement, 25x95; seller, Barbara Ferdinand estate; buyer, D. B. Freedman.

Ferry street, No. 25, through to Nos. 2 and 2½ Jacob street, 6-story store; sellers, Martin & Bro.; buyer, G. H. Watson, Jr. The sellers took title to the property last Monday; the consideration given in the deed being \$50,000.

23d street, Nos. 241 and 243 West, 7-story business building, 40x100; seller, Emil Block; buyer, E. Holbrook Cushman; brokers, Schrag & Richtberg.

23d street, Nos. 240 and 242 West, two 4-story business buildings; seller, Teresa M. Adams; buyer, Joseph W. Cushman; brokers, Schrag & Richtberg.

13th street, No. 541 East, old building, 25x103.3; sellers, Adler & Herrman; buyer, Harris Goldberg; broker, J. Roberts. The buyer will improve. This property sold in July, 1897, for \$10,000.

NORTH OF 59TH STREET.

169th street, No. 510 West, 3-story and basement brick dwelling; sellers, Vollman Brothers; brokers, Nagel & Webel; price, \$7,000.

121st street, No. 304 West, 5-story double flat, 27x86x100; seller, Thomas J. Grant; brokers, Nagel & Webel; price, \$27,000.

165th street, south side, east of the Boulevard, 3-story dwelling, 16.8x100; seller, William Picken.

5th avenue, 50 feet north of 80th street, 25x110; vacant; seller, Louis Stern; brokers, L. J. Phillips & Co. The buyer will erect a dwelling for his own use on this lot.

Manhattan avenue, southeast corner of 117th street, 5-story flat, with store, 25.10x70; seller, Ernst A. Haaren; buyers, Hayman & Baer; price, about \$40,000.

Hamilton terrace, west side, 345 feet north of 141st street, eight 3-story dwellings, 17 and 18x100; Andrew Lester's Sons and John B. Hibbard have sold this property for William H. Lake. The buyer is probably Mary H. Lester, the owner of Nos. 104 and 106 East 116th street, reported sold last week, this being the other end of the deal.

131st street, north side, about 235 feet east of Lenox avenue, 100x99.11, vacant; seller, White estate; buyer, William H. Hall.

102d street, Nos. 104 and 106 East, two 5-story flats; seller, estate of M. A. Hawes; buyers, Emma Rose and George W. Homan; broker, Ward Belknap.

62d street, No. 122 East, 3-story highstoop brownstone dwelling, 20x50x100; seller, Jane A. E. Fash; buyer, a Mr. Furchtwanger; broker, Lionel Froelich.

Central Park West, northwest corner of 107th street, three 5-story flats on plot 90x100; seller, Patrick McMorro, who takes in part payment, at \$95,000, the 4-story dwelling, No. 467 Central Park West, on plot 75x100; buyer, Mrs. S. M. Warner; brokers, S. V. R. Cruger & McVickar; price, about \$215,000.

Central Park West, No. 467, about 50 south of 107th street, 4-story dwelling on plot 75x100; seller, Mrs. S. M. Warner; buyer, Patrick McMorro; brokers, S. V. R. Cruger & McVickar; price, about \$95,000. See Central Park West, northwest corner of 107th street.

Seaman avenue, west side, north of Academy street, 100x100, vacant; buyer, C. W. Wright; broker, Charles Griffith Moses.

2d avenue, No. 2211, near 115th street, 4-story double tenement; seller, Anna Herzog; buyer, Michael Mahoney; brokers, Charles S. Taylor & Co.; price, \$13,500.

158th street, south side, 600 feet west of the Boulevard, two 4-story brick dwellings; seller, J. G. R. Liliendahl.

Park avenue, southeast corner of 75th street, 100x100, vacant; sellers, Trustees of Columbia College; buyers, William Hall's Sons.

72d street, No. 241 West, 4-story dwelling, 25x102.2; seller, Charles Buek; buyer, Gardner Wetherbee; price, about \$85,000.

5th avenue, west side, 25 feet north of 111th street, 5-story flat with store, 25x100; sellers, Strauss & Clark; buyer, a Mr. Klein.

80th street, No. 20 East, 4-story dwelling, 25x100; seller, a Mrs. Woodruff; brokers, L. J. Phillips & Co.; price, about \$65,000.

Columbus avenue, No. 633, 5-story flat; seller, Simon Sichel; brokers, Stabler & Smith.

THE BRONX.

180th street, No. 667 East, two-family frame and brick dwelling, 20x40x90; sellers, Thornton Bros.; buyer, J. J. Brant; brokers, Jones & Bailey.

180th street, No. 670 East, 2-story dwelling, 16.8x42x95; sellers, Thornton Bros.; buyer, David S. Graham; brokers, Jones & Bailey.

148th street, No. 674 East, 5-story double flat; seller, Albert Rothermel; buyer, Herman Hoyns; brokers, Charles F. Hagemeyer & Bro.

173d street, south side, corner of Fulton avenue, 103x95, vacant; sellers, Ernst-Marx-Nathan Co.; buyer, Morris Marks.

Eagle avenue, No. 832, dwelling, 29x100; seller, Mrs. Margaret Mulhall.

Brook avenue, No. 475, 5-story double flat, with stores, 25x79x90; seller, Herman Mayer, who takes in exchange No. 685 East 185th street, at \$4,500, and No. 38 Pearl street, Mount Vernon, 2-story dwelling on plot 50x100, at \$5,000; buyer, Cecelia Lapine; brokers, W. F. & C. H. Smith; price, \$22,500.

Bainbridge avenue, east side, north of Southern Boulevard, 75x118, vacant; seller, John A. Amundson; broker, Julius Friend.

BROOKLYN.

Bleecker street, No. 156, 3-story double tenement, 25x66x100; sellers, Hahn Brothers; buyer, Frederick Bardes; brokers, Charles Buermann & Co.; price, \$7,500.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1898 and 1897:

CONVEYANCES.

	1898. June 17 to 23, inclusive.	1897. June 18 to 24, inclusive.
Total number	264	328
Amount involved	\$325,195	\$493,609
Number nominal	172	207
Total number of Conveyances, Jan. 1 to date	7,590	7,757
Total amount of Conveyances, Jan. 1 to date	\$13,301,252	\$13,586,132

MORTGAGES.

Total number	208	244
Amount involved	\$685,602	\$978,454
Number over 5 per cent.	91	110
Amount involved	\$245,569	\$390,350
Number at 5 per cent. or less	117	134
Amount involved	\$440,033	\$588,104
Total No. Mortgages, Jan. 1 to date	5,905	6,099
Total amount Mortgages, Jan. 1 to date	\$27,522,242	\$28,520,839

PROJECTED BUILDINGS.

Number of new Buildings	63	63
Estimated cost	\$281,947	\$262,717
Total No. New Bldgs., Jan. 1 to date	1,495	1,641
Total Amt. New Bldgs., Jan. 1 to date	\$6,290,851	\$7,603,174
Total Amt. Alterations, Jan. 1 to date	\$758,701	\$823,850

OUT OF TOWN.

Julius Friend has sold for Philip Schmitt his residence on Rockfield street, Bedford Park.

W. F. & C. H. Smith have sold for Cecilia Lapine to Herman Mayer, No. 38 Pearl street, Mt. Vernon, 2-story dwelling, 50x100; price, \$5,000. See No. 475 Brook avenue, N. Y. City.

LEASES.

Smith & Eichen have leased to Mrs. Eugenie Dietrich the stable, No. 225 East 21st street, for five years, at \$1,000 per year.

Cushman & Wilcoxson have leased for the Cushman estate to Martin W. Bowman the plot 125x125, at the southwest corner of 8th avenue and 49th street. The lease is for three terms of twenty-one years each, the rental for the first term being \$8,000 per annum, for the second \$9,000 and for the third 4 per cent on an appraised valuation with taxes, etc. The lessee will improve, as stated elsewhere.

Francis T. Underhill has rented to Henry Siegel, senior partner of the firm of Siegel-Cooper Company, for Rev. William L. Moore, his dwelling on the northwest corner of 72d street and West End avenue, and stable No. 330 West 70th street, for a term of years.

George R. Read has leased to John M. Dillon the 4-story dwelling, No. 24 Gramercy Park.

REAL ESTATE NOTES.

The Board of Trustees of the Title Guarantee and Trust Co. have declared a quarterly dividend of 2%, payable July 1.

L. J. Phillips has gone to his Long Branch home for the summer, coming to town a few times weekly.

The price paid for No. 435 Broome street, a 5-story business building, 25x100, to which W. W. Astor has just taken title, was \$75,000.

Jones & Sons were the brokers for Jacob Bryan in the sale of No. 337 West 40th street, 4-story dwelling, 20x98.9, which sold for \$11,200.

Wednesday was the last day for filing objections to the Elm street assessments. It is probable that objections have been made on nearly one-half of the 12,721 parcels embraced in the assessment list.

The Hammerstein Amusement Company, of New York City, was incorporated at Albany yesterday, with a capital stock of \$500,000, to operate theatres and maintain theatrical companies. The directors are: Arthur Hammerstein, William Hammerstein and Laura Brodek, of New York City.

Porter & Co. have opened a well-equipped branch at Amsterdam av. and 164th st., for the purpose of giving closer and special attention to business in that section. This move of this well-known Harlem house, besides being indicative of their enterprise, is noteworthy as an evidence of the growth of business in the upper West Side.

Oscar Hammerstein has issued a circular calling attention to the merits of the "Olympia" property, which is announced for sale on Tuesday next, in foreclosure, on a judgment of \$936,068, with interest, etc. He says it represents an investment of \$2,000,000, and with a small expenditure for alterations, is capable of producing an income of \$150,000 a year. The circular has been widely distributed in financial circles.

The Ernst-Marx-Nathan Co. are the buyers of the plot of 20 lots on Audubon avenue, 185th to 186th streets, mentioned in our issue of May 5, 1898. The lots will be sold to builders with loans. The same syndicate are the buyers of the plot, 151.9x192, at the southeast corner of Kingsbridge road and Elwood street, mentioned in our issue of June 6, 1898. Charles Griffith Moses was the broker.

June 20.

St Nicholas av, w s, 25 n 111th st, 50x100. Di-moek & Fink Co agt Frank W Moore. (June 15, 1898) 720.00

June 21.

Harrison av, e s, 240.7 n Tremont av. Frederick Bozenhardt agt Euphemia Ringle. (Sept 21, 1897) 73.00

June 22.

38th st, No 102 East. Geo W Phillips agt Minnie Knowlton and Wm W Graham Co. (Dec 6, 1897) 384.60

June 23.

Willis av, No 145. Wm H Gray agt Wm Kaufman. (May 14, 1898) 30.53

June 24.

112th st, n s, 179 w 5th av. McDougall & Potter Co agt Babette Blumenthal. (June 21, 1898) 778.00

there are very important fire department regulations which must be observed in the installation of electrical apparatus, and there are, of course, all the regulations of the department of public works concerning Croton water rates and the use of water, the opening and refilling of trenches and restoring of street pavements; in addition to ordinances pertaining to architect, builder, building material man and real estate owner must be familiar with these laws and regulations; if he is not, he suffers. They are now all gathered together (with a directory of architects) for the first time in one volume, illustrated, indexed and supplied is \$2.50. Record and Guide, Publishers, 14 and 16 Vesey Street.

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.

SOUTH OF 14TH ST.

508—Vandam st, Nos 52 to 62, 2-sty brk warehouse, 153.114x50; cost, \$30,000; Trinity Church Corporation, 87 Fulton st; ar't, Chas C Haight, 111 Broadway.

BETWEEN 14TH AND 59TH STS.

511—5th av, n w cor 19th st, one 10-sty brk store and lofts, 27.84x170; cost, \$425,000; Henry Conn, 153 5th av; ar't, Robert Maynicke, 725 Broadway.

BETWEEN 59TH AND 125TH STS., EAST OF 5TH AV

507—66th st, Nos 5 and 7 East, 5-sty brk dwelling, 47x83.2; cost, \$150,000; Margaret L Sheppard, Scarborough N Y; ar't, R H Hunt, 28 E 21st st; b'r, D C Weeks, 289 4th av.

59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE.

515—Columbus av, s w cor 104th st, 3-sty brk and stone warehouse, 104.10x95 and 109; cost, \$50,000; Sonn & Rothfeld, 386 Washington st.; ar't, F Baylles, 51 Bible House.

NORTH OF 125TH ST.

513—Fort Washington av, e s, opposite 189th st, 2-sty frame carriage house, 25.7x18; cost, \$200; Denis Shea estate, 459 W 143d st; ar't, F L Shea, 247 W 125th st; b'r, Geo Murray, on premises.

23d and 24th WARDS.

Branch office of Building Department, 2775 3d avenue, junction Courtlandt avenue, where plans for buildings to be erected in 23d and 24th Wards may be filed.

452a—Classon av, w s, 25 n Beacon st, 2-sty frame dwelling, 20x32; cost, \$3,000; Kate Waldhelm, 1841 Amsterdam av; ar't, Bernhard Ebeling, s e cor Guion pl and Lawrence av.

453a—St Anns av, n w cor 146th st, 5-sty brk flat, 24.11x99.6; cost, \$45,000; Raehael Juster, 828 East 136th st; ar't, Harry T Howell, 748 East 138th st.

454a—Anthony av, w s, 25 n Bush st, three 2 1/2-sty frame dwellings, 18.5x48; cost, \$4,800 each; Marshall & Flagg, 984 Intervale av; ar't, G W Flagg.

455a—146th st, s e, 300 w Morris av, three 4-sty brk flats, 25x70; cost, \$14,500 each; Andrew Kitchen, 952 East 132d st; ar't, W C Dickerson, 149th st and 3d av.

456a—Poston av, s w cor Town Dock road, Eastchester, 1-sty frame shed 50x25, corrugated iron roof; cost, \$300; Mathew Johnson estate, Eastchester; ar'ts, Lawrence & Ringrose, 157th st and 3d av; b'r, John Malloy, Eastchester.

457a—Southern Boulevard, e s, 75 s 149th st, 2-sty frame dwelling, 20x56; cost, \$4,000; Morris Dietch, s e cor 149th st and Southern Boulevard; ar't, Chris F Lohse, 906 Westchester av.

458a—Southern Boulevard, e s, 100 s 149th st, 2-sty frame dwelling, 20x56.6; cost, \$4,000; ow'r and ar't, same as last.

459a—Bathgate av, e s, 100 s 174th st, two 4-sty brk flats, 25x86.6; cost, \$14,000 each; Henry Acker, 530 East 71st st; ar't, Max Muller, 12 Centre st.

460a—11th st, n s, 100 w 4th av, 3-sty frame dwelling and store, 24x44; cost, \$1,500; Michael Rozewski, 2d st and 4th av, Williamsbridge; ar't, Wm Thos Mapes, White Plains av, Wakefield.

461a—148th st, n s, 75 e Morris av, 1-sty iron shed 24x40; cost, \$50; lessees Zimmerman & Jansen, on premises; ar't, Robert Glenn, 230 Melrose av.

462a—Home st, n w cor Southern Boulevard, 1-sty frame shed 32x24; cost, \$300; John Eichler Brewing Co, 169th st and 3d av; ar't, M J Garvin, 3207 3d av.

463a—Guion pl n s, 125 e St Lawrence av, 2 1/2-sty frame dwelling, 20x28, shingle roof; cost, \$2,500; Gordon & Gillingham, 173d st and Westchester av; ar't, Bernard Ebeling, Guion pl and St Lawrence av.

464a—Burnside av, n s, 20.6 w Anthony av, three 2-sty frame flats, 18.2x64.8 and 18.2x61; cost, \$5,500 each; Thos Morgan, 128 Vyse st; ar't, Niels Toelberg, Home st and Southern Boulevard.

465a—Burnside av, n w cor Anthony av, 3-sty frame flat, 20.6x65.4; cost, \$6,500; ow'r and ar't, same as last.

466a—Commonwealth av, e s, 125 s Merrill st, 2-sty frame dwelling, 22x44; cost, \$3,500; John Gorman, 441 West 37th st; ar't, Chas W Miller, 971 East 169th st.

467a—Union av, w s, 175 s 165th st, 2-sty frame stable, 46x22; cost, \$800; Edw B Fellows, 948 Union av; ar't, Wm Hopkins, 1365 Boston av.

468a—Tremont av, n s, 34.6 e Bathgate av, 1-sty frame store, 13x32; cost, \$200; Carolina Weiner, Home of Incurables, New York City; agent, Chas F Heintz, 1288 Union av; ar't, Harry B Van Benschoten, 994 E 169th st.

469a—St Lawrence av, e s, 210 s West Farms road, 2 1/2-sty frame dwelling, 20x46, slate roof; cost, \$3,500; ow'r and ar't, Chas Knauf, Classon av, Van Nest.

470a—Boston av, s w cor 175th st, 1-sty brk car stable, 315x102, gravel roof; cost, \$13,000; Union Railway Co, 128th st, bet 2d and 3d avs; ar't, A Barbaresi, 510 E 116th st.

471a—St Anns av, s w cor So Boulevard, five 5-sty brk flats, 25x56, 70 and 83.6; cost, \$15,000 each, and cor \$20,000; Geo Walton, City Island, N Y; ar'ts, Kerby & Co, 722 Tremont av.

472a—Courtlandt av, w s, 50 s 151st st, 3-sty frame loft and building, 22.11x49.1; cost, \$4,000; Henry Wilker, 938 E 150th st; ar't, Chris F Lohse, 906 Westchester av.

ALTERATIONS.

614—73d st, No 58 E, present extension raised two stories; cost, \$1,200; ow'r and b'r, R W Buckley, on premises.

615—14th st, Nos 56 and 58 E, erect ventilating fan and inclosure for same; cost, \$300; B S Welles, Islip, L I; ar't, and b'r, W S Miller, 141 E 40th st.

616—37th st, No 6 W, extension 9x13; cost, \$800; estate of J A Pell; agent, H W McVicker, 187 Fulton st.

617—5th av, No 324, cut stair well in 2d floor abt 18 ft from rear wall; cost, \$150; Grace B Ruggles, 69 Irving pl; ar'ts, D'Oench & Simon, 289 4th av.

618—Union sq, No 24, extension, 23x39.6; cost, \$20,000; ow'r and ar't, same as last.

619—34th st, No 11 W, extension, 25x3; cost, \$10,000; Estate of Warren Ackerman, 1 Broadway; ar't, P F Brogan, 119 E 23d st.

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of court.

BUILDINGS PROJECTED.

THE LAWS AFFECTING BUILDING.

There has not been any book on the market containing all the laws and regulations relating to building in New York City; yet the need of such a volume is plain enough, because a building from its foundation to its final demolition is subject not only to the building law, but to special regulations of the building department concerning passenger elevators, fire-escapes, light and ventilation and plumbing. There is also a law limiting the height of dwelling houses and another requiring temporary flooring. There are the tenement house and lodging house laws, laws relating to the extinction and prevention of fires and explosives, and the storing of combustible materials in buildings. Moreover,

July 1.

Convent av, No 68, s w cor 144th st, 24.11x94.5, 4-story front dwell'g. Mabel Slade agt Judson S Todd et al. Cephas Brainerd, Jr, att'y, 47 Cedar st; Wm C Breed, ref. (Amt due \$25,525; sub to taxes, &c, \$550.) Mort recorded Dec 26, 1893. By Wm M Ryan.

JUDGMENTS IN FORECLOSURE SUITS.

June 17.

1st av, n w cor 37th st, 24.8x78. Bowery Savings Bank agt Thomas Regan et al; Seth P Terry, att'y, 66 Broadway; Irving W Dittenhoefer, ref. (Amt due \$9,345.)

June 20.

118th st, No 54 s s. Julius Robertson agt James F Disken et al; Edwin F Stern, att'y, 7 Beekman st; Thos F Donnelly, ref. (Amt due \$81.)

June 21.

Spring st, n e cor Mulberry st, 25x102x25.2x107.6. Emigrant Industrial Savings Bank agt Vincent F Victory et al; Wm C Orr, att'y, 51 Chambers st; Max Moses, ref. (Amt due \$26,016.)

June 22.

Pleasant av, e s, 16.9 n 120th st, 16.8x71.3. Margt A Noxon agt Chas W Perry admr; Norwood & Dilley, att'ys, 31 Nassau st; M L Hollister, ref. (Amt due \$8,572.)

LIS PENDENS.

June 18.

Stanton st, n s, 19.11 w Mangin st, 59.9x70. Henrietta Zodikow agt Louis Lewinthan and ano; partition; att'ys, Goldfogle, Cohn & Lind.

June 20.

Broome st, No 147, s s, 55 w Ridge st, 20x41.6. Aaron Zwerdling agt Heinrich or Henry Roth and ano; specific performance; att'ys, Goldfogle, Cohn & Lind.

June 21.

Henry st, No 59, n s, 115 w Market st, 25x100. Madison st, No 250, s s, 92.6 w Clinton st, 20x90. Norfolk st, w s, 126.6 s Hester st, 25x100x24.3x100.

June 22.

57th st, No 222, s s, 225 e Broadway, ——. Dept of Buildings agt Adam Noll; violation of Building laws; att'y, E Otterbourg.

June 23.

Bowery, e s, 125.2 n Canal st, runs e 109.9 x n 25 x w 108.1 to Bowery, x 24. Julia A Moody agt Ralph Moody et al; partition; att'ys, Meljiss, Pryor & Richards.

Boulevard, w s, at intersection n s of an old lane and 70.8 s 94th st, 20x100. Jas W Holloway et al agt Alexander Walker; action to recover possession, &c; att'y, J A Deering.

June 24.

111th st, No 156, s s, 49.6 e Lexington av, 18.9x100.11. Margaret Cahill (formerly Calahan) agt The People &c and heirs of John Calahan; dower; att'ys, M B & A Maclay.

FORECLOSURE SUITS.

June 18.

St Nicholas pl, w s, 24.11 s 157d st, 17x77.1. Patrick T Brown agt Jacob & Skinner Realty Co et al; att'y, C M Farle.

June 20.

111th st, s s, 119 e 5th av, 18x100.11. Mary T Daeniker agt John Hickey et al; att'ys, Howland & Murray.

June 21.

Greenwich st, s w cor Albany st, runs s 59 x w 64.1 x s 4 x w 18.6 x n 54 to Albany st, x e 65 to beginning. Marie L Hall and ano as committee, &c, agt John Sherry et al; att'y, F B-ltz.

June 22.

184th st, s s, 225 e Amsterdam av, 25x108.10x25x103. Patrick Hopkins indivd and admr &c, agt Leo Dinkelspell; att'y, H W Thomas.

June 23.

184th st, s s, 225 e Amsterdam av, 25x108.10x25x103. Patrick Hopkins indivd and admr &c, agt Leo Dinkelspell; att'y, H W Thomas.

June 23.

104th st, s s, 100 e Columbus av, 94x100.11. United States Mortar Supply Co agt Roa W de ma et al; foreclosure lien; att'ys, Phillips & Avery.

ATTACHMENTS.

The following is a list of the attachments filed in the County Clerk's Office during the week. The first name is that of the debtor; the second that of the creditor, and the third that of the attorney for the creditor.

June 18.

Alleghany Woolen Co Lim; George Campbell; \$9,023.69; J H Hull.

June 20.

Miller, Charles; Hewitt & Hosler; \$680.00; Harri-man & Fessenden.

June 21.

Boston Woven Hose & Rubber Co; Reimers & Meyer; \$4,580.00; E G Kremer.

June 23.

E W Chapin & Co; R F Tiney; \$321.64; Fletcher, McCutchen & Brown.

CHATELS.

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

June 17 to 23—Inclusive.

MISCELLANEOUS.

Accaron, Blase. 148 Columbus av. P Sarno. Barber Fixtures. \$700

Questions and Answers.

PARTITION WALL.

To the Editor of THE RECORD AND GUIDE:

Have just read (in Record and Guide of June 4th) your answer in the matter of partition walls and fences, where you maintain that adjoining owners are liable equally for repair of partition wall at end of yard, even though built entirely upon the land of one party. (1) Suppose it to be in the nature of a retaining wall built entirely upon the land of the party owning the higher yard, and the lower yard to be upon the grade that its street frontage demands. (2) Suppose it to be in the nature of a retaining wall, built entirely upon the land of either party, or jointly upon the land of both, and the higher yard to be upon the proper grade and the lower yard to be below grade. Who would have to repair or rebuild in these cases?

Answer.—Whether the wall is wholly on the land of one party or equally on the land of both makes no difference in the obligation to repair. The ordinances relating to the subject are as follows:

"When the regulation of a lot in conformity with the street on which it is situated shall require the ground of such lot to be raised and kept up higher than the ground of the adjoining lot or lots, and a partition wall for supporting the same shall be necessary, such partition shall be made and maintained by the owners respectively of the land on each side; and when the same can be equally divided, each party shall make and keep in repair one-half part thereof."

"Where any partition wall cannot be conveniently divided, the same shall be made and kept in repair at the joint and equal expense of the owners of the land on each side."

"The regulation of lots, in conformity with the street, shall be calculated not to exceed a descent of two inches to every ten feet."

"Where any owner or owners shall insist on maintaining his, her or their ground higher than such regulation, the surplus partition wall which may be necessary to support such height

shall be made and maintained at the individual expense of such owner or owners."

"Where any such owner or owners shall insist on regulating his, her or their ground with descent less than two inches on every ten feet, the surplus partition wall necessary to support the ground in the adjoining lot, regulated in conformity with the foregoing sections, shall, in like manner, be made and maintained at the individual expense of such owner or owners."—Law Editor.

WAR REVENUE TAX BILL.

To the Editor of THE RECORD AND GUIDE:

Will you kindly inform a subscriber, with regard to the new war taxes (1) whether it will be the broker's place to pay the tax on leases and fire insurance policies? (2) Also, what are the particulars about affixing stamps on checks after July 1st? Is a two-cent stamp to be placed on each check without regard to the amount, and be cancelled when put on? (3) Is there a tax of ten dollars on brokerage firms?

Answer.—(1) No; the person or company executing the lease or policy pays the tax in the first instance. (2) Yes. (3) The law contains no provision that real estate agents shall pay a tax.—Law Editor.

WIRE AFFIXED TO CHIMNEYS WITHOUT PERMISSION.

To the Editor of THE RECORD AND GUIDE:

I own a private house on the West Side, and while it was closed and family away, a number of telegraph, telephone or electric wires, running from other houses in neighborhood have been attached to chimney and run over my roof. They seem to want my house for a telegraph pole. Kindly let me know by your next issue best way to have them removed.

Answer.—I advise that you find out if possible who affixed the wires to your chimney and notify them that they must be removed. If no attention is paid to your request then remove the wires yourself, taking care to do it in such a manner as not to do any damage to anybody.—Law Editor.

REVIEW AND RECORD.

BROOKLYN, JUNE 25, 1898.

MONEY TO LOAN

— ON —
BROOKLYN REAL ESTATE.
LONG ISLAND TITLE GUARANTEE COMPANY,
42 AND 44 COURT ST., BROOKLYN.

JOSEPH MEAD, P. I. THOMPSON,
Real Estate, Loans and Insurance. Manager.
Exchanging a Specialty.
Telephone, 38 COURT STREET,
No. 873 Brooklyn. BROOKLYN, N.Y.

DRESEL BROS., Tel., 2071 B'klyn.
REAL ESTATE BROKERS,
59 COURT STREET, BROOKLYN.
Send for regularly printed list of property "For Sale" and "Exchange."

AUCTION SALES OF THE WEEK

* Indicates that the property described has been bid in for plaintiff's account.
The following are the sales that have taken place in the city auction rooms during the week ending June 23, 1898:

- T. A. KERRIGAN.
- *Sackman st, No 235, e s, 158 n Glenmore av, 14x 98 to alley, 2-sty brk dwell'g. Riverhead Savings Bank. \$1,450
 - 4th pl, No 14, s s, 357 w Clinton st, 20.6x133.5, 3-sty brk dwell'g. John J Carlin. 4,200
 - Shell road, leading from I V Van Sicklen's Hotel to Oceanic Hotel, e s, at west angle of land Berend Bass, runs e s 189 x n e 64 x n w 224.6 x s e 66.9, contains 12,763 sq. ft. John J Carlin. 7,500
 - *Park av, Nos 342-346, s e cor Grand av, 75x90 vacant. Francena B Partridge. 5,100
 - Morrell st, No 50, e s, 25 s Varet st, 25x100, 1, 2 and 2½-sty frame bldgs. Max Schaffer. 2,525
 - *Carlton av, No 633, e s, 22 s Prospect pl, 22x80, 3-sty brk dwell'g. (Sub to mort \$4,000.) Thos G Pringle. 5,100
 - *Driggs av, No 908, w s, 125 s South 9th st, 22.4x x19x96, 3-sty frame dwell'g. Bedford Bank. 4,500
 - McDougal st, No 64, s s, 118.9 e Howard av, 18.9 x80, 3-sty frame (brk filled) dwell'g. George Wormald. 3,000
 - Stone av, e s, 25 s Newport av, 75x100, vacant. Annie Sholtz. 575
 - Coney Island Bridge Co's turnpike road, e s, adj land Maria Lott, runs e 242.8 x n 286 to stake x w 400 to stake on e s turnpike, x s 250 to beginning. 6,700
 - Plot at Guisberts or Johnsons Island, bounded s by sand hills, e by lands Van Sicklen, n by same land, and w by road leading to sea shore, 92x251x100x251, except parts conveyed in Liber 2188 page 105 and Liber 2232 page 373. Virginia S Overton. 6,700
 - *Putnam av, Nos 1099 and 1101, n s, 160 e Broadway, 2 lots, each 20x100, two 3-sty brk flats. Mutual Life Ins Co. 9,000
 - Logan st, Nos 391 to 403, e s, 93 n Glenmore av, 107x100, six 2-sty and basement frame dwell'gs. Fountain av, Nos 138 to 150, w s, 92.7 n Glenmore av, 107.5x100, six 2-sty and basement frame dwell'gs. S. U. Bailey. 9,000
 - 56th st, s w s, 200 s e 12th av, 40x100.2, frame dwell'g and vacant. Edward C Underhill. 2,500
- TAYLOR & FOX.
- *Moffatt st, n w s, 200 n e Hamburg av, 100x100, vacant. (Sub to mort, \$1,000.) Chas H Reynolds. 1,100

- Hopkins st, No 94, s s, 181.3 e Marcy av, 18.9x 100, 2-sty frame dwell'g. Philip F Engel. 1,100
- JAS. L. BRUMLEY.
- *56th st, s w s, 400 s e 14th av, 50x100.2, vacant. 56th st, s w s, 550 s e 14th av, 50x100.2, vacant. West Brooklyn Land and Improvement Co. 1,700
 - *Snediker av, Nos 243 and 245, e s, 166.8 s Belmont av, 33.4x100, two 2-sty frame dwell'gs. Heloise M L Allin. 3,200
- JERE. JOHNSON, JR., CO.
- 22d av, n w s, at intersection division line bet lands Lott and lands described, runs s w 490 to centre line block bet 68th st and Bay Ridge av, x n w 1,910 to centre line block bet 19th and 20th avs, x n e 600.7 x s e 1,913.2 to beginning. One of the defendants. 50,000
- WM. P. RAE CO.
- Fulton st, n s, 100.6 w Essex st, 25.6x95.1x25x 87.9, vacant. 2,100
 - Fulton st, n s, 126.1 w Essex st, 27.9x98.4x26.11 x95.1, vacant. 2,100
 - T A Britt. 2,100
- Total \$120,350
Corresponding week 1897. 72,550

- antee and Trust Co exrs Alfred T Baxter. 5,000
- Bergen st, n s, 60 w Boerum pl, 40x100, h & l. Charlotte Freeberg to John Pierson. Mort \$10,087, taxes, &c. nom
- Bergen st, s s, 133.4 w Albany av, 16.8x110. Foreclos. Frederick Cobb to Hannah K Van Vranken. 4,000
- Bergen st, s s, 95 w Vanderbilt av, 20x80, h & l. Wilhelmina S McKee to Annie Hoffman. Mort \$4,000, taxes, &c. exch
- Berriman st, e s, 130 s Sutter av, 40x100. Katharina and William Schultze to Bernhard Guensche. See Norwood av. 1,500
- Boerum st, s s, 125 w Manhattan av, 25x100, h & l. Elizabeth Freudel daughter of and devisee will Adam Geiger to Caroline Metz. ¼ part. 1,500
- Bond st, w s, 40 s President st, 20x75, h & l. Lizzie and Patrick McGrath to James Burns. B & S. All title. nom
- Same property. Mary A Mulvihill widow to same. B & S. All title. nom
- Same property. Kate F and Wm S Smith to same. B & S. All title. nom
- Same property. Joseph F Burns, Sag Harbor, L I, to same. B & S. All title. nom
- Same property. Rose E Burns to same. B & S. All title. nom
- Bremen st, e s, 78 s Melrose st, 26x99.6x25 x93.4. Chas I Hillig to Christiana H Hillig. All liens. 10,000
- Bremen st, e s, 53 s Melrose st, 24.11x93.4 x24x87.6. Fannie L Ingersoll widow to Eli T Landon. Mort \$1,000. nom
- Butler st, s w s, 225 n w Bond st, 25x100. Calyer st, s s, 25 e Lorimer st, 25x100. Sophia C Donnell widow to Vincedora E Jackson. All title. 3-4 parts. nom
- Carroll st, s s, 400 e Albany av, 105.9x131.4x 136.3x127.9. Wm J Curtis trustee to John J Morrissey. 600
- Church lane, n w cor Ocean av, 54.8x112.4x 63.9x116.1. Joel S De Selding to Joseph Wurzler. Mort \$2,500. nom
- Clarkson st, s s, 45 e Brooklyn av, 308.7x 147.10x314.7x147.9, h & l. Catharine Bennett widow to Annie L Schnackenberg. Mort \$6,000. nom
- Cleveland st, e s, 205 s Hegeman av, 60x100. Stephen W Stoothoff, Ozone Park, L I, to Caroline A Davis. C & G. nom

Borough of Brooklyn

CONVEYANCES.

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

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

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

June 17, 18, 20, 21, 22, 23.

- Ashford st, e s, 250 s Ridgewood av, 25x100, h & l. Mabel A Snedeker to Ida R Pearson. All liens. nom
- Bainbridge st, s s, 185.7 e Hopkinson av, 20x 100, h & l. Marie Kaiser to Henry Elsner and Franklyn Potter. Mort \$3,500. 5,900
- Bergen st, n s, 150 w Grand av, 50x110. Foreclos. Frank D Creamer to Title Guar-

Cooper st, s s, 20 w Knickerbocker av, 16x80, h & l. Catharine Jordan to Hannah Newman, N Y. Mort \$2,250, taxes 1897, &c. exch

Horace F Dougherty to John W, Wm W and Chas S J Thomas. Q C. Correction deed. nom

Stanhope st, n w s, 118.9 s w Evergreen av, 18.9x100. Release dower. Teresa Surand widow to Teresa Dyson. nom

47th st, n s, 300 e 8th av, 40x100.2.
Stephen R Post and ano exrs Mordecai Johnson to Louisa G Clapp and Emma J Ennis heirs Mordecai Johnson. nom
47th st, s s, 160 e 5th av, 40x100.2. James McLaren to Albert L French. nom
47th st, s s, 240 e 5th av, 20x100.2. Albert L French to James E French. Mort \$3,750. exch
48th st, n e s, 260 s e 12th av, 40x100.2. Wm H Carlisle to The Borough Park Co. 800
49th st, n e s, 140 n w 13th av, 40x100.2. Release mort. Title Guarantee and Trust Co to Wm H Reynolds. 2,500
49th st, n e s, 140 n w 13th av, 80x100.2. Wm H Reynolds to Wm H S Carlisle. nom
49th st, n e s, 180 n w 13th av, 40x100.2. The Borough Park Co to Wm H Reynolds. nom
49th st, n e s, 140 n w 13th av, 40x100.2. Release mort. The Borough Park Co to Wm H Reynolds. 612
49th st, n s, bet 12th and 13th avs. Release covenant. Borough Park Co, Ralph B Raymond, Paul E Morse, Sophie D and Allen N Spence to Wm H Reynolds. nom
49th st, n e s, 260 n w 13th av, 20x100.2. The Borough Park Co to Wm H Reynolds. nom
52d st, n s, 180.2 e 4th av, 20x100.2. John R Schoonover to Fred A Kennedy. Mort \$2,500. nom
Same property. Fred A Kennedy to John R Schoonover. Mort \$2,500. nom
53d st, n s, 200 e 5th av, 60x100.2. Alfred T Smith, Piermont, N Y, to Clarence H Miner. Mort \$1,800. nom
56th st, s w s, 350 s e 16th av, —x91.2x40.2 x92.3. Sophie M and Mott L Brock to Jas Moroney. nom
56th st, s w s, 370 s e 16th av, —x91.2x20x91.9. James S Maroney to James J Maroney. B & S. nom
56th st, n e s, 370 n 15th av, 80x100.2. Borough Park Co to Hiram P Bates. nom
57th st, n s, 220 e 2d av, 20x100.2, h & l. John Beet to Geo W Wakeman. Mort \$3,200. nom
Same property. Geo W Wakeman to Erik Peterson. Mort \$3,420. nom
59th st, s s, 180 e 12th av, 20x100.2. John Arola to Abraham C Lutkins. 1895. nom
59th st, s s, 200 e 12th av, 20x100.2. Henry Pupari, Jersey City, N J, to same. 1895. nom
64th st, s w s, 160 n w 7th av, 81.7x100. Ellen wife of Francis McMahon to Francis T Johnson, Queens Co, L I. nom
68th st, n e s, 542.10 n w 18th av, 50.7x120.1 to 67th st, x53.3x121.8. John H Hanley to Robt T Mitchell. 1,200
70th st, s s, 103 e Fort Hamilton av, 60x100. The Bay Ridge Park Impt Co to Joseph F McClean. nom
70th st, n s, 130 w 17th av, 10x100. City and Suburban Homes Co to Russell Wiley. 205
73d st, s w s, 400 n w 13th av, 40x100. Franklin Allen to Michael Carroll. 700
74th st, s w s, 120 s e 2d av, 80x100. Sarah J Smith, N Y, to Frederick Smith her husband. nom
77th st, s w s, 100 n w 4th av, 40x109.4. Marian Ings to Jacob T E Litchfield. Mort \$2,500. nom
Same property. Annie S Eden to Mattie Derrenbacher, Rondout, N Y. Mort \$3,000. exch
Same property. J Russell Taber to Annie S Eden. Mort \$2,500. exch
78th st, s w s, 120 n w 12th av, 80x100. People State of N Y to Ella B Cochran. letters patent
82d st, s w s, 300 n w 23d av, 60x100. Jerome H Pennock to Lillian B Dickson, N Y. Mort \$3,500. nom
83d st, n e s, 100 n w 22d av, 80x100. Chas P Drescher, Jersey City, N J, to Annetta Villari. 2,000
83d st, n e s, 100 n w Bay Parkway, 80x100. Release mort. James D Lynch trustee for Clara J Lamarche to Chas P Drescher. 1,250
83d st, n s, 280 w 11th av, 100x100, h & l. Walter L Johnson to Wilhelmine Schramek. 9,500
84th st, s w s, 160 s e Bay Parkway, 60x100. James D Lynch to Julius C Petersen. 1,350
84th st, n e s, 300 n w 22d av, 60x100, h & l. Geo B Keller to Lottie S Keller. All liens. 1,000
85th st, s s, 200 w 11th av, 20x200 to 86th st. Chas W McChesney, South Orange, N J, to Walter L Johnson. nom
85th st, s w s, 300 n w 24th av, 40x100. Release mort. James D Lynch to Franklin Society for Home Building and Savings. 420
86th st, n s, 120 w 11th av, 100x100. Walter L Johnson to Mary D Kilborn. nom
Av F, s e cor East 31st st, 65x100. Release mort. Dorothe Sander and Louisa M Au-kamp to Edw R Strong. 1,000
Arlington av, n s, 50 e Essex st, 25x100, h & l. Adam Geiger to Dora Geiger. nom
Arlington av, n w cor Essex st, 150x100, hs & ls. Dawson Forrest to Lillian V Forrest his wife. All liens. nom
Arlington av, n s, 67 e Elton st, 33x100, h &

