WHAT LONDON TALKS OF.

London, August 26.

THE TRANSVAAL SITUATION.—Though no actual developments have apparently taken place since the Transvaal situation was previously reviewed in these dispatches, public interest in the crisis has been wonderfully quickened. This is due to the dawning realization that Great Britain is making the most methodical preparations for war. The utter lack of official news and the serious outlook have made the week one of tension. Contradictory reports from home and abroad have flourished, and on the strength of these the newspapers have seesawed from peace to war, and vice versa, hopelessly at sea. Endless supposition has been indulged in regarding President Krüger's counter propositions, but from a broad point of view such details are not important, as compared with the fact that President Krüger has refused, some say evaded, the "irreducible minimum" of Sir Alfred Milner, the Governor of Cape Colony and British High Commissioner of South Africa. It is now nearly a week since the British Government has been in possession of President Krüger's reply. Whether, in the interests of peace, powers higher than Joseph Chamberlain, the Secretary of State for the Colonies, are still temporizing, or whether or not a decisive ultimatum is already on the way to the President of the Transvaal, is pure conjecture. The most conservative opinion is that the Boers will ultimately back down. But there are no signs, judging from the military activity in the British War Office and the same activity in the South African Republic, that such is likely to be the case, though both sides may be using the movements of troops as a bluff. That Mr. Chamberlain is not in a pacific mood is evidenced by the publication, subsequent to the reception of Krüger's reply, of the correspondence between the Boers and Sir Alfred Milner. According to "The Speaker," this action has immeasurably increased the difficulty of keeping the peace. Commenting upon this fact "The Speaker" says:

Unfortunately, neither in Downing-st. nor at Pretoria is the value of moderation and good temper sufficiently appreciated. The consequence is that every day the situation becomes more dangerous, and may yet see the two races locked in a sanguinary struggle, simply because the leading men on both sides have failed to keep sufficient command over their own tempers and those of their immediate supporters.

Definite prognostications as to the outcome of the Transvaal crisis, hedged in as it is with usual secrecy and countless loopholes through which either side might crawl, are thus debarred. All that can be said is that in a very short time, probably less than a week, the world will know definitely whether President Krüger finally acknowledges British suzerainty and its potentialities, or whether he really intends to resort to arms in order to defend his contention. It is palpable that the British will now refuse to accept any evasion of their suzerainty claims, whatever other concessions President Krüger might make.

THE GERMAN CANAL BILLS.—The English weekly newspapers make no effort to conceal their satisfaction at the rejection of the German Canal bills. "The Speaker" saying: "The Emperor has been defied and humbled in his own kingdom by the representatives of the class he has been accustomed to regard as the pillars of the throne."

Such comment is coupled with the admission of the possible economic rightfulness of the Emperor's views.

LONDON'S SUMMER SEASON.—The dulness of the London summer season and the interregnum of the silly season is wofully apparent. The clubs and houses are nearly all closed, and, with the exception of a few Government officials, who are kept in town by the pressure of the Transvaal situation, scarcely a well known person is ever seen. The seaside resorts and Scotland are reaping a rich harvest through the unusual heat. Dublin is the only city where anything is doing. Many titled people are flocking there for the Horse Show, which is unusually successful. Earl Cadogan, the Lord Lieutenant of Ireland, entertained Count and Countess Castellane, and they returned his hospitality on their yacht, the Valhalla. Many Americans visited the show, which included an exhibition of American trotters.

MORGANATIC MARRIAGES.—There is a prospect of many morganatic marriages within a few years, as there are now seventy-one European princesses of reigning houses of a marriageable age, and only forty-seven corresponding princes. If the young women want to escape single life their only chance is to sacrifice their rank and marry men who do not belong to royal families, as did Princess Frederica, of Hanover.

BRUTAL MURDERS IN HUNGARY.—From Hungary comes the story of unusually brutal murders by a man who lived in America. It seems that Ladislaus Mikita, a peasant of Beregrakos, was disinherited five years ago by his father and emigrated to the United States. He returned a few days ago and entered the house of his two brothers, now the heirs. He found one of them sleeping and killed him, and also killed his wife and two children. The murderer's fifth victim was the wife of his second brother. When Mikita was arrested he said: "It is done. That is what I wanted."

OLDHAM MILLS CLOSED.—All the mills in the Oldham district have shut down until September 4, so as to enable the employes to go to the annual bean feast, for which the millhands have been saving all the year. The accumulation of gold there is greater this year than usual, on account of the universal prosperity. The excursion clubs of Oldham are believed to have saved for their members £160,000, and it is not considered etiquette in Oldham to bring any of this money back from the seaside. Special trains bearing the holiday makers have been running from Oldham ever since yesterday evening.

FROHMAN'S LONDON VENTURES.—The report that Charles Frohman is likely to add the Garrick to his string of London theatres is causing some uneasiness here. "The Daily Mail" sees very serious danger ahead in the domination of so many London theatres by one American manager, and concludes: "We want none of America's theatrical trust."

RUSSIAN DIPLOMACY AND ALASKA.—Upon authority of undoubted reliability a representative of The Associated Press has ascertained that into the Alaska dispute there has crept the craftiness of Russian diplomacy. Russia, it can be stated, will do everything, with every possible energy, to prevent the practical cohesion of the two great English speaking nations. In all her embassies instructions have been received to thwart the Anglo-American understanding.

A prominent diplomat who is intimately acquainted with the details of the negotiations of the last few years said:

"In any arrangement looking to a working agreement between England and the United States Russia sees the defeat of her dearest projects. I believe her intense activity in China is to no small extent due to her fear that Anglo-Saxon power, once centralized, will sweep everything before it in the Far East. Dreading the rapid realization of this nightmare, she is making hay while the sun shines, in the meanwhile intriguing to the utmost to tie the hands of those who are working to materialize Anglo-American sentiment. The latest evidence of this is in the Alaska affair. Though, strictly speaking, it is a matter of internal politics, and would have been settled long ago if left solely to Great Britain and the United States, Russia has managed, insidiously, to suggest motives never dreamed of by America by distorting facts. It is impossible for me to divulge exactly how or to what extent Russia got her paws into the dispute; but the attitude of her press, official to the core, is quite sufficient to show her motives."

THE WEEK IN REALTY.

DECLINE IN THE NUMBER OF PLANS FILED FOR NEW BUILDINGS.

With the exception of one day, there was little to relieve the last week's real estate market from the commonplace. On its surface the market was characterized by the lethargic condition which has been apparent for some time, and yet a careful survey of the general news leads to the belief that, while outwardly hardly perceptive, there is a stronger tone underlying the market than has been apparent since the close of the spring season. This was particularly noticeable in the auction branch, where for many weeks the sales have occasioned little or no competition. In last week's foreclosure sales, the plaintiff was outbidden in four instances, in one of which keen bidding was developed.

The one feature of the private sales market which relieved the tedium of the week were operations by which Altman & Co. became the purchasers of Nos. 124, 126, 128 and 130 West Nineteenth-st., which give the establishment a frontage of 422 feet on that thoroughfare. The seller of all these parcels was the purchaser of No. 112 to 116 West Eighteenth-st., and of Nos. 134 and 136 West Nineteenth-st.

Of interest in the same neighborhood was the filing of plans by Adams & Co. for a six story store to be built at Nos. 108 and 110 West Twenty-second-st., and No. 111 to 113 West Twenty-first-st.

Yesterday's news included the sale by Slawson & Hobbs for Stewart & Smith, at about $55,000, of the northerly of three houses that are now nearing completion at the north corner of the Drive and One-hundred-and-sixth-st. The buyer is said to be Albert H. Wiggin, vice-president of the National Park Bank. It is a five story American basement dwelling, on a lot 20x50.

The falling off in the plans for new buildings filed has been very marked the last few days, and the cause is to be found in the increased cost of materials, which is as high as 40 per cent on some lines, and which averages between 20 and 25 per cent on all materials necessary for construction. In addition, there is a more serious menace to building interests in the condition of the iron and steel market. All the large manufacturing concerns are oversold, and it is an impossibility to get iron and steel for immediate delivery.

The selling of private dwelling houses has continued this week, with evidences of a further improvement in the demand, and the season now beginning is likely to be one of the best in this branch of the market that has been experienced in years. The same may be said of renting, both of houses and flat houses and apartments.

Slawson & Hobbs have sold for Stewart & Smith, to a client for occupancy, the five story American basement dwelling house, 20x80x88. This is the first sale in the row of houses that have just been finished by these builders on the east side of Riverside Drive, north of One-hundred-and-sixth-st.

Mrs. Ida M. Ryan has sold No. 47 West Seventy-fourth-st., a four story brown stone dwelling house, on lot 20x102.2. Mrs. Ryan bought the house in 1890 for $45,000.

Mandelbaum & Lewine have resold No. 52 West Thirty-eighth-st., which they purchased last week.

Martin Metzger has sold to Francis J. Schnugg the northeast corner of First-ave. and Ninety-first-st., a plot 50x84.

Foley & Sniffin have sold for E. F. Hassey to William Gould No. 24 East Seventy-fourth-st., a four story brown stone dwelling house, lot 20x100, at $30,500.

A. Bauman has sold for Henrietta Gibbs to Philip Woertz No. 1,764 Third-ave., a five story brick tenement house, 25x80x100, at $25,500.

Barney M. Updyke has sold to Myer Hellman the plot on the north side of One-hundred-and-tenth-st. one hundred feet east of Second-ave., 75x100.

Augusta Siebold has sold to George Bonovia Nos. 114 and 116 East One-hundred-and-twentieth-st. two four story flat houses, plot 41.8x100. The seller takes in exchange six lots on the east side of Third-ave., 54.7 feet north of One-hundred-and-Seventy-second-st.

A. E. & E. A. Kareson have sold for George Blumenthal his summer residence on Stratton-ave., Arverne-by-the-Sea, to Mrs. Alma E. Knight. They have also sold to A. Stein, for the Ocean and Bay Front Improvement Company, the corner of Meredith and Ocean aves., and they have resold for W. W. Watkins the lots purchased by him at auction on Storm-ave.

H. Rinaldo & Brother have sold for Mandelbaum & Lewine, to Fay & Stacom, the plot, 64x80, with old buildings, at the southwest corner of Cherry and Rutgers sts.

J. C. Umberfield is reported to have sold the last of his row of four story dwelling houses on the north side of Eighty-sixth-st., between Central Park West and Columbus-ave.

Plans were filed with the Building Department to-day for a ten story brick and stone flat house, 100.4x116, which Patrick Norton will build on the southwest corner of Central Park West and Ninety-second-st., at an estimated cost of $300,000.

Plans were also submitted to the Building Department by C. P. H. Gilbert, architect, for the new five story American basement house which is to be built on Riverside Drive between One-hundred-and-fourth and One-hundred-and-fifth sts., for A. G. Loomis, vice-president of the National City Bank.

REAL ESTATE TRANSFERS.

120th-st., n s, 125 ft w of 8th-ave, 25x100.11; Joshua F Howes to William E Crandall, jr	$30,000
146th-st, s s, 268.10 ft e of Railroad-ave, East, 25x50; Lucien Oudin, referee, to William R Kitchen	11,750
146th-st, s s, 243.10 ft e of Railroad-ave, East, 25x50; Lucien Oudin, referee, to Carsten H Rohlen	11,500
835-st, No 240 East, 24.10x102.2; Wilber McBride, referee, to Bowles Colgate and another, trustees	22,200
Duane-st, No 100 to 104, s s, 75.9x117.6x75.9x117.8; Henry G Currie to Benjamin F Van Valkenburgh, 1-12 part	1

RECORDED MORTGAGES.

Happersberger, Philip and Catherine, to Mutual Life Insurance Company, No 22 Suffolk-st, 5 years	$16,000
Happersberger, Philip, to Mutual Life Insurance Company, No 194 Elizabeth-st, 5 years	12,000
Kitchen, William R, to Emma L Holton and Charles M Aitken, 146th-st, s s, 268.10 ft e of Railroad-ave, East, 3 years	12,500
Van Load, Irving C, to George W Flagg, Anthony-ave, w s, 61.9 ft n of Bush-st, instalments	1,000
Wertheim, Pepi, to George M Miller and another, trustees, etc, No 98 Cherry-st, n w cor Oliver-st; also strip 20.6x1.3x25.6x1.4 adjoining in rear, 5 years	38,000
Same to Simon Adler and Henry S Herrman, 1st-ave, s w cor 104th-st, 1½ months	5,000
Prior, James C, to Henry W Gilbert, 136th-st, s s, 100 ft w of 3d-ave, demand	5,000
Euler, Philip, to American Mortgage Company, 125th-st, s s, 50 ft e of Park-ave, 1 year	15,000
Ferris, Nelson J, to Metropolitan Life Insurance Company, 145st-st, n s, 446.1 ft e of Broadway, extends to Hamilton Place, 3 years	85,000
Wertheim, Pepi, to Samuel Otto, No 98 Cherry-st; also strip 22.6x8x25.6x1.4 adjoining in rear, 1 year	3,000
Toelberg, John, to Sarah A Wright, Madison-ave, e s, 846 ft s of Kingsbridge Road, 3 years	4,500
Same to John, jr, and Amanda Bussing, Madison-ave, e s, 898.1 ft s of Kingsbridge Road, 3 years	4,500
Same to same, Madison-ave, e s, 880.9 ft s of Kingsbridge Road, 3 years	4,500
Same to Betty Bormann, Madison-ave, e s, 862.4 ft s of Kingsbridge Road, 3 years	4,500
Finkle, Roseline, to Edmund Grossman, 116th-st, n s, 256 ft e of 4th-ave, ½ year	5,000
Barron, Margaret F, to Betty Bormann, 151st-st, 100 ft w of West End-ave, 1 year	2,500
Schnugg, Francis J, to Frederick Schuck, No 1,758 2d-ave, 1 year	2,500
Tully, Michael, to Charles F Blish, 80th-st, s s, 100 ft w of West End-ave, 1 year	10,000
Strange, Mary A, et al to Hugh O'Reilly et al, trustees, etc, 15th-st, s s, 175 ft w of 9th-ave, 3 years	13,500
Same to Stella C Taylor, 14th-st, n s, 175 ft w of 9th-ave, 3 years	13,000
Same to Mary J Mondorf, guardian, etc, same property, 3 years	5,500
Veeder, Kate, to William M Smith, Prime Place, e s, at centre of Riverside Lane, 20x283 ft to 234th-st, x20.1x287, 1 year	2,000
Tange, Charles, to Morris Steinhardt, 126th-st, s s, 375 ft e of 7th-ave, 1 year	21,000
Schoneweg, Anna, to Effie N Dennis, 133d-st, s s, 300 ft e of Cypress-ave, 3 years	2,500

NEW BUILDING PLANS.

123d-st, s s, 237.6 ft w of Pleasant-ave; for a five-story brick and stone flat building, 37.6x90; Virginia Breugnelli, No 102 East 117th-st, owner; J C Cavinato, architect	$32,000
Loring Place, w s, 187 ft n of Hampden-st; also, Loring Place, w s, 147 ft n of Hampden-st; for two three-story frame dwellings, 26 and 27x42.6; W S Phillips, premises, owner and architect	10,000
Hancock-st, w s, 275 ft s of Columbus-ave; for a one-and-one-half story frame shed, 18x14; Morris Leaber, premises, owner; Angelo Serrano, architect	300
27th-st, Nos 547 and 549 West; also, Nos 550 and 552 West 28th-st; for a six-story brick factory, 75 and 100x197.6; William Higginson, No 108 Fulton-st, agent and architect	70,000
Brook-ave, w s, 105.3 ft n of Wendover-ave; for a six-story brick flathouse, 100x24; Therese Goldstein, No 68 East 101st-st, owner; Edward Wetz, No 1,491 3d-ave, architect	20,000
Central Park West, s w corner 92d-st; for a ten-story brick and stone flathouse, 100.8x116; Patrick Norton, No 1,025 3d-ave, owner; George Keister, No 140 West 34th-st, architect	600,000

Real Estate.

CYRUS FIELD JUDSON
503 FIFTH AV. 7 WALL ST.
Country Residences for Sale and Rent.

BAR HARBOR.	along the SOUND.
NEWPORT.	On the HUDSON.
SARATOGA.	In the BERKSHIRES.
TUXEDO.	NARRAGANSETT PIER.
LONG ISLAND.	&c., &c.

D. Y. Swainson. A. H. Carpenter. C. L. Carpenter.
Firm of
Leonard J. Carpenter,
41 Liberty St. & 1181 3d Ave.
Makes a specialty of the collection of rents and the entire management of property.

4% Money to loan on Bond and Mortgage. City or Country. Light Expenses. DUCKWORTH, WORLD BUILDING, N. Y. C.

To Let For Business Purposes.

LARGE OFFICES TO LET.
MODERATE RENTS in the
Market and Fulton National Bank Building.
Apply to
RULAND & WHITING,
5 Beekman St.

Furnished Houses To Let.

East 55th Street, near 5th Ave.
For rent, furnished, for season, 20-ft. house. Permits, etc. (7193)
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WEST 56TH STREET.
For rent, furnished, a full size house, with large extension, in excellent order. Permits, etc. (7199)
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FOR RENT.—Handsomely and completely furnished house, containing large library and billiard room, $2,700 per year. 107 East 60th-st. Address OWNER, on premises.

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For rent, furnished or unfurnished, a very desirable 22-ft. house, with dining room extension. (7205)
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East 45th St., bet. 5th & Madison Aves.
To lease, unfurnished, 22-ft. house, with dining room extension, new plumbing, in good order. Seen by appointment. (7163)
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For rent, unfurnished, 22-ft. house, in good order. Permit from (7169)
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ALL CENTRALLY LOCATED, HIGH CLASS DWELLINGS.

5th av	$6,750	31st street	$3,300
Madison av	3,000	45th street	3,200
55th street	3,000	37th street	2,500
56th street	2,700	37th street	2,200
38th street	2,500	43d street	2,000

AMES & CO., 109 West 34th st.
NEAR BROADWAY.

751 FIFTH AVENUE.
ELEGANT BROKER'S OFFICE.
ALSO
APARTMENTS.
Apply on Premises to (7253.)
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A.—ON 68th and 69th Sts., east of Third Ave., modern three story high stoop dwellings, superior plumbing and handsomely decorated, belonging to an estate. Rents, $800 to $1,100. Caretaker in No. 231 East 68th St. Firm of LEONARD J. CARPENTER, 41 Liberty Street. 1,181 Third Ave.

DEWEY DAY!—Corner for rent, three large windows, accommodate 20; vicinity Waldorf. $500. OWNER, 1,269 Broadway.

Unfurnished Apartments To Let.

THE RUTLAND,
BROADWAY AND 57TH STREET.
Superior housekeeping apartments to let renovated and improved, large and small, for families or bachelors. Location unsurpassed.
Rents $1,200.00 and upwards; steam heat, hot water, free range fuel, gas ranges when desired, six elevators, ample hall service day and night.
The building is of fireproof construction, with stone and iron staircase both in front and rear, has two night watchmen on guard.
Now to let with immediate possession. One extra fine double apartment newly decorated and plumbed, consisting of 14 rooms. Rent $3,500.00. Two disconnected rooms will be omitted at a reduction of rent of $500.00.
One seven-room apartment, rent $1,400.00.
One furnished seven-room apartment, rent $1,600. One physician's apartment, first floor, rent $1,200.
Fall arrangements can now be made.
Address all communications to
THE RUTLAND,
BROADWAY & 57TH ST.
Telephone No. 217 Columbus.

AYLESMERE,
76TH ST. AND COLUMBUS AVE.
The cable and elevated cars are but a step away; Central Park is but a step further.
Both a seven and eight room housekeeping Apartment; electric light; steam heat; elevators running day and night; bicycle room; trunk rooms; uniformed boys in constant attendance.

A SELECTION OF NEW APARTMENTS.
LATEST MODERN CONSTRUCTION, PERFECTION IN DETAIL, ELEGANCE IN APPOINTMENTS.
6, 7, 8, 9 Rooms.—$720 to $2,000.
Williams & Haig, 2,465 BROADWAY, near 92d St.

THE FIFTH AVENUE AND THE ALHAMARA, 24 & 28 WEST 59th St.,
overlooking Central Park.—Apartments of seven rooms and bath; new open plumbing, elevator, steam heat, &c.; rent $1,000 per annum.
J. ROMAINE BROWN & CO., 59 West 53d st.

"Dakota."
Central Park West, 72d and 73d Sts.
For rent, handsomely furnished apartment, containing 10 rooms, 3 bathrooms, large closets, all outside light. Rent and further particulars. (7181.)
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Madison Ave., s. e. cor. 25th St.
FACING MADISON SQUARE.
Attractive apartments of two rooms and four rooms with bath, electric light, and attendance. (7247.)
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1 Madison Ave., cor. 23d St.
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The Sorrento,
Madison Ave., n. w. cor. 31st St.
An attractive 8-room and one 10-room apartment for housekeeping; also a 3-room suite; all improvements. For plans and particulars apply to (7241.)
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The Broadway,
1,425 Broadway, Cor. 40th St.
A very desirable corner apartment with southerly and easterly exposure; light, heat, and attendance. (7235.)
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THE FLORENCE,
4th Ave. and 18th St.,
UNION SQUARE.
Absolutely fireproof. Excellent cuisine. Apartments furnished or unfurnished.

LOOK! LOOK! LOOK!
But before renting examine those beautiful new Apartments, 230-236 West 123d st., near Morningside Heights and Boulevard; seven rooms, bath; private halls; hardwood cabinet trim; steam heat; hot water, gas ranges; every improvement; $35 to $45. Liberal reductions to yearly tenants; send for diagram. Janitor on premises, or GOODNOW, 176 Broadway.

HOFFMAN ARMS,
MADISON-AVE. AND 59TH-ST.
Corner and other choice housekeeping apartments, 8 rooms and bath; also studio and bachelor apartment, to rent from October 1st.
CHAS. A. GERLACH, Proprietor.

THE BELLA,
48 EAST 26TH ST.
Two very choice family Apartments; every room is large and light; see them any time.

THE PALACIO.
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Handsome eight room apartments; hall service; elevator; electric light; private house block. $1,150 to $1,300.

ATTRACTIVE corner apartments; four, five rooms; bath; all modern improvements; newly decorated. 174 West 105th-st., ROSENBAUM.

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THE LANCASTER, 39 and 41 E. 10th St., near Broadway.—Only two apartments, $75. Apply on premises, or PIRSSON & RENWICK, 19 Park Place.

23D-ST., 239 WEST.—Seven attractive, light rooms; steam heat, hot water; central, pleasant neighborhood.

66 EAST 77TH ST.
Choice all light seven and eight room apartments; every modern convenience.

88TH ST., 11 EAST.—Fifth floor, 7 rooms, high ground, healthful location, beautiful view several miles over Park to New-Jersey. $650.

111TH-ST., 140 WEST.—Parkmere; elegant eight-room apartments; separate servants' toilet; rent reduced.

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On Riverside Drive
BUILT TO ORDER.
THE BEST METHOD OF OBTAINING THE BEST HOUSE.
For full particulars in detail consult
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THE ONLY MODERATE PRICED
FIRE PROOF RESIDENCES
(AMERICAN BASEMENTS) IN NEW YORK CITY, NOW IN COURSE OF ERECTION ON
WEST 105th ST., NORTH SIDE, Near Riverside Drive.
For prices and particulars apply to
H. M. Weed, Builder and Owner, 2585 Broadway, N. W. Cor. 97th St.
These residences are situated on one of the most elegant, restricted streets on the UPPER WEST SIDE.
Inspection of construction cordially invited. Plans and exteriors are a radical and artistic departure from existing American Basement types. Plans can be seen at the office of Janes & Leo, Architects, 2585 Broadway, N. W. Cor. 97th St.

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BROOKLYN'S IDEAL HOME SECTION.
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Take De Kalb and Franklin, Flatbush Aves., Brighton Beach and Smith St. cars direct from Park Row, New York, for 5 CENTS.
LOTS $200 to $350, A FEW HIGHER.
Improved property, water, gas, streets, macadamized sidewalks and shade trees, police and fire protection, public schools and mail delivery—EASY TERMS.
Carriages and courteous agents to show investors around property.
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WEST 96TH (wide) STREET,
close to Central Park. $40,000 dwelling for sale at $34,000. Four storied, brown stone, high stoop, 20ft. wide. Exceptionally well built and trimmed. Rich, tasteful decorations. Dining room, a room of beauty and a joy to the diners. Parlors and chambers likewise. In short, an ideal home. See it to-day.
KILPATRICK & CO., 884 Columbus Ave.

WEST END AVENUE
dwelling for $19,500; worth $24,500. Excellent, restricted neighborhood. Three storied, high stoop, 18ft. wide. Thoroughly built, finely trimmed and decorated. Probably the cheapest, and certainly one of the prettiest of West side dwellings.
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For sale—the four best houses on West End Ave.
Nos. 862, 864, 866, 868, between 102d and 103d streets; all latest improvements; plan of houses, materials and workmanship perfect. Apply to your own broker, or to C. J. WILLIS, 80 Leonard St.

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For sale or rent, 20-ft. house, in good order. Permits, etc. (7221)
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751 Fifth Ave., at 58th St.,
HEAD OFFICE. 10 WALL ST.

FOR SALE IN 53D STREET,
close to 5th Ave., an attractive full width house, with large two story extension; is thoroughly modern, well built, attractively arranged, beautifully finished, and in perfect order; early possession may be had if desired. For further particulars apply to (7217)
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HEAD OFFICE. 10 WALL ST.

AT $35,000
4-story, box stoop, 20 feet wide dwelling; modern build; butler's and bath extension; open plumbing; near Columbus-ave., above 72d-st. station; builder must realize; very little cash required.
WARE & GIBBS,
451 Columbus—81st St.

A.—289 WEST 129TH-ST.—Three story basement brown stone cabinet trim; mortgage $11,000 can remain; want offer. TREACY, 1,929 Broadway, near 65th.

69 WEST 101ST-ST.—Five story; 15 family; improvements; mortgage $18,000; 4½ per cent; exchange; want offer. TREACY, 1,929 Broadway.

City Hotels.

HOTEL EMPIRE,
FIREPROOF,
BROADWAY AND 63D ST., NEW YORK.
AN IDEAL HOTEL FOR FAMILIES AND TRANSIENTS.
EVERYTHING NEW AND MODERN.
PERFECT IN ALL ITS APPOINTMENTS.
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An extensive library of choice literature has just been added.
Within 10 minutes of amusement and shopping centres. Rooms and apartments now ready for inspection. Write for our book, "The Empire Idea Illustrated."
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AMERICAN PLAN.
Strictly a family hotel; choice suites, furnished or unfurnished, to rent by the season or year. Cuisine and service of the highest order. Rates reasonable. Location convenient to all parts of the city.
WALTER LAWRENCE, Manager.

THE LANGHAM,
FIFTH AVE. AND 53D ST., N. Y.
WILL REOPEN OCTOBER 1ST, 1899.
A FAMILY HOTEL OF THE FIRST CLASS.
Situated in the most select and desirable part of New York's greatest avenue. Apartments elegantly furnished. CUISINE UNEXCELLED. All arrangements for the comfort and satisfaction of guests as perfect as careful and experienced management can insure.
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AN ABSOLUTELY FIREPROOF HOTEL.
HOTEL NORMANDIE,
CORNER BROADWAY AND 38TH-ST., NEW-YORK.
Walls exceptionally heavy and fireproof. Beams are all of iron and filled in between with hollow brick and concrete. Stairs, iron and marble.
H. F. INGLEHART, Pres.

THE HANOVER,
No. 7 East 15th Street, S. E. Corner 15th Street & 5th Avenue. A high-class family house. Apartments, Parlor, Bedrooms and Bath, by the year, furnished or unfurnished. Table, American Plan. Private table service if desired.
D. P. HATHAWAY.

Brooklyn.

HOTEL ST. GEORGE, Brooklyn Heights.—A & E plans; 15 minutes N. Y. City Hall; parlor bedroom; bathroom, board for two; permanent $36 week up; without board, $10 up.

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SAFE SEASHORE REALTY AT DEAL, NEW JERSEY.
You are taking no chances when you purchase property at Deal, N. J. Already over $300,000 worth of lots have been sold there. The majority of the purchasers are representative men and women, many of whom have erected handsome summer homes, ranging in value from $5,000 to $15,000. Others are now beginning new houses. All of this means higher valuations for adjoining lots. Our prices remain the same as last year. Next year they will be higher. For a short period we will make ATTRACTIVE TERMS to people who desire to build.
Seashore cottages are valuable and profitable investments. The demand for modern houses is increasing steadily. Consider these figures: Two lots, $3,500; house, $5,000; furnishing, $[illegible]; $1,000; a total of $9,500. Such a property readily rents for from $1,000 to $1,500 for the summer season, paying therefore from 11 to 15% on the investment. Through a Building & Loan Association or by mortgage you can acquire such a property for an outlay of not more than $2,500. We will take a second mortgage for a part of the price of lots, if desired. Make it your pleasure and business to visit Deal before all of the choice opportunities are gone. We shall be pleased to entertain you at Deal Country Club by appointment. References given and required.
ATLANTIC COAST REALTY COMPANY,
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Cool, Bracing INGLESIDE.
FLUSHING.
Visitors at Ingleside, Flushing, are surprised that it is located on high, rolling ground, where cool Summer breezes find an inviting path.
We have just opened a block of superb restricted building lots on the very brow of the rise, and they will go to smart home-seekers in short order. $375 and up takes them. Terms of payment to suit. Don't fail to see about this at once.
While at Ingleside you can inspect the many new houses now ready and nearly ready. You can also learn why we are able to sell you a home in such a restricted locality on such easy terms.
Call, or write for free tickets, or take 34th st. ferry to Long Island City, thence by train or trolleys every few minutes to our carriages at Main st., Flushing.
Realty Trust 60 and 62 Liberty St.

ELMHURST, L. I.
12 Minutes from 34th St. Ferry.
COMMUTATION 6½c., INCLUDING FERRY TO NEW YORK. TROLLEYS TO ALL FERRIES AND ACROSS BRIDGE, 5 CENTS.
NEIGHBORHOOD RESTRICTED, AND ITS CHARACTER ESTABLISHED.
HOUSES BUILT TO ORDER FROM PLANS. SEVERAL COMPLETED.
CORD MEYER & CO.,
Elmhurst, L. I. 62 William St., N. Y.

BAYONNE, N. J.—Northeast corner of Avenue "D" and 3rd Street, handsome villa house, 14 rooms, piazzas, cupola. Modern improvements. Corner plot 100 feet by 108 feet. Grounds finely shaded. Select neighborhood. All private residences. This place sold to have cost about $30,000.00. Trolley cars to Jersey City on Avenue C. Must be sold at once.
BRADLEY & CURRIER CO., 119 W. 23d st., New York.

COSEY DWELLING; first class condition; 7 rooms, including bath; all improvements; three city lots; healthy locality; 20 minutes from Jersey City, 7 to station; may rent. WILHELM, 148 East 76th-st.

FARM.—40 acres; fruit, meadow; charming valley; 34 miles from New-York; 2 miles from Hudson River. Call, or address J. MILTON CLARK, Croton-on-Hudson, N. Y.

FOR SALE.—Twelve-room house for two families. East Rutherford, plot 50x140; eight-room house, large stable, in Rutherford; both three minutes from station; at a reasonable offer. Mrs. W. H. LUKE, No. 57 Union-ave., Rutherford, N. J.

FOR SALE.—Flushing, L. I., corner house, 50x100 feet, 10 rooms and bath; hardwood trim, steam heat; can be bought cheap by rent. J. STANSFIELD, 826 Lafayette Ave., Brooklyn.

FOR SALE.—One of the finest homes in America, in sight of Broadway. Large grounds, stone buildings, suitable for retired gentleman or large family; can be had for 50 cents on the dollar. Address ORANGE, 794 Broad-st., Newark, N. J.

GREENWICH.—Shore frontage, large house, stable, shady grounds, near depot, yacht club; desirable for residence, business; sale, rent, exchange. J. W. ATWATER, 55 Liberty.

LONG BRANCH.—For sale, boarding house, 28 rooms, furnished; near bathing. $9,000. WILLIAM LANE, Long Branch.

YONKERS, suburban and country property in great variety. CORDON, Real Estate, Yonkers.

Furnished Houses Wanted.

Wanted for Special Customers.
Two first-class extra large fully furnished houses for the winter. Will pay from $15,000 to $20,000 rent for value.
Also, one at a rental of about $10,000.
Douglas Robinson & Co.,
500 MADISON AVE. 55 LIBERTY ST.

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WANTED.—On a 5 years' lease, an 18 to 22 foot house, between 34th and 42d Sts., Fifth and Lexington Aves. Send particulars to H. H. AMMANN & CO., 51 Liberty St.

Furnished Rooms Wanted.

TWO FURNISHED or partly furnished rooms in quiet family, for gentleman and wife; location below 23d Street. Address PERMANENT, Tribune Office.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d door north of 31st-st., until 9 o'clock p. m.; advertisements received at any American District Telegraph office and also at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; Mary's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 66th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 139 East 47th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.; 620 3d-ave., near 41st-st.; 554 3d-ave.; 210 Bleecker-st.; 225 Bleecker-st.; 1,908 3d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,002 3d-ave.

Brooklyn Property For Sale.

Prospect Park South,
FLATBUSH
(Two Blocks from Prospect Park)
This beautiful residence park possesses the following points of superiority over any other section: It is nearest in time and distance to the business center—It has the highest class of street improvements, sewer,