DR. M. C. PETERS CALLED.

HE WILL BE PASTOR OF THE SUMNER AVENUE BAPTIST CHURCH.

The Rev. Dr. Madison C. Peters, formerly of the Bloomingdale Reformed Church, Manhattan, has been called to the Sumner Avenue Baptist Church, at Decatur-st., Brooklyn, and will accept the call. In the months that Dr. Peters has been preaching there the congregations have grown steadily, $14,000 of indebtedness has been paid off, and, beginning next Sunday, overflow meetings will be held in the lower part of the church.

Dr. Peters was born in Lehigh County, Penn., on November 6, 1859. He taught school at the age of fifteen, and after a year's study at Muhlenberg College, Allentown, Penn., and two years at Franklin and Marshall College, Lancaster, Penn., entered the Theological Seminary at Tiffin, Ohio, where he was graduated at twenty-one. He worked his way, canvassing for books and preaching and lecturing, and began his ministry at Mulberry, Ind. He was engaged in missionary work in Terre Haute, Ind., and then preached in Ottawa, Ill. At the age of twenty-four he was called to one of the oldest Presbyterian churches in Philadelphia, and for five years preached to large congregations in that city. Five years later he was called to the Bloomingdale Reformed Church, Broadway and Sixty-eighth-st., Manhattan. He resigned on February 1, 1899, because, as he expressed it, "I have come to the deliberate conclusion that the Bible, the Protestant's only rule of faith, teaches baptism for believers. I can, therefore, no longer, in good conscience, practise infant baptism or baptism by sprinkling."

Dr. Peters received offers of many pulpits after resigning his Manhattan pulpit, and strong inducement is said to have been presented to have him remain in Manhattan. At present he is devoting a great deal of time to literary work. He is Editor of "The Book World," and among the books he has published are "Justice to the Jew," "The Panacea for Poverty," "Sanctified Spice" and "The Birds of the Bible." For a number of years Dr. Peters has been chaplain of the 9th Regiment.

NOTES OF BROOKLYN SCHOOLS.

PRATT INSTITUTE.

The formation of a new debating society in the High School has led to a renewed interest in this special line of the school's activity. Isaac Russell spoke to the members of the school, on Thursday morning, on "The Value of Public Speaking."

The new story which was added during the summer to the Science and Technology Building for the use of the Department of Fine Arts will be ready for occupancy to-morrow morning. It contains four well appointed studios provided with direct north light. Three of these studios will be used by the life classes and two will be used for the work in the clay modelling.

The reception given by the Graduates' Association of the Library School, for the new library class, on Thursday evening, was a great success.

Mr. Perry lectured on "Early Greek Art" on November 7, and on November 14 will speak on "Greek Architecture."

POLYTECHNIC PREPARATORY.

The conditions governing the contest for the newly established prizes for English essays have been announced. This competition is limited to members of the senior and junior classes. The essays are not to be shorter than 1,000 words or longer than 1,500. The subject chosen must be announced not later than December 31, while the final date for handing in the essays, which must be typewritten, is March 1.

The first trial for the team to represent the school in the relay race of one mile at the 23d Regiment games, on November 17, resulted in the selection of the following boys: Lewis Blyth Hughes, Harold Horton Halstead, Morris Walgrove Henry, Edwin Everette Van Cleaf and George Scott Whiting. A second and final trial is to be held Friday.

SIXTH AVENUE CHURCH CELEBRATES.

The programme for the remaining services in celebration of the sixteenth anniversary of the Sixth Avenue Methodist Episcopal Church, at Eighth-st., Brooklyn, of which the Rev. Dr. W. Bowdish is pastor, follows:

To-day, 9:30—Love feast, led by the Rev. Dr. W. Warner Clark, fifth pastor of the church. 10:30—Preaching by Bishop John F. Hurst. 2:30—Reunion of the Sunday school. The lesson and brief addresses by former superintendents and friends, John J. Holden, present superintendent, presiding. 6:30—Epworth League prayer and praise service, led by Edward C. Crawford. 7:30—Preaching by the Rev. Dr. Isaac M. Foster, first pastor of the church.

Monday, November 12, 3:30 to 4:30 p. m.—Consecration service, led by the pastor. 7:30—Joint meeting in the interests of the Woman's Foreign and Home Missionary societies. Addresses by Mrs. Dr. S. L. Baldwin, Mrs. John A. Secor and Miss Foster, deaconess. Mrs. Ridge and Mrs. Chapple will be in charge of this meeting.

Tuesday, November 13, 7:30—Preaching by the Rev. Dr. Charles E. Harris, third pastor of the church.

Wednesday, November 14, 7:30—Preaching by the Rev. Dr. D. A. Jordan, fourth pastor of the church.

Thursday, November 15, 7:30—Preaching by the Rev. Dr. Saul O. Curtice, sixth pastor of the church.

Friday, November 16, 7:30—Preaching by the Rev. Dr. Charles L. Goodell, pastor Hanson Place Methodist Episcopal Church.

Saturday, November 17, 8—Choir rehearsal.

Sabbath, November 18, 9:30—Grand revival prayer meeting, led by the pastor. 10:30—Preaching by the Rev. Dr. Melville B. Chapman, professor in Boston University. 2:30—Sunday School Missionary Society. Address by the Rev. Minosuke Yamaguchi, of Tokio, Japan. 6:30—Epworth League prayer and praise meeting, led by Charles R. Teneyck. 7:30—Preaching by the Rev. Minosuke Yamaguchi.

Monday, November 19, 8 p. m.—Grand reunion social under the direction of the Ladies' Aid Society, Mrs. Hitchcock, president, Seth W. Fox, presiding.

Tuesday, November 20, 8 p. m.—Grand illustrated lecture on "The Home Life of Japan," illustrated by one hundred splendid colored stereopticon views, by the Rev. Minosuke Yamaguchi.

Wednesday, November 21, 7:45—General thanksgiving prayer meeting, led by the pastor.

The second and third quarterly conferences will be held at the close of the sermon by Dr. Jordan on Wednesday evening, November 14, the Rev. James S. Chadwick, presiding elder of Long Island District, presiding.

Names and dates of the pastors who have served this church since its organization: Isaac M. Foster, 1884-'86; Edward Cunningham, 1887-'88; Charles E. Harris, 1889; Dwight A. Jordan, 1890-'92; W. Warner Clark, 1893-'97; Saul O. Curtice, 1898-'99.

TROLLEY COMPANIES TO CLEAN STREETS.

The trolley companies will again be called upon this winter to assist in the removal of snow from the streets, as Deputy Commissioner Quinn found the plan, as a whole, satisfactory.

RELIEF FOR BISHOP LITTLEJOHN.

Owing to his advancing age Bishop Littlejohn, of the Long Island Diocese, is to be relieved of a part of his visitation duties. The Bishop has approved the report of the committee appointed by the Diocesan Convention last May to devise a plan for his relief, and in future he will make his visitations once in two years.

SAVES HER CHILDREN FROM A FIRE.

Bay Shore, Long Island, Nov. 10.—The home of Clarence A. Wicks took fire last night in the absence of Mr. and Mrs. Wicks. Their two children were in bed at the time, and Mrs. Wicks returned home just in time to save them. As she entered the house she smelled smoke. After giving an alarm she hastened to the room where the children were asleep and carried them both from the burning house to a neighbor's. The fire, which started in the kitchen, badly damaged the interior of the house, but the firemen saved the building.

CIVIL WAR RELICS FOR MELTING POT.

A collection of Civil War relics was discharged yesterday from the Hollander Line steamship Catania, at Montague-st., Brooklyn. There were eight hundred tons of shell, grapeshot, bullets and fuses. The projectiles, running from 32-pound shot to 10-inch shells, had been crushed and broken under trip hammers, but the grapeshot and some canister, also the fuses and leaden bullets, were intact. The collection comes from Forts Gaines and Morgan, which were a part of the defences of Mobile Bay, and it will be remelted and devoted to mercantile purposes. In the last year the demand for scrap iron has been so lively that a great deal of old iron, hitherto considered useless has been sold and utilized, including quantities of old war material stored in various forts.

WILL APPEAL FROM COURTYARD DECISION

It is said that an appeal will be made to the Appellate Division of the Supreme Court from the decision of Justice Marean, of the Supreme Court, declaring unconstitutional the act of 1899 setting aside twenty feet on each side of Clinton-ave. for courtyard uses. Such a proceeding, however, will depend upon the consent of the Corporation Counsel, who alone has the right to institute it.

When originally laid out the street was cut through the centre of the estate of George Washington Pine, and it was accepted by those who bought the property and built the first houses that the courtyards should be at least twenty feet wide. The symmetry of the thoroughfare was first broken by the erection of a flathouse, at Greene-ave., and in order to protect the street, the bill, which was framed by Jesse Johnson, was enacted. Its object was the perpetuation of the twenty foot courtyards on both sides of the avenue, between Willoughby and Gates aves., the abutting property owners retaining the fee and agreeing to maintain the parklike conditions. Then the owners of the Greene-ave. apartment house got an injunction, restraining the Board of Improvements from proceeding in the matter. Justice Marean's decision, however, declared the act to be unconstitutional.

STREET DEFECTS MAY BE REMEDIED.

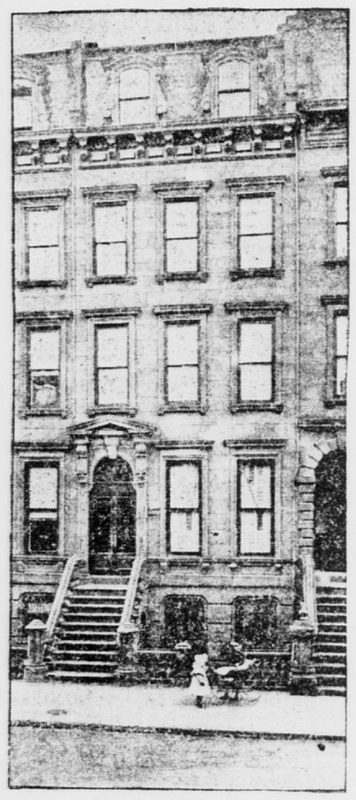
The residents of Windsor Terrace and its vicinity have won their fight for the improvement of Fifteenth-st. and Coney Island-ave. A report on the condition of the street has been submitted by Dr. Robert A. Black, chief of the Health Department of Brooklyn, to Sanitary Superintendent Roberts, in Manhattan, recommending that Fifteenth-st. from Ninth-ave. to Tenth-ave. and Coney Island-ave. from Tenth-ave. to the Park Circle be repaved and sewered where there is not already means of carrying off the drainage. Dr. Black says that if this is not done, when warm weather arrives the crowds going to Coney Island on the Smith-st. line will be subjected to danger from disease. Complaints from the residents and property owners of the district became so numerous that Sanitary Officer McGee was detailed to investigate them. Dr. Black personally conducted an investigation, and substantiated the findings of the officer. Although the street is under the control of the Park Department, Park Commissioner Brower contends that it is the duty of the Street Cleaning Department to remedy the existing evil. He has not allowed the drainage to run into the park lakes.

THE WEEK IN REALTY.

DEALS CONTINGENT UPON ELECTION OF SOUND MONEY TICKET CONSUMMATED.

The effect of the election of McKinley and Roosevelt upon the real estate market was felt immediately. Several deals which had been more or less conditional upon the election of a sound money ticket were brought to a close last week, and several more are promised for this week. The tightness in the money market, which was said to be responsible for the slowness of business before election, has already been considerably relieved. The offer of money at 3½ per cent, however, is still so conditioned that the real rate may be said to be considerably higher.

The leading transaction of the week was the sale of the Stewart mansion to the Barney-Sheldon syndicate. Although the papers have not all been signed, it is said, on the authority of the broker, that the negotiations have reached a point which will insure a bona fide sale. The syndicate is composed chiefly of the men who were instrumental



NO. 50 WEST FIFTIETH-ST.
Sold by Post & Reese for Martin & Bros.

in purchasing the old orphan asylum property in Fifth-ave., between Fiftieth and Fifty-first sts., and in disposing of it in different parcels. Although this syndicate has not entirely disposed of the orphan asylum property and still holds unsold a large parcel of several lots at the southeast corner of Fifth-ave. and Fifty-first-st., it would appear that these capitalists have come to consider the speculation so profitable that they are willing to make another investment of a similar nature.

The syndicate is made up of Charles T. Barney, George R. Sheldon, Henry Seligman, John A. McCall, William L. Bull, George T. Victor, Edward M. Gibbs, E. L. Baylies and William F. Havemeyer. The purchase of the Stewart mansion by such a combination of capitalists simply means that it is to be sold again at a profit. The plot is a magnificent one for the site of a single building, measuring 111.9 feet in Fifth-ave., 150 feet in Thirty-fourth-st., with an L extending through to Thirty-fifth-st. It is said to be the intention of the buyers to sell the property as a whole if a purchaser can be found, or "divide it into parcels to suit." In any case the imposing marble structure, which has so long graced the northwest corner of Fifth-ave. and Thirty-fourth-st., will be torn down.

It was built by A. T. Stewart, the merchant prince, in 1866-'67, from plans drawn by an English architect. It is of French Renaissance architecture, and was built of Italian marble at a cost of nearly $1,000,000.

It would appear to be the general consensus of opinion that the present condition of Thirty-fourth-st. does not warrant the erection of a big commercial house. It was rumored that John Wanamaker was at one time interested in the property, but the rumor has been contradicted. Another story which gained considerable credence yesterday was to the effect that the property would be disposed of to builders, who would erect bachelor apartment houses of the most modern type, and of as many as twelve stories in height. Such an improvement, it was said, was in strict accordance with the surroundings, and in line with similar improvements in this part of the city, such as the Pierrepont and the Martinique apartment houses in Thirty-first and Thirty-second sts., between Broadway and Fifth-ave.

Another sale of considerable consequence mentioned in The Tribune yesterday was that of the Myrtle apartment house, Nos. 2,469 and 2,471 Broadway, for about $150,000. The purchaser was Mrs. Philip Livingstone, the owner of the adjoining building, known as the Trutun apartment house. This transaction appears to be rather a formidable argument to those who keep crying that the building of this class of apartment houses has been overdone. McVickar & Co. were the brokers in this sale.

Other sales of the week include a number of private dwelling houses and several parcels of downtown mercantile property, and among the latter may be mentioned Nos. 88 and 90 Walker-st., a seven story loft and store building, which was sold by Ronald K. Brown to Arthur R. Parsons for $150,000; also No. 32 Greene-st., a five story, iron front, store and loft building, sold by E. A. Cruikshank & Co. and F. Southack & Co., for Isaac W. How.

The auction market developed a more healthy tone last week, and several offerings in foreclosure were sold to outsiders over the initial bids of plaintiffs. Such a course was contrary to the practice of the salesroom for several months prior to the election.

Herbert A. Sherman announces the auction sale, in partition, of the dwelling house properties, No. 47 East Twenty-eighth-st., No. 951 Second-ave., and No. 45 West Thirty-fifth-st. The sale will take place on Thursday next.

Bryan L. Kennelly will sell at auction on Wednesday next No. 575 Hudson-st., No. 445 West Fifty-fourth-st., No. 317 West Twenty-eighth-st., No. 347 West Fifty-second-st., and No. 695 West Forty-fifth-st., by order of executors to close estates.

The number of leases reported include the renting of the Halter Building, Nos. 112 and 114 West Forty-second-st. and No. 167 to 117 West Forty-first-st., to H. C. Sylvester & Co. for a term of years to be used as a department house. This lease is looked upon with interest, as being a test of this neighborhood as the site for the successful operation of department stores.

REPORTED LEASES OF DWELLING HOUSES.

Collins & Collins have leased for George W. Stetson to G. H. Fleming the four story brownstone dwelling house No. 25 East Forty-fifth-st. for a period of three years and ten months.

For Mrs. Marie J. Myers to Mrs. Mary R. Lee the four story brownstone dwelling house No. 449 Lexington-ave.

For Frank Adams to G. Elsworth Dunscomb the four story brownstone dwelling house No. 55 West Fifty-fifth-st.

For Dr. Henry S. Stearns to Dr. Frank N. Patterson the four story brown stone dwelling house No. 21 East Forty-fourth-st. for a period of five months; then for Mrs. Mary F. Dodge to Dr. Frank N. Patterson the same dwelling house for a term of years.

For Mrs. Marianna B. Lewis to Mrs. Anna L. Doran the four story brownstone dwelling house No. 13 East Forty-third-st. for a term of years.

For the estate of J. Lewis Smith to Mrs. Adelaide K. Dick the four story brownstone dwelling house No. 64 West Fifty-sixth-st. for a term of years.

For Mrs. Frances H. Gunning to Dr. S. F. Hallock the four story brownstone dwelling house No. 34 East Thirty-fourth-st. for a term of years.

For Henry Soloman to John Hall Watson, jr., the four story brownstone dwelling house No. 61 East Fifty-fifth-st.

RECORD OF PRIVATE SALES.

Henry D. Winans & May have sold, in connection with Messrs. Mordecai & Hibbard, the premises No. 32 West Fifty-fourth-st. for Messrs. James Lowree and Henry Sanford Bell, on private terms. This is a four story, high stoop, brownstone house, 20 feet wide, with butler's pantry extension, lot 100 feet, built by James G. Lynd.

J. H. & A. E. Foster have sold to an investor for the Woodruff estate No. 33 Fifth-ave., southeast corner of Tenth-st. The plot, 26.4½x100, is occupied by a four story and basement stone front building.

M. L. & C. Ernst have sold to Joseph Roberts Nos. 238 and 240 East One-hundred-and-twenty-second-st., two four story flathouses, on plot 37.6x100.11.

Max Marx has sold No. 357 West One-hundred-and-fifty-third-st., a three story and basement stone dwelling house, on lot 18x99.11, to Ephraim Ducker. In part payment Max Marx takes No. 14 West One-hundred-and-second-st., a five story single flathouse, on lot 18x100.11.

E. N. Wendt & Co., formerly of this city, now of Chicago, have sold for Mrs. Rosina Hooley to Joseph D. Cremin Nos. 302 and 304 West One-hundred-and-forty-fifth-st., a five story flathouse, with store, on plot 51x99.11. Mrs. Hooley takes in exchange Nos. 546 and 546½ West Madison-st., Chicago, a two story building, on lot 32x125, and a vacant lot on the same street, 25x125.

Mrs. Lavinia B. Hayward has sold to Thomas Cahill, a builder, No. 28 East One-hundred-and-twenty-ninth-st., a lot 25x100. The buyer owns the adjoining lot, No. 26.

Yetta Nestler has sold to Geza and Herman Klein the two four story tenement houses on lot 37.6x90, Nos. 2,233 and 2,235 First-ave., for $25,500.

R. I. Brown's Sons have sold for Juliet M. Livingston to Adolph Wexler the plot, 325x100, at the northwest corner of Webster-ave. and One-hundred-and-sixty-eighth-st.

Woolsey & Campbell have sold for Joseph Diamond to G. H. Breck the two story frame dwelling house on the south side of One-hundred-and-seventy-seventh-st., 25 feet east of Morris Park-ave.

Charles E. Duross has sold for A. R. Townsend to John Doyle No. 125 Christopher-st., 26x91; the price is reported at $14,000.

Mary A. Forhan has sold to Emil W. Schurman No. 10 Mangin-st., an old building, 25x51.6, for $5,150.

The sale is reported of Nos. 284 and 286 Mulberry-st., old front and rear tenement houses, 49x92, by a firm of operators to Weil & Mayer; No. 309 East Sixtieth-st., a four story tenement house bought by A. Silverson; No. 43 West One-hundred-and-fourteenth-st., a five story double flathouse, on lot 25x100, sold by Charles Eltenbenz.

REAL ESTATE TABLES.

The following are the comparative tables of the conveyances, mortgages and projected buildings for the corresponding weeks of 1900 and 1899, as compiled by "The Record and Guide":

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1900 Nov. 2-8, inclusive.	1899 Nov. 3-9, inclusive.
Total number for Manhattan	156	149
Amount involved	$1,339,713	$1,293,877
Number nominal	77	78
Total number for Manhattan, January 1 to date	8,671	9,347
Total amount for Manhattan, January 1 to date	$88,698,500	$118,121,957
Total number for The Bronx	83	76
Amount involved	$167,641	$168,219
Number nominal	41	37
Total number for The Bronx, January 1 to date	4,018	4,185
Total amount for The Bronx, January 1 to date	$10,012,392	$11,698,290
Total number for Manhattan and The Bronx, January 1 to date	12,689	13,532
Total amount for Manhattan and The Bronx, January 1 to date	$98,710,892	$129,820,247

MORTGAGES.

Total number	236	261
Amount involved	$2,479,418	$3,596,934
Number over 5 per cent	96	94
Amount involved	$813,072	$935,069
Number at 5 per cent	85	93
Amount involved	$656,146	$1,848,809
Number at less than 5 per cent	55	74
Amount involved	$1,010,200	$1,813,500
Number of above to banks, trust and insurance companies	36	56
Amount involved	$864,750	$1,117,592
Total number for Manhattan, January 1 to date	9,868	11,075
Total amount for Manhattan, January 1 to date	$211,535,671	$337,631,996
Total number for The Bronx, January 1 to date	3,685	5,019
Total amount for The Bronx, January 1 to date	$23,949,189	$28,882,327
Total number for Manhattan and The Bronx, January 1 to date	13,053	16,094
Total amount for Manhattan and The Bronx, January 1 to date	$235,484,860	$365,914,323

PROJECTED BUILDINGS.

Total number new buildings	42	71
Total amount	$934,575	$1,096,650
Total amount alterations	$31,415	$39,048
Total number new buildings:		
Manhattan, January 1 to date	831	2,001
The Bronx, January 1 to date	826	1,852
Manhattan and The Bronx, January 1 to date	1,657	3,853
Total amount new buildings:		
Manhattan, January 1 to date	$42,895,629	$82,057,699
The Bronx, January 1 to date	7,061,125	17,049,077
Manhattan and The Bronx, January 1 to date	$49,453,745	$99,106,776
Total amount alterations:		
Manhattan and The Bronx, January 1 to date	$6,052,536	$5,989,191

SEVENTEEN FLATHOUSES TO COST $425,000.

A row of seventeen five story brick and limestone flathouses, each costing $25,000, will be erected on the north side of One-hundred-and-fortieth-st., 100 feet west of Seventh-ave., by Joseph J. Schreiner and Frank A. Seitz. The buildings will have frontages of 27.10 and 28x85.6 in depth, and will accommodate ten families in each house. John Hauser, the architect, places the total cost of construction at $425,000.

FRANK GOULD PLANS TO ENLARGE STABLE.

Frank Jay Gould has filed plans for an addition to his private stable, in Fifty-eighth-st. The dwelling house, No. 220 West Fifty-eighth-st., adjoining, will be used for the purpose. York & Sawyer, are the architects. The changes will cost $1,500. The stable is opposite the new riding ring which Mr. Gould is erecting.

WEST END GOSSIP.

A better and more buoyant feeling has followed the re-election of President McKinley among the brokers and builders of the West Side. Confidence has been restored, new building operations will be taken up, loans will be more easily secured, investments in private and apartment house property that were "hanging fire" are now about to be consummated and the renting of high class apartments has resumed the snap of September days.

From all sides come reports of renewed inquiry for apartments of the better grade. Slawson & Mobbs report that more renting has been done in their office since last Tuesday than was accomplished during the combined two weeks prior to the election. Albert E. Gibbs & Co. tell practically the same story. The various buildings in their charge are pretty nearly all rented, with the exception of La Rochelle and the nine story building at No. 265 West Eighty-first-st., in each of which there are still a few vacant apartments. However, the prospects of renting these are as good now as they were earlier in the season. There is a demand for apartments of this class throughout the late fall and winter months, as was amply demonstrated last year by the Alimar, at One-hundred-and-fifth-st. and West End ave., and the tall fireproof building built by the Stewart Brothers at the corner of Eighty-fourth-st. and Riverside Drive. Both of these houses were not completed until the so called renting season had long gone by. The Alimar was finished about the end of November. Hamilton M. Weed, the builder, succeeded in renting all but two of the apartments in less than three months. Stewart Brothers completed their structure in December, and nearly all the apartments in it were leased and taken possession of when Riverside Drive was covered with snow.

In recalling the experiences of renting the apartments in such an "off season," W. R. Stewart said, the other day, that few persons have any conception of the numberless changes that are taking place at all seasons of the year in a great metropolis like New-York. "This prevailing notion," he said, "that the demand for high class apartments ceases in October or November is utter nonsense. At no time of the year are there more people coming from all parts of the country to settle down in New-York than in the winter months. Apart from those who have acquired wealth in the smaller towns of this country, and who naturally come to New-York to enjoy their riches, the business changes and shifting of positions that take place throughout the commercial and industrial world at the beginning of every new year always bring a great number of new people to this city. The apartment house landlord gets his share of this influx, as well as the hotel and boarding house keeper. Our experience with this class of newcomers to the city has been eminently satisfactory. As a rule they are quick to do business, and seldom unreasonable in their dealings, whereas the sophisticated New-Yorker often goes beyond the bounds of reason in his expectations."

Among the newly begun operations on the West Side since Bryan's defeat is one at the northeast corner of Broadway and Ninety-seventh-st., where the ground is being broken for a large seven story apartment house, to be built by C. Wilson, the builder of the Wilmington, directly opposite. Mr. Wilson has had plans prepared by W. H. Boylan, the architect. According to these plans there will be five apartments on each floor, one of ten rooms, two of nine, one of eight and one of six. The building is estimated to cost $275,000. The size of the plot is 101x150 feet.

Commenting on the success of the Von Colon, the new seven story apartment house, now approaching completion, in Ninety-seventh-st., near Riverside Drive, Charles D. Hobbs said yesterday that the demand for small, moderate priced apartments, with large and light rooms, was greater than for any other class of accommodations. "Builders heretofore have proceeded with the mistaken idea," said Mr. Hobbs, "that families requiring a small number of rooms would be satisfied with the type of bedrooms that used to be provided in the now obsolete style of five story flathouse. The first thing taken into consideration nowadays is the size of the rooms, especially that of the bedrooms. The little bandboxes of yore are not wanted at any price. Tenants prefer getting along with a fewer number of rooms, if these rooms be large and light, to having a whole lot of the kind in which folding beds and other makeshifts have to be used in order to have sufficient space to turn around in. In the Von Colon the bedrooms are 16x10 feet, the parlors 13.6x15.6, the dining rooms 12x17, and so on. Every room has direct outside exposure. These facts, together with the moderate rents and all the modern conveniences, are what make the apartments in the Von Colon rent so well."

Among the new houses in Central Park West, the Cherbourg, at the northwest corner of Ninety-second-st., has been, considering its class, signally successful. The building contains twenty-one apartments of nine and ten rooms, ranging in rent from $1,650 to $2,500 a year. Fifteen of the highest priced apartments have been rented in about a month's time. Mr. Signell, the builder and owner, attributes this remarkable record to several of the unique and important features which the Cherbourg possesses. Chief among these are the provisions that have been made for servants and the arrangement of the kitchens, which are entirely out of sight, there being no communication between them and the halls. For the servants a separate bathroom has been provided, and this, together with their bedroom, is entirely away from the family rooms. Mr. Signell says that this arrangement has appealed very strongly to women who have come to inspect the apartments. Of course, there are a number of other features in the Cherbourg that have contributed to its success.

The newest scheme devised by the Central Realty Company in connection with the opening of its One-hundred-and-nineteenth-st. and Morningside-ave. building is to arrange one of the apartments of this house for a caterer, who is to furnish table board or single meals to the tenants. In this way the features of an apartment hotel and housekeeping apartments will be combined. Those tenants who do not want to bother with the cares of housekeeping, or who have wearied of the servant girl problem, will no longer have to struggle with the ways and means of getting the next meal. Husbands can come home from their day's toil with the comforting thought that they will not be called upon to help wash the dishes after dinner. The scheme of the Central Realty Company will be hailed as an inspiration. The venture is assured of success before its inception. There are thousands of families in this town who have dreamed of such a thing but never dared to hope for its realization. Provision will be made to board about fifty persons. A large dining room will be fitted up on the ground floor. Only the tenants of the two houses—the one on the One-hundred-and-eighteenth-st. corner, and the adjoining one, running to One-hundred-and-nineteenth-st.—will be admitted. The meals will be served at reasonable rates. The best of service will be provided. The apartments in the new building will be completed on December 15. It is in every way a duplicate of the One-hundred-and-eighteenth-st. building, being arranged in four, five, six and seven room suites. Leases are now being made for the apartments.

REAL ESTATE TRANSFERS.

68th-st, No 43 West, 19x100.5; Martha R Weed and another to Louise Veltin. $1
31st-st, No 415 West, 25x98.9, George W Ellis, referee, to Mary E Brinkerhoff. 20,000
3d-ave, No 587, e s, 20x100; W Holden and another to William H Weeks. 1
80th-st, No 204, s s, 204.5 ft e of 5th-ave, 25.7x100.8; Lenox-ave, w s, 50.5 ft n of 120th-st, 50.5x100; William H Weeks to W. Holden and another. 1
118th-st, No 348 East, 16.6x50.5; Arthur D Truax, referee, to Samuel Katz. 4,800
103d-st, s s, 100 ft e of Park-ave, 50x100.11; Daniel Sheffin, et al, to William H Heddendorf. 27,000
Avenue B, No 287, e s, 20x68; Louis Cohn to Sadie Kahn. 1
70th-st, No 322 West, 20x100.5; Eva P Graff to William R Roiston. 1
119th-st, n s, 175 ft w of 8th-ave, 25x100.11; Charles J Knapp to Cora Martin. Exchange
77th-st, Nos 240 and 242 East, 58x102.2x irregular; Harris Mandelbaum and another to Gottlieb M Karpas and another. 1
60th-st, s s, 225 ft e of 11th-ave, 25x100.5; Alexander Davidson to Lena Schultz. 1

NEW BUILDING PLANS.

90th-st, No 222 West, for a six story and basement brick flathouse, 25x73.8; Mrs R Shapiro, No 1 Beekman Place, owner; M Bernstein, No 245 Broadway, architect. $28,000
98th-st, s s, 80 ft w of Park-ave, for two five story brick and stone flathouses, 25x86.6; Muller & Schuering, No 418 East 91st-st, owners; John Hauser, architect. 44,000
140th-st, n s, 100 ft w of 7th-ave, for seventeen five story brick flathouses, 27x85.6 and 28x85.6; Seitz & Schreiner, No 143 West 125th-st, owners; John Hauser, No 1,961 7th-ave, architect; each. 25,000
Delancey-st, No 91, for a six story brick flathouse and store, 25x73.6; Paley & Lapin, No 141 Division-st, owners; M Bernstein, architect. 28,000
Essex-st, No 40, for a seven story brick flathouse and store, 25x87.9; Paley & Lapin, owners; M Bernstein, architect. 30,000

Auction Sales of Real Estate. | Auction Sales of Real Estate.

WILLIAM M. RYAN, Auctioneer.

OFFICE 149 Broadway, N. Y. City.

Real Estate will undoubtedly enjoy a large share of the prosperity assured through the Sound Money victory.

I believe that one of the best methods of selling property at the present time is at auction. Only a few days have passed since the election and the public has already shown its interest in the auction market by lively bidding at my sales held on Wednesday, Thursday and Friday last.

It is my opinion that as the season progresses the auction room will be attended by larger audiences than it has seen for many months.

I append a list of the sales which I am advertising for the immediate future. The properties described are valued in round figures at over $2,000,000.

All sales take place at 12 O'CLOCK NOON, at the NEW YORK REAL ESTATE SALESROOM, 111 Broadway, N. Y. City, on the respective days advertised.

MONDAY, NOVEMBER 12TH, 1900.
South & Jackson Streets,
Northwest corner, valuable parcel, 50x84.6 ft.
No. 467 West 34th Street,
Between 9th and 10th aves., 3 story and basement dwelling, 20.10x74.1.
Nos. 149, 151 & 153 Wooster Street,
Near Houston St., substantial 8 story warehouse; size 74.6x100 ft.
TUESDAY, NOVEMBER 13TH, 1900,
Supreme Court Foreclosure Sale,
Under direction of Joseph McElroy, Esq., Referee,
No. 26 West Houston Street,
Near Mercer St., substantial 5 story and cellar iron and brick front building almost covering lot 25x105 ft.
Donald B. Toucey, Esq., Plaintiff's Attorney, 275 Broadway. Maps at Auctioneer's office.
No. 848 East 140th Street,
Near St. Ann's Avenue, four story and basement brick apartment house, 25x100.
WEDNESDAY, NOVEMBER 14TH, 1900.
Executor's Sale,
Absolute Without Reserve.
To close Estate of Mansuy P. Dodin, deceased, the valuable factory property
Nos. 242 to 252 East 122nd Street,
Near 3rd Ave., being a substantial four story brick factory containing about 22,000 square feet of floor space exclusive of basement; size 66.4x99.11. Land under building is Leasehold property having about 40 years to run.
JAMES P. ALBRIGHT, Esq., Attorney, 291 Broadway.
WILLIAM F. CLARE, Esq., Attorney, 149 Broadway.
Maps at Auctioneer's office.
Columbus Ave., S. E. Cor. 60th St.,
valuable vacant plot; size 75x80 ft.
Nos. 507 & 509 West 150th Street,
near Amsterdam Ave., two 4 story brick dwellings; size each 15x99.11.
No. 13 West 135th Street,
near 5th Ave., 4 story brick flat; size 17.8x99.11.
THURSDAY, NOVEMBER 15TH, 1900.
No. 69 Houston Street,
near Wooster St., substantial 7 story and cellar brick store; size 25x95.
Kingsbridge Road,
near Natalie Ave.,
two choice lots with two story frame building.
No. 350 East 124th Street,
near 2nd Ave., 3 story stone front dwelling; size 18x100.11.
Nos. 240, 242 & 244 West 122d Street,
near 8th Ave., three 5 story and cellar brick apartments; size 34x100.11.
Nos. 506 to 514 West 133d Street,
near Amsterdam Ave., five 5 story and cellar brick and stone apartment houses, 25x99.11 each, under construction.
FRIDAY, NOVEMBER 16TH, 1900.
No. 351 East 17th Street,
4 story brick dwelling covering lot, 21x92 ft.
MONDAY, NOVEMBER 19TH, 1900.
5th Ave. & 127th Street,
Northwest corner, 49.11½x100, with apartment house under construction.
West End Ave. & 70th Street,
Northeast corner, handsome dwelling, 17x70 ft.
TUESDAY, NOVEMBER 20TH, 1900.
EXECUTOR'S SALE,
ABSOLUTE WITHOUT RESERVE.
Estate of Matthew J. O'Connor, deceased.
No. 326 East 117th Street,
Near 2d Ave., the valuable lot, with frame building and stable thereon; size 25x100.11.
JACOB E. SALOMON, Esq., Attorney, 302 Broadway.
Maps at Auctioneer's office.

No. 221 West 62d Street,
Near Amsterdam Ave., 5 story tenement house; lot 25x100.5.
No. 239 West 62d Street,
Near Amsterdam Ave., 5 story tenement house, lot 25x100.5.
No. 48 West 97th Street,
Near 8th Ave., 4 story dwelling, 20x100.
WEDNESDAY, NOVEMBER 21ST, 1900.
3RD AVENUE, e. s., 92 ft. s. 172ND ST., valuable plot, 108x100 ft.
No. 89 Henry Street,
NEAR PIKE ST., 3 story brick building, 29x75 ft.
Westchester & Wales Aves.,
Southwest corner valuable plot, containing about 4 lots.
BROOKLYN PROPERTY.
(This property will be sold at the Brooklyn Real Estate Exchange, No. 189 Montague Street, Brooklyn, N. Y.)
12th Ave. & 37th Street,
Northeast corner, size 85x800 feet.
39TH STREET, s. s. 300 ft. w. of 12th Ave.; size 20x95 ft.
12TH AVENUE, 39th and 40th Streets, 10 lots.
THURSDAY, NOVEMBER 22ND, 1900.
No. 72 East 122d Street,
near Park Ave., 5 story apartment house, 20x100.11 ft.
FRIDAY, NOVEMBER 23D, 1900.
148TH STREET, n. s., 350 ft. w. of CORTLANDT AVE., valuable plot with improvements; 50x106.6 ft.
MONDAY, NOVEMBER 26TH, 1900.
No. 22 Bradhurst Ave.,
near 143d St., 5 story apartment house, 26.5x83 ft.
TUESDAY, NOVEMBER 27TH, 1900.
Absolute Sale, Without Reserve,
No. 349 East 83d Street,
near 2d Ave., 3 story and basement brownstone private dwelling; full possession.
GEORGE BURT HEATH, Esq., Atty., 32 Nassau St.
WILLIAM F. KIMBER, Esq., Atty., 10 Wall Street.
Maps at Auctioneer's office.
Nos. 2293 & 2295 Southern Boulevard,
near Home St., two lots, 25x100 each, with buildings thereon.
FRIDAY, NOVEMBER 30TH, 1900.
Jackson & South Streets,
Northwest corner, valuable plot, 50x104.4 ft.
ST. NICHOLAS AVE. & 128TH ST.,
Southeast corner, 5 story apartment house, lot 25x86 ft.
MANHATTAN AVE. & 111TH STREET,
Northeast corner, valuable plot, 100.11x145 ft.
WEDNESDAY, DECEMBER 5TH, 1900.
EXECUTOR'S SALE,
BY ORDER OF JOHN T. & JAS. A. FARLEY, EXECUTORS,
ESTATE OF MRS. B. M. FARLEY, DECEASED.
Valuable Investment Properties,
Columbus Ave. & 72d Street,
Southeast corner, 6 story and cellar brick and stone apartment house, with stores on 1st floor, and offices on 2d floor, and two apartments on each of the floors above, containing elevator, steam heat and all modern improvements; plot 45x102.2 ft.
Columbus Ave. & 77th Street
Southeast corner, substantial 7 story and basement apartment house with stores on the ground floor, and two apartments on each of the floors above; elevator, steam heat, hard-wood trim and all improvements. Terms very liberal. Maps at Auctioneer's office.
MONDAY, DECEMBER 10TH, 1900,
Executors' Sale, absolutely without reserve,
162 Bowery,
BETWEEN BROOME & SPRING STREETS,
valuable lot with 3 story brick building thereon; size 25x100.
70 PER CENT. may remain on Bond and Mortgage for 3 years at 4½ per cent.
W. B. & G. F. CHAMBERLIN, Attys. for Executors, 31 Nassau St.
Maps at Auctioneer's office.

For further particulars apply to
WILLIAM M. RYAN, Auctioneer, Appraiser &