WASHINGTON NEWS NOTES.

Washington, December 22.

THE NINTH INFANTRY.—At Tien-Tsin Captain Lee Hall, who is celebrated in song and story as a Texas ranger and who as a volunteer officer in the Army commanded the late General Lawton's Macabebe scouts in the Philippines, has returned to Washington, and a short time ago received an interesting letter from Major Jesse M. Lee describing the assault on Tien-Tsin, and particularly the part in that affair taken by the 9th Infantry. When Colonel Liscum was shot down Major Lee succeeded to the command of the regiment. In his letter to Captain Hall Major Lee says:

The story of the battle of Tien-Tsin, which was the big fight, you probably have seen. Some things have been exaggerated in the papers, but it was a hard struggle, a bloody fight. My battalion lost 25 per cent of the force that started out. By all known rules I should have been knocked out, but by some inscrutable dispensation of Providence I was the only one of four of "field and staff" who escaped unhurt. I am no hero, but have the proud satisfaction of being recognized as one who did his duty. The Colonel (General Liscum) fell mortally wounded at 9 a. m., and the command devolved upon me. We held on under fire, sometimes very hot, until nightfall, and the battle being over I succeeded in saving the balance of my command, carrying off all our wounded and the body of our Colonel. We were beyond all succor or assistance of any kind, so it seemed. We held on like grim death, and it was death in many cases. Early in the day, about 10:30 a. m., I sent back for ammunition, but none came; for help to take off our wounded, but none came; for reinforcements, but none appeared nearer than within one hundred and fifty yards of us. My battalion adjutant, who took the message and returned, was hit three times. It has been surmised that our Colonel made a mistake in putting us into the fight where we were. He made no mistake. We brought out a little less than the right's effective force. One battalion had not got up the river, one company had been left as guard, and one hundred men were sent to another place. When forming we met a hot, destructive flank fire. Our Colonel, instead of getting his men away, did the soldierly thing of fronting and going for that fire. So we met and took the fire, which would have been poured into a column on our left a short distance away. I feel justly proud of my comrades in the 9th for acquitting themselves as true American soldiers.

MR. CARNEGIE "TOUCHED."—"The Star" says:

Andrew Carnegie, of Pittsburg, donor of libraries, stepped out of the Shoreham Hotel yesterday morning and started for Senator Hanna's residence, just around the corner on Lafayette Square. Two gentlemen who were waiting for him at the hotel approached and asked for five minutes' talk with him.

"All right," responded Mr. Carnegie, "but just walk along with me; I am behind time."

So they went along together, and as they walked the two gentlemen laid before Mr. Carnegie the necessity for a public library at Fort Dodge, Iowa. They said Fort Dodge needed a library the worst kind, and the way things were going it seemed that the only chance of getting one was for some great and good philanthropist to give them one. They talked their case for the square and a half between the Shoreham and Senator Hanna's house, and when the party reached the Senator's door the library was won.

"Surely," said Mr. Carnegie, "Fort Dodge shall have a library building. Let the city donate a site and agree to maintain the library, and as soon as this is done draw on me for $30,000 for the building. Good day."

The two men were Solicitor O'Connell and Director of the Mint Roberts, of the Treasury Department. It was one of the most successful cases of "touch" on the public streets on record.

A CURIOUS FITNESS TEST.—That the Administration has resolved upon a policy of careful retrenchment and strict economy in the expenditure of the public funds is abundantly demonstrated by the recent promotion of a clerk in the Treasury to the important position of Fourth Assistant Auditor of the Treasury for the Postoffice Department. A vacancy at this post was created by the promotion of A. C. Lawshe to be Auditor for the Philippines. The President's attention was called to the fact that, aside from experience and fitness, what was most needed in the Fourth Assistant Auditor of the Treasury for the Postoffice Department was a short name. It was explained to Mr. McKinley that all this official has to do is to pass upon accounts and attach his signature to warrants, but that there is so much signing to do that a long name would delay the transaction of public business in the time required to write it several hundred times a day. Furthermore, it was shown to the President that by selecting a man in whose name there were not over six letters actually two months a year would be saved to the Government in the expedition of the business of the Department. Without further parley Mr. McKinley instructed the appointment clerk to pick a man answering the requirements as to brevity of nomenclature as well as to experience and fitness. The choice fell upon N. L. Chew, and the politicians who insist upon being consulted whenever the President has a vacancy to fill are now advising all constituents seeking places in the auditing department of the Government to cut their names down to the lowest possible number of letters.

UNLUCKY OHIO STATESMEN.—Ohio statesmen at Washington have had such unlucky experiences with the automobile that they now look upon that new vehicle in all its forms as a thing to be avoided. Last summer Senator Foraker, while riding in an automobile, had a smashup, as a result of which he came near losing his right hand. Not once since then has the Senator ridden in an "auto," and he shies every time one of the contrivances crosses his orbit. Yesterday Dr. James A. Norton, who represents the XIIIth Ohio District in the House, started for a ride in an automobile, contrary to the earnest advice of Senator Foraker. Dr. Norton is now laid up for repairs. He had not been on the road ten minutes before the automobile, with singular perverseness in its relations to Ohio statesmen, deliberately rammed itself with full force against a wall, sending the doctor hurtling through the air toward Maryland and inflicting upon him more bruises than the attending physicians have yet been able to count. Numerous as is the Ohio colony in Washington, not one of its members will now consent to ride in an "auto."

PENNSYLVANIA LEADERS IN POOR HEALTH.—The approach of the final struggle at Harrisburg in the fierce Senatorial contest in Pennsylvania is a reminder that both of the chief gladiators in that contest are in poorer health than is generally known. Reference is made to Matthew Stanley Quay, of Beaver, and Christopher Magee, of Pittsburg, who have been fighting each other for twenty years or more, and have in all that time kept the politics of the Keystone State in terrible turmoil. What the nature of Mr. Quay's illness is only his family and physicians know, but that it is serious was shown by the fact that a few evenings before he left Washington, soon after the reassembling of Congress, for his winter residence in Florida, he had a sudden sinking spell which aroused the gravest fears of his physicians and family. The intimate friends of Mr. Magee are aware that he is suffering from an affection which may at any time remove him from active participation in politics, if, indeed, it does not completely cut short his career. At the same time, it is expected that Quay and Magee will be at Harrisburg when the Legislature meets there next week, personally to command their forces in the big battle that is scheduled to occur.

THE DEMOCRATIC PARTY'S VICE.—Senator Harris, Popocrat, of Kansas, takes an original view of the agitation for reorganization of the Democratic party. The Kansas statesman, who, by the way, was a Confederate soldier and represents a State in which there are more Union soldier drawing pensions than there are relatively in any other State, declares that if the Democracy is reorganized with the view of eliminating Populism from its make up, it will generate fiercer sectionalism in the country than has existed for twenty years. He argues that if Populism is lopped off from the Democracy all that will be left of the latter party will be in the South, and in such an arrangement as this the Populists of the West could never be induced to co-operate.

THE SPECTACULAR IN POLITICS.

SOME CAMPAIGN CUSTOMS OF THE PAST.

From Leslie's Weekly.

The first time that there were any demonstrations of a spectacular order in a Presidential campaign was in 1840, when miniature log cabins were drawn on wagons in the Whig processions, escorted by companies of men in coonskin caps, and some in the garb of Indians, all of which were suggested by the early life of the candidate, William Henry Harrison. Companies of men dressed as pioneers appeared in the Fremont processions in the campaign of 1856, and "prairie schooners" were a feature of these demonstrations, illustrating phases in the life of the Pathfinder of the Rockies and the Sierra Nevadas.

In 1860 the Republicans had companies of rail splitters, to represent Lincoln in one of his activities as a young man on the frontier. The most picturesque and distinctive feature of the Republican parades in that year, however, were the "Wideawakes." This order originated in Hartford, Conn., and was not suggested by Lincoln's own candidacy, for one of the Hartford "Wideawake" clubs was formed before Lincoln was nominated, and escorted him to one of the halls in that city, where he made a speech, on his visit to the East in February, 1860. At that time Seward's nomination was believed, in the Eastern States, to be inevitable. The "Wideawake" idea quickly spread all over the North after the nomination of Lincoln and Hamlin in May of that year, and it is estimated that there were more than two hundred thousand "Wideawakes" in the free States in that canvass.

In the canvass of 1880 the formation of towpath clubs, in honor of Garfield, the Republican candidate, who worked for a time on a canal in his earlier years, was proposed, but it met little favor from the candidate or his campaign managers. Clubs of Boys in Blue, however, were formed to commemorate Garfield's service in the Union Army, and in one procession in New-York, which was reviewed by General Grant, over fifty thousand participants of this order appeared. It was the largest procession on either side seen anywhere in the United States in the canvass of 1880.

All these campaign clubs, except the "Wideawakes" and the Boys in Blue, originated in the West, and, with the exception of these two orders, by far the largest of the processions took place in the West. The Rough Rider clubs are a distinctively Western idea also, but it is likely to spread all over the country. It will lend picturesqueness and interest to political demonstrations.

THE FEDERAL TREASURY.

Washington, Dec. 22.—The condition of the Treasury, divisions of issue and redemption, at the beginning of business to-day was as follows:

RESERVE FUND.	
Gold coin and bullion	$150,000,000
TRUST FUNDS—DIVISION OF REDEMPTION.	
Gold coin	$262,873,379
Silver dollars	426,915,000
Silver dollars of 1890	4,685,241
Silver bullion of 1890	57,418,759
United States notes	1,570,000
Total	$753,457,379
DIVISION OF ISSUE.	
Gold certificates outstanding	$262,873,379
Silver certificates outstanding	426,915,000
Treasury notes outstanding	62,099,000
Currency certificates outstanding	1,570,000
Total	$753,457,379
GENERAL FUND.	
Gold coin and bullion	$63,459,261
Gold certificates	34,553,820
Silver coin and bullion	4,152,490
Silver certificates	4,276,499
United States notes	9,609,002
Other assets	11,876,670
Total in Treasury	$127,927,642
Deposits in National banks	97,207,052
Total	$225,134,694
Current liabilities	85,106,719
Available cash balance	$140,027,974

NATIONAL BANK REPORTS.

Reports of the condition of the following banks at the close of business on December 13 show the figures given:

National Shoe and Leather—Loans and discounts, $3,729,551 90; total resources, $6,246,556 22; individual deposits subject to check, $3,986,997 64.

Gallatin National—Loans and discounts, $5,352,788 75; total resources, $17,317,494 39; individual deposits subject to check, $3,883,276 10.

Mercantile National—Loans and discounts, $11,184,382 40; total resources, $18,691,807 27; individual deposits subject to check, $6,817,575 07.

Merchants' National—Loans and discounts, $12,595,604 43; total resources, $21,043,840 34; individual deposits subject to check, $6,367,877 84.

Seaboard National—Loans and discounts, $13,115,829 88; total resources, $21,891,157 66; individual deposits subject to check, $4,070,754 93.

National Park—Loans and discounts, $45,200,062 85; total resources, $71,861,516 84; individual deposits subject to check. $34,182,221 81.

OFFER TO INVESTORS.

Tracy & Co. offer to investors a choice selection of high grade railroad bonds, as advertised in another column.

REAL ESTATE.

The various transactions in the real estate market last week were not in the main of such particular importance as those of the preceding week. Property in the vicinity of Fifth-ave. figured most prominently in the week's budget.

The sale of the greatest general interest was that of four lots on the north side of Ninety-first-st., near Fifth-ave., by Andrew Carnegie to William D. Sloane. This sale was reported on Friday. In its relation to the northern boundary of the "exclusive section" this sale is like corroborative testimony—it tends to settle the question beyond doubt.

This northward movement of the boundary line began two years ago, when Andrew Carnegie bought the two block fronts in Fifth-ave. between Ninetieth and Ninety-second sts., and built a house for himself on the southerly block. This sale resulted in a boom in the upper Fifth-ave. property fronting on Central Park, and before it subsided, in May, 1899, three and one-half block fronts in the neighborhood had passed into new hands. Since that time there have been few sales, owing to the excessive demands made by some of the buyers who invested for speculative purposes. It is reported that Mr. Sloane is to build two residences on his purchase for two sons-in-law, John H. Hammond and James A. Abercrombie Burden, jr. These men bought the northeast corner of Fifth-ave. and One-hundred-and-second-st. when the northward movement began, but did not build.

Another piece of Fifth-ave. property, the transfer of which was made public last week, was that of No. 394. George C. Boldt, of the Waldorf-Astoria Hotel, became its owner by the transaction. The building stands between Thirty-sixth and Thirty-seventh sts. It is a business structure, and is a good investment, as it is rented at particularly advantageous terms.

It was reported yesterday that a client of David Stewart had purchased the mercantile building at Nos. 483 and 485 Fifth-ave. from the estate of Mayer Kahn. The building is seven stories high and stands on a plot 32.11x100. It faces the old reservoir and the new library site. The buyer is said to be an out-of-town investor, who paid cash.

The Iroquois apartment house, in West Forty-fourth-st., sold for cash, was another transfer in the neighborhood of Fifth-ave.

The air about Longacre Square was filled all the week with stories of new theatres to be built in the neighborhood.

The sale was reported yesterday morning of Nos. 73 to 79 Fulton-st., northeast corner of Gold-st., a six story building, to ex-Mayor Charles A. Schieren of Brooklyn. The building was owned by the estate of the late John T. Wilson. It was valued at $250,000 by the estate.

Some other good transactions reported last week were the sale by Charles T. Barney of the block front on the east side of Broadway between Eighty-fifth and Eighty-sixth sts.; the purchase by a builder, who intends to erect a ten story apartment hotel on the site, of the southwest corner of Broadway and Sixty-seventh-st., and the purchase of the northeast corner of Broadway and One-hundred-and-first-st. by Flake & Dowling.

THE MORSE BUILDING ALTERATIONS.

Plans for alterations to the Morse Building, on the northeast corner of Beekman and Nassau sts., were submitted at the Department of Buildings yesterday by Charles W. Hall, through the architects, Bannister & Schell. The improvements will cost $150,000, and consist of adding six stories to the structure, which is now eight and one-half stories high, besides general interior alterations, which will make the structure an up to date one.

NEW BUILDINGS TO BE ERECTED.

Geraldine Broadbelt will erect from plans filed yesterday by Henry Andersen, architect, eleven five story brick and limestone dwelling houses, 17, 18 and 19 x100.11 on the north side of One-hundred-and-seventeenth-st., beginning 175 feet west of Lenox-ave., at a total estimated cost of $200,000.

A seven story brick apartment house, 100x97.2, will be built for D. Willis James, of Madison, N. J., on the southwest corner of Amsterdam-ave. and Eighty-sixth-st., at a cost of $150,000, from plans by Hill & Stout.

Plans have been filed by Buchman & Fox, architects, for a seven story brick apartment house, 45x98.9, to be erected for Joseph Fleischman on the north side of Twenty-ninth-st., 80 feet east of Fourth-ave., at a cost of $125,000.

PRIVATE SALES REPORTED YESTERDAY.

A. Hermanni & Co. have sold for Edward V. Ensfelder to Adolph Reichmann No. 507 East Eleventh-st., a five story double tenement house for $19,000.

McVickar & Co. have sold for Mrs. Alexander Van Rensselaer to George Sutherland the Sailor's Snug Harbor leasehold property, No. 39 East Ninth-st., a four story and basement dwelling house, on lot 25x92.3.

E. C. Denman has sold the vacant plot on the south side of Ninety-fourth-st., 100 feet west of Amsterdam-ave., 78x56x75x56.3.

Peter Axelrod has sold for William H. Jackson No. 53 to 61 East One-hundred-and-seventeenth-st., five five story flathouses, on plot 152x100.11, to Elias Gusarof, Mary Steindler and Herman Gompert.

Lea Meyer has sold to Henrietta Levy and Eva Horwitz Nos. 111 and 113 West One-hundred-and-fourteenth-st., two five story flathouses, on plot 52.6x100.11, for $59,500.

Lowenfeld & Prager have sold to Samuel D. Tomback, No. 228 East Eightieth-st., an old building, on lot 20x102.2. Mr. Tomback recently bought from the same parties No. 230 to 234.

John Peters has sold for Frederick Weber to Carrie Gill No. 308 East Ninety-third-st., a five story double flathouse on lot 25x100.8, for $18,500.

Sobel & Kean have bought the northeast corner of First-ave. and Seventy-eighth-st., a plot 54x64, also the southwest corner of First-ave. and Thirty-second-st., a plot 30x65. The buyers will improve both plots.

David Stewart has sold for the Cunningham estate to an out of town investor the plot, 50x100, on the west side of Amsterdam-ave., 75 feet north of One-hundred-and-fifty-fifth-st. The property has three story business buildings on it and adjoins the Washington Heights Presbyterian Church.

The following properties are reported sold: No. 121 West Forty-fifth-st., an old stable on lot, 38.4x82, by Pierson E. Sanford; a vacant plot, 50x105, on the east side of Eleventh-ave., 50 feet north of Fifty-first-st., to John Frick, who gave in exchange No. 350 West Forty-first-st., a five story building on lot 25x98.9; also the plot on the south side of One-hundred-and-thirty-fifth-st., 350 feet east of Seventh-ave., 50x91.3x62.3x128.3, by Thomas J. McLaughlin.

Charles E. Duross has leased to Conron Brothers, for twenty-one years, with renewals, the block front between Thirteenth and Fourteenth sts., on the east side of Tenth-ave., running back 150 feet, with the exception of the southeast corner of Fourteenth-st. and Tenth-ave., 22x80. The lessees agree to put up a four story building, a cold storage warehouse, with stores, which becomes the property of the Weeks, Ludlow and Roosevelt estates, the several lessors, at the expiration of the leases.

David Stewart is reported to have sold for the Mayer Kahn estate the seven story business building, on plot 31.11x100x irregular, Nos. 483 and 485 Fifth-ave., just north of Forty-first-st. The price at which the property has been held is said to be about $400,000.

Walter Jennings has sold his residence, No. 17 East Forty-first-st., 21x98.9, to Thomas Hastings, of the firm of Carrere & Hastings.

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. Dec. 14-20, inclusive.	1899. Dec. 15-21, inclusive.
Total number for Manhattan	211	197
Amount involved	$3,587,544	$2,188,615
Number nominal	112	97
Total number for Manhattan, January 1 to date	9,808	10,500
Total amount for Manhattan, January 1 to date	$95,860,714	$128,124,411
Total number for The Bronx	83	104
Amount involved	$159,385	$237,275
Number nominal	47	44
Total number for The Bronx, January 1 to date	4,570	4,726
Total amount for The Bronx, January 1 to date	$10,826,139	$12,608,911
Total number for Manhattan and The Bronx, January 1 to date	14,378	15,226
Total amount for Manhattan and The Bronx, January 1 to date	$106,686,853	$140,733,322

MORTGAGES.

Total number	293	349
Amount involved	$4,458,704	$4,318,847
Number over 5 per cent	109	160
Amount involved	$978,806	$1,219,035
Number at 5 per cent	88	111
Amount involved	$1,410,900	$1,555,994
Number at less than 5 per cent	96	78
Amount involved	$2,068,998	$1,543,818
Number above to banks, trust and insurance companies	87	80
Amount involved	$2,031,550	$1,710,550
Total number, Manhattan, January 1 to date	10,538	12,429
Total amount, Manhattan, January 1 to date	$231,067,384	$367,329,223
Total number, The Bronx, January 1 to date	4,155	5,620
Total amount, The Bronx, January 1 to date	$36,179,747	$31,498,552
Total number, Manhattan and The Bronx, January 1 to date	14,693	18,049
Total amount, Manhattan and The Bronx, January 1 to date	$267,247,095	$398,827,775

PROJECTED BUILDINGS.

Total number new buildings	45	318
Total amount	$1,392,210	$8,868,050
Total amount alterations	$216,980	$380,360
Total number new buildings, Manhattan and The Bronx	1,921	4,751
Total amount new buildings: Manhattan, January 1 to date	$47,632,710	$99,590,564
The Bronx, January 1 to date	8,266,560	20,063,757
Totals, January 1 to date	$55,899,270	$119,654,321
Total amount alterations, Manhattan and The Bronx, January 1 to date	$6,566,264	$6,992,377

REAL ESTATE TRANSFERS.

Forest-ave, w s, 583.7 ft s of 165th-st, 18.11 x87x irregular; James Morrison and wife to William Morrison, R S, $1; mortgage, $4,500 .... $1

76th-st, No 50 East, 17x102.2; William M. Evarts to Stuyvesant Wainwright; R S, $22 22,000

3d-st, No 53 East, 20x77.5; Bessie Kittenplan to Samuel Blum and another; R S, $4 14,000

119th-st, s e corner Lexington-ave, 33.3x100.11; Zacharias Kurzman, referee, to Lewis S Davis; R S, $2; mortgage, $55,000 2,000

114th-st, n s, 100 ft e of Lenox-ave, 25x100.11; Arthur A Swang to E B Wintersmith; R S, $1; mortgage, $22,000 1

St. Ann's-ave, w s, 180.4 ft s of Westchester-ave, 81x83.2x90.9x124; Adrian H Larkin, referee, to Walter Seamen; R S, $32; mortgage, $18,000 32,000

Pilot-ave, n s, 213.8 ft e of Main-st, 100x100; Frederic S Barnum, referee, to Jane A Dickie; R S, $11 50 11,190

Main-st, w s, 100 ft n of Washington-ave, 309.11x844.11 to Eastchester Bay x—x598; Frederic S Barnum, referee, to Thomas McLure, R S, $14 50 14,250

3d-ave, s w corner 171st-st, 25x98.7x25x100; Emil Meyer to Charles Meyer; mortgage, $23,000; R S, $3 1

26th-st No 506 West, 25x98.9; Hugh McElroy to Kate Johnson; R S, $1; mortgage, $9,000 1

Pelham Bay Park, at Long Island Sound, runs w 290.6 to Pelham Road x n e 150x e 273.3 to Sound x s — to beginning; William B. Randall to the Pelham Shore Improvement Company, R S, $10; mortgage, $7,000 .... $10,000

9th-st, n s, 168 ft w of Avenue D, 25x92.3; William H Drake to Catherine Neely; R S, $5 .. 15,000

Houston-st, s s, 50 ft w of Wooster-st, 25x95; Thomas F Donnelly, referee, to the rector, etc, of St Matthew's Church; R S, $50 50,000

76th-st, n s, 140 ft w of Amsterdam-ave, 25x102.2; John Delahunty, referee, to Frank V Burton, R S, $25 50 25,500

126th-st, No 214 West, 16.8x99.11; Lizzie M Van Brunt, widow, to Long Island Investment and Improvement Company; R S, $2; mortgage, $10,750 1

18th-st, No 342 West, 25x92; Rose N Lesser to Leonore Rosenthal; R S, $9; mortgage, $28,250 .. 37,250

100th-st, Nos 57 and 59 East, 60x100.11; Samuel J. Ruth and another to Jacob Bluestein; R S, none; mortgage, $47,000 100

Amsterdam-ave, e s, 104.8 ft n of 98th-st, 29.11x—x24.10x100; Herman Merckle to Henry Merckle; R S, $8; one-half part; mortgage, $17,000 1

117th-st, n s, 132.11 ft w of St Nicholas-ave, 25x100.11x irregular; John F. Scannell to Elsie S Allison; R S, $11; mortgage, $80,000 100

PLANS FOR NEW BUILDINGS.

29th-st, n s, 80 ft e of 4th-ave, for a seven story brick flathouse, 45x98.9; Joseph Fleischman, No 19 West 25th-st, owner; Buchman & Fox, architects $125,000

117th-st, n s, 175 ft w of Lenox-ave, for eleven five story brick and stone dwelling houses, 17.18 and 19 x100.11; Geraldine Broadbelt, No 62 West 124th-st, owner; Henry Andersen, No 1,181 Broadway, architect 200,000

Amsterdam-ave, s w cor 86th-st, for a seven story brick flathouse, 100x97.2; D Willis James, Madison, N J, owner; Hill & Stout, No 1,123 Broadway, architect 150,000

WEST END GOSSIP.

Sherman Square and its immediate vicinity is just now the scene of the construction of three magnificent apartment structures which, when completed, will accommodate something like two hundred tenants. One of these structures is W. E D. Stokes's $2,500,000 apartment hotel, a seventeen story monster, covering an area of 45,000 square feet of ground on the west side of Broadway from Seventy-third to Seventy-fourth-st. The other is Hamilton M. Weed's twelve story apartment house, at the northeast corner of Broadway and Seventy-first-st., and the third is the eight story Astor apartment house, at the northwest corner of Seventy-fifth-st. and Broadway. According to present indications, the three buildings may possibly be completed by this time next year. Mr. Weed's apartment house will probably be finished by October. Its architecture is of an ornate character, being designed after the style of the French Renaissance, by Janes & Leo, who were also the architects of Mr. Weed's former apartment house enterprise, the Alimar, at One-hundred-and-fifth-st. and West End-ave. The present building will be notable for various innovations, among which a storage room for automobiles may be mentioned as one of the twentieth century novelties that is likely to be a feature of all future high class apartment houses. There will be four apartments to a floor, arranged in ten, eight, seven and five room suites. There being private residences with large yards in the rear and at the side of the building, every room in it will have a free and clear outlook. As for the Stokes Hotel, the builder is averse to giving any information as to the manner of its future conduct. It is said on good authority, however, that the house will be conducted after the style of the Majestic. Paul Duboy, the architect, has so planned the interior construction that tenants may secure apartments varying from two to almost any number of rooms.

There is not a real estate agent on the West Side who comes in personal contact with tenants of apartments but what agrees with the opinion repeatedly expressed in this column that the kitchenless apartment, or the house providing restaurant conveniences, offers greater opportunities for profitable returns than any other kind of property. The evolution of metropolitan life is showing a constant increase in the demand for this kind of accommodation. The servant girl question is continuing to drive people into apartment hotels. Every one in this city is fully tenanted, in spite of the exorbitant rents and the fancy prices charged for meals. If, instead of building the conventional housekeeping apartments, the uptown builder were to devote himself to solving the problem of providing accommodations of the kind furnished in apartment hotels, but at prices within the reach of the great majority, his profits would be a thousand times surer than they are with the sort of house of which there is already a surfeit. If builders will build and operators will operate, then the best thing to do is to try to meet that for which there is a demand.

According to West End real estate brokers, considerable inquiry for and quiet investigation of properties along the route of the underground road have been going on of late. If one-third of the deals that are reported as "hanging fire" should be consummated, the dawn of the new century will be under auspices so promising as to warrant the expectation of the final arrival of the long looked for boom of the upper West End.

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Block front on Morningside Ave., 118th to 119th St.

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NINE DIFFERENT ARRANGEMENTS.

The 118th St. building was all rented within three weeks after completion, except one 6 room apartment.

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A Model Semi-Fireproof Apartment House, arranged in Six-Room Suites, each room having a free and clear outlook.

Every modern convenience and first-class appointments are provided.

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VERY LARGE ROOMS—Parlors 15.6x13.6, Dining Rooms 17x12.8, Chambers 16x10, Kitchens 12.2x9.8.

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