PLANS FOR BIG HOTEL.

BRUNSWICK HOTEL COMPANY TO ERECT EIGHTEEN STORY STRUCTURE AT FIFTH-AVE. AND MADISON SQUARE.

A plan has been formulated by a number of men who are prominent in financial circles looking to the purchase of the old Brunswick Hotel property and adjacent estates at Madison Square and Fifth-ave. These men are all members of the Brunswick Hotel Company, of New-York, and the proposed purchase is to be made by this company. Some of the directors of the company are Richard Olney, ex-Secretary of State; Charles T. Barney, president of the Knickerbocker Trust Company, of No. 66 Broadway, and Oliver Ames, of Boston. The company intends not only to purchase the old Brunswick Hotel property and nearby land at Fifth-ave. and Madison Square, consisting of the entire frontage in Fifth-ave., 130 feet deep in both Twenty-sixth and Twenty-seventh sts., but to construct on the property, which contains about twenty-six thousand square feet, an up to date eighteen story hotel.

The building will be fireproof, will have nine hundred rooms and will be first class in every respect. It will be constructed according to plans prepared by Henry Ives Cobb, the wellknown architect. A

THE NEW BRUNSWICK HOTEL.
To be erected on the site of the old one, Fifth-ave. and Madison Square.

lease of the property will be arranged for ninety-nine years at an annual rental of $285,000. The company will be capitalized at $2,250,000. Subscriptions to the issue of stock in the proposed corporation will be received by the Knickerbocker Trust Company, No. 66 Broadway this city and the American Loan and Trust Company, No. 53 State-st., Boston. The subscription books will close on February 15. According to the announcement of the company one-half of the sum subscribed is to be paid when the title to the land is approved and the balance in instalments upon the call of the directors, as the erection of the building advances. Four per cent interest will be allowed on all payments until the building is completed. The directors will reserve the right to reject any subscription and if the stock be oversubscribed to allot to any subscriber less than the amount of his subscription.

The financial plan is as follows:

Total investment, land, buildings, etc., $4,750,000; mortgage, $2,500,000; 22,500 shares at $100 each, $2,250,000; rental, $285,000; 4 per cent interest on $2,500,000 mortgage, $100,000; 5 per cent interest on $2,250,000 stock, $112,500.

Under this plan the total interest on mortgage and stock would be $212,500, thus leaving a surplus of $72,500.

A second plan which the directors reserve the right to adopt if in their judgment it seems advisable is as follows:

Investments, land, building, etc., $4,750,000; mortgage of $3,000,000 at 4½ per cent; stock, $1,750,000; net rental, $285,000; interest on mortgage, $135,000; interest on stock at 5 per cent, $87,500.

If this plan be adopted the surplus would be $62,500.

The announcement of the company further says that as the tenant will pay all expenses except the administration of the company, the net surplus can be applied to a sinking fund that will probably retire the mortgage in less than twenty years, according to the first financial plan, and a few years longer by the second financial plan.

THE WEEK IN REALTY.

The real estate market was somewhat brisk in the last week. The number of large parcels that changed hands was greater than for some time. Some of the principal sales were in or near the vicinity of Longacre Square, which strengthened the common idea that the value of property in that section of the city five years hence will be considerably greater than now. One of the leading trasactions in the Longacre Square section was the sale by McVicar & Co. of the plot fronting 100.5 feet in Seventh-ave. and 100 feet in West Forty-ninth-st. The plot comprised No. 729 to 737 Seventh-ave. and No. 156 to 162 West Forty-ninth-st. Nos. 731 and 733 are two four story tenement houses, and the other buildings are frame structures of various heights. The sellers were Catherine Bigley, Isabella Urban and George F. Dewhurst, who were represented in the transaction by J. R. Brown & Co. They inherited the property from their father, who valued it at $225,000. The purchase price was withheld.

Another leading sale was the purchase by Henry Morgenthau, president of the Central Realty, Bond and Trust Company, of three parcels in Broadway between Fifty-sixth and Fifty-seventh sts. This property, which was sold by William M. Ryan, was owned by the Grannis estate. It comprises more than 21,800 square feet. It has a frontage of 75.8 feet in Broadway and 171.5 feet in Fifty-sixth-st. A part of the property extends through to Fifty-seventh-st. The plot is 116.5 feet east of Broadway, and has a frontage in Fifty-seventh-st. of 50 feet. The Central Realty, Bond and Trust Company now owns almost the entire block front in Broadway between Fifty-sixth and Fifty-seventh sts. The other holders of property in this block front are Henry C. Thacher, who has a plot 46.2 feet in Broadway and 51.6 feet in Fifty-seventh-st., and J. H. V. Cockroft, with a lot 24x93 feet in Broadway about 75 feet north of Fifty-sixth-st.

It was also learned last week that the Central Realty Bond and Trust Company was the purchaser of the old Madison Avenue Presbyterian Church and adjoining property, at the southwest corner of Fifty-third-st. and Madison-ave. This property has a frontage of 125 feet in the avenue and 157.6 feet in the street.

Another important deal was the purchase of No. 440 Broadway, a five story iron front building on a plot 30.6x98 feet by George C. Boldt.

The intention of the Chamber of Commerce to purchase the Real Estate Exchange Building, at Nos. 59, 61, 63 and 65 Liberty-st. and build in its place a home for itself was pretty generally known a week or two ago, and the announcement of the signing of the contract last week by Morris K. Jesup, president of the Board of Trustees of the Chamber, and Henry Morgenthau, president of the Central, Realty, Bond and Trust Company, was not a surprise.

Among other sales of the week in which large sums were involved was that of Nos. 1,540 and 1,542 Broadway, stable property, and Nos. 169 and 171 West Forty-fifth-st., two three story brownstone houses, each on lot 20x75.5 feet; the nine story fireproof apartment house on plot 75x100.8 feet, at the south corner of Ninety-third-st. and Central Park West; No. 64 Wall-st., a three story building on lot 25.5x99.5x25.2x99.9 feet; the lot, 25x100 feet at Seventy-first-st. and West End-ave., which was owned by ex-Mayor Grant; Nos. 4 and 6 East Forty-ninth-st., on lot 50x100.5 feet; No. 39 East Forty-ninth-st., a five story American basement dwelling house on lot 20x100.5 feet; the plot, 127.6x100.8 feet on the south side of Eighty-seventh-st., 102.2 feet east of Fifth-ave.; the plot, 78x100.8½ feet on the north side of Eighty-eighth-st., 127.9 feet east of Fifth-ave.

SALES REPORTED YESTERDAY.

One of the most important sales reported yesterday was the lot, 25x100.5 feet, on the south side of Fifty-first-st. 175 feet east of Madison-ave. The purchaser was said to be C. Brendon & Co. A five story American basement dwelling house will be erected on the lot.

Other sales were No. 25 East Thirty-third-st., a four story English basement dwelling house on lot 18.9x65x98.9 feet, by R. H. Macdonald & Co. for Nat. C. Goodwin; No. 39 East Thirty-third-st., a four story English basement dwelling house, by R. H. Macdonald & Co. for Mrs. Ella H. Browne; No. 945 Madison-ave., a four story dwelling house, on lot 18.6x100 feet, by Jacob Cohen; No. 110 East Fifty-second-st., a vacant lot 25x100 feet, by Blakeslee Barnes to Elias Kempner; No. 24 and 26 Prince-st., two five story tenement houses, on plot about 47x115x47x109 feet; No. 134 West One-hundred-and-twelfth-st., a five story flathouse on lot 25x100.11 feet; No. 316 East Ninety-fourth-st., a five story double flathouse, and No. 959 Second-ave., a four story tenement house on lot 20x75.

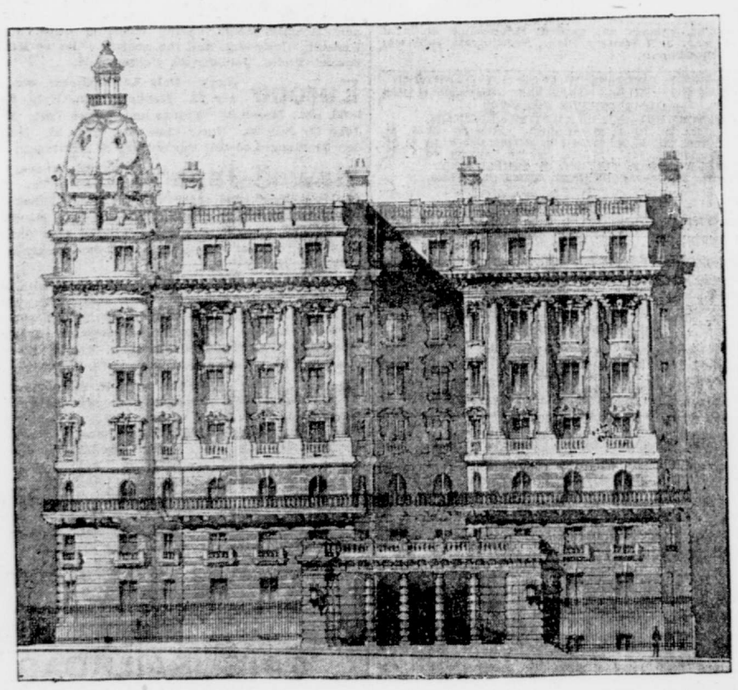
SALES OF THE FUTURE.

Bryan L. Kennelly & Co., auctioneers, real estate brokers and appraisers, will sell, on Wednesday, January 23, at the New-York Real Estate Salesroom, No. 111 Broadway, the following parcels: No. 4 West Twenty-second-st., part of the estate of Elizabeth P. Higgins, a four story and basement high stoop brownstone building, used for stores, offices and studios, with a two story extension; size of lot, 26.3x98.9. The building covers a whole lot. No. 254 West Seventy-third-st., lately the home of W. H. Gelshenen, a four story, basement and cellar brick and stone dwelling house, with two story extension; size of lot, 20x102.2. Nos. 2,071, 2,073, 2,075, 2,077 and 2,079 Seventh-ave., four story brick single apartment houses, arranged for one family on a floor, with stores; size of plot, 100.11x75. No. 13 West Sixty-fifth-st., a five story and cellar brick double apartment house, arranged for two families on a floor, seven rooms and bath to each apartment; size of lot, 30x100.5. Nos. 347 and 349 West Forty-fourth-st., two five story and basement brownstone front brick double apartment houses, four families on a floor; size of each, 27.6x100.5 and 27x100.5.

NOVELTIES FOR THE TURRETS.

A WEST END APARTMENT HOUSE PLANNED TO MEET THE REQUIREMENTS OF WEALTHY TENANTS.

The picture herewith given represents the latest addition to the list of apartment houses with which the best residential sections of the West Side are being built up. Although the foundation stones are only now being laid for this structure, it has already been christened The Turrets, a name that would indicate a desire for a similarity of nomenclature for the different apartment houses erected by the same builders—their other building being



APARTMENT HOUSE, S. E. COR. RIVERSIDE DRIVE, AT EIGHTY-FOURTH-ST.
Herbert S. Harde and R. Thomas Short, architects, Nos. 3 and 5 West Twenty-ninth-st., New-York.

called The Towers. The Turrets will occupy the site at the southeast corner of Eighty-fourth-st. and Riverside Drive, covering a plot of about twelve thousand square feet, with a frontage of 116 feet on the Drive and 126 feet on Eighty-ninth-st.

The estimated cost of the building is $350,000. The architects are Herbert S. Harde and R. Thomas Short. Apart from the effective treatment of its façade, which will be of granite, Indiana limestone, terra cotta and brick, The Turrets will have a number of novel features—features which indicate the striving for new effects and superior attractions that marks current progress in apartment house building. Perhaps the greatest novelty will be a large marble swimming pool in the basement, a gymnasium and a billiard room for the free use of the tenants. A large ballroom with a banquet hall is another of the innovations. There will be accommodations for storing and charging automobiles, and probably arrangements for the rental of the vehicles to tenants will be added.

The apartments will be arranged in suites of from ten roms and three baths to twenty rooms and six baths, the architects having designed the house with a view to meeting the demand and requirements of wealthy families who are leaving the lower Fifth-ave. districts. The twenty room suites will occupy an entire floor, thus affording much more room than the present average five story private house. They will consist of a large foyer hall, reception room, library, den, drawing room, billiard room, five chambers, five bathrooms and dressing rooms, nursery, sewing room, three servants' rooms, a servants' bath, laundry, ironing and drying rooms, kitchen and butler's pantry.

Safes for silver in the dining room will be placed in the panelling of the wainscoting. Mirrors will be placed in the panels of all chamber doors. The bathrooms and kitchens will have walls and floors of white marble. An unusual amount of closet room will be provided. The servants' quarters will be built in a wing apart from the main structure. The rents for the apartments will range from $2,000 to $10,000 a year. The builders are Herbert S. and Dudley S. Harde. They expect to complete the building by next fall.

BIG FIFTH-AVE. DEAL RUMORED.

There was a report current yesterday that the southeast corner of Fifth-ave. and Fifty-second-st., a plot 125x100 feet, had been sold by Flake & Dowling. The report could not be confirmed.

REAL ESTATE TRANSFERS.

Jay-st, No 14, s s, 25x87.6; Jay-st, s s, 75 ft w of Staple-st, 0.10x89.2; Jay-st, s s, 175 ft e of Greenwich-st, 0.6x88.8 Barbara A Simpson to Hugh Getty; R S, $40 ..... $40,000

3d-ave, e s, 50.2 ft n of 58th-st, 25.1x105; Thomas Adelson and another to Isaac Sokolski; mortgage, $36,000; R S, $25 100

Brook-ave, w s, 25 ft n of Elton-ave, 49.4x67.1x50.5x72.10; William H Weekes to Lorenz Welher, sr; R S, $5; mortgage, $25,000 1

143d-st, n s, 506.6 ft e of Alexander-ave, 106x50; Stephen S Marshal to John M Linck; R S, $26 26,100

West End-ave n w cor 71st-st, 25x100; Hugh J Grant to Edmund Coffin; R S, $30 1

Manhattan-ave, s w cor 167th-st, 100.11x55; Paul Mayer to Simon E Bernheimer and another; R S, $65; mortgage, $60,000 125,000

Clinton-ave, cor Spring-st, runs w —x s 100x e 100 to ave, x n 100; Jennie C Stoeckel and another, executors, to John C Stevens 100

Bleecker-st, No 126, s s, 25x100; Henry L Morris to Margaret L Zborowski; R S, $8.50; mortgage, $40,000 48,500

St Nicholas-ave, No 165, w s, 63.11 ft n w of 118th-st, 31.8x69.1x27; Louis W Dinkelspiel to Regime Dinkelspiel; R S, $12; mortgage, $15,000 1

Broadway, e s, at centre block between 103d and 104th sts, runs s 50.3x e 18.11x n w 55.9; Alexander M McLeod to John H Flagler; R S, 50 cents 1

165th-st, s s, 18.11 ft w of Stebbins-ave, 54.9x91; Prospect-ave, s e cor 165th-st, 37x85; Charles W West, referee, to Laurie L Levey; R S, $20 20,000

1st-ave, n e cor 3d-st, 24x94.11; William J A McKim, referee, to City Real Estate Company; R S, $52.50 52,250

70th-st, No 313 East, 31.3x100.5; William J A McKim, referee, to City Real Estate Company; R S, $8; mortgage, $16,000 24,000

1st-ave, w s, 28.4 ft s of 76th-st, 26x100; William J A McKim to City Real Estate Company; R S, $29 29,000

Madison-ave, e s, 22.5 ft s of 68th-st, 18x95; Beatrice B Rutter to Edmund D Scholey and another 1

136th-st, No 135 West, 16x99.11; John J Bell to Mary W Beekman; R S, 50 cents 1

Broadway, e s at centre line between 103d and 104th sts, runs s 10x e — to Bloomingdale Road, x n — x w —; Alexander Mitchell and another to Alexander M McLeod; R S, 50 cents 1

Broadway, e s, adjoining s line premises Alexander M McLeod, runs s — to land Morgan Jones, x e — to e s old Bloomingdale Road, x n — x w —; Charles E Eickhoff to Alexander M McLeod; R S, 50 cents 1

Hickory-st, e s, part lot 77, amended map Bronxwood Park, Williamsbridge, —x124x40x128.5; Commercial Building and Loan Association to Emma J Wilson; mortgage, $1,400 1

WHAT IS GOING ON IN RUSSIA

TOLSTOI AS A CRITIC—AMERICAN PURCHASES OF CAVIARE.

St. Petersburg, Jan. 1.—Rear-Admiral Joseph A. Smith, United States Navy, retired, related the story of the pursuit and destruction of the Alabama by the Kearsarge at a reception at the home of the Rev. Alexander Francis, pastor of the British-American Church, on Sunday afternoon. Admiral Smith was paymaster, with the rank of lieutenant-commander, aboard the Kearsarge. His narrative was spirited and interesting.

The Government, through the "Official Messenger," invites Russians to demonstrate their gratitude for the Emperor's recovery by subscribing funds with which to build churches in Siberia.

A new obstetrical institute, in connection with the University of St. Petersburg, will be opened in the spring of 1902. The building has been completed, in the rough, at a cost of 1,968,000 rubles, or nearly $1,000,000. There will be 193 beds. It is evident that the Russian Government does not intend to allow the reputation of the clinical arrangements of St. Petersburg to suffer. It may be recalled that Professor Virchow, who was a delegate to the Russian Medical Congress, pronounced the St. Petersburg hospitals and clinics most admirable.

Count Tolstoi attended a "balalelka" concert at the house of a relative near Moscow a few evenings ago. Although the night was pitiless and rain fell in torrents Count Tolstoi sturdily insisted upon going afoot. He showed keen interest in the peasant songs and dances and closely examined the instruments, being particularly desirous of discovering whether they were copied from old "balalelkas." It is safe to assume they were not, the original "balalelka," or peasant guitar of the Ukraine, being exceedingly primitive.

Count Tolstoi chatted entertainly at the close of an amateur theatrical performance at Moscow last night. He declared amateurs often surpassed professional actors, because they are untrammelled by tradition, and are, consequently, simpler and more natural. He gave high praise to M. Chekoff, the author whose piece had been played, declaring his short, humorous efforts particularly successful. Count Tolstoi then suddenly added:

Ibsen was much greater and he pleased much better in the first half of his literary career than in the latter half because he was not so self-conscious and pretentious. The worst that can happen to an author is to think much of himself. Men are fractions. I call the soul, the best qualities, the real merit of a man the numerator and the opinion he has of himself the denominator. The larger the denominator, you know, the smaller the importance of the numerator.

Henry Hansen, an American, is reported to have bought ten thousand poods, or something less than forty thousand pounds, of fresh caviare from the Astrachan dealers, paying 60 rubles a pood. Mr. Hansen has been visiting the Russian fisheries on behalf of an American syndicate. It is the first time Russian caviare has ever been purchased in such quantity for export to America, and, in fact, is said to be the first instance of direct trade between Russia and the United States in fish products.

The Minister of Finance and the Black Sea transportation companies are planning a vigorous extension of direct ocean connections with the Orient. A rapid and regular service from Odessa and Novorossisk to Aden, Colombo, Singapore, Shanghai, Hankow, Port Arthur, Nagasaki, Vladivostock and the Amoor region is soon to be organized. The steamer Corla will start on a trial trip on January 15. She will be followed a month later by the Manchuria.

In connection with this movement railroad freight rates from all Russian cities to the Black Sea ports are to be considerably reduced.

Another direct sea route which it is planned to establish in the immediate future is to the Persian Gulf ports—Bassorah, Bender Bushir, Lingah and Bender Abbas. The steamer tariff for the Persian Gulf ports has been reduced 20 to 22 copecks a pood, or the equivalent of about $5.50 a ton. The steamer Lazareth will be sent shortly on a trial trip to Southern Persia.

Interest in Northern Persia appears to be less lively, so far as the Government is concerned, than formerly. Some of the newspapers, however, do not fail to warn the Government that the sympathies of the Persians for Russia are, in consequence of what they regard as neglect, cooling off. The Caucasian newspapers are agitating actively in favor of a forward policy in Persia. They say that whole villages are decaying and becoming depopulated on the Russo-Persian border because of the difficulties in the way of commerce between the two countries. The caravan transport is no longer adequate, and there is a general demand for railroads. The "Novoye Vremya" proposes a railroad from the Caucasus district to Tabriz, a distance of only 136 versts—less than one hundred miles—as a starter on the way to Teheran.

The Marquis of Queensberry and a party of engineers and mining experts are about to start to the Chilka River to make arrangements for beginning operations in the six thousand square miles of the concession secured by the English company of which the Marquis of Queensberry is the head.

Not long ago some one advertised in a New-York paper, in the name of the St. Petersburg municipality, that the city intended introducing a modern drainage system, and invited American engineers and capitalists to submit propositions. The advertisement was not quite clear, but it is understood the idea was to solve the question of the disposal of garbage at the same time. A number of persons wrote to Consul-General Holloway asking for the special information and drawings which, the advertisement stated, could be had upon application at the City Hall. Colonel Holloway sent to the City Hall and was informed there were two sets of papers. One was to be sold for 15 rubles, the other for 50, while for a third set, now in preparation, no price has yet been set.

Odessa capitalists are planning to erect a grain elevator with a capacity of five million poods, or about seventy thousand tons.

NEW-JERSEY SILK COMPANY ATTACHED.

The Sheriff has received an attachment for $3,294 against the New-Jersey Silk Company of Paterson in favor of Arthur W. Watson on an assigned claim for balance due for goods sold to the company by the Cornby Silk Mills between December 22, 189[illegible] and September 27, 1900. The attachment was obtained on the ground that it is a New-Jersey corporation.

City Property For Sale.

FOR SALE.
A most attractive new 20 foot five story American basement house,
NO. 318 WEST 107TH STREET,
on one of the most expensively improved blocks on the Upper West Side. Proximity to Riverside Drive and magnificent public improvements will very greatly enhance values in this section in the near future. Has beautiful reception room, hall in white enamel and mahogany, drawing, music and dining rooms, 6 family bedrooms and three bathrooms. Stone bay window, with charming view in both directions. Servants' stairs to fourth story.
PRICE ONLY $38,000.
Three-quarters may remain at 4½%.
CHARLES BUEK, Owner and Builder, No. 109 West 42nd Street.

WILLIAM ST. PROPERTIES FOR SALE.
ONE with large frontage.
ONE a valuable corner.
ONE a leasehold at moderate price.
RULAND & WHITING, 5 Beekman St.

FOR SALE.
Close to 5th Ave., below 64th St.,
A handsome extra wide brown-stone house in fine order. Can be bought reasonably. (8394)
APPLY TO
GEO. R. READ,
No. 1 Madison Ave. & 60 Cedar St.

FIFTY-SEVENTH STREET,
BETWEEN 6TH AND 7TH AVES.
A very attractive medium size house, in thorough order. Can be bought at a very reasonable figure. (8391)
GEO. R. READ,
1 Madison Ave., at 23d St.
Or 60 Cedar Street.

A Full-width Dwelling in the vicinity of
79th St. and 5th Ave.,
Recently built; exceedingly well arranged; very roomy; has eight bathrooms; handsomely decorated and appointments perfect in every detail.
For full particulars and arrangements to view address (8388)
GEO. R. READ,
1 Madison Avenue and 60 Cedar Street.

A SEVEN STORY 34 family House of two, three, four and five rooms; rents moderate, insuring a fully rented house; an investment for any one desiring a reliable income; all improvements, including elevators and electric light; 113th and 114th sts. and 7th-ave. Write for pamphlet, OWNER, 156 5th-ave., Room 1,115.

A COSEY 3 story high stoop and basement brownstone house, 145 East 62d, 9 rooms and bath; must be sold. EXECUTOR, 34 West 94th-st.

ACCOUNT SICKNESS, high class private boarding house, located uptown; full of boarders; rare opportunity. Address B. HAWLEY, Station J.

A FINE INVESTMENT.—30 foot front ten family Apartment House; perfect order; all improvements; fully rented; 112th-st., near 7th-ave.; little cash required; returns large. OWNER, 156 5th-ave., room 1,115.

AT A BARGAIN! Northwest corner residence, Madison Avenue; cannot be equalled at the price, $65,000. HENRY D. WINANS & MAY, Fifth Avenue, corner 53d Street.

INVESTMENT property, finely located; one tenant; 8% net. Big future. JAS. PIETON, Jr., 530 6th-ave.

LOTS, $800 upward; line of elevated extension. STONEBRIDGE'S OFFICE, 951 East 184th-st.

City Property To Let.

BUILDINGS, STORES, LOFTS, OFFICES.
Exceptionally fine list; best locations.
FOLSOM BROTHERS, 835 Broadway.

To Let For Business Purposes.

307 WEST BROADWAY.
STORE AND FIRST LOFT.
Strong building. Good light. Power if required.

Brooklyn Property For Sale.

2 AND 3 STORY HOUSES
All modern improvements, swell and square fronts, box stoops, foyer and saloon parlors, restricted neighborhood, near Prospect Park, on Midwood-st., just off Flatbush-ave.; prices low; terms to suit. Send for illustrated booklet. W. A. A. BROWN, Owner, Brooklyn, 383 Flatbush-ave.; New-York office, 149 Broadway.

THE OWNER of splendid 2 story and basement stone 2 family house, near Prospect Park, must sell at once; asking $8,000; open for an offer. THOMAS ROSECRANS, 7th Avenue and 9th St., Brooklyn.

Country Property For Sale.

ATTENTION!—Bargain, only $17,000, rental $2,100, mortgage to suit, 5 story double tenement, 2 stores, perfectly new, fully rented, nets $1,000. REXER, 31 Nassau.

A SACRIFICE IF SOLD QUICK.—Arlington, pretty cottage, 9 rooms and bath; furnished complete; also one 8 rooms and bath, and large house, 18 rooms (improvements) stable, 40 lots, 4 blocks from depot at Rutherford; 10 per cent down, balance monthly. E. D. CORDTS, 235 Broadway, N. Y.

EIGHT ROOM HOUSE, good condition; two acres; barn, hennery, fruit; near station; bargain. OWNER, Box 89, Katonah, N. Y.

ENGLEWOOD AND VICINITY!—Houses for sale or rent. WEATHERBY & CO., opp. station, Englewood, N. J.

FOR SALE.—Fine modern 8 room country residence, in picturesque Allendale, which is noted for its fine and healthy location. Property is near Erie R. R. depot. Price $4,000; terms easy. Less for cash. Apply Box 91, Allendale, N. J.

FOR SALE.—Irvington-on-Hudson, 4th entrance, Harriman Road; gentleman's all year Country Seat; 15 rooms; all improvements; conservatory, carriage house, hennery, &c.; four acres, artistically arranged; splendid opportunity; river view. D. B. COCKS, Owner, 134 West 127th-st.

FORDHAM.—25 Lots, Webster and Decatur avs., near Harlem Railroad station; 3d av. trolley passes property and 3d av. "L" road now extending to Fordham. D. B. COCKS, owner, 134 West 127th-st.

FOR SALE.—Fine country home, one hour from New-York; house, French roof, improvements; 26 acres, with orchard fine fruit; outbuildings and land A1; high ground, very healthy. J. FAULKNER, 18 Jacob-st., New-York.

FINE WATER FRONT FACTORY SITE.
East River; opposite 78th st., Manhattan, 500x500; 1,000 feet street frontage, on grade, paved, sewered; trolley to 34th and 92d st. ferries; other Factory Sites near; brokers protected; diagram furnished. Address SANFORD, 891 Vernon ave., Long Island City.

RED HOOK, DUTCHESS CO., N. Y.—FOR SALE.—Farm of 110 acres; three orchards; two houses, one large, with every convenience; fine location; $7,500 cash. Address FARMER, Box 9.

RYE.—Modern 13 room, 1½ acres choice fruited, shaded land; select neighborhood, near Apawamis Golf Club, station and Sound; $17,500; chance. PERRY, 309 B'way.

Real Estate For Sale.

FARMS, New Jersey, New York; many bargains; some exchanges. JOHN W. GARDNER, Metropolitan Building, Newark, N. J.

Real Estate Wanted.

ATTENTION!—$500 bonus for $2,000 second mortgage, 1st $14,000. Rental $2,100. Owner's bond. REXER, 31 Nassau.

ATTENTION!—$500 discount for sale of $3,000 second mortgage. 1st $9,000. Rental $1,700. REXER, 31 Nassau.

Real Estate For Exchange.

A NEW fireproof corner office and loft building, Broadway, near Houston; all occupied; mtge., 4½; for country, near water. EMRICH, 150 Broadway.

INCOME property, paying big; great future; $15,000 upwards for lots. JAS. PIETON, Jr., 530 6th-ave.

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 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.; Macy's, 6th-ave.

Unfurnished Apartments To Let.

The Granite,
Cor. 116th St. and Morningside Park.
A beautiful, convenient and quiet location,
Six and Seven Rooms,
with every modern improvement and convenience,
For Less Rent Than Any Similar Apartments in the City.
Electric elevators, electric light and telephone in every apartment.
Desirable parties applying immediately can make advantageous leases.
E. S. WING, Agt.,
N. W. Cor. Central Park West and 108th St.
Tel. 1291 Riverside.

The Melrose
N. W. Cor. Central Park West and 108th St.
Beautifully appointed apartments of
7 AND 8 LARGE AND LIGHT ROOMS,
surpassing in arrangement and general conveniences those of any house on the Park.
The latest modern devices and equipments.
SPECIAL FEATURES NOT TO BE FOUND IN ANY OTHER HOUSE.
A Few Choice Apartments Left.
SPECIAL RATES TO THOSE APPLYING IMMEDIATELY.
E. S. WING, Agent on Premises.
Open Evenings. Tel. 1291 Riverside.
ILLUSTRATED PAMPHLET ON APPLICATION.

THE CHERBOURG
N. W. Cor. Central Park West and 92d St.
10 and 9 rooms, pantry and two baths; a complete home for refined people. The most convenient and attractive apartment house on Central Park West. Rents $1,600 to $2,000.
Booklets on application to
J. V. SIGNELL, Owner and Builder.

30 W. 24TH STREET.
ONE APARTMENT of two rooms and bath; references required. SAMUEL CAREY, 17 Broadway, or Janitor.

THE LANCASTER, 39 and 41 E. 10th St., near Broadway.—One elegant apartment, $70. Apply premises or PIRSSON & RENWICK, 19 Park Place.

143-145 WEST 4TH-ST., near Washington Square.—Four rooms; with and without bath.

Furnished Apartments To Let.

ELEGANTLY FURNISHED, sun flooded apartment; eight large rooms; bath and large closets. Elevator and telephone. CROW, 251 West 95th St.

HANDSOME furnished housekeeping apartment, six rooms, bath, shower; all modern conveniences; elevator, hall service; finest neighborhood city; moderate; references. PECKHAM, 325 Central Park West.

Too Late For Classification.

BUTLER.—By thoroughly reliable young man; 2 years' best city reference from last place; good valet and silver cleaner. J. P., 166 East 32d-st.

BUTLER OR SECOND MAN.—By young man; private family; city or country; good, all around man; wages moderate; city reference. BARRY, care Wilson, 931 6th-ave.

COACHMAN.—By a first class man; 16 years' best references from last employer, who can be seen. Call or address COACHMAN, 628 Park-ave.

GARDENER—COOK.—By married man; no family; wife cook; both thoroughly competent; reference of 20 years' standing. COMPETENT, 231 West 46th-st.

GARDENER.—Single; first class rose, carnation and chrysanthemum grower; the general care of stock and poultry and everything pertaining to a first class country place; 13 years' written and personal references. Address GARDENER, care of Tierney, 225 East 95th-st.

BUTLER.—By respectable colored man; private family; city or country; best city reference. 474 4th-ave.

SWEDE, 22; good worker; well recommended. ACKERSTROM, 312 West 36th-st.

USEFUL MAN.—Single; handy with tools; thoroughly understands house duties; steam and hot air heating, pumps, elevators; excellent personal references. TAYLOR, 203 East 48th-st.

YOUNG colored man as elevator, useful or hall man. L. SADLER, 756 7th-ave.

YOUNG MAN (24) to do anything; experienced in wholesale house; best of reference. FRED RIEHM, 2,915 8th-ave.

YOUNG married man, German, to do anything; handy with tools. WORTMAN, 42 East 132d-st.

PORTER.—By young colored man. H. L. TAYLOR, 69 East 92d-st.

COOK, assist in laundry, chambermaid and waitress, by two Protestant women; capable, obliging; good references; city or country. COLLIER, 151 West 23d-st.

LINEN ROOM MAID or chambermaid, by respectable, trustworthy girl; reference. 483 Columbus-ave.; Carroll's bell.

CHAMBERMAIDS.—Two; best city references. Call until 12 o'clock, 601 West 55th-st., 2d floor.

DAY'S WORK.—By a young woman to go out by the day washing, ironing or cleaning; good reference. 254 West 42d-st.

COOK and VALET.—By Frenchman; bachelor's servant; expert cook and valet; very willing, handy, careful caterer; strict deportment; best city references; takes full charge. BONORDY, 250 West 32d-st.

BOY, 17, wishes a position in a wholesale house. FRED WUNDSAN, 1,784 1st-ave.

COACHMAN.—Married; no incumbrance; thoroughly understands the proper care of horses and carriages; can furnish 15 years' best references; last and former employers can be seen. J. D., 208 East 41st-st.

COACHMAN.—By a first class man; 8 years' best city references; last employer can be seen; city or country. W. R., 114 East 41st-st.

FOOD FAIR.—I will represent a good firm at the Pittsburg Food Fair next month. Address B. F. PERRY, 907 St. James's Building, New-York.

TALLY MAN, general clerk, janitor or messenger, by middle aged man; references. F. A. K., 105 East 22d-st.

SALESMAN.—By young man; 12 years' experience; housefurnishing or crockery preferred. BUNN, 378 West 35th-st.

YOUNG MAN, 17, desires position in wholesale house where faithful services will be appreciated. F. HERRMANN, 183 Amsterdam-ave.

LOST OR STOLEN.—Bankbook No. 144,056, of the Emigrant Industrial Savings Bank. Payment stopped. Please return book to bank, No. 51 Chambers-st.

65TH-ST., 138 EAST.—Nicely furnished hall room in strictly private house, for gentlemen only; references.

Country Property For Sale or To Let.

TO LEASE FOR TERM OF YEARS.
An ideal plot of ground situated on Old Boston Post Road, within 20 minutes' walk from the Williamsbridge Station of the Harlem Railroad. Area of Plot is 126 acres, divided into two sections, the larger suitable for a Golf Course of 18 holes and the smaller for a course of 9 holes. Property has large mansion, lodge outbuildings, barns, wells, spring house, fruit trees and stream of water. Part of land adapted for Skating Pond. For further particulars apply to
GEO. W. DRUMHELLER,
39 Prospect Avenue, Mount Vernon, N. Y.

FOR SALE OR TO LET.—A beautiful country place, river front, 4 acres ground; house, 10 rooms; brick stable, gardener's house, greenhouse, hennery, &c.; Wolcott ave. & Shore Road, Astoria, L. I. W. GOETZE, 127 Pearl-st., New-York City.

City Hotels.

HOTEL REGENT, northwest corner 28th St. and 6th Ave., on the European plan. Newly furnished, all improvements, weekly rates, $3 upward; 50c., 75c. and $1 up per day; restaurant a la carte.

THE LAKEWOOD, 270-272 West 39th st.—Thoroughly refined, respectable, select apartment hotel. Steam heated; baths; electric lights; writing desks; suites with board for two, $16-$18.

Auction Sales of Real Estate.

Bryan L. Kennelly, Auctr.
BRYAN L. KENNELLY & CO.,
WILL SELL AT AUCTION
Tuesday, January 29, 1901,
At 12 o'clock Noon, at the New York Real-Estate Salesroom, 111 Broadway, New York City.
Absolute Trustee's Sale of 43 Parcels,
By order of James S. Herrman, Esq., trustee of the Estate of Philip Herrman, Deceased.
320 West 14th Street,
4-story and basement brick and brownstone trimmed, single flat; well rented; size of lot, 24.8½x103.1½.
321 and 323 West 14th St.,
Two 4-story and basement brick and brownstone single flats; size of each, 25x103.1½ and 25x125.
333 West 14th Street,
4-story and basement brick and stone single flat; size of lot, 25x123.6¼.
336 and 338 West 14th St.
Two 4-story and basement brick and stone private dwellings, with extensions; well rented; size of each, 13x103.3.
340 West 14th Street,
4-story brownstone private dwelling, with extension; size of lot, 19.11x103.3.
405 and 407 West 14th St.,
Two 4-story and basement brick buildings, with extension; used for business and apartments; size of lots, 25x120 each.
404 and 406 West 15th St.
Two 4-story and basement brick double tenements; size of lots, 25x86.6 each.
425 and 427 West 17th St.,
Two 4-story brick double tenements, with stores; size of lot, 25x92 each.
531 and 533 East 134th St.,
Two 5-story brick and stone double tenements, with stores; size of lots, 24.11x100 and 25x100.
South Side 135th St.,
225.04¼ Feet East Lincoln Ave.,
Two Choice Lots, 25x100 each.
HOBOKEN N. J.,
26 CHOICE LOTS,
TO BE SOLD SEPARATELY.
Situated on 13th and 14th Streets and Park and Willow Avenues. Comprising entire block.
RICHARD T. GREENE, Esq., Attorney for Trustee, 41 Park Row, New York City.
Maps and further particulars at office of Attorneys, or with Auctioneers, Kennelly Building, 7 Pine St., New York City.

BRYAN L. KENNELLY, Auct'r
ABSOLUTE EXECUTOR'S SALE.
to close the estate of Elizabeth P. Higgins, dec'd.
22d Street.
6th Ave. — 26' 3" — 10' — 110' — 98' 9" — Alley, 9' 9" — 98' 9" — 26' 3" — 5th Ave.
21st Street.
BRYAN L. KENNELLY & CO.
will sell at auction,
WEDNESDAY, JAN. 23, 1901,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway, New York City.
4 WEST 22D ST.,
four-story and basement high-stoop brownstone building, with two-story extension, with stores, offices, and studios; size of lot 26.3x98.9; building covers lot. Title Guarantee and Trust Co. policy furnished.
James Taylor Lewis, Esq., Atty. for Estate, 120 B'way.
Maps, etc., at Attorney's, or at Auctioneer's office, 7 Pine St.

BRYAN L. KENNELLY, Auct'r.
BRYAN L. KENNELLY & CO.
will sell at auction,
Wednesday, Jan. 23, 1901,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway, New York City,
2071-2073-2075-2077-2079 7TH AVE.,
CORNER 124TH ST.,
five four-story brick single Apartments, with stores; size of plot, 100.11x75.
EZEKIEL FIXMAN, Esq., Atty., 141 B'way.
Maps, &c., at Auctioneers' office, 7 Pine St.

BRYAN L. KENNELLY, Auct'r.
BRYAN L. KENNELLY & CO.
will sell at auction,
Wednesday, Jan. 23, 1901,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway, New York City,
254 WEST 73D ST.,
handsome four-story basement and cellar brick and stone Dwelling, with two-story extension; magnificent gas fixtures, andirons, &c.; decorated and handsomely trim