USES VOID FRANCHISES.

W. N. AMORY'S CHARGE.

City Urged to Recover from Railroad Rights in Certain Streets.

W. N. Amory, who figured extensively about eighteen months ago in an action which brought about an investigation of the status of the Metropolitan Street Railway Company, yesterday wrote Controller Grout a letter, calling attention to alleged evasions on the part of the railway company whereby the city is a large loser. Mr. Amory says that the company is using various franchises without any legal right, and he calls for aggressive methods in dealing with the company. His letter follows:

Allow me respectfully to commend your published intention of forcing street railway corporations to pay the millions of dollars of just taxes which have been long in arrears.

Three years ago this month I wrote Mayor-elect Low, calling his attention to the millions of dollars due from street railways. I also offered to put at his disposal evidence that street railway franchises had been illegally granted worth many millions of dollars; moreover, that cars were being run on certain streets where they had no right to operate, and that the city was in receipt of practically no compensation for the enormously valuable privileges exercised.

IGNORES PAVING CHARGES.

The situation is the same to-day, only worse. One corporation alone, namely, the New-York City Railway Company, which controls and operates the street railways in the boroughs of Manhattan and The Bronx, owes the city in the neighborhood of $10,000,000 for taxes at the present time. This total includes interest charges on taxes overdue, as well as more than $1,000,000 for paving. This company's long continued policy has been wholly to ignore its lawful obligations for paving expenses incurred by the city in paving between the company's tracks and two feet outside.

About $7,500,000 of the taxes owed by this street railway company is on account of the franchise tax. As you are well aware the Court of Appeals has unanimously sustained the Franchise Tax law. As a last resort the street railway management, in its efforts at delay, has carried the matter to the Supreme Court of the United States. It is reliably stated that the case before the Supreme Court may be reached for argument within a month. In view of the unanimous decision of your highest State court, there seems no good reason to doubt a confirmation of the law by the Supreme Court.

With respect to street railways operated on illegal franchises, to which Mayor-elect Low's attention was called, two examples will be mentioned here. In 1892 and 1893 the Columbus and Ninth Avenue Railroad Company and the Lexington Avenue and Pavonia Ferry Railroad Company obtained franchises from the city for ¼ and ½ per cent, respectively, of their gross receipts, as compensation to the city, in excess of the minimum provided by the act of 1882. The franchises granted constituted more than one branch or extension of an existing railroad in each case, which the Court of Appeals decided, in the case of Catherine L. Beekman, et al, vs. the Third Avenue Railroad Company, wholly invalidated the franchises and caused them to revert to the city. No doubt you are familiar with this case, but possibly not with the underlying facts regarding it, which will be briefly related.

SOME FRANCHISES CALLED VOID.

In 1885 the Third Avenue Railroad Company purchased from the city at public auction in the face of extortionate competition by its rival, the Metropolitan Street Railway, the right to construct a railway in Kingsbridge Road and other streets in the upper part of the city. In 1887 the Metropolitan company was successful in wresting from the Third Avenue company these railway rights through the suit referred to. Now, the Third Avenue company obtained its rights exactly as the Metropolitan had previously done on Columbus-ave., Lexington-ave., One-hundred-and-sixteenth-st., etc., and even followed the same form of papers. The Court of Appeals declared the franchises invalid in Kingsbridge Road, and by implication declared them invalid also upon these other avenues, where the Metropolitan operated its cars. In 1901 Judge Bischoff, in the case of Tekulsky against the Metropolitan Street Railway Company, followed the decision of the Court of Appeals in the Kingsbridge Road case, decided that the company had no rights on Lexington-ave., and an injunction was granted.

The Metropolitan management has accurately determined the full franchise value of these two franchises upon Lexington-ave., One-hundred-and-sixteenth-st., etc., and on Columbus-ave., One-hundred-and-sixth-st., etc. The two companies, having a total combined length of less than ten miles, were bonded and stocked for $16,000,000, and the whole amount was issued under the pretence that it had cost $16,000,000 to construct and equip the ten miles of road. As the actual cost, as can be readily demonstrated, was less than $3,000,000, it is plain that the remainder, or more than $13,000,000, represents the value of the franchises. It is believed that these franchises are illegally held by the railroad companies, and it is respectfully suggested that the city through those in authority ought to take immediate steps to come into possession of its own property.

The New-York City Railway Company, as I have been advised by eminent counsel, is at present operating express cars over various streets of the city, where it has no lawful rights to operate the same. For these express rights the city is in receipt of no compensation.

BETTER THAN THE RAG BAG.
Get cash for your cast-off garments. See the "Little Ads. of the People."

SENTENCED TO DIE ON SUNDAY.

Vermont Legislature Makes Blunder in Mrs. Rogers's Case.

[BY TELEGRAPH TO THE TRIBUNE.]

Montpelier, Vt., Dec. 10.—Through a blunder or oversight on the part of the Vermont Legislature, Mrs. Mary Rogers, convicted of murder, is condemned to be executed on Sunday, February 5. In the debate over the bill abolishing capital punishment the fact that February 5 falls on Sunday was overlooked, and even a clergyman legislator voted to hang Mrs. Rogers on that date. Many lawyers say the sentence cannot be carried out, while others argue that the day makes no difference.

SOCIALISTS TO HAVE A SCHOOL.

Board of Instruction Chosen to Teach Their Doctrines.

The New-York section of the Social Democratic party, on account of its unexpected vote of 600,000 throughout the country at the last election, decided yesterday to establish a school for Socialism. A committee, consisting of George D. Herron, Morris Hillquit, Henry L. Slobodin and Algernon Lee, held a conference yesterday on the subject, with a subcommittee of the New-York City executive committee of the party. A board of instructors, consisting of Morris Hillquit, Algernon Lee, Henry L. Slobodin and Courtenay Lemon was appointed, and a plan of action was adopted.

Five courses in Socialism will be given, the first to be on "The History of Social Thought." The school term is to extend from the first week in January to the last week in May. There will be one class meeting a week. John Spargo was made secretary of the board of instruction.

FIGHT IN LYRIC THEATRE LOBBY.

Between-the-Acts Imbiber Knocks Down Doorman—Locked Up.

Joseph W. Harris, who said he lived at No. 161 West One-hundred-and-seventeenth-st., was arrested last night in the Lyric Theatre, in Forty-second-st., charged with assaulting the doorman, Forrest O. Emmons. The doorman says that when Harris returned to the theatre, after going out, he refused to permit him to enter on account of his condition.

Harris knocked the doorman down, and the two men fought viciously, in spite of the well dressed men and women in the lobby. Finally Policeman Hughes arrested Harris. When he was arraigned at the West Forty-seventh-st. station a young woman, flashily dressed, hysterically pleaded for his release.

TRUSTEES OF CHURCH RESIGN.

Pastor of Bethesda Congregation Pays Assistant from His Own Salary.

Owing to dissensions in the Bethesda Congregational Church, Ralph-ave. and Chauncey-st., Brooklyn, the six trustees have resigned. The Rev. Dr. Charles Herald, pastor of the church, has asked the church to show its loyalty to him by electing him to the board of trustees at the meeting of the society to be held in January. He says he believes he will be able to promote harmony, if he can have a voice in the actions of the trustees. Those who resigned were B. Voight, John T. Du Four, A. R. L. Chilton, E. W. Rhodes, John Reid and E. R. Thomas. The last two positively decline to accept a re-election.

The trouble between the pastor and certain of the members of the congregation started some months ago, when he asked them to pay for an assistant. Dr. Herald finally agreed to take the salary of an assistant out of his own compensation. Olin M. Camard, who was chosen assistant, will take up his duties next Sunday.

"SPANISH CASTLE" SOLD.

Seller Takes Country Tract in Part Payment for Property.

E. M. Butler, of Charles E. Schuyler & Co., and Robert Appleton yesterday sold "the Spanish Castle," No. 918 West End-ave., a five story American private dwelling house, on a lot 20.9x80 feet, for William C. Foster, to a Mr. Cunningham. The buyer gave in part payment a plot of land at Martha's Vineyard, Mass. The price at which the house figured in the deal was said to be $60,000.

The house was at one time owned and occupied by the Brazilian Don Eugenio Faria Goanzalas de Teixeira, Marquis of Aguila Branca. While he lived there he spent thousands of dollars in furnishing the house, and the premises became widely known as "the Spanish Castle." The property was sold on March 18, 1903.

THE WEEK IN REALTY.

Sales of Choice Manhattan Property Remain a Feature.

Sales of choice Manhattan property continued last week to be one of the leading features of the real estate market. Transactions in which new high prices were made or where the sum of cash involved was greater than for any similar deal for a long time formed another principal feature of the news of the week. It is unquestionably a sign that the market for choice parcels on Manhattan Island is excellent when the Western Union Telegraph Company pays $83 a square foot for a Dey-st. parcel. That is said to be a record price a square foot for inside Dey-st. plots, and that assertion is apparently confirmed by an examination of realty records.

This record price was made by the sale of No. 16 Dey-st. by Daniel Lord, as owner, for $160,000. The property is a five story business building, on a lot 25x77.3 feet, between Broadway and Church-st. In March, 1903, the company paid Kalman Haas $129,000 for No. 14 Dey-st., a six story building, on a lot 25x77.3 feet, or $62 a square foot, and in August, 1902, the New-York Telephone Company paid for Nos. 9 and 11 Dey-st. $66 and $79 a square foot, respectively. With the purchase of No. 16 Dey-st. the Western Union company now controls a plot with a frontage of 250.4 feet in Dey-st. and of 75.1 feet in Broadway.

A station of the Cortlandt-st. tunnel will be at Dey and Church sts., and there will be an underground passageway leading from that tunnel to the John-st. station of the Broadway subway.

The highest price ever paid for a plot facing Washington Bridge was reported to have been obtained on Friday for a parcel 80x100 feet at the southwest corner of One-hundred-and-eighty-first-st. and Amsterdam-ave.

LOWER WEST SIDE RATHER DULL.

Though there has been a number of large sales in the lower West Side section, there is as yet no unusually vigorous purchasing movement in the district. Such a development may be delayed until the opening of the Cortlandt-st. tunnel and the Broadway subway, but it apparently cannot be postponed much beyond that time. When that movement is well underway there will not likely be any property in Dey-st. to be had at $83 a square foot nor at a price near that sum. It is said that there are many large business concerns which are thinking of buying permanent homes for themselves in the Dey-st. section, but they have deferred carrying out their plans until they are able to determine beyond a question of doubt just what part of the section will be more benefited than any other by the Cortlandt-st. tunnel.

The largest cash transaction of the week, and in fact the biggest deal of its kind in The Bronx for many months, was the sale of the Bathgate-Beck estate tract in The Bronx by J. Clarence Davies for the Farmers' Loan and Trust Company, as trustee, to the Central Realty Bond and Trust Company. The sellers of the property were the New-York and Presbyterian hospitals, Columbia University, the Society for the Prevention of Crime, of which the Rev. Dr. Charles H. Parkhurst is president, and the Board of Home Missions of the Presbyterian Church and Mrs. Charles E. Becker, wife of Mr. Becker, of Becker & Martin, furriers. The price paid for the parcel, which comprises 391 lots, was $1,200,000. Up to two years ago it was thought that the five institutions each was an owner of one-fifth interest in the tract by the will of Charles Beck, a bachelor, who died in 1895. Mr. Beck was a nephew of one of the original heirs. The five institutions decided to sell the property at auction, and the Title Guarantee and Trust Company began a search of the title, which revealed an old deed, which showed that Mrs. Charles E. Becker was owner of one-fifth interest in the tract and the five institutions of one-fifth of four-fifths each. As a result of the discovery Mrs. Becker received $240,000 from the sale.

An important trade reported in the week was that of the Orleans apartment house for a part of the Fort George syndicate tract. The Central Realty Bond and Trust Company bought from the syndicate a plot of lots, valued at about $600,000, in One-hundred-and-ninety-second-st., east of Wadsworth-ave. It sold to the syndicate the Orleans, a ten story apartment hotel, at the southwest corner of Eightieth-st. and Columbus-ave., occupying a plot 102.2x64 feet. The Orleans figured in the transaction at about $425,000 and the lots at about $600,000.

EX-MAYOR GRANT A BUYER.

Libbey Castle was one of the landmarks of the city for which a market was found last week. It was sold by F. A. Libbey, through L. J. Phillips & Co., to ex-Mayor Hugh J. Grant. The castle was at one time occupied by A. T. Stewart. It is on a plot of more than 750 feet in depth, running from Broadway to Fort Washington-ave., with a frontage of 330 feet in Fort Washington-ave. and 410 feet in Broadway. As streets have not yet been cut through the tract, it is difficult to say just what would be the street boundaries of the parcel. The tract extends from about One-hundred-and-eightieth-st. to One-hundred-and-ninetieth-st. Ex-Mayor Grant also bought an adjoining plot, 175x140x325 feet, extending from Broadway to the Boulevard Lafayette.

C. K. G. Billings bought last week from F. A. Libbey through L. J. Phillips & Co. a plot adjoining his holdings in Fort Washington Heights, running through from Fort Washington-ave. to Boulevard Lafayette. The plot has a frontage of 175 feet in Fort Washington-ave. and of 140 feet in Boulevard Lafayette. Its depth is about 325 feet. The combined parcels which Mr. Libbey sold yesterday were held by him at $350,000.

For several years Mr. Billings has been busily engaged in transforming his Fort Washington Heights land into one of the most attractive residential tracts overlooking the Hudson River. Well known landscape artists laid out the tract, one of the features of which is a private racetrack, where Mr. Billings's trotters are trained. The track resembles a park.

Another large transaction of the week was the sale through William A. White & Sons of the southeast corner of Broadway and Sixty-seventh-st. The plot has a frontage in Broadway of 70 feet and of 68 feet 9 inches in Sixty-seventh-st. It is covered with old frame buildings. The buyer will improve. The title is now held by Harry M. Austin, who purchased it in March, 1903.

Still another important transaction was the sale of the Alexander Howe estate property at Clason Point through Bryan L. Kennelly to Commissioner Geisler, in charge of the Department of Highways in The Bronx.

The tract comprises more than forty-one acres of land. It has a frontage of half a mile on the west side of the Clason Point Road. It adjoins the Sacred Heart Academy and the Beach estate property, and extends to the East River. Its north line is 799 feet, and its south line 846 feet.

This is the third sale recently closed in the Clason Point section, which lies just across the Bronx River from Hunt's Point.

A better market for choice apartment houses was noticeable last week. One of the principal transactions of this type was the sale by E. H. Ludlow & Co. for Isidor S. Korn and Max I. Korn to an investor of the Lolita, No. 236 Central Park West, between Eighty-third and Eighty-fourth sts., a six story elevator apartment house. The building is on a lot 42x100 feet.

A REALTY PAPER'S OPINION.

"The Real Estate Record and Guide" says in its last issue in an article on the realty situation, in part as follows:

The speculative activity in vacant lots has suffered a substantial abatement in the last week. It is still very considerable; but it is not at all as large as it was in the several preceding weeks. About 220 sales are reported in the "Gossip" column of the present issue, against over 320 last week. Thus the decrease amounts to about one-third; and in Manhattan, at all events, it has occurred chiefly in the sales of vacant lots. We report only fifty of such sales today, out of a total of 140, which is a normal proportion. On the other hand, in The Bronx, out of a total of about eighty-five, over seventy-five still are sales of vacant lots. The Bronx sales, that is, decreased in about the same proportion as the Manhattan sales, but the decrease did not consist, as in Manhattan, almost exclusively of vacant lots. It is natural that the speculative operations should subside somewhat on the approach of cold weather. In New-York real estate there is always a lull early in the winter, until the time comes in February and after actively to prepare for building enterprises which start in the spring. The present lull will continue for a couple of months, and the character of the spring business will depend partly upon the changes which may take place in the labor situation between now and then.

There can be no doubt that there is room for a great deal of high class construction in the middle districts of Manhattan, and that under normal conditions such construction, with its accompanying real estate operations, would be undertaken. But the great majority of them will be postponed until the strike outlook is cleared up. In any event, the tenement house construction is likely to break all records, and, in addition, there will be a certain limited revival in the construction of small dwelling houses. It should be added that the character of the buying has been excellent during the last week, and gives every assurance that the existing movement has not as yet begun to run its course.

FOR WEST SIDE HOUSE $45,000.

Godfrey B. Moore has sold for a client to a Mr. Carew No. 238 West One-hundred-and-twelfth-st., a five story apartment house, on a plot 33.4x100.11 feet, for $45,000.

BUILDING ACTIVITY WIDESPREAD.

"The Construction News" says in its last issue in an article on building operations in twenty-five cities for November:

Nineteen show increases and only six show a falling off. The decreases are insignificant and immaterial, while the gains are in some instances phenomenal. For some special reason or other the city of Memphis enjoyed an increase of 600 per cent. Remarkable gains are to be noted in Alleghany, amounting to 214 per cent; Brooklyn, 167; Cleveland and Atlanta, 131; Chicago, 96; San Francisco, 64; Cincinnati, 63; Tacoma, 61; New-York, 49; Los Angeles, 29; St. Paul, 25; Detroit, 25; Buffalo, 21; Milwaukee, 24; St. Louis, 13; Philadelphia, 7, and Pittsburg, 2. In the decreases Washington leads with a falling off of 91 per cent, as compared with the corresponding month a year ago, and this is followed by a decrease of 51 in Seattle, 50 in Louisville, 15 in Minneapolis, 10 in New-Orleans and 3 in Indianapolis. It will be seen that these decreases are at points so widely remote from each other that they have practically no bearing upon the situation, each one being attributable to some special cause.

From all sources from which authentic information can be gathered the prospect for continuation of activity in building of all classes is exceedingly bright. This refers not only to the cities from which these statistics come, but to the smaller cities and towns all over the country. The indications are not only that the gain will be maintained, but that the next few years will continue to show a constant growth in building operations.

QUICK RESALE OF THE ORLEANS.

F. R. Wood & Co. have resold for the Fort George syndicate the Orleans, an eleven story apartment house at the southwest corner of Eightieth-st. and Columbus-ave. The buyer, who is an investor, pays about $550,000. The syndicate bought the property a few days ago. The same firm of brokers have also leased the building for the new owner to a well known hotel man for twenty-one years.

INSTITUTION BUYS MODERN BUILDING.

The Bible Teachers' Training School has bought for $225,000 from the Hudson Realty Company a nine story fireproof building at the northeast corner of Forty-ninth-st. and Lexington-ave., on a plot 100.5x52 feet. Last August the school took a three years' lease of the building.

It is understood that Miss Helen M. Gould, who is largely interested in the school, was the chief contributor to the fund raised to purchase the building.

CITY BUYS SITE FOR SCHOOL ANNEX.

J. Edgar Leaycraft & Co. have sold a plot, 50x200 feet, in Seventy-seventh-st., running through to Seventy-eighth-st., 123 feet east of Avenue A. The city is the buyer. An addition to the public school in Avenue A, adjoining the plot, will be built on the site.

RESALE OF GOLD-ST. LOFT BUILDING.

The Charles F. Noyes Company has resold No. 8 Gold-st., a five story store and loft building, on a lot about 25x75 feet, to Morris Goldstein, a client of Shaw & Co. Mr. Goldstein purchases the property as a permanent investment. The Charles F. Noyes Company has also sold No. 370 Greenwich-st., a five story store and loft building, on a plot 25x100 feet, for George H. Robinson, to Charles Bettals. Mr. Bettals, after making extensive alterations and improvements, will occupy a part of the building for his business. The seller took title to this property on December 1. The same firm has leased the four upper floors of No. 51 Broad-st., for L. Napoleon Levy, to the Hamilton Press, for a long term of years, and also has leased the second floor of No. 195 Pearl-st., to Grant M. Thomas, for a term of years, from January 1.

TRANSACTIONS IN REALTY.

Richard Dickson, in conjunction with Jacob Sommer, has sold for Mrs. B. A. Ronzone, executor and trustee, to John Bogart, two lots on the north side of One-hundred-and-sixty-ninth-st., about 95 feet west of Intervale-ave., size 37½x108 feet.

Thomas & Son have resold for Isaac Helfer to Harris & Abraham Cohen the plot of four lots, 100x100 feet, on the south side of West One-hundred-and-forty-fifth-st., 275 feet east of Broadway; also for Thomas J. McGuire to William P. Schimpf the two private dwelling houses Nos. 1,137 and 1,139 Washington-ave., on lot 27x100 feet.

Isaac Brummer has sold to Dr. Louis Pick Nos. 13 and 15 East One-hundred-and-seventeenth-st., two five story flathouses, on plot 50x100.11 feet.

Julia Elkin has sold to Isaac Schreiber Nos. 237 and 238 West Sixty-second-st., two five story flathouses, each on lot 25x100.5 feet.

Leopold Friedheim has sold No. 109 East One-hundred-and-twenty-seventh-st., a five story flathouse, on lot 26.1x99.11 feet.

Douglas Robinson, Charles S. Brown & Co. have sold for the estate of James Haydon to the Chelsea Realty Company, No. 402 West Thirty-second-st., a four story tenement house, on lot 21.6x49.5 feet.

Samuel Fine has sold for Mrs. R. J. Brown No. 327 East Twenty-third-st., a six story tenement house, with stores, 25x98.9 feet.

D. Colucci & Co., in conjunction with James Ferici, have sold for W. Klitzky the five story tenement house, No. 306 Pleasant-ave., 25x100 feet.

Cohen & Glauber have bought the block front, thirteen lots, on the west side of the Southern Boulevard, between One-hundred-and-seventy-fifth and One-hundred-and-seventy-sixth sts.; also, the northeast corner of Franklin-ave. and One-hundred-and-seventieth-st., 108x110 feet; also, the northwest corner of Clinton-ave., and One-hundred-and-seventieth-st., 70x100x irregular; also a plot, 75x100 feet, on the east side of Ryer-ave., north of One-hundred-and-eightieth-st.

Jacob Sommer has sold for Joseph Haag to the same buyer, the plot on the south side of One-hundred-and-seventy-first-st., 100 feet east of Washington-ave., 72x100 feet.

Murphy & Co. have sold for U. S. Baker, to Mary J. Lee, the northwest corner of Cambreling and Pelham aves., and a plot, 50x100 feet, on Pelham-ave., 50 feet from Cambreling-ave.

Boehm & Stolz have sold a block front on Freeman-st., between Longfellow-st. and West Farms Road; also, for A. Warrendorf, the northeast corner of Prospect-ave. and One-hundred-and-eighty-third-st., and for Mr. Warrendorf the southwest corner of Arthur-ave. and One-hundred-and-eighty-second-st.

Mosauer & Marks have sold for Albert Rothermel to Esther Lidz the northwest corner of Brook-ave. and One-hundred-and-forty-ninth-st., a five story triple flathouse, with stores, on plot 50x90 feet, for about $60,000; also for John Miles the southwest corner of Pelham-ave. and Hoffman-st., 201x101 feet; also for Commissioner J. J. Brady, the northeast corner of Pelham-ave. and Hughes-ave., 154x101; also for J. Giordano a plot on the east side of Hughes-ave., 154 feet north of Pelham-ave., 75x87.6 feet; also for Theresa Herzog the northwest corner of Belmont-ave. and One-hundred-and-eighty-sixth-st., 50x87.6 feet, to William Clark, and have resold same to Ignatz Rosenzweig; also for Jane Murphy the two story dwelling house, on plot 35x140 feet, No. 1,281 Washington-ave.; also for Bradley Eaton a plot on the west side of Washington-ave., 50x90 feet, 25 feet south of One-hundred-and-eighty-first-st.; also for George Woods the two story dwelling house, No. 646 East One-hundred-and-forty-sixth-st., on lot 25x100 feet.

Mosauer & Marks have also sold for J. Estheller the block front on the west side of Belmont-ave., extending from One-hundred-and-eighty-seventh to One-hundred-and-eighty-eighth st., 315x87.6 feet, to Rudolph Simon, and have resold same for Mr. Simon to a client of McQuay & Co.

Halprin, Diamondston & Levine have bought a plot on the north side of One-hundred-and-thirty-sixth-st., 139 feet west of Cypress-ave., 112.6x100 feet.

W. C. White & Co. have sold for Leopold and Marie Boehm a plot, 50x100 feet, on the east side of Hoe-st., about 300 feet south of Jennings-st.

John H. Dye has sold for J. J. Purdy to J. Jacoby the four story flathouse, on lot 26x115 feet, on the west side of Webster-ave., 75 feet north of One-hundred-and-seventy-ninth-st.

A. Shatzkin & Sons have sold to A. M. Davis and others a plot, 100x228 feet, in Two-hundred-and-twenty-ninth and Two-hundred-and-thirtieth sts., east of Fifth-ave.; also, to A. M. London, a plot of four lots on the south side of Two-hundred-and-twenty-seventh-st., east of Fourth-ave. The same firm has bought from a Mr. Hill two lots on the south side of Two-hundred-and-thirty-third-st., west of White Plains-ave.

T. C. Lewis, in conjunction with S. J. Taylor, has sold the following properties: For Theodore Roehrs, the southeast corner of Webster-ave. and One-hundred-and-seventy-first-st., 25x98 feet; also, the southeast corner of Washington-ave. and One-hundred-and-seventy-eighth-st., 82x91 feet; also, for Solomon Plaut, a plot 50x100 feet, on the north side of Echo Place, west of Anthony-ave.; also, for William Bergan, a two story two family brick house.

Louis Schraa and Sonneborn & Co. have sold for Charles A. Schrag to Charles Loeber the plot, 50x112.5 feet, on Webster-ave., 325 feet north of Woodlawn Road.

The Ernst Cahn Realty Company has sold for Frank Harriott the southeast corner of Arthur-ave. and One-hundred-and-seventy-sixth-st., 91x98 feet; also, for Agnes Douglas, the plot, 50x100 feet, on the north side of One-hundred-and-eighty-sixth-st., 141 feet west of Washington-ave., to John F. Schick, and resold for him to Baturin & Weisman; also, for Timothy Donovan, the plot, 75x100 feet, on the west side of Whitlock-ave., 100 feet south of Longwood-ave.

William Stonebridge has sold for Clickman & Koppel the northeast corner of Crescent and Belmont aves., three lots, to [illegible] Kopolwitz; also for Baturin & Weisman, two lots in One-hundred-and-eighty-sixth-st., 50 feet east of Park-ave.; also for Edwin Bedell, executor, the Taxpayers' Alliance Building, on the west side of Third-ave., 53 feet north of One-hundred-and-seventy-fifth-st., with two lots, to Meyer Barber; also for Adolph Firestone to William H. Dank & Co., two lots on the east side of Hughes-ave., 125 feet south of One-hundred-and-eighty-seventh-st.; also for William Douglass, the two story frame dwelling house, 300 feet north of One-hundred-and-eighty-third-st., to Stanley G. Seegar to Anna Helms; also for Frederick Hecht, the northwest corner of Belmont-ave. and One-hundred-and-eighty-second-st., three lots, to Garfunkel & Co.; also the plot, 58x158 feet, on Cambreling-ave., between One-hundred-and-eighty-ninth-st. and Pelham-ave., for Meyer Barber to I. B. Garfunkel, and resold to W. Marcus; also plot, 100x100 feet, on the east side of Beaumont-ave., near One-hundred-and-eighty-third-st., to I. B. Garfunkel, and resold to S. Seidenberg & Co.; also plot, 100x87.6 feet, in Belmont-ave., between One-hundred-and-eighty-ninth-st. and Pelham-ave., to I. B. Garfunkel, and resold to Glickman & Stern; also plot, 90x75 feet, on the east side of Bassford-ave., between One-hundred-and-eighty-second and One-hundred-and-eighty-third sts., for Henry Farrell to I. B. Garfunkel; also a plot, 50x100 feet, on the west side of Beaumont-ave., near One-hundred-and-eighty-seventh-st., for Michael Clayton to Max Siegler.

Charles H. Baechler has sold the new two family house on the north side of Jackson-ave., 125 feet east of Garfield-st., for Charles Knauf to Louis Kaufmann and Joseph Preismann; also, for Charles Knauf, the new two family house on the east side of Taylor-st., 230 feet north of Columbus-ave., to Isidore Cohen and Gustave Rosenberg; also, resold for Nellie Forster the three lots on the west side of Bronx Park-ave., 25 feet south of One-hundred-and-seventy-seventh-st., to Charles M. Gray; also, in conjunction with Clement H. Smith, the six lots on the northwest corner of One-hundred-and-seventy-seventh-st. and Bronx Park-ave., for August Tenner to A. Mr. Nathan.

Paul Halpin has sold to a client of J. Romaine Brown & Co. No. 731 West One-hundred-and-fifty-ninth-st., a five story flathouse, on a lot 27x99.11 feet. He has bought the plot of about ten lots on the north side of Bolton Road, Prescott and Seaman aves., 114x128x198x70 feet, the north line being opposite Academy-st.

Hall J. How & Co. have sold for the Central Realty Bond and Trust Company the southeast corner of Tenth-ave. and Two-hundred-and-tenth-st., 100x124.11 feet, to Oscar D. Weed; also, for the same seller, three lots on the south side of One-hundred-and-sixtieth-st., 325 feet west of Amsterdam-ave., to Lowenfeld & Prager; also, for Nathan Wise, one lot on the southwest corner of Audubon-ave. and One-hundred-and-sixty-eighth-st. to Mishkind & Feinberg.

Charles S. Kohler has sold for J. A. O'Gorman to a Mr. Stein Nos. 184 and 186 West One-hundred-and-first-st., two five story flathouses, on a plot 50x100.11 feet.

Max Gomprecht and E. Stein have sold for Louis Friedberg to a Mr. Stein No. 504 West One-hundred-and-forty-seventh-st., a five story flathouse, on a lot 25x99.11 feet.

Schmeidler & Bachrach have bought No. 4,324 Broadway, a two story frame building, on a lot 25.2x128 feet, between One-hundred-and-eighty-fourth and One-hundred-and-eighty-fifth sts.

John J. Kavanagh has sold for Mr. Moss No. 70 East Ninety-first-st., a three story dwelling house, on a lot 19x100.8 feet.

George Ranger has sold for Diedrich Blenderman to a Mr. Hoffman No. 2,108 Amsterdam-ave., a five story flathouse.

Hall J. How & Co. have sold for Mayer S. Auerbach a plot, 104x100 feet, on the east side of Broadway, between One-hundred-and-seventy-sixth and One-hundred-and-seventy-seventh sts.

M. J. Levinson has sold for A. Goodman the plot, 50x100 feet, on the south side of One-hundred-and-fortieth-st., 350 feet east of Lenox-ave.; also, for John Dieckmann, the adjoining plot, 50x87 feet.

A. Barcham has regold the plot, 225x irr 11 feet, on the south side of One-hundred-and-thirty-eighth-st., 325 feet east of Lenox-ave., to Uhlfelder & Weinberg. The Berman Realty Company and M. Ruben were the brokers.

REAL ESTATE TRANSFERS.

Arthur-ave, n e cor 188th-st, 95x81.8x95x82; Augustus S Nicholson et al to Paul Tredjen..... $150
61st-st, s s, 100 ft e of 11th-ave, 50x100.5; Mary A Bernheimer et al, exrs, trustees, et al, to Hickey Contracting Co..... 9,250
6th-st, n s, being 1-3 lot No 533, map Wakefield, 32.4x114 feet; Harry D Gordon to Wm J Gordon et al ..... Nominal
6th-st, s s, being centre 1-3 lot No 533, map of Wakefield, 32.4x114; Wm J Gordon to Wm J Gordon et al ..... Nominal
Walton-ave, No 2,439, w s, 16.8x52; J C J Langbein to Leopold Schwarzkoff and ano; mortgage, $2,500 ..... Nominal
Amsterdam-ave, n w cor 170th-st, 100x200; Lena Well to Isaac Helfer; mortgage, $57,500; o c and 100
Wadsworth-ave, e s, 25 ft s of 180th-st, 50x100; Anna Theurer to Wm Cumming, jr..... Nominal
Bathgate Place, n w cor 187th-st, 100x25; Sophie Recker to Wm H Koop to Fred'k Recker and another ..... Nominal
Same property; Wm H Koop to Fred'k Recker and another ..... Nominal
215th-st, n s, 350 ft e of 10th-ave, 50x99.11; Geo V Fluri to James G Tyler; mortgage, $3,000; o c and 100
Elizabeth-st, No 125, w s, 25.2x81.3x25.1x81.5; Orazio de Cagnina to Paulo Tumminelli and another; o c and 100
Macomb's Dam Road, w s, 28.3 ft s w of 153d-st, 50.9x86.6x50x113.6; the Manhattan Real Estate and Bldg Asso to Julius Bash; mortgage, $20,000; o c and 100
Backers-ave, w s, 25 ft n of Elizabeth-st, runs w 25x e 100x s 25 ft; Olinville Elk G Schmitzer to Millie Knoblock; mortgage, $2,000..... Nominal
155th-st, n s, 250 ft e of Amsterdam-ave, 25x99.11; Martin Renner to John F Haase and ano; mortgage, $22,000 ..... Nominal
57th-st, s s, 234.6 ft w of Lexington-ave, 19.11x100.5; Chas F Camerer to Warren E Dennis; mortgage, $34,000 ..... Nominal
Broome-st, No 97, s s, 25x75; Geo J Palmer to Victor Muller; mortgage, $16,000; o c and..... 100
Hoffman-st, e s, 118.1 ft n of 188th-st, 25x195; John McKeon and ano to Saml Fox and ano; qc..... Nominal
Creston-ave, n w s, 178.9 ft s w of 182d-st, 20x130.6; Dennis W Moran to Mary E Bird; ½ part, mortgage, $600..... Nominal
Railroad-ave, s e s, at n e s 185th-st, 100x100; Horatio R Wilcox to Henry K Wilcox..... 4,000
Westchester-ave, n s, 25.8 ft e of Theriot-ave, 25.8x44.4x25x95.3; Van Nest station; Ashton Hilkney to Mary Conners ..... Nominal
139th-st, s s, 125 ft e of Lenox-ave, 300x199.10x irregular; Louis Lese et al to Louis A Jaffer et al; mortgage, $57,750; o c and..... 100
155th-st, n s, 250 ft e of Amsterdam-ave, 25x99.11; Elizabeth Reimer to Martin Reimer; mortgage, $22,000 ..... Nominal

RECORDED MORTGAGES.

Cumming, William, jr, to Anna M Theuer; Wadsworth-ave, e s, 25 ft s of 180th-st; 3 years, 5 per cent..... $10,500
Heifer, Isaac, to Emanuel Hellner et al; Amsterdam-ave, n w corner 170th-st; 1 year, 5 per cent 14,000
Tyler, James G, to John E Miller; 215th-st, n s, 350 ft e of 10th-ave; as per bond..... 4,250
Weinstein, Abraham D, to Samuel Levy; 13th-st, No 509 to 513 East; demand, 6 per cent..... 4,000
Bash, Julius, to Manhattan Real Estate and Building Association; Macomb's Dam Road, w s, 28.3 ft s w of 153d-st, instalments, 6 per cent 10,000
Same to Thomas L Reynolds; same property; due April 25, 1906, 6 per cent..... 3,500
Hickey Contracting Company to Lillie B Lilienthal; 61st-st, s s, 100 ft e of 11th-ave; due November 10, 1907, 5 per cent..... $150,000
Roeder, Ernest, to James F Horton, North-st, e s, at East Chester Bay, adjoining land King estate, City Island; 1 year, 6 per cent..... 600
Northwestern Realty Company to William C Cox; 140th-st, n s, 380 ft e of St Ann's-ave; due August 1, 1905, 6 per cent..... 69,000
Binder, Jacob, and another to Jefferson Bank; Cherry-st, Nos 391 and 393; 1 year, 6 per cent..... 20,000
Janpole, Aaron M, and another to John J Mahony; Audubon-ave, s e corner 173d-st; 2 years, 5 per cent 18,000
Same to same; Audubon-ave, e s, 50 ft s of 173d-st; 2 years, 5 per cent..... 12,000
Bachrach, Julius, and another to Louis Lese, 104th-st, No 104 to 110 East; prior mortgages, $34,000; due June 1, 1906, 6 per cent..... 3,000
Same to same, 104th-st, No 114 to 120 East; prior mortgage, $34,000; due June 1, 1906, 6 per cent. 3,000
Jaffer, Louis A, and another to Louis Lese, 135th-st, e s, 125 ft e of Lenox-ave; prior mortgage, $57,750; due May 1, 1906, 6 per cent..... 35,000
Thorne, Jessie F, to Carl Schulz, 5th-ave, Nos 2,049 and 2,051; prior mortgages, $100,000; demand, 6 per cent..... 4,000
Janpole, Aaron M, and another, to John J Mahony, 173d-st, s s, 95 ft e of Audubon-ave, 2 years, 5 per cent..... 15,000
Farrelly, Stephen, to Title Insurance Company, 136th-st, s s, 270 ft w of Lenox-ave; 1 year, 5 per cent 7,000
Branning, Edwin F, to Fordham Morris, Cedar-ave, s e corner 177th-st; 5 years, 5 per cent..... 2,500
Pescatore, Agostino, to Italian-American Trust Company, 115th-st, No 319 to 321 East, as per bond 18,000
Cobe, Andrew J, to Title Guarantee and Trust Co; Broadway, n w cor of 218th-st and Broadway, n w s at n e s of Isham-st; as per bond..... 35,000
Northwestern Realty Co to Manhattan Mortgage Co; 140th-st, n s, 300 ft e of St. Ann's-ave; due August 1, 1905; 6 per cent..... 46,000
Waldo, Gertrude R, to Johanna Fleischmann; Washington-ave, No 227; as per bond..... 46,500
Gordon, Louis, and others, to American Mortgage Co; 13th-st, n s, 88 ft w of Avenue C; 3 years, 5 per cent..... 18,000
Finkelstein, Morris F, to Julius Helderman; Forest-ave, n w s, 25 ft n e from cor lot 12, map Woodstock; 3 years, 5 per cent..... 2,750
Buck, Niels, to Thomas J. Connors, Boulevard Lafayette, w s, at centre line of 159th-st; 5 years, 4½ per cent..... 12,000

THE BRONX BUILDING PLANS.

Union-ave, s e cor of 163d-st; five five story brick tenement houses; No 1, 38x90 ft; Nos 2 and 3, 38x91.4 ft; Nos 4 and 5, 50x88 ft; Gaines-Roberts Company, owners; Harry T Howell, architect $150,000
236th-st, n