THE REAL ESTATE MARKET.

ABOUT 10,000 TENEMENTS ARE AFFECTED BY THIS ACT.

Assembly Bill 1660, Signed by the Governor, Makes It Unnecessary to Remove Fire Escapes From Courtyards to Fronts of Houses—Big Hotel Lease.

It is estimated that 10,000 tenement houses in this city are affected by Assembly bill No. 1660, which has received the Governor's signature. It is entitled an "Act to amend the Tenement House Act in Relation to Fire Escapes." The amendment relates to section 30 of the tenement house act, and makes it unnecessary to remove fire escapes from walls facing air courts to the front walls of tenements. The amendment is explained by the *Record and Guide* as follows:

The old law excluded as insufficient all fire escapes in what the act defines as a "court," viz., "an open unoccupied space other than a yard," while a "yard" is "an open unoccupied space between the extreme rear line of the house and the rear line of the lot." A recess formed by a bathroom extension, usually less than ten feet deep, and extending in width from the bathroom extension of one house to a similar extension of the adjoining house, a distance of some twenty feet or more, under the provisions of the law is a "court," though it is actually a large part of the yard, and the fire escapes constructed upon the rear of the house in this "court" were not considered lawful, and a similar series of fire escapes was accordingly under the law required to be placed upon the front of the house. This construction was not intended by the framers of the law.

The amendment provides that such a court shall be considered as part of the yard, provided it is not more than ten feet deep and is not less than six feet wide. The amendment also authorizes fire escapes located in outer courts, i. e., courts open across their entire width upon either the street or yard, provided such courts are less than thirty feet deep and are not less than six feet wide. Such fire escapes, however, shall be deemed lawful only when the balconies thereof are connected with each other by adequate stairs, or stationary iron ladders, with openings not less than two feet by three feet, and are provided with a goose neck ladder from the top balcony to the roof and an adequate drop ladder from the lowest balcony to the ground.

Such fire escapes must also connect with a fireproof passageway three feet wide and seven feet high leading directly to the street, or safe and adequate means of exit must be provided to the adjoining premises either by the removal of the partition fence or by means of an open gate. The new law also makes plain the definition of an "unpierced fire wall," as one in which there is no door or opening connecting two buildings other than windows in a fireproof air shaft. The new law otherwise retains all the provisions of the former law relating to fire escapes.

Private Sales.

127TH STREET.—S. C. and G. S. Boehm have sold to Matthias Wiler No. 253 West 137th street, a five story American basement dwelling, on lot 18x99.11.

SIXTY-SECOND STREET.—Pierre Frisby has sold No. 136 West Sixty-second street, a five story flat, on lot 25x100.5, for $31,000.

EIGHTY-EIGHTH STREET.—Slawson & Hobbs have sold for Clara J. McDonald to a client, for occupancy, the four story brownstone high stoop dwelling at 311 West Eighty-eighth street, on lot 18x100.8.

SIXTY-FIRST STREET.—Huberth & Gabel have sold for Mary J. Akin to Irving J. Kempner, the two five story, fourteen room, four family tenements at No. 239 and 241 West Sixty-first street, on plot 50x100.

BROADWAY.—M. H. Beringer & Co. have sold for Alfred Lewis to a client the block front on the east side of Broadway between 140th and 141st streets, being 100x100 on 140th street and 100x120 on 141st street, and containing about nine lots. The property will be immediately improved.

166TH STREET.—M. H. Beringer & Co. have sold to a client for the Interborough Building Company Nos. 878 and 880 East 166th street, a new five story apartment house in course of construction on plot, 53x125x irregular.

138TH STREET.—Baturan, Weisman & Henschel have sold from the plans for the Steinman Realty Company three six story apartments, each on plot 37.6x100, of the nine to be erected on the south side of 138th street, 47.4 feet east of Brook avenue.

JEROME AVENUE.—J. Clarence Davies has sold for the United Real Estate and Trust Company the four story apartment house, with stores, on plot 50x100, at Nos. 2016 and 2018 Jerome avenue, about 100 feet south of Burnside avenue.

CLINTON AVENUE.—Jacob Kronenberger has sold the southeast corner of Clinton avenue and 170th street, a five story flat, to Parsons & Holzman.

BRONX.—William G. Watt has sold part of lot No. 648, map of Wakefield, Williamsbridge, to Patrick J. Conolly, plot No. 68, map of Lincoln Heights, Yonkers, to Chief J. J. McCartney, of the New York Fire Department, and plot, 50x100, with improvements, at Corona, L. I., to J. Mansion.

RIVERSIDE DRIVE.—Daniel B. Freedman has sold No. 88 Riverside Drive, a four story dwelling, on lot 19x80.

MADISON AVENUE.—William L. Sutphin has resold No. 149 Madison avenue, southeast corner of Thirty-second street, a four story brownstone front dwelling, on lot 20.9x100; also, No. 25 East Thirty-second street, adjoining, a two-story brick stable, on lot 20x68.9. Mr. Sutphin recently bought the property from Christopher Moller. The adjoining properties on the avenue and street are both owned by Louise T. Cockcroft.

FORTY-NINTH STREET.—C. A. Henriques has sold to a Mrs. Lane No. 25 West Forty-ninth street, a four story brownstone front dwelling, on lot 20x103.5, Columbia College leasehold.

SECOND AVENUE.—Samuel J. Siegel has sold for William Kinzler the northwest corner of Second avenue and Seventy-eighth street, a five story store and flat, on plot 41.6x82, to Henry Schweitzer.

TWELFTH STREET.—Huberth & Gabel have sold for Jackson & Stern the four story and basement private house at No. 214 East Twelfth street, on lot 22.2x106.6, to Dr. Carl Theobald, whose house at No. 230 East Twelfth street the same brokers recently sold to the New York Training School for Deaconesses.

FORTY-SEVENTH STREET.—The Cruikshank company has sold to a client of John Golding, No. 138 East Forty-seventh street, a four story stonefront dwelling, on lot 18x100.5.

MADISON AVENUE.—Samuel Weingart has sold the Eskdale, a five story apartment house, at No. 1269 Madison avenue, southeast corner Ninety-first street, on plot 58.8x100.8.

EDGECOMBE AVENUE.—The Realty Transfer Company has sold to a builder the plot on the west side of Edgecombe avenue, 231 feet north of 141st street, 285x100, on which seven five story apartment houses will be erected.

13TH STREET.—Arnold & Byrne have sold for John O'Callahan to Annie E. O'Connor No. 220 West 13th street, a five story flat.

102D STREET.—Braisted, Goodman & Hershfield have sold for John and Elizabeth Roch to Hallper & Wolf Nos. 212 and 214 West 102d street, two five story flats on plot 50x100.11, adjoining the southeast corner of Broadway.

137TH STREET.—Arnold & Byrne have resold for Louis Bernstein to Oscar Greenbaum Nos. 118 and 120 West 137th street, a five story apartment house on plot 42x99.11.

NINTH AVENUE.—John J. Hoeckh has sold for John Uhlrich Nos. 746 and 748 Ninth avenue, two five story flats with stores, on plot 50x100.

FORTIETH STREET.—John J. Hoeckh has sold for Barnett Cohen Nos. 436 and 438 West Fortieth street, two five story flats, with stores, on plot 50x98.9 to H. E. Vollmer.

138TH STREET.—Schmeidler & Bachrach have sold Nos. 304 to 308 West 138th street, three five story flats, on plot 75x99.11.

106TH STREET.—Max Tannenbaum has sold to David Hartstein No. 244 East 106th street, a five story triple flat with stores, on lot 25x100.11.

CHRYSTIE STREET.—Mandelbaum & Lewine have sold Nos. 186 and 188 Chrystie street, old buildings, on plot 37.6x100.

138TH STREET.—The Broadway Reliance Realty Company has sold to Walther & Weitzer for improvement with four four family apartments the plot, 150x100, on the north side of 138th street, 104 feet east of the Southern Boulevard.

146TH STREET.—R. I. Brown's Sons have sold to Judge John E. Tierney the entire property belonging to the estate of Jason Rogers on both sides of 146th street and both sides of Sheridan avenue.

MARION AVENUE.—The Bedford Park Realty Company has sold for Solomon Katz a plot of four lots at the northeast corner of Marion avenue and 199th street. The buyer will erect private dwellings on the site.

147TH STREET.—Kronenberger & Hoexter have sold for Elizabeth Winter to Frank B. Walker 495 East 143th street, a five story double flat with stores, on lot 25x100.

Miscellaneous.

Cuozzo, Gagliano & Berman have leased for Miss Beatrice S. Loghran the five story double flat, at 207 East 116th street, for ten years, at an aggregate rental of $24,000.

Cuozzo, Gagliano & Berman were the brokers in the sale of Nos. 235 and 237 East 117th street.

S. Osgood Pell & Co. have leased the Dr. Mott place at Roslyn to Benjamin Stern of New York, for a term of years. The property was formerly occupied by George B. Cortelyou, Postmaster-General.

Dr. Richard H. Derby is the buyer of No. 113 East Seventy-first street.

Mrs. Caroline Boehm denies the report of the sale of No. 5 East Eightieth street.

Frank V. Bennett has taken a twenty-one year lease of the new hotel at the southwest corner of Fifth avenue and Fifty-fifth street at $185,000 a year.

Matthew J. Ward & Co. have sold for Charles H. Ruhl the furniture, lease and business of the Hotel Warner and Mansion House, Syracuse, N. Y., to C. B. Miller and W. J. Farrell of Toledo, Ohio and Peoria, Ill. The consideration was $50,000.

The same brokers have leased the Pine Grove Hotel, Patchogue, Long Island, for the season to C. F. Anderson of this city; also to A. W. Deitz the Plimpton Hotel, Watch Hill, R. I., for five years at a rental aggregating $15,000.

Plans were filed yesterday with the Manhattan Building Bureau for a six story loft and store building, 31.10x95, at No. 523 Fifth avenue for the Thirty-fifth Street and Fifth Avenue Realty Company. It is to cost $125,000. The architect is George A. Boehm. Other new building plans were: Four six story flats, $155,000, and two five story flats, $80,000.

Plans have also been filed for the dwelling to be erected by William P. Clyde on the site of the old residence of Andrew Carnegie, at 5 West Fifty-first street, which Mr. Clyde bought from Mr. Carnegie last winter. The old house is now being torn down. The new building will be six and a half stories in height, of fireproof construction. The frontage will be 50 feet and the depth about 100. C. P. H. Gilbert is the architect.

Russell Sage has leased to L. Shaw the entire building at No. 506 Fifth avenue, adjoining the northwest corner of Forty-second street. The house, which is a four story and basement brownstone front dwelling, was until recently the home of Mr. Sage. The property is a Gerry leasehold. Arrangements have been made for an extension of the lease. The building will be altered for business and will be occupied by L. Shaw, now at No. 54 West Fourteenth street.

Yesterday's Auction Sales.

(At 14 Vesey street.)

BY JOSEPH P. DAY.

Fifth avenue, No. 2081, east side, 44.11 feet north of 126th street, 20x80, four story stone front dwelling; Germania Life Insurance Company vs. L. W. Buch et al.; due on judgment, $21,338.30; subject to taxes, &c., $315.68; to the plaintiff $20,000

BY L. J. PHILLIPS & CO.

Third avenue, 1105, east side, 505 feet south Sixty-fifth street, 25x105, leasehold, five story brick tenement; Ida Sackman, executrix, and another vs. J. H. Sturk et al.; due on judgment, $13,405.99; subject to taxes, &c., $876.75; to Fanny Hellbrunn $14,650

Court Calendars This Day.

Appellate Division—Supreme Court—Recess.

Supreme Court—Special Term—Part II. Court opens at 10:30 A. M. Ex parte matters.

Surrogates' Court—Chambers—Court opens at 10:30 A. M. For probate—Will of Martin C. Edgar at 10:30 A. M.

City Court—Special Term—Court opens at 10 A. M. Motions.

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No. 14.

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Thirteenth st., 200 feet west of Eighth av., 25x100 feet 1,650
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BLOOMFIELD, N. J.—To obtain information regarding this beautiful suburban town, situate a few miles from New York city, on two railroads, write to W. BIGGART, chairman of Suburban Homes Committee, Bloomfield, N. J., for booklet issued by the Board of Trade.

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DANIEL SNYDER, Midland Park, N. J.

MISCELLANEOUS.

TO LET, at Kennebunkport, Me., furnished cottage; 12 rooms, bath; laundry, hot tubs, hot and cold water; open fireplaces; wide piazza; fine view of ocean and river. Inquire Mrs. F. T. GREEN HALGE, Lowell, Mass.

COUNTRY PLACE, with six acres of land, at Norwalk, Conn.; house of 10 rooms, in sound condition; good barn and outbuildings; price, $7,000. Address P. O. box 369, South Norwalk, Conn.

TO RENT, Norfolk, Conn., furnished cottage; good location; 12 rooms and bath. Address H. S. WALTER, New Britain, Conn.

PAWNBROKERS' SALES.

L. L. FIRUSKI, Auct., 70 Bowery, sells 10 A. M. For pawnbrokers on dates as below, all unredeemed watches, diamonds, jewelry of every kind, silverware, firearms, instruments and pledges of every description pledged prior to dates and under ticket numbers specified, both inclusive—also all older ones reserved from previous sales.
May 26—Order Greater N. Y. Loan Office, 33 Cooper Square; J. Blaurock & Son, 824 Bowery; clothing, &c., pledged prior May 16, 1904.
May 26—Order M. Hannenschlag & Co., 120 Park row; all pledges prior April 28, 1904, to No. 9561.
May 29—Order Mayer & Co., Jersey City; Mayer Bros., suc. Stone Loan Co., 772 9th av.; all pledges prior May 15, 1904.
May 29—Order Consolidated Loan Office, Harry Levy, prop., 103 Park row; all pledges prior May 15, 1904, to No. 22677.
May 31—Order Mayer & Co., 352 Grove st., Jersey City; Mayer Bros., suc. Stone Loan Co., 772 9th av.; all pledges prior May 21, 1904.
May 31—By S. Stern, 2271 8th av.; all pledges prior May 20, 1904, to No. 4900.
May 31—Order Levy & Cook, 615 Hudson st.; S. Stern, 2271 8th av.; clothing, &c., pledged prior May 21, 1904.
June 1—Order Wm. Goldstone, 87 Park row; all pledges prior May 1, 1904, to No. 9715.
June 2—Order J. Harlem, 608 8th av.; all pledges prior May 2, 1904, to No. 15,200.
June 2—Order El. Sobel, 1577 2d av., formerly 1648 2d av.; all pledges prior May 15, 1904, to No. 25500.
June 5—Order D. Fry, 278 and 278 Bowery; all pledges prior May 26, 1904, to No. 65150.
June 5—Order J. Blau, 45 6th av.; all pledges prior May 26, 1904, to No. 15890.
June 5—Order P. Kalmus & Son, 383 Canal st., clothing, &c., pledged prior May 26, 1904.
JULIUS SHONGOOD, Auctioneer, by Jos. Shongood's Sons, Auctioneers, 94 Bowery, will sell.
May 29—Clothing, &c., pledged prior to May 22, 1904. M. M. & R. Marks, 2057 Third av.
May 29—Diamonds, watches and jewelry, silverware, odds and ends, &c., pledged prior to May 22, 1904. J. J. Aaron & Son, 191 Grand st.
May 31—Clothing and goods previous to May 20, 1904, Nos. 84700 to 91000, and Nos. 1 to 9900. B. & S. Aufses, 270 Stanton st.
June 1—Clothing. A. Freund, 1545 Third av.
June 1—Diamonds, watches and jewelry pledged to March, 1904, from Nos. 5083 to 7466; also No. 6522, diamond earrings pledged March 18, 1904. M. Simons & Son, 94 Hester st.
June 2—Clothing, etc., pledged to May 26, 1904. L. Schieber, 1629 2d av. A. Frankenstein & Co., 459 Grand st.

ELI SOBEL, Auct., 98 Bowery, sells 10 A. M., all goods pledged to May 20, 1904.
May 29—Clothing, dresses, &c., N. Y. Loan Office, H. Warshower & Co., props., 1561 3d av.
May 31—Men's and women's clothing, shoes, &c. Thos. Newman & Sons, Brooklyn.
June 1—Clothing. G. Edelstein, 252 1st av., and S. Edelstein Son, Long Island City.
June 2—Jewelry, watches and diamonds. L. Bernstein, 2088 8th av., and Sol. Lehman, Brooklyn.

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 153 and 154 Canal st., will sell at 10:30 A. M.
May 29—By M. Lavery, 394 9th av.; clothing, &c., pledged to May 20, 1904.
May 31—By H. Breckwedel, 473 Grand st.; clothing to May 20, 1904.
June 1—By R. Simpson & Co., 195 Bowery; all clothing, &c., Nos. 1 to 10,000 prior to May 1, 1904.
June 2—By O'Brien & Ryan, 149 Smith st., clothing, &c., May 20, 1904.

TYPEWRITERS.

RENTS TYPEWRITERS All Makes. Lowest Prices.
SELLS ANY Style. Rebuilt. Guaranteed.
The Typewriter Exchange,
1½ Barclay St. Telephone 1131—Cortlandt.

TYPEWRITERS—All standard makes rented and kept in order; ribbons free; machines sold from 20 to 50 per cent. less than manufacturers' prices. F. S. WEBSTER CO., 10 Park Place; telephone 8570 Cortlandt.

TYPEWRITERS 6 months rent applied on purchase. General Type. Ex., 243 Broadway.

FOR SALE.
SAFES—New and second hand of all kinds and makes; safes bought exchanged and repaired. YORK SAFE & LOCK CO., formerly J. M. Mossman, 72 Maiden Lane, Tel. 1423 John.

Billiard and Pool tables. Solidly made; high grade goods. Lightning, accurate, durable cushions. Decker, est. 1850. 105 East 9th st.

BUSINESS CHANCES.

HIGHEST PRICES PAID for pawntickets, diamonds, pearls, watches and jewelry. A. BAUM, 228 Bowery.

FURNISHED ROOMS TO LET.
East Side.

THE ROLAND 56, 58 AND 60 EAST 59TH STREET.
Block from Grand Entrance to Central Park. "One of the World's Finest Parks."
INTERESTING TO STUDENTS OF ECONOMY.
Single Rooms, with Private Bathroom, $1 per Day up.
Parlor, Dressing Room, Bedroom and Private Bathroom $3.50
Maximum of Luxury at Minimum of Cost. Homelike. Comfortable.

EXCURSIONS.

Charming Excursions
By Hudson River Day Line Steamers
NEW PIER WEST 42d St., 9 A. M. Daily except Sunday. SEE STEAMBOAT COLUMN FOR OTHER PIERS.
Decoration Day, Same Schedule.
SATURDAY AND DECORATION DAY AFTERNOON EXCURSION TO
WEST POINT.
STEAMER MARY POWELL
Leaving Dexbroses St. 1:45, W. 42d St. 2:00, W. 129th St. 2:30 P. M. Arriving West Point 4:40. Tickets good to return by any West Shore train. $1. N. Y. Central $1.10, or Str. "Ramsdell" $1. Ample time to see Dress Parade, Public Buildings, etc. Orchestra on board.
THIS EXCURSION MADE EVERY SATURDAY

SUNDAY, May 28, and MEMORIAL DAY (Tuesday, May 30)
$1.00 EXCURSIONS VIA ERIE RAILROAD TO
SHOHOLA GLEN
In the Blue Mountains, one hundred and seven miles from New York, on the beautiful Delaware River. Express trains leave W. 23d St. 8.55 and 9.25; Chambers St. 9.00 and 9.30; Jersey City 9.15 and 9.45 A. M. Returning leave Shohola 3.40 and 6.30 P. M.

DECORATION DAY SPECIAL RATE TRIPS.
Catskill Mts., 3 Days, all expenses, for $9.00
Atlantic City, 3 Days, all expenses, for $9.25
Niagara Falls, 3 Days, all expenses, for $15.50
Old Pt. & Washington, 4 Days, all exp $23.00
EUROPEAN TOURS!
Four popular tours, leaving about July 1st. Limited accommodations. Rates $300 to $425. Circulars and particulars of
THOS. H. HENDRICKSON'S TOURS
343 Fulton St., Brooklyn, N. Y.

DECORATION DAY EXCURSION via
MAUCH CHUNK Switchback and Glen Onoko
New Jersey Central
ROUND TRIP TICKETS Adults, $1.50 Children, 75c. SWITCHBACK TICKETS 50 Cents ADDITIONAL
Special Train from Liberty Street Station 7.30 a. m. South Ferry 7.35 a. m.

DECORATION DAY
EXCURSION UP THE SOUND
TO GREAT NECK