

THE RECORD AND GUIDE.

Published every Saturday.

191 Broadway, N. Y.

TERMS:

ONE YEAR, in advance, SIX DOLLARS.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

NOVEMBER 22, 1884.

There has been some revival in general business during the past week. The advent of cooler weather has created a demand for coal, clothing and winter stores. Stocks look weak for the moment but the condition seemed to exist favoring a moderate rise. The coming year will see a better feeling in the stock market securities unless some unexpected catastrophe should intervene.

In the important treaty just negotiated with Spain it is provided that not only our food staples, raw cotton and wool shall be imported free into Cuba and Porto Rico, but also ship-building and house-building materials and all kinds of lumber, together with engines, machinery and tools made from metals, wagons, carriages, fine furniture, rubber goods, etc. Hence this treaty is of special interest to all dealers in building material, as, if it is confirmed by our Senate, they will get several new and lucrative markets. This treaty has followed so closely upon that made with Mexico, of a similar tenor, that other treaties will doubtless follow. Naturally the first to be negotiated will be with the South American States, and will be based on the report of the commission now in session to inquire into the practicability of some agreement between the United States and the States of South America. Next in order may come treaties with France and Germany, in both of which countries measures are on foot to tax American agricultural products unless we abate the severity of our customs duties.

It is in this way doubtless that our high duties will be relaxed to the advantage of our own manufacturers. It has been found impossible to pass any general act reducing our tariff imposts. Since the Civil War we have reduced the tariff in special particulars. We have taken the duty off quinine, tea and coffee, and have scaled the rates here and there, but every general act looking to a reduction has alarmed the protected interests which have united against a common danger and have succeeded in nullifying every enactment taking the shackles off of trade. But these treaties with different nations are all in the nature of a flank attack upon the tariff. Instead of antagonizing our protected industries they appeal to the interests of the manufacturers themselves by offering a chance at markets which they cannot find at home. But the final result will be the breaking down of many of the barriers of trade between the United States and other nations.

Berlin has come to the front as a great money-lending centre. New Yorkers in past times have been hoping that this city would become a rival of London as a great international money market, but the German capital has unexpectedly got the start of us. Bismarck has made Germany the greatest military power on earth. He deprived Russia of the fruits of her victory over the Turks. Great Britain has just been snubbed in the matter of the commerce of Congo Land, and has been forced to submit her pretensions to a Congress of the representatives of interested nations sitting at Berlin, with Germany taking the primacy. Population and wealth is always attracted to power. The Berlin of to-day, as the capital of Germany, is becoming one of the great cities of the world. A correspondent of THE RECORD AND GUIDE recently called attention to the amazing evidences of Berlin's superiority to every other capital of the world save alone London and Paris. Now comes the news of foreign loans being made in the German capital. A 5 per cent. Servian loan amounting to \$2,500,000 in our money was recently called for, and the extraordinary sum of \$825,000,000 was subscribed. Greece is about to establish specie payments on a gold basis and wants 170,000,000 francs to do so, but the application is made not to London or Paris, but to Berlin.

Why is there not public spirit enough among our bankers to offer to take a foreign loan? Money goes begging here at 2 per cent., when it is $4\frac{1}{2}$ and 5 per cent. in London. There is no present employment for unused funds. Why should we not lend money, say to Russia, which is in the market for heavy loans to extend her railway system? That colossal power is perfectly sound and so careful of its credit that the English and French owners of her bonded debt were promptly paid all through the

Crimean war. A foreign loan negotiated in our market would be a splendid advertisement for this country, and of course would pay better than investments in our own national securities. This matter ought to be discussed in the directors' rooms of the banks in Wall street.

To defray the extra expenses of the Soudan campaign the British government has added a penny in the pound to the income tax already in force. It is surprising that this tax does not exist in this country. It is by far the most equitable of any form of taxation. The income any person is in receipt of represents the benefit he derives from the economic forces of the community. Courts, jails, armies and navies exist to protect the rights of property and property should pay according to its means, which is best shown from the income derived from investments. Under our present system real estate bears all the burdens. Owners of vast fortunes based on personal property escape "scot free." The owner of \$20,000 worth of realty pays more for the support of the government than does any of our great capitalists, such as Jay Gould or Wm. H. Vanderbilt. There are grave objections against taxing personal property but an income tax is equitable and should be levied to lighten the burdens of real estate owners.

Lower Wages.

The liquidation in wages in the return for all services and labor has fairly begun. In the dry-goods district there will be a general reducing of salaries and many clerks and bookkeepers will be thrown out of employment. For some time past factory operatives have been required not only to accept a smaller compensation but to submit to a reduction of the time in which they are employed. This movement is becoming general. The coming year will see the great army of the unemployed doubled, if not trebled, both in this country and in Europe, whilst those who are retained at work must submit to a serious reduction of their former incomes.

But these economies are not confined to the operative classes proper. The railroads are reducing their expenses, and the high officials are beginning to feel the pressure as well as the men working on the lines. President King, of the Erie road, not only accepts \$25,000 a year in lieu of the \$40,000 charged by his predecessor, but has announced his intention of cutting down the high salaries which that road has always paid to its unnecessarily large staff of officers. Other roads will be forced, by public opinion and the demands of their stockholders, to reduce the perquisites of their principal officers, as well as the wages of the working force on the lines.

The time has come when all engaged in the building trade should reduce the wages of their employes. There must be no sentiment about the matter. During the busy times through which we have passed the bricklayers, stone masons, painters and house finishers have by means of co-operative effort in their trade unions held employers at their mercy; the latter were single-handed and the trade unions used their power mercilessly. The employers will from this time forth have the upper hand, and they will not hesitate to be as regardful of their own interests as the laborers were of theirs. With a period of liquidation on hand and the general trade of the country in a desperately bad state, the trades unions insisted upon the highest wages and the shortest hours of work. They were warned that they were killing the building business and cutting their own throats, but while they had the power they used it regardless of consequences. They will now be made to suffer for their folly. Everything in the way of building material is now cheap. We have reached the lowest point for bricks, lumber, etc., known in many years. The one item in which there has been no rebate is labor; but that must yield as all others have yielded, and be content with a smaller return. The quicker the situation is accepted the better it will be all around.

We are not among those who look upon a general reduction of wages to the lowest point as a desirable thing in itself. On the contrary we regard it as an almost unmixed evil. The working class is the great consuming class; when its compensation is cut down to the lowest point every business interest suffers. Individual employers are naturally anxious to get their work done at the lowest possible rate, but a moment's consideration must show them that if the great consuming class is impoverished by inadequate wages or no employment at all, that every business interest receives a vital blow. Let us dwell on this matter for a moment. With our present population there ought to be at least 12,000,000 of wage receivers, men, women and children. Let us suppose that in prosperous times the average income would be \$15 per week; but hard times come, production is checked, many are thrown out of employment, there are fewer days of labor, and the sum paid to the working classes then averages say \$5 weekly less *per capita*. This makes \$60,000,000 a week, and over \$3,000,000,000 in the year. This vast sum is withdrawn from active retail trade in the course of one year, and with what results? Bankruptcies, reduced rents, cutting off of profits, the distress of every one engaged in all the

multifarious employments of life; the rich and the poor alike suffer. Other things being equal high wages mean prosperous times and low wages the opposite, for it should always be remembered that the working classes proper comprise some 94 per cent. of the whole community.

But individual employers cannot afford to overlook their own interests, they must reduce wages, or they will be distanced by their competitors. Other employers will take advantage of the situation, but there should be no illusions on this subject. There is a period of distress right ahead of us. Nature has been bountiful, it has given us splendid crops, the warehouses of the world are filled with cheap goods, but the money supply has been cut off, temporarily at least, and all classes save alone those who are wealthy must pass through a period of acute suffering. This will be true not only of this country but of every civilized nation. These views will not be acceptable to sanguine people but it is well sometimes to look at the dark side of things as it has a sobering effect in a community disposed like ours to be over-hopeful.

St. James' Church.

The new edifice building for this parish, at the northeast corner of Madison avenue and Seventy-first street, occupies a plot of about 75 feet on the avenue by 125 feet on the street. The material is rough-faced brown stone, with wrought-work of the same material tooled. Mr. R. H. Robertson is the architect.

We have heretofore noted the peculiarity of arrangement by which the church first attracts attention. The chancel is at the avenue end of the building which is also the west end, and "orientation" is reversed into occidentation, not for ecclesiastical but for architectural reasons. This brings the main entrance to the church to a porch at the eastern end of the street front, with a subordinate entrance alongside of the chancel, at the base of the square tower which occupies the corner of the site. The main feature of the end is thus not the usual central doorway but a semi-circular apse, with its roof abutting upon the gabled wall which is presumably pierced within by the chancel arch. At one side of this central feature is the main tower, not yet completed; at the other a turret of moderate dimensions, polygonal at the base and round above, the transition being effected by means of a heavily-moulded offset. To the left of this turret is a low building serving some subordinate purpose, the lower story of which consists of a loggia of three pointed openings springing from polygonal piers, with quasi-capitals of a band of carved foliage. The story above is low, lighted by one square-headed opening, and the little building is completed by a low gable bearing a sunken rosette. Behind and above this appears the clerestory of the church.

The main tower promises to be an impressive object. The lower stage on the avenue front is pierced by a large pointed doorway admirably detailed in early Gothic, the arch of two orders with corresponding shafts in the jambs and broad vousoirs with the extrados emphasized by a hood mould. On the side the space corresponding to the doorway has three shafted lancets. A strong offset separates this basement from the shaft of the tower. Only the first stage of this is as yet completed. It is a tall story pierced on each visible side with two long lancets, which serve to emphasize the massiveness of the wall, while the angles are reinforced by heavy roll mouldings, each of which disappears at the base behind the displayed symbol of an Evangelist or grotesque to that effect. The treatment of this part of the tower recalls the Lombard Romanesque in its massiveness and also in the front employed, though it avoids the uncouth and unarchitectural employment of "porch pillars on the lion resting" and converts the symbolical beasts, which are extremely well designed and carved, into really architectural ornaments.

The inner angle of the tower above the aisle is rather superfluously masked by an attached turret, which was scarcely needful to conceal a juncture which it would do no harm to show, and to which it is difficult from an outside view to assign any more practical function. The side itself is of four bays, each, in the aisle wall, of three simple pointed arches, the simplicity of which is not improved by the introduction of wooden tracery into the heads. The division between the bays is marked by shallow pilaster-like buttresses. Over each bay in the aisle wall is a corresponding bay in the clerestory, a single opening under a long lintel which is continued as part of the cornice, a simple arrangement which is architecturally effective and promises abundant light for the interior. Beyond these bays comes a gabled building, which would be a transept but that it terminates the church, which is in front a continuation of the aisle wall, and along the side of which the clerestory is continued. The porch at the base of this is formed by a gable supported on two pairs of columns and filled, above the transom, with Perpendicular tracery. Above this porch is an arcade of five plain pointed windows and above this a plain rose window in the field of the gable.

The detail throughout is carefully and successfully studied, and is homogeneous and artistically pure without any effort after

scholastic purity of style. We have noted the Perpendicular tracery in the lateral porch, and the Romanesque treatment of the tower-shaft. These are incongruous only from a technical point of view with the general treatment of the building, which is rather derived from early French Gothic examples than from any other source, and, among modern designers, recalls the work of Mr. Burges, which one is never unwilling to be reminded of, so vigorous it is and so picturesque without transcending the conditions of architectural work. This latter is not a common success, but in this work Mr. Robertson, we think, has unquestionably attained it. None of the detail is bad, and much is exceptionally good. Of this is the treatment of the porch on the south side, and of the doorway in the tower, the latter being especially effective in modelling. But the highest success of the work is not in detail but in mass. The flank of the church, with the terminal masses of the tower and the transept balancing each other is a sober, scholarly and effective composition, while the arrangement of masses at the east end is full of piquancy and picturesqueness and fully justifies the unusual disposition. From any point of view, the relation of the projecting apse with the gabled wall to which it is attached, and to the higher gable which rises behind the first, and to the flanking members, the tower and the turret, forms a harmonious composition, the life and spirit of which in no way derogates from its sobriety and repose. We do not know a more successful and attractive parish church among the hundreds in New York.

Our Prophetic Department.

OPERATOR—I understand that you are disposed to look hopefully upon the stock market. While rather blue about the general trade of the world you judge, I hear, that Wall street will be happy in the near future, and that it may look for the usual January rise.

SIR ORACLE—Yes, the outlook so far as stocks are concerned has seemed to me hopeful, due to three causes. First, the low figures brought about by the liquidation of three years. Second, the stimulating effects of gold importations, and, third, the fact that the railroads are about to move the greatest corn crop ever grown in this country. Now that we have had frost corn will soon become marketable, and as the farmers are in want of money they will send it to market as speedily as possible. Then it must be remembered that the green corn has been fed to hogs and cattle for over six weeks past, and that the supplies of provisions and lard will necessarily increase from this time forth. The wheat movement has been an immense one since harvest, the greatest ever known; but it has been sold at unremunerative prices, corn, provisions and lard, however, at anything like present prices give the farmers a splendid profit, and as they are necessitated to sell, the railroads will have all they can do in marketing these profitable products.

OPERATOR—So the good old days are coming back again, are they, and we shall have a boom in railroad securities?

SIR O.—I said nothing of the kind. Corn, provisions and lard will be important factors in giving business to the railroads, but other conditions which were operative from 1879 to 1881 are absent. That was a season of hope, when new enterprises were started and old businesses enlarged. New tides of emigration set in, and everything conspired to add to the receipts of the railroads; but now business is depressed—there are no new enterprises, and old establishments are doing less work. The great corn crop of this year only partially makes up for the loss in general business. We have had an immense wheat movement, yet the wheat-carrying roads show a heavy falling off in receipts compared with last year, this being due to the depression in all other business. Corn is a bulkier and more profitable crop to handle, as it is carried for short distances and subject to local rates; hence it will make a better showing than the wheat movement, but in all the other items of railway patronage there will be a falling off. The autumn has been so late that the movement of corn will be delayed, but Wall street discounts every good as well as every bad influence of the market, and hence I expect to see a better feeling in stocks, unless—

OPERATOR—Unless what?

SIR O.—Well, there are ominous rumors respecting a certain great operator, one of the greatest in the street. If he should be forced to liquidate there is no crop movement that would prevent a partial panic in the market.

OPERATOR—I think I know to whom you allude, but is not his securities in the hands of banks, trust companies and money lenders whose interest it will be to maintain prices so as to get at least the face value of their collaterals?

SIR O.—Such were the influences which saved this operator last May, but I understand that since then the banks and trust companies have put themselves into a position of perfect independence of any of the street magnates. The presumed embarrassment of this great operator is what now stands in the way of a fair advance in prices.

OPERATOR—To change the subject, I see that the canvass of the electoral vote has just been completed, and that your prediction of the vote of New York and Kings County, to be found in THE

RECORD AND GUIDE of November 1st, proves surprisingly accurate. You said that Blaine would poll over 90,000 votes in this city, and that Cleveland would have between 15,000 and 16,000 the advantage in Kings County. According to the official return Blaine had 90,095 votes, while Cleveland's plurality in Kings County was 15,749.

SIR O.—It was not much more than a good guess, for the Independent Republican vote for Cleveland was larger than I thought it would be in this neighborhood, while the Irish and laborers' vote, which I thought would be cast for Butler, was at the last moment turned over to Blaine. It is a risky business to try and forecast figures about elections in this country. I said on that same occasion that I thought Blaine had a slight advantage over Cleveland, but there were four factors, each of little account in itself, that turned the scale. The printers who were boycotting the *Tribune* must have influenced over 1,000 voters against its candidate for the presidency. Dr. Burchard's unfortunate alliterative phrase lost Blaine several thousand votes. The Field-Gould-Sage dinner at Delmonico's also hurt Blaine, and then the Stalwarts in the centre of the State must have influenced over 5,000 votes against him. Were it not for these four minor matters Blaine would have carried New York by a good working majority and would now be President-elect of the United States.

OPERATOR—Do you regard the result as unfortunate for business?

SIR O.—Well, you know I have always said that Blaine's tariff scare was a false issue. There is no danger, not the slightest, that any protective duties will be removed while Mr. Cleveland is President. There will never be any serious change in our tariff until our leading manufacturers demand lower duties on raw material, so that they can manufacture cheaper and compete in foreign markets for the trade of the world. But, apart from that issue, I am inclined to believe that business will not revive because of anything the Democratic party can do while in partial power. I use the word partial because the Senate will be Republican during the four years of Mr. Cleveland's term. We are living in a period of liquidation and business depression. The traditions and instincts of the Democratic party will be in the direction of economy. They will cut down expenses in every direction, and thus add to the general distress. The Republican Senate will stand in the way of a wholesale distribution of patronage among Democrats. President Cleveland himself is pledged to stand by the civil service rules, which will keep the bulk of the present office-holders in their places. The Democratic House, which holds the purse strings, will strike at the Republican office-holders by reducing all government appropriations. River and harbor improvements will suffer, our navy and seaboard defences will be neglected and nothing will be done by government aid to stimulate our foreign commerce. In other words, the government will be a do-nothing one, worse even than that. It will depress every industry its action affects. It would have been different were Mr. Blaine chosen.

OPERATOR—Suppose we have four years of hard times, what will be the effect on the politics of the country?

SIR O.—A reorganization of parties, I think, both North and South and the rise of an organization favorable to great public works and to the issue of unlimited paper money by the general government. The Supreme Court has decided that Congress has the power to emit paper money and make it legal tender irrespective of its redeemability in gold or silver. The commercial world is suffering to-day from an insufficient supply of metallic money, due to the demonetization of silver and the large falling off in the production of gold. The distress now experienced will be cumulative and the natural reaction from gold mono-metallism will be unlimited paper issues which the astounding decision of the Supreme Court permits. The Greenback party polled a small vote at this election, but it promises to be a mighty power in the next.

The Field family are, it seems, largely interested in a project for running the "L" trains by electricity instead of steam. So far all uses of electricity either as a motor or an illuminant have been more costly than the agents previously employed; but it is claimed that while the present locomotives on the Manhattan road consume fifteen pounds of coal for every horse power they furnish, the stationary engine which will supply the electrical force will consume only two pounds of coal per hour, a saving of thirteen pounds of coal for every horse power. It seems, however, that this motive power is to be controlled by a company with a stock of a million dollars. The Manhattan Company now has its own motive power, but if electricity is used they must purchase it of the Field family and their associates. In England they have reduced the waste of coal to a minimum. In the steamer "Bergos," the engines of which are on what is termed the triple compound system, from the fact that the steam is expanded in three cylinders in succession, the consumption of coal is only half an ounce for one ton of cargo per mile. To make this understandable this represents the waste of power in burning an ordinary sheet of note paper. Just think of transporting a ton of freight for a mile with the energy disengaged

by burning an ordinary letter! The suspicion is natural that the electric motor, if employed, will be more successful in transferring the receipts of the Manhattan Company into the pockets of the Field family than in making the stock of Manhattan valuable.

Home Decorative Notes.

—Sash curtains of Tussah silk are very elegant; they should be trimmed with lace or embroidery.

—Bedsteads are now ornamented by a large bow of ribbon, of any shade corresponding to the furnishings of the room, placed on the upper left hand post.

—A very ornamental brush broom case is in the shape of a guitar, the covering is of royal blue plush, the strings are formed by tinsel cord and fastened by means of gilt-headed nails, a diagonal band of plush decorated with the nasturtium vine and flower extends across the lower part of the guitar, through which the broom is slipped; the highly decorative arrangement is suspended to the wall by satin ribbon.

—Very attractive bath rugs are made of crimson and white felt painted in oils; lustra painting is admirable for these squares.

—Ornamental arches of wire trellis and many beautiful supports for vines cultivated indoors are now offered.

—Fire screens in brass, plush, silk and peacock feathers are shown in square and round shapes.

—Salad forks and spoons have handles of cut glass with silver bowls.

—Mirrors for the centre of the dinner table are now surrounded by a circular trough for flowers.

—Turkish silk handkerchiefs with tasselled ends are used as table covers on the small mahogany tables now in vogue.

—Stamped Chinese and Japanese crapes are much in favor for sash curtains.

—One of the prettiest of olive and pickle sets in cut-glass makes a butterfly when properly arranged; the olives fill the dish, which forms the body, and has perfect jewel of glass for the head, and the pickles are laid in the outspread wings.

—Bedroom curtains for winter are made very full and heavy without being looped back, in order to give a light effect to the room; Swiss curtains are placed outside of heavy woolen ones.

—Designs in growing plants have taken the place of hanging baskets, which have gradually declined in favor; large pottery shells shaped like the conch shell are filled with ferns and swung by chains these are very handsome and much more graceful than the clumsy rustic baskets, which are very awkward to handle in watering.

—Opalescent glass shades are used on handsome metal lamps.

—Quartette or nested tables in papier mache are handsome and convenient as they can be folded up when not in use to the size of a small vase stand.

—French sash curtains of guipure or muslins, with lace ruffled edge, are much used; they are placed next the window, thereby hiding the ever-attractive Holland shades and adding brightness and attractiveness to the outside of the house.

—At a recent dinner the *menu* was engraved in solid and artistically-carved silver card cases; the ladies received gold corsage pins, and the table decorations were of flowers and autumn leaves; the plate cards were hand-painted natural leaves tied with cherries.

—Golden spiders decorate a charming set of after-dinner coffee spoons.

—Many evidences of the taste which calls for the high artistic efforts in decoration on faience, tiles and miscellaneous objects in paste, is shown in dealers' collections of this season; a very fine display of art goods is now offered by Gilman & Collamore, of Union square and Sixteenth street. The famous Thomas Webb & Son's pottery sends out some new tints, pilgrim bottles in dragons' blood and canary are lovely, with rose bowls and odd vases in other colors; a new feature of the Royal Worcester is that having a yellow satiny ground, with decorations in relief in pencilled gold; nothing more beautiful can be imagined.

—Ornamental iron and brass andirons of very old designs are used in dining rooms.

—For fruit and cake dishes some specially pretty designs are shown, shallow amber glass bowls set in a base of silver leaves with twisted silver handles are used for fruit or sauces, cake baskets are all made low and oddly shaped; the "baking dishes" are of silver with a stone china plate fitting closely inside, into which chicken or any hot meats can be put and remain hot; many novelties in silverware, glass and gold are constantly being received by Reed & Barton, of Union square and Sixteenth street.

—Each country has its specialty in the fabrication of playthings. We must admit that England excels in the manufacturing of rocking horses, toy engines, steamboats and mechanical toys; the French surpass in the making of dolls and dolls' dresses; the variety of these dolls is something marvellous; there is the lady doll that walks, plays upon the piano, dances, rides and drives, and has a Worth wardrobe; the baby doll that is always to remain a pet baby, calls "papa" and "mamma," and will cry if pinched; the large singing doll is the latest triumph of mechanism. Among the novelties introduced this Christmas season, and which will especially delight the hearts of little girls, is a tile stove, eighteen by twenty inches wide, with ornamental brass rods and fitted with all the apparatus for cooking; a small oil lamp furnishes heat, and water can be heated or small pies baked as well as on the kitchen range; it is an all-important question as the holiday season approaches; it is certainly well worth while to visit the mammoth toy shop of F. A. O. Schwarz and see what genius is doing in the way of helping to make children happy.

Concerning Men and Things.

* * *

§ Said a prominent officer of the Suburban Rapid Transit Road recently: "The piers of the bridge over the Harlem at Second avenue, over which our road will pass, are now finished, and the structure will be proceeded with as rapidly as possible. It will probably be ready by next fall. I cannot tell when the road will be built. Our progress is slow, and we have numerous difficulties to contend with, many of the owners whose land we require proving a great stumblingblock to the progress of the undertaking. The commission to condemn lands along the route has just elected the following gentlemen to the positions vacant: Messrs. Ed. B. Fellowes, Chas. C. Leary, Thos. Cowman, John Whalen and Hugh N. Camp. The work will be continued with as much speed as the circumstances will permit of. I don't think the passing of the constitutional amendment limiting the indebtedness of cities to 10 per cent. of the assessed valuation will interfere with the appropriations for the parks in the annexed district though it may, and probably will, cause a movement for a reduction of the appropriations. This is what Mayor Edson evidently meant when he made that statement about the matter. It is not that he is opposed to the parks in the annexed district, but he feels that under the constitutional amendment the appropriations proposed will have to be cut down."

* * *

Judges Donohue and Barrett showed great good sense in not interfering with the sparring matches given at Madison Garden. We live in a pretty rough world, and it is idle to expect that the working and sporting population of a great city shall not have amusements after their own kind. Prize-fighting is brutal, no doubt, nor can we see how any cultivated lady or gentleman could take any pleasure in the "slugging" matches between Sullivan and his competitors, but refined people have no moral or legal right to impose their notions of propriety upon those whose tastes differ so widely from their own. A bloody nose, a black eye or a barked shin is a trifling matter to the rough people who form the bulk of our population. Indeed, the worst slugging match which ever took place in this city is not half so dangerous to life or limb as a baseball champion match or a contest at football. On Thanksgiving Day Yale and Princeton will have a match in this city, in which more bodily harm will be done than would be possible in a Madison Square Garden glove-fight under the supervision of the police. Yet the young collegians who are contestants in the football games are drawn from the ranks of our most refined and cultivated citizens. But it will not do to say that young gentlemen may engage in dangerous physical sports while the roughs are debarred from a pastime which gives them pleasure and does no one any harm. We should rid ourselves of cant.

* * *

Then take the case of betting on race courses. We have stringent laws against this practice which are wholly inoperative. Men will lay wagers upon the result of any contest, whether it be a yachting-match, a boat-race or a strive for mastery between horses or men. It simply discredits the law generally when we keep enactments on our statute books which no one respects.

* * *

Mr. G. R. Bishop, the official stenographer of the Stock Exchange, has published a brochure proposing certain important reforms in phonography as now in use by reporters. His main idea is to abolish the dots and dashes which indicate the vowel sounds and replace them by lines and curves which are now used exclusively for the consonants. He thinks that phonography could be taught in schools under his system, that is if his reform could be carried out, of having a sign for every sound. Some of the best reporters in the country think highly of Mr. Bishop's suggestions. What a world of labor it would save if our present cumbrous system of writing could be discarded and the phonographic system substituted instead. It would save five-sixth of the time now consumed in writing and would relieve children and foreigners of the drudgery involved in spelling properly ordinary English words. We have only twenty-four letters to represent forty-two sounds, and several of these letters are silent, while others, such as A, for instance, represents six different sounds. A perfect system of orthography would have a sign for every sound and there would be no difficulty in spelling when the word had been properly pronounced.

A Point at Law.

Editor RECORD AND GUIDE:

I sued a tenant in the Third District Court and on the return day I paid to the clerk of the court \$3.50 for trial fee. When the case was called a lawyer put in a technical defence, and the same was adjourned for two days. On the day of adjournment the lawyer for the defendant did not again appear to defend, and the judge after the second call of the calendar, told me to take an inquest, which I did, and got judgment. I afterwards applied to the clerk of the court and requested him to return me \$3 of the \$3.50 I had paid for trial fee, as no trial was had, only an inquest. He refuses to refund, saying a trial was had. Am I entitled to have the \$3 returned, and if so, in the event of his again refusing, to whom must I apply for redress? Yours, respectfully, GOLGOTHA.

P. S.—The suit was a civil suit for rent, and the amount was \$83.34. The lawyer's verbal defence was a "general denial," and demand for bill of particulars.

ANSWER.—We understand that our correspondent, when he took out a summons, did not also have ready a written complaint sworn to by him; if he did file such a complaint at that time and had a copy of it served on the defendant with the summons, then, as the answer put in by the defendant's lawyer was only oral, our correspondent ought to have claimed, and would have obtained, a judgment "by default" that very first day before he left the court room. No adjournment would have been granted, but assuming, as we have said, that the complaint was oral only, then the answer could be oral, and consequently our correspondent had to prove his case when it came up on the adjourned day. This was a trial and not a default, and the clerk had a right to keep the \$3; and our correspondent has now got that \$3 included in his judgment besides the rent he sued for; and in addition to that our correspondent has got \$12 more "costs" given him by law after a trial, where the amount was over \$50. If he has not got it it is because he did not claim his rights.

LAW EDITOR.

The World of Business.

The Business Situation.

The large percentage of the business public who long after the depression set in refused to admit that there was anything more than a temporary lull in the prosperity of the country, and who have from time to time resented predictions of further shrinkage in trade and decline in prices, have within a few months yielded to the stern logic of facts, and are in a temper now to look the situation squarely in the face. They have not only confessed that affairs are seriously out of gear, but have adapted their own business to the state of things they find around them. This is a wise surrender and will enable them to better cope with any difficulties that may be coming. Well, what is the situation? If ordinary evidences can be depended on, it is bad. In the stock market Jay Gould, who four months ago was unquestionably very near bankruptcy, has, with the assistance of some of the ablest men there, raised the prices of certain securities much above their natural level, and himself holds large quantities of these securities on margins. Those influences on which he has counted to help him have failed to come to his support. He is loaded with stocks, and there is no market for any considerable quantity of them at present prices. Operators whose interests lie in the other direction see his predicament and are determined to force liquidation. Meanwhile the outside public have lost their confidence in the securities of Wall street and are all the time giving up their investments. And it is difficult to see anything in the near future that will counteract these influences. It is true that Gould has been in similar plights before and has come out of them a solvent man, but his fortune has been greatly impaired, those who had cast their lot with him have been heavy losers, and the markets have been terribly demoralized. It is easy to see that if liquidation is forced, as it now threatens to be, there will be sad havoc in Wall street. It by no means follows that the trouble would extend to the merchandise markets. They are on a pretty good basis, and they would suffer only from the temporary impairment of confidence. And the money market has been put in such shape that there ought not to be anything like a panic there; yet with all the depression that now exists the recovery of trade would be retarded.—*Chicago Tribune.*

What the Democrats Won't Do.

The Democratic party will go into power in March after twenty-three years of dry husks. It will have the presidency and one House of Congress; a Republican Senate can veto President and Representatives. This is well. If the Democrats, flushed and insolent with victory, should attempt hasty, sweeping, partisan or revengeful legislation, a power is there to watch and checkmate. It is a guarantee to business against hasty and crude changes. The commercial and financial problems that will confront the new party in power, too, will prove a sobering and steady influence by their seriousness and importance to the country. The administration at the very outset will have to meet the perplexing currency and revenue problem which the Republicans for years have worried over and refused to act upon. If the tariff be reduced there is danger of commercial disturbances; the situation is delicate, and the addition of risks of foreign competition, if really fanciful, may precipitate a crisis. This sensitiveness will be likely to make itself felt in the White House and Capitol. If the revenues be not reduced, the treasury surplus must continue to accumulate and the bonds melt away from under the national banks. This will force on the party the national bank vs. greenback question. The horns of this dilemma are (1) to enlarge and make more profitable national bank circulation—a very unpopular and undemocratic resort; (2) To issue more greenbacks in place of bank notes; (3) To contract the circulating medium and probably precipitate a smash. The first will be fought by the people; the second by the capitalists; the third by all. The probability is that after a long jangle nothing will be done, and affairs will be allowed to drift and adjust themselves. The party wants more than four years of power; a taste of that intoxicant to men twenty years abstaining will but create a greater thirst for more, and the politician's way to perpetuate power is to do nothing. In the matters of control of corporations, civil service reform, postal telegraph, forfeiting fraudulent land grants, etc., the same Fabian policy may be expected and for the same reasons. The Democratic House may, indeed, make some valiant records on these abuses if it is certain that the Republican Senate will step in and prevent the reform—as it has done before. It is not likely the House and Executive will really be very unwilling to be defeated on any measure that shall invite the hostility of the financial and corporate powers that be. We expect four years of wrangling and nothing more.—*Merchants' Review.*

Our Export Flour Trade.

The almost unprecedented activity of the larger wheat-flour mills throughout the country during the past two or three months, during a period of great depression among almost all manufacturing industries, is sufficient to attract attention. An examination into the development of our export trade in wheat-flour reveals details respecting America's first place as a flour maker which point to the following conclusions:

First—That the consumption of bread, in this country at least, has not declined, notwithstanding the relatively high price (as compared with the cost of flour), demanded by bakers.

Second—That more American-made flour is going abroad than ever, and at a time, too, when shipments of cotton have been popularly regarded as the only increasing export of a domestic staple.

Third—That British millers are unable yet to compete successfully with flour from the United States, notwithstanding their wide range of wheats from which to select a combination for grinding, of which we on this side have heard so much of late; and

Fourth—That the increasing annual shipments from the United States of wheat as flour bids fair, at the present rate of increase, to reverse the proportions (in value) now held by our wheat and flour shipments abroad.—*Bradstreet's.*

Southern Loans.

New York and foreign capitalists are beginning to turn their attention to the farm lands of the South as a valuable class of investments. The cloud which has settled as dense as lead upon railroad securities has created an inquiry for any and all available substitutes, and Southern lands are to some extent attracting attention. The increasing wealth of the South, the reliability of the staple Southern crops for regular annual returns, the high rates of interest obtainable, and the full margins of security, with the whole business directly under control of the leaders, and free from Stock Exchange rascality, are naturally considered strong points in favor of such investments. It is said that one New York firm has placed \$7,000,000 of such loans in the West and South in the last few years with English and Scotch capitalists, and that many more millions have been handled by others in the same way. The plan of these large lenders is a long investment at 7 to 8 per cent. on 40 per cent. of the value of the property, but excluding the value of the buildings, unless the latter include industrial plants. The income is of course the prize in view, always providing, of course, that the principal of the loan is made secure, and as it is provided that this interest shall be made payable annually at the New York office, the collection is said to be about as regular and inexpensive as the collection of coupons on the bonds of railroad corporations, especially in the last two years. When it is remembered that the interest paid on the best class of corporate securities is 2 or 3 per cent. less than the proposed rates on farm loans, the scheme appears to have evident merits for capitalists seeking long investments.—*Courier-Journal.*

The Cotton Outlook.

Ellison, the eminent English statistician, estimates that American manufacturers will require in the current trade year, for purposes of current consumption and for bringing up their depleted stock to a moderately normal stage, 2,030,000 bales of American cotton. This estimate includes 80,000 bales for Canada and Mexico and 1,950,000 bales for the United States. England and the Continent will require 4,220,000 bales. This makes a total of 6,250,000 bales required by America and Europe from the crop of the United States. Statisticians of the best repute, including the National Cotton Exchange, estimate the crop at 5,725,000 to 5,800,000 bales. The Department of Agriculture estimated the crop in October on then existing conditions at 6,250,000 bales; but its November estimates, according to the press summary, avoids definite expressions and discards the use of numerals in stating its conclusions, saying instead that the "indications point to a somewhat larger crop than in 1883." Whether "somewhat larger" means 10,000 bales or 100,000 bales that deponent sayeth not. The crop of 1883 amounted to 5,714,000 bales in round numbers. Ellison says that an independent rise in prices may be looked for if the crop of the United States should amount to 6,250,000 bales, "while a moderate advance would not be prevented, although the crop should reach 6,400,000 to 6,500,000 bales, as even that supply would leave stocks smaller than twelve months ago." Since this was written cotton has advanced in Liverpool 5-16d. per pound. The lowest point touched there this season was 1/2d. per pound higher than the maximum of 1878, reached soon after the failure of the Bank of Glasgow. The present rise, though still leaving cotton at rather a low figure, might probably be accepted as discounting a supply equal to Ellison's estimate of consumption, but as the foregoing citations show, the supply will probably fall short of the computed requirements by at least 450,000 bales. The significance of the deficiency in the crop of 1884 is of course materially re-enforced by the succession of two small crops in two years. The rise in European and American markets recently is not due alone to the influence of small crop estimates. This fact was steadily hardening the tone of the market, as spinners were acting on the theory that at or about current prices it was eminently safe to stock up freely; but negotiations looking to peace between China and France, and an improving tendency in the English goods trade, gave the signal for such a brisk competition as to produce a handsome and rather rapid rise.—*Courier-Journal.*

The Biggest Thing Yet.

An extraordinary invention, the proprietary rights of which have already been acquired by a powerful Scottish syndicate, was described here at the last meeting of the Balloon Society of Great Britain. It aims at the extraction of every atom of gold contained in those enormous masses of refuse quartz thrown away at every point where the miner operates, because hitherto science has afforded him no means of profitably extracting it. The inventor, Mr. Henry R. Cassel, of New York, performs, by the aid of electricity and such simple elements as common salt water and lime, the very same operations which are employed by nature to first impregnate the waves of the sea with the auriferous chloride, and subsequently to deposit it in crevices and rocks for the miner of a later epoch to find in veins and lodes. In the course of the beautiful process the most rebellious ore, when triturated in conjunction with the salt, the lime and the water, decomposed and recombined in a different relation by the injection of currents of electricity, is made to give up 95 per cent. of its charge of gold, which is found in a very fine powder clinging to the positive pole of the battery. The cost even on a comparatively small scale of working has been demonstrated to be so small in comparison with the value of the gold obtained that the formation of a limited company with large capital and directed by a number of commercial magnates has been definitively resolved upon.—*English paper.*

Lloyd's.

From the English papers we learn that the society "Lloyd's" celebrated its fiftieth anniversary on the 21st ult., the occasion being marked by a dinner, at which were assembled all the principal members. Perhaps no other society or institution in the world is better known, and yet more imperfectly understood outside of certain circles, than Lloyd's. Its origin, constitution and business are to a great majority of people as a sealed book. Its name has been carried to every quarter of the globe, but people have heard it without knowing with what manner of affairs it should be coupled. Lloyd's is a society whose aims and purposes cannot be described in a line, but concerning which a possible understanding may be had from the following explanation: Under its auspices information is collected for underwriters, that is to say, those who insure ships, and this is published at stated intervals in what is known as "Lloyd's Register." In addition the society undertakes the survey of ships being built, and prescribes certain rules for building them, which entitles the ships to classification in its "Register." The history of Lloyd's is a chequered one. In 1692 the "Register of Shipping" was supplied at a coffee house kept by a man by the name of Lloyd, in London, and this was really the germ of the present "Register." In 1770 the underwriters and others connected with shipping formed themselves into a society and a few years after began to issue a "Register." In 1778, by adopting a style of classification which favored Thames-built ships to an outrageous extent, and by absolutely refusing to classify foreign-built ships taken as prizes, the society assisted a competitor to its feet, which in 1799 began to issue the "New Register Book of Shipping." The result was that both societies came to grief. The present register book came into existence in 1834. The production of a register such as Lloyd's now issue involves a vast amount of labor, as may be inferred from the fact that the shipping built under the society's inspection last year amounted to no less than 848 vessels with an aggregate tonnage exceeding 1,100,000. Out of the total number of merchant vessels built in the United Kingdom between 1879 and 1883, about 90 per cent. on an average have been surveyed and classed by Lloyds. In 1834 the society had but sixty-three surveyors; it has now 175.

The Depression in British Shipping.

The depression in freights has had its natural effect of checking building, and on the Wear, Tyne, Clyde and Mersey much distress exists among the operatives. And as to how the depression has come about there is no mystery. The simple fact is, that the supply of ships has outstripped the demand. From 1879 to 1883 our steam tonnage increased from 2,508,102 tons to 3,725,229 tons, or nearly 50 per cent.; and though sailing ships decreased, there was a net growth in the efficiency of our mercantile marine of 41 per cent. Commerce has not grown at the same rate, and for the time the supply of ships is in excess of requirements. The result is painful to all concerned. But we must not overlook the obvious fact that the depression is essentially temporary in its nature. This is the most agreeable feature in the case, and fundamentally the most important. If our supremacy in shipbuilding were being wrested from us, and we were standing idle because others could do the work better, we should not be able thus to console ourselves. Some years ago the Thames was one of our principal shipbuilding rivers. Dull times came, orders were hard to get, strikes occurred. These things were but symptoms that London was being beaten by other places more favorably circumstanced for building iron ships. The decline in the industry was not temporary, but permanent. The superficial facts are now the same in the North—few orders, little or no profit, the workpeople offering—but the explanation is happily radically different. We

are not being ousted from our position of being the best ship builders in the world; we have simply overbuilt ourselves. Suffering there will be while the dark days last, but we shall pass through them, and shall again be busy building ships which will yield their owners fair returns. So much for the causes of the stagnation. And now a word as to the conditions of its removal. Shipbuilding will not revive until freights generally rise; and they will rise from an increase of trade or a decrease of available tonnage, or both. If we were to rely on the increase in trade only, the recovery would probably be slow, but the inroads of wear and tear and sea peril work to the same end. It becomes, therefore, interesting to see what our annual losses are. The number and tonnage of vessels registered in the United Kingdom returned as lost, broken up, etc., were:

		Tons.
1883	939	of 393,941
1882	996	of 373,705
1881	1,081	of 354,125
1880	1,007	of 337,488

That is to say, our losses, on an average, at sea and from wear and tear, are equal to one vessel of a thousand tons register every day, or about 5 per cent. of our total tonnage in the course of the year. Any out-turn of our building yards (added to our importations of foreign-built ships) in excess of this quantity increases the tonnage afloat; on the other hand by so much as the out-turn falls short of this quantity is our fleet diminished. We still import some new ships, chiefly wooden vessels built in British North America. Those built in the United Kingdom alone (exclusive of ships built for foreigners) in the last few years have been as follows:

	Ships.	Tons.
1883	1,174	768,576
1882	972	667,275
1881	845	501,184
1880	822	403,841

And it is to a decrease in these larger figures during the next year or two that we must look to bring about the desired equilibrium between ships and cargoes. Even if investors were willing to find the money for new ships, continued extensive building would have the effect of postponing the return of a healthy state of things.—*London Economist.*

The Erie Canal's Free System.

It has not been long since the belief was current that the gain of the transportation question was all upon the side of the railways, and that the quicker transportation of the trunk lines at rates that are nearly competitive would practically render the great work of Clinton useless. But since the Erie system has been made free, this idea has lost weight. The decline in the tonnage of the Erie Canal, which led New York to make the canal free of tolls, and so assume upon its general revenue the burden of superintendence and repair, was caused not so much by the competition of the railroads as the competing Canadian water route through the Welland and St. Lawrence Canals and the St. Lawrence River to the sea. Doing away with tolls has put the canal upon an equal footing with its rivals, and has done much more than was anticipated in bringing back to water transportation some of its old-time popularity. Some of the arguments that were advanced as the strongest to show why water carriage must give way, have been proven so fallacious as to cause wonder at former credulity. Among other points, it was argued that the saving of interest in the quicker transportation by rail would go far to balance the higher cost, and that the opportunity of the market would be another item of value. But it is found that during the season of moving crops, the market price for forward delivery is more than enough higher for each month to pay interest and insurance, so that there is an actual gain to the seller by the water transportation, which both saves storage and gains an advanced price. The fact that the canal boats deliver at the destination the number of bushels which they receipt for in loading, the vessel paying for the deficit, if any, while the railroads deliver whatever weighs out of the car or at the destination, the owner being obliged to stand the loss if it falls short, is another item in favor of water transportation. The present status of the question, so far as the Erie Canal is concerned, is shown in the demand for larger vessels, and a perceptible agitation upon the matter of enlarging the canal. This latter point, however, is not likely to go further than talk. The canal is wide enough and deep enough to meet all legitimate demands for some time to come.—*Merchants' Review.*

There seems to be no doubt that the approaching season is to be one of dullness in building operations, or, at least, that the building done will be of a modest class, as distinguished from the great and costly works which were in progress a few years ago. Some one has said that extensive strikes always indicate an approaching decline in business, and it is very probable that they do so, for two reasons, the first being that an incipient reduction in the volume of business throws a few men out of employment, and these, before packing their trunks to seek work elsewhere, naturally try first what effect loud talking will have in bettering their condition, and their companions, made apprehensive for the same reasons, are easily led into the violent measures which they are told will cure their troubles. The second and obvious reason why strikes go before a dull season is that they produce dullness. Every strike is immediately followed by the abandonment of a certain number of building projects, and the capital which would have found investment in that way is diverted elsewhere. The great strikes of 1883 undoubtedly destroyed the prospects of hundreds of builders, architects, and workmen in New York for many years, and the nine-hour movement of the bricklayers this summer, with the foolish plumbers' quarrel, postponed or killed many new enterprises. The bricklayers' strike, as was to be expected, failed completely, but it is interesting to know that the claim of the men, that they could do as much work in nine hours as in ten, was to a certain extent verified. We were told by the superintendent of an important building, who was discreet enough to be one of the first to yield to the bricklayers' demand, that his men actually laid more bricks in nine hours than they had previously laid in ten. Whether they would have done so if there had been no competition is an unsettled question, but in his case there were, of course, scores of unemployed bricklayers always near at hand, and anxious for a job, and the knowledge that their places would be filled at ten minutes' notice acted as a very lively stimulus to the powers of the men on the building.—*American Architect.*

St. Paul and Minneapolis are about to witness a greater building activity than in any previous year. C. H. Fratt, a wealthy capitalist, recently purchased 400 acres in St. Anthony's Park, for \$170,000, on which he proposes to erect a large number of dwellings, to create in fact a suburban town. The Manitoba Railroad runs through the land. St. Paul is going ahead in the way of real estate improvements. Among the buildings shortly to be commenced is a new Roman Catholic Church and parochial school. A prominent local lumber dealer and capitalist intends, in the spring, to erect eighty-six dwelling houses, to supply a demand for comfortable accommodations at a moderate rental. The number of transfers during the preceding week were 78, the transactions amounting to \$122,050. The total building permits during the same period were 29, of a value of \$21,186.

The last census of Paris shows that the city has had an increase of over two hundred and fifty thousand since 1876, and that only two hundred thousand out of its two and a quarter millions are foreign born. There are eleven thousand English and six thousand American residents.

Real Estate Department.

There has undoubtedly been more activity in real estate during the past two weeks than there was previous to the election; but this is not saying much. The conveyances show that about the usual business is being done, but speculation is absolutely dead in the market. High-priced houses and great flats are unsalable. There are some who are willing to buy well-located property in good neighborhoods where the figures are not high, but owners are unwilling to sell because of the inability to reinvest in securities which will pay as well as houses or stores at the present rentals. But the question is, will the present rents be maintained? Our own impression is that they will not, except in some favored locations. The depression in business and the reduced incomes of every one from laborer to millionaire, will make itself felt in the renting market for business property next February and for house property next spring. This is not a pleasant thing to tell to landlords and those who have large interests in real estate, but it is our business to tell the truth as far as we know it, and in this matter we but express the judgment of all clear-headed dealers and brokers in the real estate market.

Speculation always manifests itself more particularly in the price of vacant lots. Judged by this test the market is anything but buoyant, for an unimproved property at auction last week brought low figures. The bidders at these sales were not as numerous as is usually the case, but those who purchased got bargains. For investors who do not look for immediate return there is no cheaper property anywhere than vacant lots on this island. Whether times are good or bad this city is bound to grow. Its population and wealth will steadily increase. There is virtually a corner in the unimproved lots on the real estate bounded by the East, North and Harlem Rivers and New York Bay. But then prices may be lowered before they are higher.

On Thursday a lot on the southwest corner of Eighth avenue and One Hundred and Forty-eighth street, 24.11x100, was sold for \$4,250, and lots adjoining for about \$3,000 each. It is said that a lot on the southwest corner of Eighth avenue and One Hundred and Fifty-fifth street was sold some time ago for \$9,000. Lots on Broadway, between Emerson and Isham streets, were sold for \$1,050 each; lots on the same block have brought as high as \$2,800 each.

The Conveyances recorded during the past week compared with the corresponding week last year show an increased number of transactions, but a much smaller expenditure. In other words our figures, week by week, show that while there is more buying and selling than there was last year, it is either for lower prices or a less costly character of buildings are being traded in. The Mortgages both in numbers and in amounts average about the same as last year. The following are the figures:

CONVEYANCES.		1883.	1884.
		Nov. 16 to 22, inc.	Nov. 14 to 20, inc.
Number.....		194	256
Amount involved.....	\$3,532,174		\$3,107,735
Number nominal.....	40		81
Number 23d and 24th Wards.....	23		48
Amount involved.....	\$40,807		\$76,573
Number nominal.....	3		—
MORTGAGES.		1883.	1884.
Number.....		217	193
Amount involved.....	\$2,786,937		*\$3,602,890
Number 5 per cent.....	60		76
Amount involved.....	\$1,193,500		\$924,640
Number to Banks, Trust and Ins. Cos.....	41		86
Amount involved.....	\$899,000		*\$2,305,450

* One Mortgage on New York Produce Exchange Building at 4½ per cent. for \$1,450,000.

BUILDINGS PROJECTED.		1883.	1884.
		Nov. 17 to 23.	Nov. 15 to 21.
No. buildings.....		52	55
Cost.....	\$446,925		\$554,900

Gossip of the Week.

John F. Degener has purchased the five-story stone front dwelling, No. 5 West Thirty-eighth street, 26x98.9, for \$65,000.

Five five-story brown stone front single flats on the southeast corner of Third avenue and Seventy-sixth street, and together having a frontage of 102.2 feet on the avenue, have been sold for \$95,000 cash.

Four lots on the southeast corner of Sixth avenue and One Hundred and Nineteenth street, 100.11x75, have been sold by the Bishop estate to Henry Morgenthau for \$21,000.

E. Kilpatrick has sold the four-story stone front dwelling No. 59 East Eightieth street, 20x58x102.2, to Solomon Ottenheimer, of No. 102 Grand street, for about \$34,000.

F. Crawford has sold the four-story high stoop brown stone dwelling No. 438 West Seventy-second street, 20x60x102.2.

I. M. Grennell has sold one of his three-story stone front houses on the north side of Eighty-seventh street, west of Ninth avenue, 16.8x50x100, for about \$15,000.

Bradley & Currier have sold two flats on One Hundred and Twenty-third street, between First and Second avenues, to Thos. Dougherty, and have taken in exchange three lots on the north side of One Hundred and Fifth street, commencing 188 feet east of First avenue.

Tichborne & Melrose have sold the three-story brown stone front dwelling, No. 112 West One Hundred and Twenty-seventh street, 16.8x52 x11x100, for \$12,000, to Samuel Friedberg.

Anthony Smyth has sold the three-story stone front dwelling, No. 20 West One Hundred and Twenty-sixth street, 18.9x52x15x100, to a Mr. Miller, for \$22,000.

T. Judson Kilpatrick has sold the four-story brick store and flat No. 1296 Third avenue, 25x96x100, for W. F. Kilpatrick, to Otto Lewin, for \$33,000, and the four-story store and flat No. 509 Third avenue, 25x60x100, for the same gentleman, to Samuel Irwin, for \$27,000.

Morris B. Baer & Co. have sold the four-story brown stone dwelling,

No. 221 West Thirty-eighth street, for William Strauss, for \$21,000; the four-story brown stone residence, No. 61 West Forty-fifth street, for \$24,000; and two lots on the west side of Eleventh avenue, 50 feet south of Thirty-eighth street, for \$11,000. Messrs. Baer & Co., it may be added, were the brokers who negotiated the sale of the two four-story houses Nos. 48 and 50 East Sixty-fourth street, 15x85x100 each, lately erected by Architect J. G. Prague, the purchasers of which were respectively Mrs. Granville Kane and Mrs. Bell, the figure being \$60,000.

V. Freund & Son have sold the five-story brick tenement, No. 1658 Third avenue, for \$21,500, to Michael Kane.

G. Lange has sold two lots on the south side of Eighty-fourth street, 100 feet east of Third avenue, for \$16,000, to Thomas Molony; they will be improved at once.

Brooklyn.

Wm. S. Anderson, of New York, has sold for ex-Mayor Schroeder the three-story Ohio stone dwelling, No. 170½ Garfield place, 20x40x100, to John B. Bentley, of Philadelphia, for \$6,500.

Paul C. Grening has sold twelve lots on the south side of Jefferson street, 100 feet east of Tompkins avenue, to W. J. Sayres, for \$18,000, and the two-story and basement frame dwelling, 16.3x38x100, No. 332 Tompkins avenue, to A. Gunnison, for \$3,250.

W. F. Corwith has sold the house and lot, No. 78½ Norman avenue, to Charles E. Rahn, for \$5,000.

BUILDINGS PROJECTED.

		1883.	1884.
		Nov. 17 to 23.	Nov. 15 to 21.
No. buildings.....		58	62
Cost.....	\$233,850		\$219,200

Out Among the Builders.

The Fire Commissioners met on Wednesday and opened proposals for erecting a house for Hook and Ladder 15 in Old Slip, between Front and Water streets, and the contract was awarded to George H. Christie at \$25,983.

F. A. Thurston proposes to improve the lot on the northwest corner of Tenth avenue and One Hundred and Fourth street, 25.11x100.

Henry Meyer, coal dealer, intends to erect a four-story brick tenement on the south side of Sixty-fifth street, 450 feet east of Eleventh avenue, and to put up a coal shed on the lot adjoining.

A. B. Jennings has the plans on the boards for a three-story brick and terra cotta Queen Anne dwelling, to be erected on two lots on the east side of Riverside Drive, 50 feet north of One Hundred and Twenty-second street, for Joseph J. Kittel, at a cost of about \$25,000.

George Hillen intends to make extensive additions to No. 80 Fifth avenue. It will be altered into a six-story building, the first floor of which will be used as a store and the floors above as studios and offices. The architect will probably be W. H. Hume. Mr. Hillen expects to spend about \$50,000 on this improvement.

Charles J. French has the plans under way for two three-story high stoop brick and blue stone dwellings, 18x50 each, to be erected on the south side of Ninety-fifth street, 150 feet west of Ninth avenue, for Edwin and Charles Fraser, at a cost of about \$13,000.

J. C. Cady & Co. have the plans under way for the Church of the Covenant to be erected for the Presbyterian Community at Washington, D. C. It will have a frontage of 155 feet on Eighteenth street, and 80 feet on N street, and will contain heat and all the most recent accessories of an ecclesiastical structure. The fronts will be of stone and the architecture in the Romanesque style. The building will have a spire 160 feet high. The cost is estimated at \$100,000.

George W. Da Cunha has the plans for a two-story and basement frame Queen Anne cottage, 35x40, to be erected for Irving Cairns, on Mountain avenue, Montclair, N. J., at a cost of \$6,000.

Brooklyn.

M. J. Morrill is preparing plans for a two-story brick stable, 31x95, to be erected on Carlton avenue, near Myrtle avenue, for J. M. B. Carruthers, the cost of which will be about \$10,000.

Robert Dixon has plans under way for five four-story brick stores and flats, each 20x65, to be erected on the north side of Gates avenue, 200 feet west of Tompkins avenue, for W. H. Aldridge. The cost is estimated at about \$60,000.

Mercein Thomas has the plans for an addition, altering and raising the cottage of the Hon. Wm. H. Waring, at Shelter Island.

W. A. Mundell has been selected by the Board of Supervisors as the architect for the new Hall of Records in competition with five other architects. The first prize was \$400, the second, \$250; third, \$200; fourth, \$100; and fifth, \$50. R. Dixon obtained the second prize. The new building will be two stories high, with attic and basement, will be erected on a plot 100x200.

Contractors' Notes.

The Aldermen on Thursday authorized the Health Department to procure two steam engines in open market, costing not more than \$2,000 each, for the Hospital Building at North Brother Island; and gave the Commissioner of Public Works power to spend not more than \$4,000 in fitting up the Governor's room in the City Hall without advertising for bids. Room No. 1 in the New Court House was assigned to the Surrogate, and the Commissioner of Public Works was authorized to fit it up for him.

Bids will be received by the Commissioner of Public Works until Wednesday, November 26, and Saturday, November 29, at 12 o'clock, for building sewers and regulating, grading, etc.

Sealed proposals will be received at the Hall of the Board of Education, corner of Grand and Elm streets, by the School Trustees of the Twenty-third Ward, until 4 o'clock P. M., on Monday, the 1st day of December, 1884, for erecting an addition to Grammar School building No. 61, on 3d avenue, near 169th street.

judge than we can. We notice that several parcels are to be sold without reserve on Wednesday next.

American Whitewood—This trade seems rather quiet, but still consumption goes on steadily; and as imports have rather declined, existing stocks will, no doubt, be benefited by this.

American Oak—Logs and Wainscot.—Stocks seem to remain almost stationary, and it is matter for surprise that logs of such fine growth, and wainscot so well made as this now here seems to be, do not find more favor with buyers.

NAILS.—The demand appears to be of an erratic sort of character and not running into very large or promising volume. Buyers when they know just how much stock can be used to immediate and positive advantage move quickly enough, but beyond that will not negotiate, and as the end of the year approaches the preference is to allow as much of the accumulation to remain in first hands as possible.

PAINTS, OILS, ETC.—Business is light and unimportant and the general market without much change. The seasonable goods are moving to about the extent to be expected, but holders who have been "feeling" the chances for more business find that it is useless to attempt hurrying matters unless prepared to shade cost.

PLASTER.—There is evidently a screw loose somewhere on the market for calcined plaster, and a great deal of grumbling takes place all around. On shipping as well as home orders the call fails to afford any relief, and the further shadings on cost are evidently without appreciation among any class of buyers.

PITCH AND TAR.—A moderately active business doing with prices somewhat irregular at times, though not much variation on the general range. We quote Pitch \$2.25@2.30 per bbl., Tar \$2.50@3.00 do., according to quantity, quality and delivery.

LUMBER MARKET QUOTATIONS.

The Albany Argus gives yard quotations for the week ending November 18, 1884, as follows:

Table of lumber market quotations including items like Pine, good, 2 1/2 in. and upwards, per M; Pine, 4ths, do per M; Pine, selects, do per M; etc.

MARKET QUOTATIONS.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

Table of brick and cargo prices: BRICK, Pale, Jerseys, Up River, Haverstraw seconds, etc.

Table of front prices: Croton and Croton Points—Brown, Croton, Croton, Wilmington, Philadelphia, alongside pier, etc.

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for North River front Brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$5 on Baltimore.

Table of fire brick prices: Welsh, English, Scotch, N. West, etc.

Table of cement prices: Rosendale, Portland (English), ordinary, Portland Burham, etc.

Table of doors, windows and blinds: DOORS, RAISED PANELS, TWO SIDES, 2.0 x 6.0, 2.6 x 6.6, etc.

Table of doors, windows and blinds: DOORS, MOULDED, 2.0 x 6.0, 2.6 x 6.8, etc.

cc. means counted checked—piled and bored for weights.

Table of outside blinds prices: Per lineal foot, up to 2.10 wide, up to 3.1 wide, etc.

Table of inside blinds prices: Per lineal foot, 4 folds, Pine, 4 folds, Ash or Chestnut, etc.

Table of hair prices: Cattle, Goat.

Table of iron prices: Pig, Scotch, Coltness, Pig, Scotch, Glengarnock, etc.

Table of sheet iron prices: Nos. 10 to 16, Nos. 17 to 20, Nos. 21 to 24, etc.

Table of labor prices: Ordinary, per day; Masons, Plasterers, etc.

Table of lime prices: Rockland, common; Rockland, finishing; State, common, cargo rate, etc.

Table of lath prices: Rockland, common; Rockland, finishing; State, common, cargo rate, etc.

Table of lath prices: Rockland, common; Rockland, finishing; State, common, cargo rate, etc.

Table of lath prices: Rockland, common; Rockland, finishing; State, common, cargo rate, etc.

Table of lath prices: Rockland, common; Rockland, finishing; State, common, cargo rate, etc.

Table of lath prices: Rockland, common; Rockland, finishing; State, common, cargo rate, etc.

LUMBER.

Prices for yard delivery, average run of stock Allowance must be made on one side for special contracts, and on the other or extra selection.

Table of lumber prices: Pine, very choice and ex, dry, \$5 00@ \$75 00; Pine, good, 55 00@ 60 00; Pine, shipping box, 21 00@ 22 50; etc.

Table of plaster prices: Calcined, ordinary city, \$1 20@ 1 25; Calcined, city casting, 1 30@ 1 35; etc.

Table of paint and oil prices: Chalk block, \$1 75@ 2 10; Chalk in bbls., 35@ 40; China clay, 14 00@ 16 00; etc.

Table of slate prices: Purple roofing slate, \$7 00@ \$8 00; Green slate, 7 00@ 8 00; Red slate, @ 15 00; etc.

Table of stone prices: Amherst freestone, in rough \$ C ft., \$1 00@ \$ 95; Amherst do do \$ C ft. No. 2, 85@ 95; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

Table of tin plate prices: I. C. charcoal, 10 x 14, \$5 50@ \$6 25; I. C. coke, 10 x 14, 4 87 1/2@ 5 37 1/2; etc.

to Alfred Roosevelt and ano., guards. of William O. Roosevelt. 1/2 part. Oct. 31. nom
 Same property. Same to same as guards. of Cornelia C. Roosevelt. 1/2 part. Oct. 31. nom
 Nassau st, No. 19, w s, 23.6x88.5x25.5x88.9, six-story brick (stone front) office building. Sub. to 1/2 of mort. \$90,000.
 Broome st, Nos. 425 and 427, s e cor Crosby st, 50x121 to 12-foot alley, x 50x119, five-story brick (iron front) store. Sub. to 1/2 of mort. \$80,000.
 Julia F. wife of Edwin Ludlow to William E. Bloodgood, Elizabeth, N. J. C. a. G. 1/2 part. Nov. 13. nom
 Same property. Julia F. wife of Edwin Ludlow to John H. Bloodgood. C. a. G. 1/2 part. Sub. to 1/2 of above. Nov. 13. nom
 Peck slip, No. 39, e s, 25x36.6x25x37.10, three-story brick warehouse.
 39th st, No. 213, n s, 157.6 e 3d av, 16.3x98.9, three-story brick (stone front) dwell'g. Ann wife of and Frank Glover to Henry Morris, Jr. C. a. G. Nov. 1. 20,000
 Same property. Henry Morris, Jr., to Frank Glover. C. a. G. Nov. 3. 20,000
 Pike st, No. 9, s e cor East Broadway, 24x85, three-story frame store and dwell'g on Pike st, and one-story brick (frame front) store and two-story frame dwell'g on East Broadway.
 Henry st, No. 78, s s, 62.6 w Birmingham st, 25x100, three-story frame front store and dwell'g and five-story brick tenem't on rear.
 Charles and Jonah A. Randel, New York, Sarah wife of and John Randel, Josephine and Jesse Randel, Brooklyn, and Franklin E. Randel, Jersey City, to Abraham R., Elias C. and Mortimer A. Randel. 1-6th part. Morts. \$6,500. Oct. 20. 5,833
 Same property. Lewis E. and Randeline Requa to same. 1-6 part. Morts. \$6,500. Oct. 20. 5,833
 Same property. Edward H. Requa to same. Q. C. Oct. 20. nom
 Same property. Hannah M. Freeman, Rock Island, Ill., widow, to same. 1-6 part. Morts. \$6,500. Oct. 20. 5,833
 Stanton st, No. 188, n s, 25.6 e Attorney st, 24.6 x70, three-story brick dwell'g and three-story brick shop on rear. Marks Levin to Joseph Appel. Nov. 15. 12,250
 Tompkins st, w s; 21st st, centre line; 27th st, centre line, and extending into East River to State or corporation line, with bulkhead and pier. Edward Roberts, Brooklyn, Joseph A. Benjamin, Egremont, Mass., and William Chauncey to The New York Gas Light Co. C. a. G. Nov. 1, 1862. nom
 Watts st, No. 42, n s, 21.2x80, two-story frame (brick front) dwell'g and portion of two-story frame stable on rear. Ellen Collins to George W. Tubbs. Nov. 17. 6,950
 Same property. George W. Tubbs to Mitchell A. C. Levy. Sub. to mort. Nov. 18. 7,000
 4th st, No. 279, easterly s, 65.9 s 11th st, 16.9x50, three-story brick dwell'g. Sophia O. Merriam to Maud W. Stimson. Mort. \$3,000. Nov. 18. 8,000
 6th st, Nos. 603 and 605, n s, 93 e Av B, 50x90.10, two three-story brick stores and tenem'ts. Caroline E. Cocks, widow, Alfred and John H. Cocks, Caroline E. Spangenberg, Plainfield, N. J., and Charles P. Cocks, Brooklyn, heirs John S. Cocks, to Michael Swan and Theresa his wife. Nov. 17. 22,000
 10th st, Nos. 424 and 426, s s, 306 w Av D, 40.4 x92.3, two five-story brick (stone front) stores and tenem'ts. Julie Bohm to Johanna Noelke, Jersey City. Morts. \$19,500. November 1. 35,000
 16th st, No. 112, s s, 237 e 4th av, 31.6x103.3, three-story brick dwell'g. Elizabeth O. Coffin et al., exrs. John P. Coffin, to August Lewis. Mort. \$23,000. Nov. 15. 31,787
 18th st, No. 327, n s, 320 w 1st av, 20x92, three-story brick dwell'g. Herman Mendel to Bernard Toch. Mort. \$6,000. Nov. 20. 14,000
 25th st Nos. 521-47, n s, 100 e 11th av, 450x93.9, three and one-story brick iron works. Bayard Clarke, exr. Williamina H. Wickham, Thomas Wickham, Aberdovey, North Wales, Mary A. wife of John Nason, York, Eng., Robert L. Allgood, Ingram, Eng., Alice W. and George G. H. Allgood, Ingram, Eng., George B. Northcote, Honiton, Eng., and Edward King and ano., exrs. of Catharine B. Northcote, Charlotte A. wife of Frederic C. Morgan, Newport, Wales, to John B. and John M. Cornell. June 30, 1882. 105,000
 Same property. James Allgood, Ingram, Eng., to same. C. a. G. Mar. 10. nom
 Same property. Mary E., Roland F., Alfred M., William H. L. and Edith G. Allgood, of Ingram, Eng., children of James Allgood, by Union Trust Co., New York, to same. All title. Nov. 19. 10,937
 Same property. David R. Williamson, Lawes, Scotland, to same. Q. C. Sept. 19, 1883. nom
 Same property. Ethel M. T. wife of and John W. Thruston, York, Eng., to same. 1-42 part. Mar. 6. nom
 Same property. Charles E. H. Wickham, South Pueblo, Col., to same. 1-42 part. Mar. 31. nom
 Same property. Thomas Wickham, Aberdovey, Wales, to same. 1-6 part. Feb. 18. nom
 Same property. Edward D. P. Wickham, Ortonville, Minn., to same. 1-42 part. April 25. nom
 Same property. Francis F. Marbury and ano., exrs. Catharine B. Norcote, to same. 1/2 part. Nov. 19. 35,000
 Same property. Bertram J. W., Ellinore G.

and Rupert B. W. Wickham, North Wales, Great Britain, infant children of Williamina H. Wickham, dec'd, and of Thomas Wickham, by Union Trust Co., guard., to same. 3-42 part. Nov. 19. 7,500
 26th st, No. 361, n s, 76 e 9th av, 22x44, three-story brick dwell'g. William J. and Ellenora Dunne to Lucinda Halligan. All title. Q. C. April 25. nom
 27th st, No. 509, n s, 150 w 10th av, 25x98.9, three-story brick dwell'g and two-story frame dwell'g on rear. Levi Rosenfeld, Chicago, to William Foster. Mort. \$4,500. Oct. 31. 6,000
 Same property. David Stettauer, Chicago, to William Foster. Mort. \$4,500. Nov. 10. nom
 Same property. Levi Rosenfeld, Chicago, Ill., assignee D. Stettauer, to same. C. a. G. Mort. \$4,500. Nov. 10. 1,500
 27th st, No. 121, n s, 266.8 w 6th av, 16.8x98.9, three-story brick (stone front) dwell'g. William H. Streeter to Joseph A. Johnson and Clara wife of Frederick T. Camp. Q. C. Confirmation deed. Oct. 31. nom
 27th st, No. 101, n s, 60 w 6th av, 20x83.5, three-story brick (stone front) store and tenem't.
 6th av, No. 455, w s, 114.1 s 28th st, 20x60, four-story brick (stone front) store and tenement.
 Alexander Downey to John Downey. Mort. \$23,000. Nov. 14. 27,000
 31st st, No. 348, s s, 480 w 8th av, 20x88.9, three-story brick dwell'g. Mary wife of Charles Deavs to Charles Deavs. Mort. \$6,000. Nov. 13. nom
 38th st, No. 5 W., n s, west of 5th av. 26x98.9, five-story brick (stone front) dwell'g. Contract. Anna M. Secor to John F. Degener. Nov. 14. 65,000
 41st st, No. 440, s s, 283.4 e 10th av, 16.8x98.9, four-story brick store and tenem't and four-story brick tenem't on rear. Werner Wilhelm to Henrietta Wettje. All liens. Nov. 13. nom
 41st st, No. 448, s s, 200 e 10th av, 25.5x98.9, four-story brick store and tenem't and four-story brick tenem't on rear. Same to Louisa Wilhelm. All liens. Nov. 13. nom
 41st st, No. 445, s s, 225.5 e 10th av, 24.8x98.9, four-story brick store and tenem't and four-story brick tenem't on rear. Same to Christian Wilhelm. All liens. Nov. 13. nom
 42d st, No. 107, n s, 80 w 6th av, 20x75.4, four-story brick (stone front) dwell'g. Louis Bresler to William Sperb, Jr. Morts. \$20,000. Nov. 15. 28,500
 42d st, No. 115, n s, 175 w 6th av, 25x100.5, four-story brick (stone front) dwell'g. Nathan C. Ely to Richard S. Williams. Nov. 15. 47,500
 45th st, No. 422, s s, 300 w 9th av, 25x100.4, two-story brick dwell'g and one-story frame dwell'g on rear. Ellen M. wife of and George J. Harlow to Michael H. Gillespie. 1/2 part. Mort. \$2,500. Nov. 13. 1,500
 46th st, No. 162, s s, 100 w 3d av, 40x100.5, five-story brick (stone front) flat. Alexander Downey to John Downey. Mort. \$20,000. Nov. 14. 30,000
 46th st, s s, 180 w 1st av. 245x100.5, No. 338, three-story brick dwell'g, and Nos. 328-336, four-story brick ice house, brewery, stables, &c. Samuel C. Boehm to Gustave S. Boehm. 1/2 part. Q. C. Nov. 8. nom
 46th st, No. 327, n s, 321.2 w 8th av, 19.6x100.5, three-story brick (stone front) dwell'g. George Zucker, to John Livingston. C. a. G. Mort. \$10,000. Nov. 13. nom
 46th st, n s, 321.2 w 8th av, 16.8x100.5. John Livingston to George Zucker and Mary A. his wife. Mort. \$10,000. Nov. 14. 19,000
 48th st, No. 325, n s, 278 w 8th av, 18x100.5, three-story brick (stone front) dwell'g. John Webber, Mt. Pleasant, to Emeline J. wife of Rufus Darrow. Q. C. May 6. 25
 49th st, Nos. 405 and 407, n s, 80.6 w 9th av, 50.2x100.5, two five-story brick tenem'ts and three three-story frame and brick dwell'gs on rear. Deborah W. wife of and James H. Slocum, Brooklyn, to Albert H. Hasserger, Newark, N. J. Ms. \$33,500. Sept. 15. 48,500
 51st st, Nos. 347-351, n s, 100 w 1st av, 75x100.5, three five-story brick tenem'ts. Bertha wife of and Henry Volkening to Horace W. Fuller. Nov. 13. 24,144
 51st st, No. 534, s s, 350 e 11th av, 20x100.5, three-story brick dwell'g. Foreclos. Joseph Koch to Thomas J. Tobin. Mort. \$6,000. Nov. 3. 1,850
 54th st, No. 430, s s, 400 e 10th av, 22.6x55.2x22.7 x53.6, four-story frame (brick front) dwell'g. Catharine wife of Robert Brennan, and heir L. Bowe, to Julia Bowe, heir L. Bowe. All title. Nov. 13. gift
 Same property. Anastasia Leahy, widow, Philadelphia, Pa., to same. All title. Nov. 13. 800
 55th st, No. 47, n s, 338.9 e 6th av, 18.9x100.5, four-story stone front dwell'g. Foreclos. William V. Leary to John Slater. Nov. 11. 28,000
 56th st, s s, 250 e 2d av, 44.2x100.5x46.3x100.5; No. 320, three-story brick dwell'g; No. 322, three-story brick store and dwell'g. Richard Hennessy to Hugh J. Macdonald. Mort. \$6,750. See 79th st. Nov. 15. 20,000
 57th st, No. 499, n s, 25 e 10th av, 30x100.5, five-story brick (stone front) flat. George Roll, Brooklyn, to Adelaide Tagliabue, as extrx. Guiseppe Tagliabue. Mort. \$20,000. Nov. 14. 45,000
 58th st, No. 131, n s, 300 w 6th av, 16.8x100.5, four-story brick (stone front) dwell'g. Jane

wife of William S. Lines to Marion Anglim. Mort. \$12,000. Oct. 29. 30,000
 61st st, No. 105, n s, 39 e 4th av, 19x100.5, four-story brick (stone front) dwell'g. Mary L. Thomas and Margaret A. Slocum to Charles V. Slocum, all heirs of Helen M. Slocum. 2-5 part. July, 1883. nom
 62d st, s s, 200 e 10th av, 25x100.4, vacant. Mayer Kahn to Christian Blinn, Jr. Mort. \$4,500. Nov. 1. 6,500
 62d st, s s, extd'g. from 10th to 11th av, 800x100.5, vacant. Abby B. Blodgett, widow, and Elenor E. and William T. Blodgett, heirs W. T. Blodgett, to George H. Morris, Brooklyn. Morts. \$50,000. Nov. 17. nom
 Same property. Abby B. Blodgett, extrx. W. T. Blodgett, to same. Mort. \$50,000. Nov. 17. nom
 65th st, s s, 450 e 11th av, 50x100.5, vacant. Everett M. Swift to Henry Meyer. Nov. 14. 6,250
 70th st, s s, e of Madison av. Agreement setting building line 4 feet back from street line. Charles Duggin with John D. Crimmins. Nov. 15.
 71st st, n w cor 9th av, 20x74.2, four-story brick (stone front) store and dwell'g. John M. Ruck to George Roll, Brooklyn. Mort. \$20,000. Nov. 15. 34,000
 71st st, Nos. 414 and 416, s s, 136 w 9th av, 39x100.5, two four-story brick (stone front) dwell'gs. Henry V. Hamilton to Charles S. Van Loon. Morts. \$44,000, taxes, &c. Oct. 9. nom
 72d st, No. 122, s s, 180 w Lexington av, 20x102.2, four-story brick (stone front) dwell'g. Wallace B. Fenn, New Haven, Conn., to John C. Orr, Kings County. Morts. \$22,000. Nov. 14. 37,000
 73d st, n s, 160 e 3d av, 50x102.2.
 73d st, n s, 100 w 2d av, 175x102.2.
 William A. Purrington to William Cohen. Q. C. All title. June 5. nom
 74th st, s s, 225 e 11th av, 25x147.3x25x148.3, vacant. Arnold Lustig to Daniel Brandt. Mort. \$3,500. Nov. 15. 6,250
 77th st, No. 445, n s, 119 w Av A, 25x102.2, four-story brick tenem't and two-story frame dwell'g on rear. Frederick Brandt to Katharine M. Staedler. C. a. G. Nov. 17. nom
 Same property. John E. Staedler to Frederick Brandt. All liens. Nov. 17. nom
 79th st, No. 156, s s, 70 e Lexington av, 20x102.2, four-story brick (stone front) dwell'g. Hugh J. Macdonald to Aaron Hershfield. See Crosby st. Mort. \$17,500. Nov. 18. other consid. and nom
 Same property. Latimer E. Jones to Aaron Hershfield. Q. C. Mort. \$17,500. Nov. 17. nom
 79th st, Nos. 158, 160 and 162, s s, 90 e Lexington av, 60x102.2, three four-story brick (stone front) dwell'gs. Hugh J. Macdonald to Richard Hennessy. See 56th st. Mort. \$51,900. Nov. 11. 76,150
 Same property. John J. Macdonald to same. Q. C. Mort. \$51,900. Nov. 14. nom
 79th st, s s, 150 e Lexington av, 20x102.2, four-story brick (stone front) dwell'g. Hugh J. Macdonald to Aaron Hershfield. See Crosby st. Morts. \$17,500. Nov. 17. other consid. and nom
 79th st, No. 120, s s, 193 e 4th av, 18x102.2, four-story brick (stone front) dwell'g. Alexander Blumenstiel to Anna E. Radway. Nov. 15. 29,000
 79th st, No. 120, s s, 193 e 4th av, 18x102.2, four-story brick (stone front) dwell'g. Anna E. Radway, widow, to Adelaide L. Radway. 7-8 part. Nov. 15. 3,500
 Same property. Same to Alice V. Radway. 9-5 part. Nov. 15. 4,500
 80th st, No. 69, n s, 80 w 4th av, 21x102.2, four-story brick (stone front) dwell'g. Edward Kilpatrick to Johanna Lichtenstein. Mort. \$27,000. Oct. 30. 41,000
 81st st, No. 336, s s, 399.6 e 2d av, 25.6x102.2, four-story brick (stone front) tenem't. Joseph A. Hoffmann to Leonhardt Schmidt. Morts. \$11,750. Nov. 15. 17,250
 81st st, No. 24, s s, 243.2 e 5th av, 20.5x102.2, four-story brick (stone front) dwell'g. Alfred G. Nason to Susanna Kress. Mort. \$30,000. Nov. 15. 43,000
 85th st, n s, 148 e Av A, 25x100.2, five-story brick tenem't. Emeline wife of and William H. Johnston and Elizabeth wife of and Richard E. Johnston to Diederich Roes. Mort. \$8,000. Nov. 14. 16,000
 85th st, n s, 123 e Av A, 25x102.2, five-story brick tenem't. Emeline wife of and William H. Johnston and Elizabeth wife of and Richard E. Johnston to August Stubenrauch and Matilda his wife. Mort. \$8,000. Nov. 14. 16,000
 85th st, No. 333, n s, 325 e 2d av, 25x102.2, four-story brick (stone front) dwell'g. Foreclos. John L. Hill to Amy Willits. Morts. \$14,699, one of which is under foreclosure. Nov. 6. 500
 85th st, No. 335, n s, 350 e 2d av, 25x102.2, four-story brick (stone front) dwell'g. Foreclos. John L. Hill to Amy Willits. Morts. \$14,700, one being under foreclosure. Nov. 6. 500
 86th st, No. 338, s s, 405 e 2d av, 20x102.2, four-story brick (stone front) dwell'g. Foreclos. John L. Hill to Amy Willits. Sub. to morts. \$13,156, one being under foreclosure. November 6. 600
 88th st, s s, 160 e 3d av, 100x100.8, four five-story brick tenem'ts. Foreclos. Charles A. Jackson to Garrett L. Schuyler. Mort. \$30,000. Nov. 6. 9,40

Brooklyn, recvr. of Knickerbocker Life Ins. Co., to John Brady. Nov. 14. 3,000

MISCELLANEOUS.

All title as executor, guardian or trustee in property bequeathed in trust by O. Fabbri-cotti, dec'd. Jonas Phillips, as exr., &c., O. Fabbri-cotti, to Adele A. Fabbri-cotti, sole trustee, &c. Nov. 18. nom
All title of grantor in estate of Alexander H. Horton, dec'd. Alexander H. Horton to William T. Erickson. June 1, 1881. 1,000
Agreement as to compensation as counsel in matter of the estate of Stephen Jumel. Charles A. De Chambrun to Gideon J. Tucker and assignment of same to Paul Tucker. Nov. 1876. nom
Dissolution of co-partnership of firm of Alberth & Henry, Louis J. Henry assuming all debts and taking all assessments, &c.
Exemplified copy of the last will and testament of James Marsh, with proof, &c.
General release debts, &c. Dye & Castree to Norman G. Kellogg. nom
Receipt of legacy and receipt. Susan S. Pote to George and Charles Pote, exrs. and admrs. of Susan A. Pote. 1,000

23d and 24th WARDS.

Ann st, s s, lots 58 and 59 map William John-stons land, 100x100. Andrew Findlay to Mary S. Shipley. June 14, 1867. 400
Bristol st, s w cor Jennings st, 50x75. Isabel T. wife of Charles B. Perry, Shor Hills, N. J., to Louis M. Hooper. Oct. 14. 450
Bristol st, w s, 235 s Jennings st, 60x100. Same to Theodore A. Strig. Oct. 14. 480
Chisholm st, e s, 275 s Jennings st, 20x100. Same to Emil Gudenrath. Oct. 14. 180
Chisholm st, e s, 255 s Jennings st, 20x100. Same to Emily Gudenrath. Oct. 14. 180
Chisholm st, e s, 155 s Jennings st, 40x100. Same to Arthur K. Butler. Oct. 14. 370
Chisholm st, e s, 115 s Jennings st, 20x100. Same to William C. Butler. Oct. 14. 185
Chisholm st, e s, 135 s Jennings st, 20x100. Same to Stephen Butler. Oct. 14. 185
Chisholm st, e s, 75 s Jennings st, runs south 40 x east 100 x north 20 x west 25 x north 20 x west 75. Same to John Bell. Oct. 14. 400
Chisholm st, e s, 85 n Freeman st, 40x100. Isabel T. wife of Charles B. Perry to John F. Cavanagh. Oct. 14. 350
Elton st, s s, 175 w Courtland av, runs south 131.11 to n s Gouverneur st, x west 125 x north 115.11 x east 50 x north 116.3 to Elton st, x east 75. Henry H. Stotesbury to William Barbour. Re-recorded. Q. C. Aug. 1, 1877. nom
Same property. Horace B. Claffin to Patrick McHugh. May 20, 1871. nom
Freeman st, n s, 60 e Chisholm st, 30x85. Isabel T. wife of Charles B. Perry to William H. N. and Myra H. Pielow. Oct 14. 255
Jennings st, s s, 75 e Chisholm st, 50x95.
Freeman st, n s, 90 e Chisholm st, 30x85. Isabel T. wife of Charles B. Perry to George W. String. Oct. 14. 750
Prospect st, s w s, lot 237 map Melrose, 50x233 8x50x233. Elenorah I. Martindale to Francis J. Schmid. 1/2 part. Nov. 18. 2,500
Same property. Samuel and Mary A. R. Jones, infants, by W. E. Gladstone, guards., to same. 1/2 part. Nov. 17. 2,500
Rock st, n s, 180 w Old Albany Post av. 25x70. William Preston to Christopher Keefe. Mort. \$400. May 31. 600
Tiffany st, w s, 296 3 n 165th st, 30x100. Isabel T. wife of Charles B. Perry to Joseph W. Lafetra. Oct. 21. 215
Tiffany pl, w s, 326 3 n 165th st. 30x100. Same to Henrietta D. wife of John Beaver. Oct 21. 215
Tiffany st, w s, 263 n 167th st, 50x125. Same to David Rothschild. Oct. 14. 480
136th st, n s, 350 w Home st, 100x210, hs & ls. Nelson Strang, Stamford, Conn., to Sophia Fensterer. Nov. 18. 9,000
143d st, n s, 265 w Brook av, 27 to Mill Brook, x— to centre block, x—x100. James S. Bryant to William L. Goetchius. Nov. 8. 1,800
148th st, s s, 124 e College av, 25x100. Bridget McIntire, widow, to Michael McGovern. Nov. 17. 2,250
154th st, n s, 200 w Courtland av, 16.8x100. Walter Mitchell, Milford, Pa., to Nathan Martin. Mort. \$1,700. Nov. 17. 2,500
156th st, s s, 150 w Courtland av, 50x100, one-story frame dwell'g. Foreclos. Joseph Fetterch to William Brenfleck. Nov. 13. 3,000
167th st, n s, 75.1 w Tiffany st, runs west 60 x north 92.6 x east 30.1 x north 25.1 x east 30.6 x south 109.2 to beginning. Isabel T. wife of Charles B. Perry to Lizzie Johnston. Oct. 14. 410
Av A, n w cor Elizabeth st, 25x100. Philipp Kress to Julius Kaisemeyer. Nov. 10. 360
Courtland av, e s, 50 n 149th st, 25x100. Anna M. wife of Louis Sauter to William Spieker. Nov. 13. 1,850
Courtland av, e s, 75 n 149th st, 25x100. Vinzenz or Vincent Sauter to William Spieker. Nov. 13. 1,850
Daly av, n e cor Samuel st, runs east 540.9 to centre line Cross st, x north 175 x east 101.11 x north 18.2 x east 30.4 x north 96.8 to Pomis st, x west 503 x south 125 x west 202.6 to Daly av, x south 165.9. Charles R. Barker, Washington, D. C., Mary wife of Charles P. Thomson, formerly Mary Barker, Jr., and and George Barker to Murray Shipley. Q. C. Nov. 5. 10
Fairmount av, now 175th st, s w s, lot 11 map

of Fairmont, &c., 75x142. James T. Barry to Mary Hogan. Nov. 14. 3,750
Grant av, s e s, lot 245 map East Tremont, 66x150, h & l. Christian Vorndran to Gottlieb Fischer. Nov. 13. 1,650
Prospect av, e s, 300 n 167th st, runs north 30 x east 61.6 x east 61.6 to Stebbins av, x south 30 x west, two courses, 115. Isabel T. wife of Charles B. Perry to Joseph Walsh. Oct. 14. 530
Prospect av, e s, 180 n 167th st, 120x115, in two courses to Stebbins av, x120x82.7 in two courses. Same to Martin Muller. Oct. 14. 1,410
Prospect av, e s, 390 n 167th st, 30x73.7x30.3x69.6. Isabel T. wife of Charles B. Perry to Richard Thall. Oct. 14. 275
Stebbins av, w s, 385.4 n 167th st, 30x73.6x30.3x69.6. Isabel T. wife of Charles B. Perry to Ella C. Thall. Oct. 14. 275
Stebbins av, s e s, 213 n e 167th st, 25x148. Release mort. Joseph S. Auerbach, to Henry D. Tiffany. Aug. 26. 148
Stebbins av, w s, 86.3 n 167th st, 60x74.6, in two courses to Prospect av, x60x58.6, in two courses. Isabel T. wife of Charles B. Perry to Elizabeth F. Parker. Oct. 14. 460
Stebbins av, w s, 355.4 n 167th st, 30x139, in two courses to Prospect av, x30x131 in two courses. Same to James H. Judge. Oct. 14. 540
Stebbins av, w s, 145.4 n 167th st, 30x82.8, in two courses to Prospect av, x30x74.6, in two courses. Isabel T. wife of Charles B. Perry to David Rothschild. Oct. 14. 240
St. Anns av, e s, 50 s Rae st, 25.1x55.10 in two courses to Carr av, x 25x53.9 in two courses. Isaac P. Smith to Catharine T. Angeline. B. & S. C. a. G. Mort. \$800. Nov. 18. nom
St. Anns av, n e cor 138th st, runs north 605.4 to centre line Division av, now closed, x east 667 x south 688.2 to 138th st, x west 639.10. Richard M. Yarrington to Arabella D. wife of C. P. Huntington. All title. Sub. to mort. \$100,000. Sept. 23. 21,000
Tinton av, s w cor Clifton st, 101.2x121.2x101.2x121.5.
Tinton av, s e cor Clifton st, 101.2x84.9. Release mort. Jane F. Harrison to Harriet F. S. wife of Ward Wheeler, New Rochelle. Nov. 15. nom
Union av, n w cor Denman pl, 145.3x150. Irma Petit, individ. and extrx. E. Petit, to Annie Ormiston. Nov. 15. 5,500
Bedford road, n w cor Bainbridge st, 100x700. William J. Loutrel to John Basert. Nov. 12. nom
All title in 132d st, Southern Boulevard, Lincoln av and Alexander av, adjacent to block No. 12 on map of 1,572 building lots North New York, &c. John C. Brown to Susan S. wife of Charles G. Francklyn. Q. C. May 31, 1883. nom

LEASEHOL. CONVEYANCES.

Division st, s s, abt 156.8 w Jefferson st, 26x48.8x26x48.5. Catharine A. Hedges to Clarence R. Conger. 25 1/2 years, from Nov. 1, 1884, 4 1/2 years, per year, \$200, and balance of term, per year, 225
Same property. Consent to assign. lease. Catharine A. Hedges to Clarence R. Conger. Same property. Assignment of lease. Clarence R. Conger to Daniel P. Hays, Nyack, N. Y. 3,000
Same property. Consent to assign. lease. Cath. A. Hedges to Kate Gardner. Duane st, Nos. 66 and 68. Assign. lease, and sale of 1/2 the stock and effects of F. S. Hasbrouck & Co. Frederick S. Hasbrouck to John F. Diemer. 5,384
Greenwich st, s e cor Murray st, 79.8x136.9x75x163.8.
College pl, w s, indeft., 25x146.6x25x146.5. Assign. leases. George B. Titus and ano., exrs. J. H. Titus, to Clarence O., Gertrude T., George E., Mary M., Helen L., Ferdinand W. and Benjamin L. Sackett, Rye, N. Y. 1/2 part. nom
4th st, n s, 275 e Av A, 25x96.2. Elizabeth Treche, Hoboken, N. J., to Margaret Turkes, Newark, N. J. Assign. lease. nom
10th st, n s, 193 e Av C, 25x94.9. Assign. lease. William H. Van Tine to Jane wife of Henry Van Tine. Sept. 30, 1881. nom
Same property. William H. Jacobs to Jane Van Tine, Astoria. 10 years, from Nov. 1, 1884, per year, 400
Av B, Nos. 45-51. Assign. lease. Ferdinand Stern to Anna Stern. Sub. to mort. nom
Madison av, n w cor 52d st, suite No. 7 Berkshire Apartment Assoc. Frederick H. Hamlin to George H. Purser. Assign. of lease and certificate to secure notes for 2,500
1st av, No. 1500, store, basement, cellar and south 1/2 of second floor. Assign. lease. Alois Grau to Charles Nagel. nom
1st av, No. 94, store. Assign. lease. George Wahlheimer to Charles Schmidt. nom
5th av, No. 80. Frederic J. Middlebrook to George Hillen. 21 years, from May 1, 1885, per year, 5,500
5th av, No. 324. Short lease. Assign. lease. Henry K. Pashley, as recvr., &c., of Findlay & Erickson, and of A. D. Findlay, as sole survivor of said firm, and Sutherland Tenney, as assignee of said A. D. Findlay, to J. W. Goddard. 1,000
Interior lot 28 s w of 13th st, being former centre line old Stuyvesant st, bet Av A and 1st av, runs south west along said former centre line 25 x southeast 103.5 x northeast 25.3 x northwest 107.3. George A. Hoyt, Stamford, Conn., to George B. Marx. 20 years, from May 1, 1885, per year 200

Consent to assign indefinite lease. Clarence R. Conger, individ. and as trustee to John O'Neil.

KINGS COUNTY.

NOVEMBER 14, 15, 17, 18, 19, 20.

Adams st, e s, 175 s Liberty av, 25x90, New Lots. John Salker to Andreas Krappmann. \$1,400
Bergen st, n s, 210 w Hoyt st, 40x100. William J. Sayres to Thomas H. Robbins, Keyport, N. J. C. a. G. 3,500
Bergen st, s s, 350 e Brooklyn av, 40x250.7 to St. Marks av. Harry F. Weed to William A. Sweetser, New York. nom
Bergen st, n s, 288.7 w Bond st, 19.5x100. Daniel E. Donovan, Kingston, N. Y., to Patrick H. Dalton. 5,750
Braxton st, s w s, 197.10 s e 7th av, 13.8x100, h & l. Edwin A. Bradley and George C. Currier to James H. Darrow. Mort. \$1,400, and other liens. nom
Braxton st, s w s, 279.10 s e 7th av, 68x100. Edwin A. Bradley and George C. Currier to James H. Darrow. Mort. \$5,400, and other liens. nom
Broadway, n cor Van Buren st, 20x73. Samuel W. Post to Nicholas Timm. Mort. \$5,000. 9,500
Broadway, n e s, 25 n w Van Voorhis st, 50x100. Edward S. Morrell to Caroline Skillman. 2,400
Broadway, n e s, 25 n w Van Voorhis st, runs northwest 50 x northeast 100 x northwest 125 to Shaffer st, x northeast 25 x southeast 197.11 x southwest 25 x northwest 24.1 x southerly 100 to beginning. Bushwick av, n w cor Shaffer st, 25x75. Anna M. Murphy, Jersey City, to Edward S. Morrell. 2,750
Broadway, s s, 420 w Brooklyn av, 40x100, Flatbush. Edward Egolf to Thomas Carolin, Flatbush. 300
Broadway, s s, 48 10 e Ralph av, runs south 48.3 to Ralph av, x south 19.6 x east 6.5 x north 59.8 to Broadway, x west 20. Foreclos. James Troy to Edward F. de Lancey, exr. Elizabeth de Lancey. 5,100
Same property. Edward F. de Lancey, exr. of Elizabeth C. de Lancey, to James C. Brower. 5,500
Bleecker st, w s, 125 n Evergreen av, 25x100. John G. Hoffman to John E. Wade. 500
Boerum st, s s, 175 w Humboldt st, 25x100. Jacob Stumpf to Charles and Josephine Werner, as joint tenants. 3,750
Boerum pl, s e s, 176.5 n e Livingston st, 25.3x91.2 to Red Hook lane, x26.9x82.5. Bridget wife of Andrew McClellan to William J. Gaynor. 10,000
Chauncey st, s s, 275 e Patchen av, 25x100, h & l. Michael Sullivan to Harriet T. Smith. Mort. \$3,000. 5,000
Clifton pl, s s, 175 e Grand av, 50x200 to Greene av.
Clifton pl, s s, 225 e Grand av, 50x200 to Greene av. Daniel P. Barnard to William H. Scott. Sub. to taxes, &c. 6,010
Clifton pl, s s, 225 e Grand av, 50x200 to Greene av. Benjamin Andrews to Daniel P. Barnard. Release from assessment sa/e. nom
Cooper st, s e s, 200 n e Evergreen av, 50x100. Cornelius J. Holmquest to Andrew Miller. 500
Court st, w s, 85.4 s Hamilton av, 20x100. Mary Holahan, widow, to Ellen and Anton Fegare. 600
Clymer st, n s, 125.4 e Kent av, runs east 128 x north 100 x west 125 x south 27 x west 3 x south 75. Montgomery B. Cowperthwait, Yonkers, to Frank H. Cowperthwait. Mort. \$3,500. 13,750
Conover st, easterly cor Sullivan st, 100x100. William H. Algie to Maria E. Algie. Mort. \$34,000. 20,000
Conover st, easterly cor Sullivan st, 100x100. Release mort. William I. Preston to William H. Algie. nom
Columbia Heights, e s, 94.3 n Cranberry st, 18.10x100, h & l. Alexander Kirkland, exr. and trustee C. J. Kirkland, to Mary W. Wright. 10,000
Cumberland st, e s, 297 n Lafayette av, 25x100, h & l. Harriet L. wife of David B. Mudge, Lynn, Mass., and widow of B. F. Cragin, Irving F. Cragin, Albany, N. Y., and Della L. wife of George H. Thonton, Buffalo, to Harriet M. Young. B. & S. and C. a. G. Mort. \$2,000. nom
Same property. Harriet M. wife of Richard Young, to Eloise wife of Dionis Frankel. 6,000
Dean st, s s, 160 e Nostrand av, 20x114.5, h & l. Paul C. Grening to Eliza A. Sinclair. Mort. \$4,000. 5,500
Diamond st, e s, 183.4 n Nassau av, 16.8x100, h & l. Daniel F. O'Connell to Leonard Sennett. Mort. \$1,500. 2,500
Diamond st, w s, 150 n Nassau av, 25x100, h & l. Owen Sheil to Hugh Mills. 2,250
Duryea st, n w s, 360 n e Broadway, 29.8x100. Charles Leech to Mary J. wife of Jeremiah O'Donovan Rossa. 3,850
Eldert st, s e s, 269.8 n e Broadway, 17.10x100. Foreclos. Lewis R. Stegman to Daniel T. Ames, Elizabeth, N. J. 1,500
Earl st, n e cor Canarsie av, 20x100x—x101.11, Flatbush. Edward Egolf to Mary Kennedy. C. a. G. 350
Earl st, n w cor Brooklyn av, 120x100, Flatbush. Edward Egolf to Frederick Meyer. 1,200
Freeman st, s s, 125 w Manhattan av, 25x100, h & l. Joseph M. Forbes to Hugh McElroy. 4,000
Freeman st, s s, 165 e Oakland st, 25x100.

Patrick Monohan or Monaghan to Abner M. Ross. 1,000
Freeman st, s s, 275 w Provost st, 25x100. John C. Provost to Joseph Krekey. 450
Freeman st, n s, 300 e Manhattan av, late Union av, 25x100, h & l. Mary wife of John G. Heintze to Harison Gordon. Morts. \$7,000, taxes, &c. 100
Frost st, n s, 50 w Humboldt st, 25x85x25x90. James W. Macully to John H. McKenna. 950
Fry st, n s, 100 w Cypress av, 50x100, New Lots. Harriett A. Pulver, Yonkers, et al., to Thirza R. Wethey. Q. C. 1883. nom
Fulton st, s w s, 15.11 n w Navy st, 22.6x96x12 x102.3, h & l. Simeon Lester, New Rochelle, to David B. Lester. nom
Fulton st, s s, 139.8 w Bedford av, runs south 78.8 x southwest 10.3 x west 10 x north 80 to Fulton st, x east 20, h & l. Mary M. wife of Walter F. B. Gurnee to William H. Scott. Mort. \$9,500. nom
Fort Greene pl, n e cor Hanson pl, 21x100. Ella F. wife of Gustavus D. S. Trask, New Brighton, S. I., to Luis F. Criado. 15,250
George st, n s, abt 125 e White st, 25x67.5x28.2 x80.6, h & l. Valentine Hee to Amalia wife of Daniel Fink. Mort. \$600. 1,725
Gwinnett st, n w s, 225 n e Marcy av, 20x100, h & l. Hugo E. Wachsclager to Augusta J. Wachsclager. Mort. \$1,000. nom
Same property. Augusta J. Wachsclager to Emma M. Wachsclager. Mort. \$1,000. nom
Gwinnett st, n w s 265 n e Marcy av, 20x100, h & l. George Marx, to same as last. Mort. \$1,000. nom
Same property. Augusta J. Wachsclager to Mary Marx. Mort. \$1,000. nom
Harmon st, n w s, 100 s w Evergreen av, 20x100, h & l. Paul Koch to Joseph Zoll. All liens. 3,600
Hart st, s s, 150 w Sumner av, 80x100. A. J. Alaine B. wife of Thomas B. Saddington to Louisa wife of Henry Grasman. Taxes, 1884. 6,000
Hart st, n s, 210 w Lewis av, 20x100. Richard W. Lee to George Howland. 4,250
Hart st, s s, 360 e Tompkins av, 20x100, h & l. John K. Bulmer to Emma Winkemeier. 7,500
Humboldt st, e s, 50 s Ten Eyck st, 25x75. Wilhelmine wife of Nicolaus Will to John H. and Anna K. Py, joint tenants. Mort. \$3,000. 6,000
Halsey st, s s, 120 w Nostrand av, 40x100. Julia Diefendorf to Catharine F. wife of Charles G. Street. Taxes, 1882. 3,600
Halsey st, s s, 100 e Saratoga av, 20x100. Gustav Wolff, or Gustave Wolf, Great Neck, L. I., to Caroline Weckesser. 500
Halsey st, s s, 395 w Marcy av, 15x100, h & l. John Fraser to Pell H. Pell. M. \$4,000. 6,700
Herkimer st, s w cor Suydam pl, 16.4x75, h & l. Daniel Lauer to Priscilla A. Cross and John C. her husband. Mort. \$2,000. 3,800
Herkimer st, n s, 140 w Albany av, 20x100. Walter M. Burtzell to Hermon F. Koepke. 100
Hewes st, s s, 104.2 w Marcy av, 20.10x100, h & l. Horatio S. Robinson to Sarah A. wife of William Robinsn. 9,000
Heyward st, n s, 137.6 w Marcy av, 38x100, h & l. Louisa wife of Henry Grasman to Adelina B. Saddington. Morts. \$6,600, and taxes 1884. 12,600
Hoyt st. Party wall agreement and receipt. Timothy J. Buckley with Artemas S. Cady. 200
India st, s s, 95 e Franklin st, 20x100. West st, e s, 25 s Oak st, 25x75, h & l. Robert Smith to William J. Smith. 6,000
Same property. William J. Smith to Margaret wife of Robert Smith. 6,000
Jefferson st, n s, 140 e Franklin av, 20x100, h & l. Ida M. wife of and William H. Addoms to Gayton Ballard. 10,000
Leonard st, w s, 125 n Calyer st, 37.6x100x38.2 x100. John H. Calyer to Julia H. Duryea. Confirmation and Q. C. 25
Marion st, s e cor Ralph av, 50x100. Foreclos. William B. Smith to Don A. Hulett. Aug. 19, 1876. 200
Same property. Don A. Hulett to Harriet T. Smith. Mort. \$1,000, taxes, &c. Aug. 20, 1876. 2,500
Same property. Mary wife of John Bennett or Bennett to same. Q. C. nom
Same property. Harriet T. wife of and William B. Smith to Michael Sullivan. Tax 1884. 2,000
McDonough st, s w cor Sumner av, 40x100. George H. Stone to Catharine F. wife of Walter A. Cuyck. 4,000
McKibbin st, n w cor Lorimer st, 50x100. Clarence F. Betts, New York, to Ferdinand Schwalb. 2,700
McKibbin st, n s, 50 w Lorimer st, 50x100. Clarence F. Betts, New York, to Frederika Schindele. 2,500
Moore st, n s, 125 e Humboldt st, 25x100, h & l. Phebe J. Sampson, widow, Skaneateles, N. Y., to Adam and Margaret Leyes. Taxes 1884. 1,750
Moore st, n s, 80 e Humboldt st. 45x100. Theodore F. Jackson et al., exrs. and trustees L. Wood, to The First German Presbyterian Mission, City Brooklyn. 1,000
Madison st, s s, 400 w Tompkins av, 25x100. The Brainerd Quarry Co., Conn., to Julia M. Babcock. Mort., &c. 5,800
Magnolia st, e s, 425 s Central av, 25x100. Prosper W. Ballow to William Schaefer, New York. 1,150
Maujer st, s s, 200 w Lorimer st, runs east 50 x south 100 x west 34 x south to Ten Eyck st at point, 175 w Lorimer st, x west 50 x north 110.6 x northeast 26.4 x north 79.6. John Hesse, Luzar Notch, Pa., to Charles S. Gray. 100
Nassau st, Nos. 23 and 25, n w cor Snell's lane, 50x64, h & ls. Moses Schwartz to John P. Taaffe. 11,500
Pacific st, s s, 320 e Rockaway av, 40x107.2, h & ls. Catharine Molloy to Charles H. Lunt. Mort. \$1,500. 2,650
Pacific st, s s, 166.8 w Troy av, 16.8x107.2, h & l. Dennis Shehan to George R. Waldron. All liens. nom
Pacific st, s s, 166.8 w Troy av, 16.8x107.2, h & l. George R. Waldron to Vicente Valle. Assmts. 2,700
Pacific st, s s, 486 e 3rd av, 14x100. Gertrude A. Babcock, Cleveland, Ohio, to Mary M. wife of Joseph M. Williams, Glen Ridge, N. J. C. a. G. nom
Same property. Terence Jacobson, exr. T. G. Bunker, to same. 5,500
President st, s s, 225 w 3d av. 62x100. Release mort. Sophie G. Parker, Hempstead, L. I., to Sampson B. Oulton. nom
President st, s s, 157.2 e Smith st, 20x97.11, h & l. Wray S. Littlefield to William J. Northridge. Mort. \$5,000. 9,500
President st, Party wall agreement. Wray S. Littlefield with Frances wife of Charles Horton, and John W. Masury. 10.11
Powers st, s s, 82 e Smith st, 18x56. Emma Metzger to Mary Harburger. 2,700
Prospect pl, s s, 140 e Nostrand av, 50x the block to Park pl. Release mort. The Metropolitan Savings Bank to George R. Alexander. 900
Prospect pl, s s, 283.4 w Vanderbilt av, 20.10x131. Horace J. Harvey, Buffalo, to Emeline P. Rogers. Q. C. nom
Same property. Peter B. Rogers to Horace J. Harvey. Q. C. 5,000
Quincy st, s s, 330 e Reid av, 20x100, h & l. Abel Miller to William B. Higbee. Mort. \$3,000. nom
Same property. Wm. B. Higbee to Jane wife of Abel Miller. Mort. \$3,000. nom
River st, formerly Water st, 75.7 n Grand st, runs west 252 to bulkhead line East River, x north 125 x east 250 to River st, x south 125, with land under water, &c. John B. Brown to The Nassau Ferry Co. Q. C. See Water st. nom
River st, late Water st, w s, 50.5 n Grand st, 50x260 to exterior line East River, x50.8x252. Water st, w s, 50 s Van Ranst st, runs south 75 x west 251.4 to exterior line East River, x west abt 30 x north abt 30 x east abt 30 x north abt 25 x east 250. Norman Andrews and ano., exrs. of James M. Waterbury, to The Nassau Ferry Co. 100,000
Same property. Julia Waterbury, Brooklyn, James M. Waterbury and Julia L. Ellis, Westchester, Gertrude C. Johnston and Antonette L. Edwards and Caroline A. Waterbury, widow, heirs, &c., Jas. M. Waterbury, to same. nom
All land under water of East River, adjacent to above property. Norman Andrews, Brooklyn, and John S. Ellis, Westchester, to same. nom
Water st, w s, 50 s Van Ranst st, runs south 50 x west 172.10 x north 25 x west 83.2 to exterior line East River, x north abt 25 x east 250. Norman Andrews, Brooklyn, and John S. Ellis, Westchester, to same as last. nom
Starr st, n w s, 200 s w Hamburg st, late Johnson av, 25x100. Ralph S. Went to Henry Mueller. Mort. \$800. 2,150
Steuben st, e s, 85 s De Kalb av, 124.9x100x127.5x100. Release dower. Mary L. Ross, widow of Edward Jackson, to Maria wife of John V. Brush. 20
Same property. Frederick M. W., Edward O., George R. and Ella D. C. Jackson, Elizabeth A. wife of Andrew K. Hastings and Matilda A. R. wife of Frederick H. Edgar, children, &c., E. Jackson, to Maria wife of John V. Brush. C. a. G. 120
Summit st, s s, 162.5 w Henry st, 20.10x100, h & l. Eugene Kelly to James Dunne. Correction deed. 6,000
Sackett st, n s, 120 e Hoyt st, 20x100. Andrew J. Dower to John Loughlin. 1,225
Sidney pl, w s, 334.9 n State st, 24x100. Release mort. Ebenezer Roby to Charles A. Silver. nom
St. Felix st, w s, 133.5 n Fulton st, runs west 26.8 x southwest 7.7 x northwest 35 x west 14.9 x north 24.6 x west 1.9 x north 4 x east 74.4 to St. Felix st, x south 41.9. Frederick A. Schroeder to Elizabeth Chesebrough, Northport, L. I. 7,000
Skillman st, e s, 190.5 n Lafayette av, 16.2x100x16.3x100. Foreclos. James Moffett to Esther A. McNamee. 1,000
St. Johns pl, s s, 194.4 w 8th av, 18.9x100. William R. Page, Rutland, Vt., to Henry Lansdell. Mort. \$9,000 and proportionate amount of \$8,500. 16,000
St. Johns pl, s s, 100 w 8th av, 75.6x100, h & ls. Henry Lansdell to William R. Page, Rutland, Vt. Morts. \$45,000 and portion of mort. \$8,500. 64,000
St. Felix st, w s, 159 s Lafayette av, 16x90. Mary E. wife of Peter C. Willson to George C. Gibbs, Sag Harbor, L. I. Mort. \$2,000. 5,000
Sumpter st, n s, 106.3 e Saratoga av, 18.9x100, h & l. Augustus B. Pettit to Amanda L. Sanglier. Mort. \$1,800. 3,000
South Elliott pl, e s, 120 n Lafayette av, 20x100. Robert G. Lockwood to Eliza J. wife of Alfred Brotherhood. Taxes 1884. 6,500
Schermerhorn st, n e s, 156.5 n w Nevins st,

Table listing names and addresses, including Farley, James J., Brooklyn, to Charles S. Clarke, and others.

Table listing names and addresses, including Armstrong, Olive, Mrs. 133 W. 36th, and others.

Table listing names and addresses, including Silva, F. 51 Downing, and others.

CHATELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

NOVEMBER 14TH TO 20TH—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures, including Apparius, G. 173 Monroe, and others.

HOUSEHOLD FURNITURE.

Table listing household furniture, including Alexander, C. R. 450 W. 47th, and others.

Main table listing names and addresses, including Brown, Edith A. 468 W. 64th, and others.

Main table listing names and addresses, including Simpson, Mamie, City, and others.

MISCELLANEOUS.

Table listing miscellaneous items, including Amann, F. 306 W. 37th, and others.

Table listing various items and their values, including machinery, fixtures, and real estate. Items include Lehning, J. 199 E. 109th, McClean, W. 526 6th av., Masterson, J. S. 77th st, bet 9th and 10th avs., Miller, J. H. 704 3d av., Motzer, S. 78 Clinton, May, W. H. 28 New Chambers, McNamara, M. 170 E. 83d, McGrath, M. 116 to 126 E. 63d, Mellendick, A. 156 Orchard, Morton, A. A. 25 Dey, New, T., A. C. Morrill, Owens, J. 11 Vandewater, Owens, J. 11 Vandewater, Osmond, W. 669 3d av., O'Neil, F. City, Poole, G. E., & Co., Phillips, A. J. & R. F., Proctor, S., Poole, G. E., & Co., Price & Gibbins, Peleg White Proprietary Co., Riemenschneider, C., Robertson, L. D. and J. A., Rehm, L. City, Rousseau, J. P., & Co., Schmitz, F. R., Schunemann, C. H., Schwenker, C. C. L., Seide, A., & Co., Seymour, Fox & Co., Smith, J. W., Snow, J. J., Sonnenschein, J., States & Meler, St. Ormond, H., & T. R. Dawley, Strauss, P. L., Scott, W., & Co., Shefflin, D., Sherman, G. A., Silverstine & Freund, Smith, R. E., Spinning & Morison, Spinning, T. S., Stonebridge, C. F., Swiss American Publishing Co., Tafel, A., Tafel & Rau, Veith, M., West India Manufacturing Co., Wilson, E. N., Walte, C. B., Weinglass, H., Willis, H., Wood, H., Young, Mary E., Young, Mary E., Zeller, Julie, Allen, M. J., E. F. and Ann., Bell, Inez, Charles, Catharine, Farrell, J. City, Farrell, J. City, Johnston, W. A., Latham, D. R., Jr., Reynolds, T., Schlutow, G., Solomon, Sarah, Sterling, E.

BILLS OF SALE.

Table listing bills of sale, including items like Allen, M. J., E. F. and Ann., Bell, Inez, Charles, Catharine, Farrell, J. City, Farrell, J. City, Johnston, W. A., Latham, D. R., Jr., Reynolds, T., Schlutow, G., Solomon, Sarah, Sterling, E.

N. Y. ASSIGNMENTS CHATTEL MORTGAGES. Gilds, F. C., to H. Hewitt, Jr. (O. E. Dudley, June 30, 1883.) Lane, M. G., to John Stimmel. (C. A. Swan, Nov. 6, 1883.) Lindenmeyr, H., to David Smith. (L. D. and J. A. Robertson, Mar. 10, 1880.) Scheinert, D., to D. Rubin. (Klepper & Kornreich, Oct. 24, 1884.) Schwenker, H., to Johanna Schwenker. (C. C. L. Schwenker, Sept. 17, 1884.)

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures, including Belford, M., Buh, F., Donlon, E., Fleckenstein, Geo., Follmer, Wm., Hicks, J., Kuhlken, J., McGoldrick, J., Stochr, Otto, Speirer, Carl, Wessel, J. M.

HOUSEHOLD FURNITURE.

Table listing household furniture, including Allen, Amelia J., Allen, Thos., Ball, Maud E., Buckley, Julia, Bennett, Mrs. A. B., Brown, Mary E., Bogert, C. J., Compton, James P., Cooper, J. C., Connell, L., De Groot, Kate, Doyle, W. J., Du Brul, Cyriac, Fester, Eliz., Frayne, Hannah, Henry Bros., Hoffman, M., Hoffman, Maria M., Holman, Lizzie C., Jessup, E., Kershaw, Ann., Lepordivin, Hattie, Long, Dorothea, Loveless, Ella M., Lloyd, Annie A., McGlincey, J. D., McGlynn, Maria, Meehan, John J., Parks, J. A., Pearl, A., Perden, Cornelia, Pindy, F. F., Pond, Carrie H., Purdy, W. J., Quiggin, Mrs., Randolph, Lottie, Thorne, Emily M., Valdes, E., Warden, N., Warden, N., Watkins, James O., Wilkinson, Wm. F.

MISCELLANEOUS.

Table listing miscellaneous items, including Bonnewitz, C., Busse, J. M., Covert, Francis M., Davis, E. A., Deisinger, M. F., Fitzgerald, E. M., Haaren, C., Hartley, Joseph, Hafner, G., Haff, W., Keenan, Patrick, Kofoed, H. O., Ludwig, J., McLaughlin, T., Miller, S. L., Miss, B.

Table listing various items and their values, including Moore, Mark, Morton, A. A., McClain, John, Oothout, Wm. V., Owens, James, Owens, James, Page, M. L., Pearsall, A., Powers, James F., Snyder, J. H., Schlitz, John, Shelley, Charles C., Smith, J. M., Timmerman, R., Wehl, K. H.

BILLS OF SALE.

Table listing bills of sale, including Blourock, T., Brown, George T., Reichenbach, John, Spigel, Sophia, Zwing, Jacob.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column but in list of Satisfied Judgments.

NEW YORK CITY.

Table listing judgments in New York City, including Alexander, James, Alpers, Martin E., Atwood, Othniel T., Back, Albert, Bassford, Edward D., Best, William J., Bentley, J. Edward, Bertsch, Gustave, Bred, Abel D., Bacht, Benjamin, Bohling, Claus H., Beecher, Charles McC., Baillie, Walter S., Booth, Marie R. E., Breett, Peter, Bliss, Robert, Bramhall, William H., Broad, Henry R., Bremer, George H.

Table of legal proceedings and judgments. Columns include names (e.g., Porter, Marshall A.), amounts (e.g., 717 40), and dates (e.g., Nov. 17).

Table of legal proceedings and judgments. Columns include names (e.g., Baer, Samuel), amounts (e.g., 1,776 08), and dates (e.g., Nov. 15).

KINGS COUNTY.

SATISFIED JUDGMENTS.

NEW YORK

November 15 to 21—inclusive.

Table listing satisfied judgments with names (e.g., Bave, Arthur) and amounts (e.g., \$707 72).

Table of real estate listings including names like Finn, Michael; Same—T. J. Crombie; Same—Alex. Jeffers; Fogg, Herbert F. or F. H.—Ida H. Fogg; Felter, Samuel W.—Andrew Finck; Same—Carstairs, McCall & Co.

Table of real estate listings including 19 One Hundred and Thirty-third st, s s, 450 w 6th av, 5x99 11; 19 Sedgwick av, w s, 100 s of a stone monument; 20 Fiftyeth st, Nos. 514 and 516 W, s s, bet 10th and 11th avs; 20 Ninety-first st, n s, 66 e Park av, 6 houses.

Table of real estate listings including 20 Av A, n e cor 55th st, 100x80; Andrew Geophegan agt Richard and George W. Totten; 15*Seventy-fifth st, s s, 217.3 w Av A, 32.9 ft front; * Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

November 15 to 21—inclusive.

Table of real estate listings including Dean st, s s, 275 w Utica av, 50x100; Joseph C. Carr agt George F. Dobieski, owner; Barbey st, e s, abt 125 s Fulton av, East New York; Frederick Strube agt Jesse Bryant, owner, and Louis and Jenetta Jaeger.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

South 5th av, No. 189, one one-story brick workshop, 22x45, tin roof; cost, \$1,200; agent for owners, Chas. E. Crevier, 237 West 126th st; architect, Jos. M. Dunn; builder, not selected. Plan 1535.

BETWEEN 14TH AND 59TH STS.

35th st, Nos. 126 and 128 W., two five-story brick flats, one 20 and one 30 x 76, slate and tin roofs; cost, \$40,000; owner, A. M. Hegeman, 1321 Broadway; architect, Daniel Burgess; builders, D. and E. Herbert. Plan 1522.

42d st, n s, 370 e Vanderbilt av, one one and part two-story brick and iron passenger railroad depot, 91x693.3, corrugated iron, slate and copper roofs; cost, \$20,000; owner, N. Y. & H. R. R. Co., Grand Central Depot; architect, Wm. Lush. Plan 1528.

56th st, Nos. 539 and 541 W., one four story brick factory, 50x200.10 to 57th st, gravel roof; cost, \$30,000; owner, H. H. Hollis, 471 West 57th st; builder, Stephen H. Mapes. Plan 1543.

Park av, No. 959, one two-story brick stable, 25x35, asphalt roof; cost, \$8,000; owner, T. G. Thomas, 294 5th av; builder, J. H. L'Hommedieu. Plan 1519.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

77th st, No. 328 E., one five-story brick and stone tenement, 25x53, tin roof; cost, \$14,000; owner, Mrs. Gertrude Sossau, on premises; architect, Ernst W. Greis. Plan 1531.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

Madison av, s e cor 105th st, six three-story brick dwell'gs, 16 8x35, one 17 7x35, slate and tin roofs; cost, each, \$7,000; owner and builder, Nicholas McCord, 100th st, near 10th av; architects, Renwick, Aspinwall & Russell. Plan 1523.

75th st, s s, 200 w of Boulevard, five three-story brown stone front dwell'gs, 20x52, tin roofs; cost, each, \$12,000; owner, Daniel D. Brandt, 38 Bank st; architect and builder, Wm. J. Merritt, 113 West 128th st. Plan 1538.

75th st, n s, 200 w of Boulevard, four five-story brick flats, 25x65, tin roofs; cost, each, \$20,000; owner, architect and builder, same as last. Plan 1539.

NORTH OF 125TH ST.

St. Nicholas av, n e cor 154th st, four two-story and attic brick dwell'gs, 17.3x52, with extension 16 — roof; cost, each, \$12,000; owner, Harkness Boyd, on premises. Plan 1525.

130th st, s s, 125 w 7th av, two four-story brick dwell'gs, 20x50, tin roofs; cost, each, \$12,000; owner, Hannah M. Halpin, 215 West 130th st; architect and builder, Wm. J. Merritt. Plan 1526.

129th st, s s, 100 e 8th av, ne five-story brown stone front tenement, 25x62, extension 18, tin roof; cost, \$—; owner, John H. Provost, 426 East 119th st; architect, Andrew Spence. Plan 1537.

10th av, e s, 50 n 158th st, one one-story frame store, 12x18, felt roof; cost, \$150; owner, Jane Lloyd, 158th st and 10th av; builder, Peter Costenbader. Plan 1541.

23D AND 24TH WARDS.

Madison av, e s, bet 171st and 172d sts, one one-story frame carriage house, 17x14, tin roof; cost, \$—; owner, Richard Haberman, on premises; architect, W. W. Gardiner; builder, Henry Fulton. Plan 1520.

157th st, s s, 100 e Terrace pl, one two-story frame factory, 25x100, tin roof; cost, \$5,500; owner, Francis J. Schmid, 232 6th st; architect, Adolph Pfeiffer. Plan 1522.

KINGS COUNTY.

November 15 to 21—inclusive.

Table of real estate listings including Beekman, Catharine L.—R. W. Drummond, assignee. (1883); Bliven, Louisa—E. M. Bliven and N. E. Mead. (1884); Boote, Edward—A. East n. (1884); Brown, Edward—G. Hollister. (1884).

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens including Nov. 15 Twenty-fourth st, No. 12 E., s s, bet 4th and Madison avs. J. G. and T. Dimond agt Michael McGrath, contractor; Mrs. J. B. Brown, owner. (Nov. 14); 15 Sixty-fourth st, s s, 231.2 e 1st av, 75.2 feet front. James Mathews agt Michael Whelan. (Aug. 12, 1884); 15 Fiftyeth st, Nos. 512 and 514 W., s s. Patrick Mahoney agt Allan Irvine. (Oct. 25, 1884).

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens including Nov. 17 Fourth av, n e cor 107th st, 110x90x irreg. Frank Ross agt Abraham Benson, contractor, and Jane R. Muxlow et al., owners; 17 Fiftyeth st, Nos. 536 to 542 W., s s, 200 e 11th av, 100 ft front. Boltwood & McKinley agt Edward Conlon; 18 Fortieth st, No. 313 W., n s, 225 e 9th av, 25 x100. G. L. Schuyler & Co. agt Thomas Brennan, contractor; Ellen Fallon, owner.

824-4th av, s e cor Carroll st, foundation walls to be built under house; cost, \$350; owner, P. Cody, on premises; architect and builder, Thos. Mackin.

opening of 108th st, between 8th and Riverside av—which was confirmed by the Supreme Court, November 7, 1884, and entered on the 18th day of November, 1884, in the Record of Titles of Assessments...

Bedford av, w s, 20 s Monroe st, 20x76. Jessie Crawford agt Frederick Carll; att'y, Theodore F. Miller 19

ADVERTISED LEGAL SALES.

REFERERS' SALES TO BE HELD AT THE EXCHANGE SALES ROOM, NO. 111 BROADWAY.

9th av, No. 305, w s, 59.3 s 28th st, 19.9x64, four-story brick store and tenem't, by Scott & Myers. (Amt due, abt \$7,950) 22

RECORDED LEASES.

NEW YORK. Per year
Bowery, No. 85, front house except basement. Julia Hoehn to Henry Dierking; 3 years and 5 months, from Dec. 1, 1884. \$1,600

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending November 21:

Table with columns: Name, Liabilities, Assets, Real Assets. Includes Butler, George E.; Goge, S., & Co.; Geraty, James; Hess, Loeb; Neergaard, Sidney H.; Olivet & Du Bois; Titus, Robert.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Nov.
19 Bouton, James W. (publisher, &c., 706 Broadway), to Wm. H. Post; preferences, \$28,652.

KINGS COUNTY.

Nov.
6th st basin, n s, 298.1 w 2d av, 25x120 to 5th st... }
6th st basin, n s, 323.1 w 2d av, 25x120 to 5th st... }

KINGS COUNTY.

GENERAL ASSIGNMENTS.
15 Patterson, Thos., to Geo. H. Frazer.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval.

NEW YORK, November 20, 1884.

REGULATING, GRADING, ETC.

55th st, from Av A to East River.*
MAINS.
71st st, from 11th av to Boulevard; Croton.†

BROOKLYN BOARD OF ALDERMEN.

November 17, 1884.

LAMP POSTS ERECTED.

Fulton st, No. 585, in front of.†
Meeker av, from Humboldt to Monitor st.†

FLAGGING.

Ellery st, Nos. 166 and 168, in front of.†

FENCING VACANT LOTS.

Pacific and Dean sts, Kingston and Albany av—the block.†

GRADING, PAVING, &C.

Starr st, from Central to Knickerbocker av.†

IRON DRINKING TROUGHS.

Greenpoint av, n w cor West st.†
Middagh st, near Fulton st.†

NOTICE TO PROPERTY-OWNERS.

CITY OF NEW YORK, FINANCE DEPARTMENT, COMPTROLLER'S OFFICE, Nov. 19, 1884.

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller of the City of New York gives notice to all persons, owners of property affected by the assessment list for the

LIS PENDENS, KINGS COUNTY.

Nov.
13th st, n s, 80 w 4th av, 21x100. William A. Cauldwell and ano., exrs. E. Cauldwell, agt August Baumgarten et al.; att'ys, Whaley & Cauldwell. Same property. Same agt August Baumgarten et al.; att'ys, Whaley & Cauldwell.

WILSON'S Rolling Venetian Blind. Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished. Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut. Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue. J. G. WILSON, 527 and 529 W. 22d St., New York. Mention this paper.

A. KLABER, Steam Marble Works, 256, 258 & 260 E. 57th Street, At 2d Ave. Elevated R. R. Station. NEW YORK. B. A. & G. N. WILLIAMS, JR., STEAM STONE WORKS, Corner Avenue A and 68th Street, New York. All kinds of Free Stone.