

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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Dullness is the prevailing feature in the stock market. Securities are in strong hands. Last year a low level of prices was established, Wall street thus discounting the railroad troubles which have since made their appearance. The present outlook seems gloomy enough, for a rate war is raging all over the Western country, and the opening of the "Soo" route, which brings grain East without touching Chicago, is injuring the business of all the roads that run to or through that city; but money is easy, and the bulls are looking for some accident that will give them the market for a time. It is probable that some action will be taken by the Senate and House that will temporarily revive speculation in Wall street.

The bill introduced into the House to force the Pacific Railroad Companies to build telegraph lines of their own, and break their contracts with Western Union is, of course, intended as a slap in the face to Jay Gould & Co. But Deacon White was quite justified in objecting to any such legislation. It would impose a burden on the Pacific roads, and bring about another telegraph war, which would be an unmixed evil. Such propositions savor of demagogery rather than statesmanship. Corporations and even Jay Gould are sometimes in the right. The tax imposed on the Western Union Company some years ago by this State was wholly unjust, for it was forced to pay on its entire business throughout the Union, whereas only a portion of it is transacted in this State. The law was so monstrously unjust that it was repealed, yet papers like the *Times* protest against the paying back of these unjustly levied taxes. A great State cannot afford to rob either individuals or corporations.

Among the measures that should pass the Legislature this winter is the reform in our election laws proposed by Mr. Hamilton. It is of vital importance to honest men of all parties that the power of the party machine should be weakened. The adoption of the Australian system will do this, for if the State supplies the tickets and attends to the voting there would be no necessity for political assessment, for the booths around the polls nor for the army of "heelers" to distribute the tickets and deceive the unwary. Civil service reform is possible under this elective system. Heretofore the practical politician has asked how is it possible to carry elections unless the Ins or the Outs pay the necessary expenses of the canvass? But, with the printing of the tickets by the State and the actual voting in the presence of State officers, money will not be needed except for necessary meetings and the circulation of newspapers. By all means let us have this election reform.

Lieutenant Rogers, an American naval officer, tells the truth about the Panama Canal in a recent number of the *Popular Science Monthly*. It is quite true that the French engineers have met with unexpected difficulties and that the cost of the work will be double the original estimates. Lieutenant Rogers thinks that \$600,000,000 will be spent instead of \$300,000,000, the original sum, but he believes that the canal will in 1891 be available to the commerce of the world. Our readers will bear witness that this is the view we have held since the work was commenced. The statements about the Panama Canal in the American press are pure fiction. Our people naturally do not like a foreign nation to undertake a work on this continent of such immense importance to our trade and commerce. Then it is feared we will lose a part of the trade of the world which is now ours if this great canal is ever completed. As it will be actually operated it may be a blow to the Monroe doctrine. Hence our journals have antagonized this great work and have lied about it vigorously.

Undoubtedly the vast majority of the people of this city and State believe in high license, which has worked so well wherever tried. Wherever enforced it has cleaned out the low grogeries, and has supplied the local treasuries with large sums of money. A high license law in this city properly enforced, as it is

in the Western cities, would supply annually to our city treasuries fully \$3,000,000. This would be regarded with no little approbation by our taxpayers. It would relieve very sensibly the burden now put exclusively upon real estate. It is highly probable that the Crosby bill will pass the Legislature; but there are nine chances in ten it will be vetoed by the Governor. In view of his political aspirations he will try and "make himself solid" with the powerful liquor interests of this city and State. The temperance agitation has reached a practical result in this country. Prohibition cannot be made to work in populous centres, or where there is no public sentiment to sustain it, but it can be enforced in sparsely settled districts where liquor selling is unpopular. High license laws can be enforced in the cities, and hence the present phase of the temperance agitation demands high licenses in large cities and local option in the rural districts. This is true of all parts of the country, and seems to have been accepted as the compromise between those who want to put a stop to all liquor selling and those who do not want their personal freedom too much abridged.

The Cotton Exchange, following the example of the Chamber of Commerce, has done itself credit by indorsing the messages of Mayor Hewitt and seconding his plans for rapid transit, the improvement of our docks, streets and harbor. The other Exchanges should now do likewise. When the Real Estate Exchange was first organized in THE RECORD AND GUIDE office its projectors hoped it would take the lead in public questions that were not of a partisan character. It was thought that a union might be formed with all the other Exchanges to correct municipal abuses and advance needed city improvements. But so far this has not been accomplished. Some tentative efforts were made, but the members of the various Exchanges did not seem to have any public spirit. They were mere traders or brokers, intent on money getting and nothing else. But this action of the Cotton Exchange looks hopeful. Now let us hear from the Stock and Produce Exchanges, as well as the dealers in metal and petroleum. The Mayor ought to be backed up by all the organized interests of New York and by every public-spirited citizen.

There are a number of international expositions soon to take place. One in Spain, another in Melbourne, Australia, but the greatest of all will be that to be held in Paris next year. The excuse for this last exposition is the centenary of the destruction of the Bastille. Curiously enough, a book has just been published, based on original documents, which proves that that famous prison has been greatly maligned. It was never the place of torture so vividly described by the French Revolutionary writers. Those arrested and confined were generally gentlemen known in court and society and it would never have done to have treated them barbarously. Of course thousands of innocent people were immured in the Bastille simply because they had incurred the displeasure of the King or one of his mistresses, or that of some powerful minister or noble. Many thus arrested were retained for life, not for any crime, but their cases were forgotten and they remained until death released them. But the London Newgate prison was infamous as compared with the Bastille. As a matter of course there were some exceptional cases where the prisoners of the Bastille were treated most cruelly, but this was not true of the great majority of the prisoners, and many public men and scholars made good use of their time while they were within its walls.

Henry George has decided not to be a Presidential candidate this year, nor does he believe that his backers in the labor movement will enter the Presidential contest. Indeed, he is half committed to support Grover Cleveland in case he should be nominated on a free trade platform. Mr. George shows sense in finally backing out of the Presidential fight. His people cannot raise money to make a vigorous Presidential contest. Then the fierce contest that is sure to be raging next fall would naturally divide the country into two great opposing factions. The labor party would be crushed between the upper and nether millstones. But would not Henry George have done better to have kept his party together so as to have made terms with one or other of the existing political organizations? He and his friends might have secured planks in the regular platforms and have had some representatives in the State Legislature or in the House of Representatives. It is to be taken for granted that neither Henry George nor Dr. McGlynn care about any offices that would not advance the political objects they have in view. But in deciding thus early not to enter the field as a rival organization the labor people effectually efface themselves from the politics of the country.

Henry George and Dr. McGlynn have parted company. The former proposes to support Cleveland if the Democratic platform favors free trade. McGlynn insists upon a Presidential canvass and candidate in the interest of the laboring people. The breach seems to be complete, and it does not seem as if the Labor party

would amount to much in the coming contest. This is all right. We do not want in this country parties representing any particular class, either workmen, employers, capitalists, or any that would naturally advocate special interests. It is the masses, not the classes, who should be all powerful in our political organizations.

Louis F. Post, in the *Standard*, warns the workmen that the progress of invention is steadily lessening the demand for skilled workmen, and that consequently the time cannot be distant when all labor will practically be unskilled labor, and the era of strikes will come to an end. A type-setting machine, for instance, would be an end to Typographical Union No. 6, and of all printers' unions. Indeed, machinery is now very largely used in type-setting. There are many other inventions which will displace skilled labor. And then what are the working people to do to keep up the standard of wages? Mr. Post also points out the revolution that is taking place in general business. The large employers are crowding the smaller ones down to the ranks of the workmen. For instance, the wholesale dealers in plumbers' materials have decided not to allow the smaller dealers any advantage over the actual consumers. This action will drive out of existence the plumbers with small capital, and the work will be monopolized by the concerns with large capital. This process is going on in numberless trades. As a consequence, thousands of merchants, traders, brokers and dealers will have to compete in the labor market with their own former work people. It is these same small bosses who have been most bitterly opposed to labor unions, but will now have to suffer because of the certain breaking down of these organizations, which, while they lasted, did something towards keeping up the price of wages.

Of course this calls to mind the trusts which are monopolizing entire industries and putting a stop to all competition. A part of their work is to eliminate superfluous merchants, manufacturers, traders, brokers, clerks, etc. Hence the warm discussion which the operation of these trusts is creating and the opposition which has been developed since to them. Prof. Hadley, at Yale, makes one very good suggestion in regard to this matter. He says their business should be made public, like the railroad corporations. They should do their work under a government commission, and report their capital, their expenses and their profits. This would put a stop to extortion, but we do not see how it would help the smaller capitalists. The consumers would not be wronged, but the tendency to do business in the most economical way would be intensified, and this would throw still more of the unnecessary merchants and manufacturers out of business. It is clear that this matter of trusts and monopolizing corporations is going to attract a vast deal of public attention in the coming years.

Opposition to Mayor Hewitt's rapid transit scheme is beginning to show itself. The *Financial Chronicle*, in the interest of promoters and capitalists, thinks it is unwise for the city to undertake any work of its own. The *Evening Post* is inclined to believe that for the city to build would be unconstitutional. Indeed it is very clear that whenever the Mayor's plan is seriously pressed it will be very vigorously opposed by the powerful interests which represents the contractors, the bankers, the construction companies, and the would-be corporators who would like to repeat the shameful history of the Manhattan Company in this proposed city improvement.

THE RECORD AND GUIDE recently stated that Mayor Hewitt was probably largely responsible for the labor troubles in the anthracite region. He holds a large interest in the Lehigh Coal and Navigation Company, which organization declined to make any terms with its miners last September, and a strike has been under way ever since. The Reading Company refused to advance wages because the Lehigh Company would make no concessions to their workmen. Mayor Hewitt says he ought to sue this paper for libel. We invite him to do so. Our readers know that we have always warmly supported the Mayor, but in this particular matter we have made statements which we believe are true, and which we certainly will not retract.

The time is not distant when the far West will be famous for its irrigating works and canals. The Merced Canal has just been opened in California, and will irrigate 300,000 acres of land heretofore worthless. The Texans are moving for the construction of a big canal to run between San Marcial and Fort Hancock, which would successfully irrigate the whole of that vast expanse of dreary desert, which the early Spaniards called the Jornada del Muerto or Journey of Death, because throughout the whole extent it was lined with the skulls of men and animals which had perished from thirst. No one except those who has been as far as Utah or the Pacific Coast can realize the amazing change which water makes in the face of the country. Without irrigation these plains are forbidding deserts, which so far as sight goes seem irreclaimable, but a stream of water makes them more fertile than any farm lands

we know of here in the East. These great works should really be undertaken by the government, as irrigating works in Asia were many centuries ago. Constructed by corporations they are naturally run in the interest of the stockholders, and the farmers who buy the water will ultimately have many extortions and grievances to complain of. But there is such a passionate and unreasonable hatred of government doing anything to benefit the community that we suppose these great works must be turned over to monopolizing corporations.

We publish in another column, under the heading "Improvements in Abeyance," information which will be of great value to owners of real estate, future buyers, brokers and others. The tables, with those given in THE RECORD AND GUIDE last week, have been arranged for easy reference and contain a complete list of all improvements in the city which have been ordered by the Board of Aldermen, but are not yet carried out, with the reason for the delay. The reader can see thereby at a glance what improvements are yet to be made in any locality, the date of the passage of the ordinance, whether the contracts have been made, and in many cases when the work is likely to be commenced. The list should be kept for reference.

How Foreign War Would Affect the United States.

While Prince Bismarck's speech is peaceful, his acts are warlike. He publishes the treaty made eight years ago in secret, under which Germany and Austria bound themselves to act together in the event of a war with Russia or France. Then he demands of the Reichstag that it shall grant him \$70,000,000 for immediate military expenses, and authorize him to add 700,000 to the soldiers already in the German armies. With these additions to his armaments, Germany will be able to put 1,000,000 of men on the Russian frontier and another 1,000,000 on the Rhine. All this means that some time or other in the not distant future war is inevitable. We have always been under the impression that the conflict will open immediately the aged German Emperor dies. The old monarch does not wish to close his eyes in death in the midst of a mighty war.

But the question with us is, would war advantage the United States? It is admitted that when it broke out there would be a semi-panic on our Stock Exchange. But it is generally held that in time foreign money would seek investment in our securities; that a market would be created for our grain and provisions, and that the belligerents would be forced to purchase many manufactured articles from us, for which we have now no market abroad.

But, after all, there is reason to believe that a foreign war would be injurious to us. War is waste. It impoverishes not only the nations directly engaged, but interferes with production and consumption the world over. Peace and prosperity in one nation helps to enrich all other nations. The intimate commercial relations brought about by the extension of steam navigation has made the nations of the modern world more dependent upon each other than they were in the past. A great war in Europe would be one of the most terrible chapters in the history of mankind. No such armies as are now ready to fight were ever before known, either in the point of numbers or the ability to destroy life and property. There are supposed to be 12,000,000 of armed men in Europe to-day, and fully one-half of them would be engaged were Germany, Austria, Italy, and perhaps England, to join forces against Russia and France. We might for a few seasons sell more grain and provisions to Europeans, but the waste of a mighty European war would impoverish its people, add to their national debts, and lower their ability to consume either food, cotton or manufactured goods.

Apropos of this possible war, there is an article by General W. T. Sherman, in a recent *Century* magazine, in which he seems to make the claim that we discovered all there is worth knowing of the science of war in our civil conflict. "Its principles," he says, "are as true as the multiplication table, the law of gravitation, of virtual velocities, or of any other invariable rule of natural philosophy." This is a large claim, but one that will hardly bear examination. A war in Europe to-day would be fought under entirely different conditions from those that obtained in our civil conflict, or in any previous war. To begin with, a fight between France and Germany, or between Russia on one side and Germany and Austria on the other, would involve enormous masses of men such as no General ever before handled. Battles would have to be fought over leagues of territory, not miles. The telegraph and telephone would have to be used to give orders instead of sending them by staff officers. Balloons would be employed, not only for discovering the whereabouts of the enemy, but in all probability for throwing destructive missiles into the opposing camp. In our civil war the range of our rifles and cannon was limited, and repeating arms were not in general use. But the improved weapons of to-day will kill at 1,000 yards and can be fired with inconceivable rapidity. Grand strategy will be employed, for tactics will be of little avail, and the rank and file must fight almost out of sight of each other. Storming fortifications and strong positions will be out of the question, in view of the destructiveness of the fire and the murderous com-

pounds which will be hurled at an advancing foe. Indeed, so destructive are the agencies which are to be employed that it does not seem possible that wars can be continued any length of time. General Sherman is mistaken; the lessons of former wars will be of little value in the giant international conflicts of the future.

Our Prophetic Department.

OPTIMIST—I have come, Sir Oracle, with my old antagonist, Mr. Pessimist, to discuss the political and financial situation, upon which I shall ask you to give a final judgment. I am disposed to be hopeful. I do not think there will be any war in Europe, and if there is it will advantage American trade. Money is easy and likely to remain so. The railroad returns do not as yet show any falling off. Congress will some day take hold of the finances, and if a wise policy is determined upon there will be a revival of business and speculation.

SIR ORACLE—We have heard all this before, but I should like Mr. Pessimist to show us the other side of the picture.

MR. PESSIMIST—I confess I am inclined to the "bear" view of the situation. To begin with, I do not think Congress will do anything to improve the business of the country. When President Cleveland issued his tariff reform message he had no notion that this Congress would indorse his views. His idea was to make an issue upon which he could fight the Republicans in the Presidential canvass. Were a moderate tariff reform bill passed he would be left without ammunition to antagonize his political enemies. Now I confidently predict that the measure to be hatched by the Ways and Means Committee will be of so radical a character that it cannot possibly be passed. The whole course of the Democratic leaders shows that they do not expect any tariff reform bill to pass. Had they any hope of doing so Mr. Randall would never have been made Chairman on the Committee on Appropriations. Look at the time they are taking to report this measure. The object seems to be to provoke a financial crisis in order to force a reduction of the tariff.

SIR O.—That is rather a grave charge to make. The country will never believe that President Cleveland would "do evil that good may come."

PES.—I predict that a radical tariff reform measure will be proposed which cannot possibly go through this Congress—one, which I do not think was ever expected would be indorsed by the Senate and House. A general revenue measure may, however, go through Congress cutting off the tax on tobacco and perhaps reducing the sugar duty. But I believe Mr. Cleveland will veto any such measure. He will also decline to approve any appropriations, except for the every-day expenses of the government. At the last session he vetoed an appropriation of \$11,000,000 for river and harbor improvements in spite of the recommendation of the National Board of Engineers to spend at least \$60,000,000, which they declared was essential to carrying on the internal trade of the country. The President will also veto most of the appropriations for new public buildings as well as any measure looking to the rehabilitation of our foreign commerce by government aid.

SIR O.—How are we to prevent the surplus accumulating in that case?

PES.—I do not think that Mr. Cleveland proposes to stop the accumulation. If Congress adjourns without reducing the tariff, as it will, the President will claim that the excessive surplus is due to the selfishness of the Protectionists. They have stood in the way of tariff reform, and hence the disasters that have come upon the country.

SIR O.—But suppose the country should take President Cleveland's view of the situation and should re-elect him, and also return a Congress that would favor tariff reform by a large majority, I still do not see how the country would get out of its financial troubles. The new Congress would not meet until December, 1889, and there could be no revision of the tariff until the spring of 1890. In the meantime the surplus would keep on accumulating, and the business of the nation would go to the dogs.

OP.—You two gentlemen are conjuring up direful possibilities which will never take place. To begin with, this Congress will do something for the finances. The Secretary of the Treasury will be authorized to reduce the public debt by bond purchases. Then the President would not dare to veto every measure intended to reduce the surplus. There will be another pension bill passed, to distribute the public funds; then there is Blair's National Educational bill, which will certainly get through Congress.

PES.—I also believe that the Blair bill will be passed by Congress, but it will certainly be vetoed by the President. This will be done, if for nothing else, to please the Mugwumps, who are opposed to the bill.

SIR O.—Apart from the political outlook, what have you gentlemen to say about the business situation?

PES.—To me it looks very bad. Take building around New York, for instance. There will be far less done this year than last. There have been too many houses constructed in the last three years, marvelous as is the growth of New York in popula-

tion and wealth, building accommodations have outstripped them. I look for a decided falling off in new construction, many foreclosure suits this fall, and a check in the selling off of building lots, excepting, perhaps, in the 23d and 24th Wards, where the dealings will be mainly speculative. Would-be sellers would do well to make concessions in order to get rid of their holdings in the spring. There will not be so much business in real estate this year as last.

SIR O.—Real estate people will not thank you for this dismal prophecy. How about the striking miners in Pennsylvania?

PES.—They will be beaten, of course. The miners have never won in any fight with the corporations. The latter can afford to wait, the workmen cannot. This will be a bad year for the laboring people in all parts of the country, for bosses will "best" them every time.

SIR O.—Then you look for bad times—for if the working classes are pinched retail and wholesale trade immediately suffer. For, after all, the prosperity of the working millions is the antecedent fact which determines the prosperity of the business of the country. Money is easy because it is not wanted for new enterprises. A check has been given to railroad building and house building. Iron and steel are low and will go still lower, and that is always a certain indication of bad times.

SIR O.—I incline to believe there is a good deal in what you say, Mr. Pessimist, but I see Mr. Optimist looks anything but satisfied at your conclusions. Perhaps he can say something which will make us more cheerful.

OP.—I confess that at times I have been too sanguine, but I notice that the "bears" make mistakes as to the outlook as well as the "bulls." The unexpected often happens in this world, and in spite of the low prices, the tariff debate and the tangle in our finances, I still think we may have a fairly prosperous year. The check in railway construction is in itself wholesome, and will release capital for other enterprises. The abundance of money on call will stimulate new business ventures, and then if Congress confers on the Secretary of the Treasury ample power to use the surplus in buying bonds, and this even Mr. Pessimist believes Congress is likely to do, I do not see how there is to be any locking up of the government money. The disposition of both Senate and House is to keep on issuing additional currency. Then there is an argument often used by THE RECORD AND GUIDE which bears on this point. It is to the effect that there are cycles of four years in both good and bad times. Now, as our better times did not commence till the summer of 1885 it ought not to end until the summer of 1889. Then I am inclined to agree with Mr. Samuel Benner that Mr. Cleveland will be defeated, and a high tariff Republican will be elected in his place. Now, Sir Oracle, suppose you sum up and decide which of us is right?

SIR O.—You both have advanced arguments and considerations which have a good deal of force. But I incline rather to the Pessimistic view. It will, I think, be a bad year for railroad building and house building as well as for the working classes. The lowering demand and price for iron is not a good sign. The tariff debate before the surplus is disposed of is most unfortunate for the business of the country. The excessive railroad building in the West is naturally leading to wars which cannot be confined long to that section alone. Still this is naturally a "bull" country; the growth is so rapid in wealth and population that hard times cannot last long. As to the Presidential election, were it to take place next month Grover Cleveland would be chosen to succeed himself. But what may happen next November I cannot venture to predict.

Sensible people here and there are beginning to question the justice of the popular prejudice against trusts. The newspapers and the politicians keep up their outcry against these organizations, but it is very clear that before a legislative action is taken there will be a debate which will explain why these trusts have been organized, and what justification they have for continuing in existence. Mr. E. A. Le Roy sends a communication to the *Evening Post*, in which the following occurs:

But why do trusts exist? There must be good and sufficient reasons, when men will surrender valuable properties to the irresponsible discretion and direction of trustees, rather than to conduct their own affairs in their own way. Why are they willing to take such great risks? I answer, that trusts exist and men risk their property with them because competition is so fierce, and overproduction so great, that, in certain branches, it is utterly impossible to realize even the most moderate profit, without some combination or agreement, unless in exceptional cases, where protected by patents or peculiarly favorable situation.

Our readers will bear in mind that THE RECORD AND GUIDE was the only paper to justify the existence of these trusts. They are, we asserted, a natural evolution from previous trade conditions, and if kept within bounds will be a benefit, and not a detriment to the community. Mr. Le Roy fears that if any of the measures suggested should be enacted to antagonize trusts, "the damage to worthy and honest manufacturers would be incalculable." So far so good; but this same writer weakens his position by arguing

that the competition he complains of is due to our existing tariff. The greatest and first of trusts, however—the Standard Oil Company—was not brought into existence because of the tariff, for there is no duty on petroleum and the refined oil we export. Advantage is taken of the tariff, of course, to raise the price of goods: but this has nothing to do with the tendency of the age in all countries of massing wealth in few hands, or for concentrating the leading interests of the world under the control of great organized companies.

This exploitation of the middle classes for the benefit of the wealthy few was foreseen more than fifty years ago. August Comte foretold it. He said all the tendencies of business in his time were in the direction of a concentration of wealth—a fact, from his point of view, that was not undesirable, as he thought society could make better terms for its members with a few great capitalists than with the numerous and selfish middle class. Charles Fourier also foretold the growth of the giant corporations of our day. He predicted that they would gather up the wealth of the community. His fanciful reconstruction of society was intended to save the community from the evils incident to the massing of the wealth of the world in the hands of a plutocracy. The millionaire and the trust are vital facts in our modern industrial world which cannot be ignored. They are here, and to stay. Modern invention is displacing labor, and is breaking down the distinction between skilled and unskilled work. The telegraph and steam communication is ruining the small manufacturer and trader, because they practically give the markets of the world to those who can produce and distribute at the cheapest rate, which are of course the large capitalists and manufacturers. They can manufacture and sell the best possible product at a cheaper rate than can the minor employer with limited means. As we cannot get rid of the millionaire or the monopolizing trust, why not try and utilize them for the service of society?

Concerning Men and Things.

The writer has never been a great admirer of Madame Modjeska. She is a finished artiste in her way, but she lacks force, and, being of Polish birth, she cannot properly give effect to English words, especially those of Shakespeare. She plays havoc with the music of the latter's lines. The eulogies she gets in the papers show she has a good manager, and that is all. She deserves credit, however, for reviving and impersonating Imogen in Shakespeare's "Cymbeline." This is a part that Mary Anderson will doubtless play sometime. It is a pity we have not a great theatre that would make a specialty of giving Shakespearean revivals. The success which has attended Mr. Daly's efforts for the last two seasons ought to encourage other managers to make similar experiments. But Shakespeare should not be given in the hap-hazard way which characterizes Madame Modjeska's production of "Cymbeline" and "Measure for Measure."

Then why should not the Casino revive some of the standard comic operas instead of bringing out such rubbish as "Madelon" and the "Marquis." These operettas are of no account, yet they were put on the stage in the most sumptuous manner. The same money spent on the standard comic operas would undoubtedly be indorsed by the public. One thing New York will not tolerate, and that is a shabby presentation of either operas or plays. A grand opera such as Ulmann or Max Maretzek furnished the public thirty years ago would not be tolerated to-day. Public taste has improved since that time.

Some very charming illustrated articles have recently appeared in our leading monthly magazines which have been signed Evangeline W. and Edwin H. Blasfield. Mr. Blasfield is well known as an admirable artist; his wife it seems furnishes some, if not all, the texts for their publications. The writing in this case is as admirable as the illustrations. Mrs. Blasfield is still a young woman, a brunette, tall and queenly, and noted for her rare beauty. She is the daughter of Charles E. Wilbour, many years ago well known in newspaper and political circles in New York. Her mother is Mrs. Charlotte B. Wilbour, once a president of Sorosis. The Wilbours, parents and children, are an extremely handsome family. Mrs. Blasfield is as talented as beautiful.

Princeton insists upon having a clergyman for its chief executive officer. Yale is by its charter under the control of the Congregationalist ministers of Connecticut. Vassar has always had a Baptist minister at its head, and indeed most of our colleges depend upon the clerical profession to control their business and educational methods. With all due respect for the clergy, however, they usually do not make good business men. Their studies and habits of mind unfit them for the contention and burly-burly of ordinary business methods. A clergyman is apt to be dogmatic. His statements in the pulpit are uncontradicted and he is not prepared for opposition, which is certain to arise in dealing with the world outside. "Doesticks," it will be remembered, preferred to go to the Episcopal Church, because there he could "talk back at the minister." But this is not what the average clergyman would be likely to tolerate. Then it is complained that in many colleges modern sciences and philosophic thought is antagonized by clerical influences. The professors appointed do not represent the best results in modern scientific discovery. They teach what was believed half a century ago, and not what is known to be true to-day.

Although Prof. Felix Adler still draws admiring crowds at Chickering

Hall every Sunday, it is reported that he himself is not quite satisfied with his work. His Ethical Society have made outside ventures in the way of schools and workingmen's associations, but have not had the success they anticipated. Then there is no such change in religious feeling as was hoped for when the society was started. The mass of mankind do not think, they allow a few persons to do that work for them. It is reported that Professor Adler is inclined to have more ceremonial at the meetings of his Ethical Society. Heretofore the service has been very plain, consisting of an address and some choral music, but in time there may be new exercises to appeal to the emotions and the artistic sense. It is a somewhat remarkable fact, by the way, that during the last hundred years sects with definite religious creeds, such as the Calvinists and Congregationalists, have not made as much progress as have the Ritualistic sects, such as the Roman Catholics and the Episcopalians, or those that appeal to the emotions like the Methodists and Baptists. In other words, the feelings are more likely to influence human beings than appeals to the intellect.

Greece has just celebrated the hundredth anniversary of the birth of Byron, and the announcement is now made that the "poets of Mexico" intend doing likewise. Greece, of course, has reason for honoring the memory of Byron apart from literary considerations. He fought for her independence with sword and pen, and died serving her at Missolonghi. But Byron can have no interest for Mexicans, save that which his writings give him. And it is worthy of notice that of all English poets Byron is the most widely known among nations of the Latin race. He seems to be the only one they really understand. Shakespeare, Chaucer, Milton, Pope even, and all the later poets are to an extent at least unintelligible. The Germans are the only foreigners who appreciate Shakespeare.

The French newspapers are rejoicing at the failure of several large Krupp cannon (fifteen centimetres) recently purchased by Belgium. Of twenty-two guns received from the Essen factory only eighteen stood the government test, and of these some were defective in certain particulars. After Bismarck, Krupp is the German the most sincerely hated by the French. *Apropos* of this matter, Americans who have much to say whenever a piece of new ordnance made in this country fails, and draw invidious comparisons to show how much better they do "these things in Europe," should not forget that even the Essen factory has its failures—at times.

Musical pedants will be shocked to see a disposition on the part of the public everywhere to return to the old operas which delighted the world ten or fifteen years ago. A season of Italian opera will commence in the spring at Drury Lane Theatre in London, under strong patronage. Many of the great "stars" have already been engaged and Mancinelli will conduct. In New York, too, people are surreptitiously sighing for the old "flesh pots," and are growing a trifle weary of Wagner everlastingly followed by Wagner. People are beginning to see that great as Wagner undoubtedly was, good music did not begin or end with him. Coming generations will undoubtedly reject much that Wagner wrote as unbearable. What will survive will be those parts of his works where he rises above himself, above all systems and theories, into the region of feeling and ecstasy, wherein his genius was under the same influence that every other musician's (Italian or German) was who created music that will haunt the ages. It will be with Wagner in music as it was with Wordsworth in poetry. The latter had a system or theory regarding poetry and he wrote in accordance therewith volumes of "stuff" which entranced his admirers and the school of critics he gathered around him. But Time has sustained the judgment of Lord Jeffries when he said of some of the work, "This will never do." Modern criticism has rejected as "poetry" all that may be termed Wordsworthian, and the poet's fame is established by what he did in the universal way of genius which was before him and after him. So with Wagner: the Wagnerian part of his work will be the first to die. There is only one kind of inspiration, which came to Shakespeare and Dante as well as to Homer; to Rossini, Verdi and Beethoven as well as to Wagner, when they wrote immortally. What was not thus inspired, what came by "taking thought," will be found to lack vitality, and sooner or later will have a place in the world's ever-increasing artistic rubbish heap.

The Commissioners of the Sinking Fund, at their meeting Feb. 6, authorized the payment of \$624.45 "for advertising for plans for Municipal Building" in fifteen journals. It would be interesting to learn how many plans were received for this expenditure. Certainly only a few. The adverse criticism engendered by the project kept many architects out of the competition, and its "free to all" character excluded the better known men in the profession.

The Washington Life's Annual Report.

The twenty-eighth annual statement of the Washington Life Insurance Company has been issued. It shows an increase of net assets from \$7,813,631 in 1886 to \$8,387,360 in 1887. These include \$6,791,998 in bonds and mortgages on real estate, \$659,708 in United States and New York city stocks, and \$563,131 in real estate. They have paid during the year \$510,594 in death claims, \$163,307 in matured and discounted endowments, and \$409,937 in cash dividends, return premiums and surrendered policies. They issued 3,635 policies amounting to \$8,298,275 during the year, and the total number of their policies in force is 17,761, with an aggregate insurance of \$39,506,527. They have received from premiums, interest, rents, etc., \$2,075,031, and disbursed \$1,501,302, so that their surplus for the year was \$573,729. Their reserve by New York standard is \$8,273,960. They have a board of twenty-five directors of stability, at the head of which, the affable president, W. A. Brewer, Jr. The Washington Life has done well for 1887 despite the unusual competition in life insurance.

Improvements in Abeyance.

We publish below information of great value to owners of real estate and to prospective buyers. It is official, having been taken and arranged from a communication recently submitted by General Newton, Commissioner of Public Works, to the Board of Aldermen, in answer to a request from that body for a list of improvements ordered but not yet undertaken, with the reasons for the delay. The dates given refer to the time of passage of the ordinance.

NEW PAVEMENT TO BE PAID FOR BY ASSESSMENT.

- 19th st W., from present pavement to present bulkhead, March 31, 1884. This portion of street is under conditions of land grants, imposing duty of paving and maintenance upon grantees.
- 21st st, W, from present pavement to present bulkhead, March 31, 1884. Same as foregoing.
- 37th st, 40 feet e to 60 feet w 12th av, Dec. 4, 1882. Contract for work made July 19, 1883, but Dock Department has not yet raised, as is necessary, grade of bulkhead n s 32d st at 12th av.
- 39th st, from 1st av to East River, June 21, 1886. Ordinance authorizing grading of street needed.
- 71st st Boulevard to West End av, May 2, 1887. Contract made, but owners of property have applied for change of grade and have injunction until question is settled.
- 114th st, bet 8th and New avs, May 3, 1886. Ordinance needed authorizing grading of street.
- 129th st, from 12th av to North River, Aug. 10, 1835. Street not regulated and graded.
- 136th st, bet 7th and 8th avs, Oct. 20, 1886. No sewer yet in this portion. Deferred in consequence.
- 12th av, bet 129th and 130th sts, Sept. 8, 1886. Ordinance needed authorizing grading of street.
- The following pavements will be laid early next spring. *Indicates contracts have been made:
- Kingsbridge road, bet 155th and 190th sts, Nov. 11, 1887.
- *64th st, 1st av to East River, Dec. 17, 1886.
- *65th st, bet 10th and 11th avs, April 20, 1886.
- 77th st, bet 9th av and Boulevard, June 23, 1887.
- 85th st, bet 9th and 10th avs, July 11, 1887.
- 91st st, from 1st av to Av A, April 4, 1887.
- 97th st, bet 3d and 4th avs, June 20, 1887.
- *97th st, bet 9th and 10th avs, June 24, 1886.
- 100th st, bet 2d and 3d avs, June 20, 1887.
- *112th st, bet 8th and New avs, May 3, 1886.
- Lexington av, bet 95th and 97th sts, April 29, 1887.

Contracts will be made for all the following next spring:

- 73th st, bet Boulevard and West End av, Nov. 2, 1887.
- 75th st, bet Boulevard and West End av, Nov. 2, 1887.
- 76th st, bet Avs A and B, Nov. 2, 1887.
- 89th st, bet 1st and 2d avs, Sept. 9, 1887.
- 90th st, bet 2d and 3d avs, Nov. 2, 1887.
- 103d st, bet 9th and 10th avs, Nov. 2, 1887.
- 104th st, bet 8th and 9th avs, Nov. 2, 1887.
- 107th st, from 1st av to East River, Sept. 9, 1887.
- 111th st, bet Madison and 5th avs, Sept. 27, 1887.
- 122d st, bet 4th and Madison avs, Nov. 2, 1887.
- 132d st, bet 4th and Madison avs, Nov. 2, 1887.
- 133d st, bet 6th and 7th avs, Sept. 27, 1887.
- 13th st, bet Madison and 7th avs, Nov. 21, 1887.
- 141st st, bet St. Nicholas and 10th avs, Nov. 2, 1887.
- Madison av, bet 103d and 105th sts, Nov. 2, 1887.
- Madison av, bet 120th and 121st sts, Sept. 27, 1887.
- 21 av, from 128th st to Harlem River, Nov. 2, 1887.
- 11th av, from 155th st to Kingsbridge road, Aug. 26, 1887.

FOR REPAVING STREETS.

The following repavements could not be carried out for want of sufficient appropriation. They were all included in resolutions passed May 2, 1887:

- Orchard st, bet Division and Houston sts.
- Stanton st, bet Bowery and Clinton st.
- 1st st, bet Bowery and Av A.
- 3d st, bet Bowery and Av B.
- 21st st, bet 8th and 10th avs.

FOR REGULATING AND GRADING STREETS.

- McComb's Dam lane, 149th st to Harlem River, Dec. 29, 1885. Deferred until completion of the bridge across the Harlem River.
- 37th st, 1st av to East River, March 26, 1887. Deferred until completion of bulkhead by Department of Docks.
- 59th st, 1st av to East River, Feb. 25, 1887. Same as foregoing.
- 66th st, Av A to East River, Nov. 21, 1887. Preliminary surveys and estimates being made.
- 67th st, Av A to East River, Nov. 21, 1887. Same as foregoing.
- 109th st, bet 8th and Manhattan avs, Dec. 29, 1887. Same as foregoing.
- 117th st, bet 8th and 9th avs, Nov. 2, 1887. Contracts, etc., in hands of printer. Will be advertised at once. Work begins in spring.
- 121st st, bet 9th and New avs, Nov. 2, 1887. Same as foregoing.
- 124th st, bet 9th and 10th avs, Nov. 2, 1887. Same as foregoing.
- 130th st, bet 10th and Convent avs, Nov. 2, 1887. Same as foregoing.
- 150th st, bet 10th and St. Nicholas avs, Oct. 26, 1887. Same as foregoing.
- Manhattan av, bet 113th and 116th sts, Nov. 2, 1887. Same as foregoing.
- St. Nicholas av, easterly sidewalk, flagging, bet 136th and 141st sts, May 28, 1887. Other work in progress; will be done soon as practicable.

LAYING GAS-MAINS AND PLACING PUBLIC LAMPS.

In the cases mentioned below the gas companies have been ordered by the Department of Public Works to place mains and erect light lamps, but are suiting their own convenience as to time. "In many instances," says General Newton, "there are no houses on the streets to be supplied with gas, and no light is needed for public travel; consequently the city is not prejudiced by the delay, being saved a useless expenditure."

- German pl, bet Westchester av and 153d st, Oct. 27, 1886.
- Manhattan st, bet St. Nicholas and 9th avs, April 7, 1884.
- 22d st, Av A to East River, April 5, 1887.
- 36th st, bet 11th and 12th avs, July 12, 1885.
- 53d st, bet 10th and 11th avs, Aug. 5, 1885.
- 54th st, bet 1st av and East River, Dec. 20, 1883.
- 60th st, 1st av to East River, Dec. 2, 1881.
- 64th st, bet 1st av and Av A, March 14, 1887.
- 65th st, bet 1st av and Av A, Nov. 2, 1887.
- 65th st, bet 10th and 11th avs, Dec. 15, 1885.
- 66th st, bet 8th and 9th avs, Oct. 27, 1885.
- 67th st, bet 10th and 12th avs, June 7, 1884.
- 68th st, bet 8th and 9th avs, Sept. 9, 1887.
- 68th st, bet Av A and East River, Dec. 17, 1885.
- 69th st, bet 11th and 12th avs, March 3, 1884.
- 70th st, Av A to East River, Dec. 20, 1881.
- 77th st, bet 8th and 10th avs, Nov. 21, 1887.

- 79th st, bet West End and 12th avs, Sept. 9, 1887.
- 80 h st, bet Boulevard and Riverside Drive, May 10, 1885.
- 83d st, bet Boulevard and West End av, Aug. 5, 1885.
- 87th st, bet 8th av and Boulevard, Sept. 26, 1885.
- 88th st, bet 4th and 5th avs, June 29, 1887.
- 88th st, bet 8th av and Riverside Drive, Oct. 25, 1884.
- 89th st, bet Madison and 5th avs, June 29, 1887.
- 90th st, bet Boulevard and Riverside Drive, Sept. 9, 1887.
- 93d st, bet 2d av and East River, Nov. 31, 1887.
- 94th st, bet 2d and 3d avs, Jan. 8, 1887.
- 95th st, bet 1st and 2d avs, Sept. 22, 1885.
- 96th st, bet 1st and 3d avs, Oct. 25, 1886.
- 96th st, bet 9th av and Riverside Drive, Oct. 26, 1887.
- 97th st, bet 4th and 10th avs, Jan. 8, 1886.
- 97th st, bet 1st and 2d avs, Dec. 17, 1886.
- 98th st, bet Boulevard and West End av, Oct. 26, 1887.
- 99th st, bet 1st av and East River, Sept. 25, 1886.
- 101st st, bet 3d and 4th avs, Nov. 21, 1887.
- 103d st, bet 10th av and Riverside Drive, March 3, 1884.
- 104th st, bet 1st av and East River, March 8, 1884.
- 104th st, bet Madison and 5th avs, Sept. 9, 1887.
- 104th st, bet Boulevard and Riverside Drive, Sept. 25, 1886.
- 105th st, bet 4th and 5th avs, June 28, 1887.
- 106th st, bet 9th av and Boulevard, April 7, 1884.
- 107th st, bet 4th and 5th avs, Dec. 4, 1887.
- 112th st, bet 8th and Manhattan avs, Dec. 14, 1887.
- 113th st, bet Boulevard and Riverside Drive, Sept. 9, 1887.
- 113th st, bet St. Nicholas and 7th avs, March 18, 1884.
- 117th st, bet 4th and Madison avs, Nov. 10, 1886.
- 119th st, bet 6th and 7th avs, April 20, 1885.
- 120th st, bet 8th and 9th avs, Oct. 5, 1885.
- 122d st, bet 4th and Madison avs, Sept. 9, 1887.
- 125th st, bet 10th av and Boulevard, July 5, 1883.
- 126th st, bet 10th av and Boulevard, Sept. 9, 1887.
- 129th st, bet Manhattan st and 12th av, July 27, 1887.
- 136th st, bet 7th and 8th avs, April 11, 1887.
- 137th st, bet 7th and 8th avs, Sept. 9, 1887.
- 137th st, bet 6th and 7th avs, Nov. 17, 1885.
- 141st st, bet 7th and Nicholas avs, Nov. 17, 1885.
- 143d st, bet 7th and 8th avs, Nov. 20, 1887.
- 144th st, bet 7th and 8th av, Nov. 17, 1885.
- 146 h st, bet 10th av and Boulevard, Sept. 23, 1883.
- 150th st, bet St. Nicholas and 10th avs, Nov. 29, 1887.
- 151st st, bet Boulevard and St. Nicholas av, Aug. 16, 1883.
- 151st st, bet Robbins and Beach avs, Jan. 24, 1883.
- 152d st, bet Morris and Railroad avs, Feb. 3, 1882.
- 153d st, bet 10th av and Boulevard, July 10, 1885.
- 157th st, bet 10th av and Boulevard, Sept. 22, 1885.
- 159th st, bet Audubon and 11th avs, Sept. 22, 1883.
- 162d st, bet 11th and Edgecombe avs, Sept. 9, 1887.
- 175th st, bet 10th av and Kingsbridge road, Sept. 26, 1885.
- 185th st, bet 10th av and Kingsbridge road, March 9, 1885.
- Brook av, bet 138th st and Westchester av, Jan. 8, 1886.
- College av, bet 136th and 138th sts, Sept. 21, 1883.
- Concord av, bet 144th and 146th sts, March 3, 1884.
- Convent av, bet 141st and 143d sts, Oct. 26, 1887.
- Edgecombe av, bet 135th and 137th sts, Oct. 6, 1886.
- Madison av, bet 92d and 109th sts, Jan. 8, 1886.
- Manhattan av, bet 116th and 120th sts, Nov. 17, 1886.
- Riverside Drive, bet 86th and 110th sts, Feb. 12, 1883.
- Riverside Drive, 86th to 125th st, Sept. 9, 1887.
- Southern Boulevard, bet Leggett and Westchester avs, Dec. 29, 1885.
- St. Anns av, bet 138th st and Westchester av, June 23, 1887.
- Tinton av, bet Cliff st and Westchester av, March 14, 1887.
- Walton av, bet 161st and 165th sts, Nov. 10, 1887.
- Westchester av, bet Prospect av and Bronx River, Dec. 22, 1885.
- West End av, bet 73d and 96th sts, Sept. 9, 1887.
- West End av, bet 104th and 106th sts, Sept. 25, 1886.
- *1st av, bet 92d and 109th sts, Nov. 11, 1882.
- 4th av, bet 123d and 124th sts, July 11, 1887.
- 10th av, bet 175th and 190th sts, Sept. 10, 1883.
- 11th av, bet 79th and 95th sts, April 3, 1885.
- 10th av, bet 114th and 117th sts, June 8, 1886.
- 10th av, bet 131st and 148th sts, Nov. 1, 1885.
- 10th av, 117th to 125th st, April 16, 1887.

* Gas mains have been placed and lamps lighted on the east side of avenue and on west side bet 104th and 109th streets.

At the last meeting of the Board of Aldermen the following resolution was offered by Alderman Fitzsimons and unanimously adopted:

Resolved, That the Counsel to the Corporation be and he is hereby requested to inform the board what steps are necessary to be taken to compel a compliance by the several gas-light companies with the orders of the Common Council, given at different times, to light the streets, avenues and public places of this city, when such companies neglect or fail to comply with the orders of the board, when transmitted by the Department of Public Works, in respect to such lighting.

The Mayor's Conference and Proposed Legislation.

The *City Record* of Wednesday gives a memorandum of proposed legislation considered at the Mayor's conference with the heads of the city departments on Monday last. After due deliberation the following measures were approved by the combined wisdom of our local legislators:

Senator Walker's bill prohibiting centre bearing rails to be laid down on streets after June 1, 1888, substituting rails approved by the city.

Senator Cantor's bill for issue of \$2,000,000 for school sites and buildings.

Assemblyman Reitz's bill to open 116 h street, from 10th avenue to the Broadway Boulevard, through the Bloomingdale Asylum grounds.

Assemblyman Connelly's bill for the appointment of two additional State Assessors; also one relating to expense of regulating, etc., 138th street, from the Boulevard to the Hudson River. Some of these are approved with amendments.

The following measures were disapproved:

Senator Van Cott's, prohibiting Police Commissioners to run for, or accept, an elective office within one hundred days of resigning.

Senator Hawkins' measure to establish certain rates of wharfage and dockage in New York and Brooklyn.

Assemblyman Rhodes' bill to compel the city to pay taxes to Westchester County, on Pelham Bay and Bronx Park, upon the valuation of 1887, which is about \$500,000.

Assemblyman Shea's measure to legalize all the acts and proceedings of the New York Cable Company, and authorizing them to build their road and branches according to their maps and plans, with the city's consent.

This class of conference is exceedingly valuable, and will come with

great weight before the Albany legislators. The Committee on Law Department has been instructed to appear at the State Capitol to oppose certain measures.

Real Estate Exchange Matters.

FINANCE COMMITTEE.

This committee met on Tuesday. The principal business transacted was a recommendation to increase the salaries of the employes of the Exchange. Many of the duties performed by the two employes who recently resigned have devolved upon the remainder of the staff, thus adding to their labors. The committee therefore recommended the directors to increase four salaries by a total of \$9.50 weekly, or \$494. The saving effected by the two resignations referred to was \$2,136, so that, notwithstanding this increase, the gain for the year will be \$1,842. The committee expresses the belief that "the best interests of the Exchange will be served by the payment of equitable salaries to the efficient and permanent staff whose duties require time to apprehend, and whose help becomes more valuable as they are fully trained." The report concluded by paying a eulogium to the manager, and recommended the board to consider whether an increase of his salary should not be ordered.

BOARD MEETING.

The directors met on Tuesday at 2 P. M., all the members being present. A letter from V. K. Stevenson was read, requesting the Exchange to summon a meeting to take action on the surplus and tariff questions, to which the president stated he had caused a suitable reply to be made. This correspondence appeared in the last issue of THE RECORD AND GUIDE.

The secretary reported that an invitation from the Chicago Real Estate Board had been received to send a deputation to be present at its banquet on February 2d, and a suitable reply had been made.

The question of salaries, etc., was then brought forward, and there was a determined fight made against this by a minority. A motion to employ extra help during the busy season at a sum not to exceed \$5 in any one week was passed, the ayes being Messrs. Brown, Cammann, Carpenter, E. A. and W. Cruikshank, Hirsh, Isaacs and Schermhorn, and the noes, Messrs. Fromme, Gantz, Harnett and Warren. A motion to adopt the report of the Finance Committee was carried, the vote standing as before, with the inclusion of Mr. Scott in the negative.

Mr. Warren then moved that the manager's salary be reduced to \$2,000 a year, which was lost by a vote of 5 to 7, the vote being as on the last motion, with the exception of J. Romaine Brown, who was excused. A resolution to allow none but directors to be present at the meetings of the board was lost by a narrow majority, there being 6 for and 7 against, the dissidents being Messrs. Brown, Fromme, Gantz, Harnett, Scott and Warren. The meeting then adjourned.

LEGISLATIVE COMMITTEE.

This committee held an important meeting on Tuesday at 3 P. M. Amongst the members present were Messrs. Wm. Reynolds Brown, in the chair, Coudert, Carpenter, Orr, Crimmins, Houghton, Westervelt, Oppenheimer, Gantz, Myers, Lespinasse, Buek, Folsom, Houghton and others.

The report of the Sub-Committee on Mechanics' Lien Law stated that they had examined the amendments proposed to that law, and that owing to their importance they considered that they should be discussed by the full committee.

John D. Crimmins proposed that a committee of five be appointed to draw up resolutions supporting the Mayor's message in those parts of it which affected real estate interests, and especially that part referring to rapid transit. The committee was subsequently increased to seven, and the following members were appointed: Messrs. Charles Coudert, John D. Crimmins, George Lespinasse, Edward Oppenheimer, William Cruikshank, A. J. Robinson and Wm. Reynolds Brown. They will present their report at next Tuesday's meeting.

Charles Coudert then introduced the question of the personal taxation bills, which was the special order of the meeting. He argued that it is unwise to tax personal property, and in the course of his remarks said:

"It is my opinion that the laws providing for personal taxes should be taken absolutely and entirely from the Statute Book in so far as individual taxation is concerned. Until we amend human nature it can never be enforced. I am inclined to adopt either the views stated by Mayor Hewitt in his recent message—that is, a repeal of the whole personal tax as applied to the city, except upon certain corporations enjoying public franchises—or to adopt the main features of the plan devised by the late Mr. Andrews, whereby the tax upon realty would be taken out of the control of the State, and the State tax be levied entirely from corporations created by and doing business in the State. It is believed that abundant means to meet all the requirements of State taxation could be obtained in that way, and New York would then be free from any real or fancied injustice at the hands of State boards.

"The apparent effect of such a change would be but a trifling addition, if any, to the amount borne by real estate in this city; for the surplus left in the City Treasury, derived from the present collections from personal taxes, is but a comparatively small sum, say about one million, after payment to the State of our contribution. But even if I am greatly mistaken in my computation, which I do not believe, the effect of relieving our city from the wretched nightmare and incubus of the present tax would be incalculable.

"And now, as real estate men, let me recall to your attention what I claim to be underlying and all-important principles controlling the imposition of taxes as far as discriminating between real property and personal property is concerned.

"We all want to make realty valuable, and consequently profitable. The only way to do it is to make money abundant and accessible to the owner of realty. What would our \$10,000 or \$50,000 lots be worth without money to improve them? They would be worth nothing, or next to nothing. Does the fact that there are many lots already improved make any material difference? I answer, none. If you have no tenants for your buildings they will be useless to you and valueless. If commerce and trade be paralyzed by a system of taxation that frightens away capital, that

turns back from our shores the man of wealth and leisure, who would prefer under equal circumstances to spend his income here, and pay you liberal rentals for costly homes, your houses will decay empty on your hands. To-day a full average percentage of income on permanent investments in personal securities is less than 5 per centum, and our city taxes give the newcomer notice that from 2 to 2½ per cent., or one half of it, will be required of him if he settles with us.

"Would it not be wise to tell him to come without fear; that far from oppressing him with exorbitant taxes we shall ask him nothing beyond the tax on the house he may purchase—that is, a certain definite value; and we here to-day all know that it barely amounts to 1 per cent. of the fair value of a house and lot, and probably not over 15 per cent. of the income or rental value in contrast with nearly 50 per cent., as I have shown.

"As an old New Yorker I have almost unlimited confidence in our city's continued and almost unparalleled growth and prosperity. The great natural advantages which early made our city the commercial capital of America are now no longer pre-eminent. Artificial means are now neutralizing the great superiority once conferred by natural benefits. The railroad to-day has diverted the bulk of transportation from the waterways. Boston, Philadelphia and Baltimore are competing most seriously with New York. Bring capital here; encourage it to stay with us, and it will soon find employment. In the increase above all of manufactures is it particularly desirable to promote the growth of New York. In the already acquired pre-eminence of our great city, if we do her but half justice, we shall soon see her striding more rapidly than ever before to a position among the cities of the world not dreamed of by her most enthusiastic son." (Applause.)

John D. Crimmins rose to make a few remarks, in the course of which he said he had obtained the following figures from official sources: The amount obtained as personal taxes from residents was \$2,126,695.35 which was equal to 2.12 per cent. on \$100,000,000. The tax obtained from non-residents was \$212,837.94. The amount obtained from corporations was \$1,575,535.10, and from banks \$1,357,394.93. The tax from the two latter, he suggested, should be paid to the State. He felt that the tax on real estate, directly and indirectly, was 5 per cent., for not only was the property taxed, but the mortgagee was also taxed. This stopped a great many people from putting out money on real estate, and if these mortgages were not taxed, as well as the realty itself, many millions of dollars would be placed on realty which is now in the hands of the banks, or otherwise used.

Mr. Oppenheimer proposed a resolution to the effect that "it is the sense of this meeting that personal taxation should be abolished." The motion, if pressed, stood a fair chance of being passed, but a strong request was made to hold it over for consideration until the next meeting, and this was eventually agreed to.

Charles Buek hoped that no hasty action would be taken. He was not in favor of abolishing personal taxation without considering whether this would add to real estate burdens.

Geo. S. Lespinasse, Geo. F. Gantz and others favored the abolition of personal taxes, as it would directly and indirectly benefit real estate by inducing more capital to be invested in it. The former suggested that the street railroads be taxed to make up the loss of revenue from the abolition of personal taxes.

The following letter was read from Geo. De Forest Barton, a member of the Committee on Taxes and Assessments:

100 BROADWAY, February 7th, 1888.

To the Chairman of Committee on Legislation:

SIR—It may perhaps seem strange that a real estate broker and a member of the Real Estate Exchange should advocate the abolition of all taxes on personal property in this city, but I, as a real estate broker and as a member of this Exchange, do most earnestly advocate the abolition of all personal taxes on account of their unfairness and for various other reasons.

In the first place, it is a most difficult tax to collect and it offers a premium to the individual to commit perjury.

Secondly, it is a tax that is most unfairly and unjustly assessed, and in making this statement I do not wish to be understood as reflecting in the slightest degree upon the integrity of the assessors. But in the nature of things it is unfair from the very fact that the assessment, except in the case of estates, is all a matter of guess work. There is no rule that the assessors can be guided by, they simply guess a man is worth a certain amount and assess accordingly, and it is a well known fact that the assessment of the individual of moderate means is much greater in proportion than the assessment of the millionaire, and this cannot well be avoided by the assessors.

The personal tax under the present system falls most heavily and unfairly upon the widow and the orphan, for upon the settlement of an estate a list of the personalty is made public property, which list the assessors can, and doubtless do, examine, and assess the executor or trustee accordingly, and thus the widow and orphan have generally about 25 per cent. of their income confiscated by the tax collector.

I am trustee under a certain will; the testator was a resident of this city. In accordance with the laws of the State governing trustees the money is invested in bonds and mortgages in this State, and in point of fact is invested in mortgages on real estate in this city. The cestui que trust lives in another State; he has not been a resident of the State of New York in 26 years, and he has been in this State but once since the trust was created, and then only to attend the funeral of the testator. But I, his trustee, reside in this city, and am accordingly assessed, and have paid about 25 per cent. of this non-resident's income for personal tax.

I know personally two ladies, each of whom has an equal interest in a trust, which is also invested in mortgages on real estate in this city, which brings them in about \$14,000 each per annum. Under an assessment of their trustees, they have paid as high as \$3,600 each per annum into the City Treasury for personal tax, or more than 25 per cent. of their incomes. One of the ladies has not lived in this city in over 40 years, but resides in a city in the western part of this State, where she also pays taxes. The funds of the trusts just mentioned are invested in mortgages on real estate, on which the mortgagor also pays taxes, thus making a double tax on the same property.

I believe if taxation of personal property were abolished entirely it would have a good effect on real estate in this city. Thousands of people who have sufficient incomes upon which to live without engaging in business would seek the city for its advantages, purchase homes here and become permanent residents, and this would apply as fully to the people of moderate means as to the very rich.

I believe the abolition of the personal tax would be the means of reducing the rate of interest on mortgages in this city. The great majority of individuals are deterred from loaning on mortgage on account of the publicity of the transaction, and the consequent fear of having to pay a heavy tax on the investment.

If there were no tax on personal property, money to loan on bond and mortgage would be more abundant, and consequently the rate of interest lower, thus benefiting the real estate owner.

The great life insurance and trust companies and savings banks, which hold probably 75 per cent. of all the mortgages on real estate in this

City are exempt, while it took 25 per cent. of the incomes of the trusts mentioned to pay the personal tax.

Under a decision of the Court of Appeals (People agt. Ryan, 88 N. Y. 142) a person can purchase government securities for the purpose of evading the personal tax, and even if he should state that the purchase was made for that sole purpose, he cannot be compelled to pay any personal tax.

I therefore do not believe in a law which offers a premium on perjury, or which can under the decision of the Court of Appeals be legally evaded.

GEO. DE F. BARTON,

Member of Sub-Committee on Taxes and Assessments.

BROKERS' MEETING.

The usual weekly meeting took place Thursday at 3 P. M., L. J. Carpenter in the chair. There was a small attendance. The subject discussed was the proposed form of contract between buyers and sellers at the time the price of property is mutually agreed upon, under which the deposit made shall be paid into a trust company as a guarantee to the buyer. This form was approved for exceptional cases, but the discussion was finally adjourned till next week.

The special committee appointed by the Legislative Committee on Tuesday met on Thursday, and drew up a resolution generally indorsing the Mayor's message. The resolution will be presented at the committee meeting on Tuesday next. The members present were: J. D. Crimmins in the chair, Charles Coudert, Ed. Oppenheimer, A. J. Robinson and Geo. S. Lespinasse.

An Exchange sub-committee has reported favorably on the amendments to the Tenement House Act, and Assemblyman Geo. F. Roesch has been informed accordingly. The measure confers greater powers on the Board of Health, and has already been referred to in these columns.

Master Free Stone Cutters' Banquet.

Upwards of one hundred of the healthiest looking men that ever graced a festive board sat down to a sumptuous banquet at Clark's on Thursday evening. It was the occasion of the fifth annual dinner given by the Master Free Stone Cutters' Association of this city, and it was the largest attended and the most successful of any of its predecessors.

Before the dinner commenced a photograph of the assemblage was taken by magnesium light, the work being done by R. A. Arnold and W. I. Scandlin. The feasting did not commence till nearly 9 P. M., and in the chair sat Robinson Gill, who was assisted by that ever genial and most capable of toastmasters, James B. Gillie. An able orchestra tunefully discoursed Scotch, Irish, English and American airs, and the speeches were diversified by songs and recitations by the stone cutters, including a violin solo by Hugh Dolan, accompanied by the harp. The player gave "The Last Rose of Summer," and as an encore, "Coming thro' the Rye."

The toasts were numerous and displayed considerable oratorical wit amongst the members. Toastmaster Gillie, who is a Republican, proposed "The President of the United States and his Wife," saying how he, like Mr. Coudert, had been charmed by the presence of the Lady of the White House. G. P. Sherwood responded to "The City of New York;" the "Joint Associations" were talked about by F. W. Russell, whose very funny story about the schoolmarm, the little boy and the flies, created uproarious laughter; and "The Progress of Our Trade" was responded to by Col. Andrew D. Baird, who was hailed as the "nearly successful Mayor of Brooklyn." John Furlong responded for "The Quarry Agents at Large" in a very witty speech, supplemented by a fifth annual installment of doggerel poetry dealing with the characteristics of members, and he was much applauded. The kindred associations of Brooklyn and Newark were responded to by William Bradley and T. Gyles, and amongst the other toasts were the "Blue Stone Association," responded to by G. Crawford; "The Ladies," by B. A. Williams, who hoped they would be admitted to the banquets in future; "Our Departed Members," by the chairman; "The Stonesetters," by John Moorhead, and "The Press," by Louis Berg, of THE RECORD AND GUIDE. Amongst the other gentlemen present were Messrs. David Tulloch, Thomas Osborne, A. Fordyce, Leroy Brainerd, Oliver Mack, John Hall, M. C. Henry, William Light, John Brown, Jr., James Lamb, John Huber, L. E. Cole, H. W. Lines, Peter Arnot, David Miller, G. N. Williams, Jr.; Joseph Schaeffler, J. A. Hutchinson, Jr., Alexander Walker, Hamilton Young, Michael Brennan, Judson Lawson, Wm. Cromeline, etc. Messrs. G. N. Williams, Sr., and C. F. Woodward sent letters of regret.

The menu card was unusually handsome. It was composed of six pages of thick, white cardboard, tied together by red, blue and pink bows of silk. The pages contained numerous illustrations descriptive of the association's trade, with the various implements used, from the quarry to the structure. On the fifth page were the words of the old poem, "Should Auld Acquaintance be Forgot." The programme was quite a literary document in itself, interspersed with verses having application to the members responding. For instance, Fred. Russell, of Hartford, was to talk of "Brown Stun," and the following doggerel accompanied the announcement:

There was a quarry agent named Russell,
Who was full of vigor and bustle;
He worked night and day
To make Middlesex pay,
Which made all the other chaps hustle.

G. P. Sherwood came in for this: "He paints the town Red (Scotch Red)."

This is the Secretary of the joint Kom-i-tay,
The chap who puts down what the other chaps say.
He collects all the dues,
Makes them mind their P's and Q's,
And scoops in the boodle, that new quarries have to pay.

C. F. Woodward, of Ohio stone repute, who is a somewhat aged bachelor, came in for the following: "No hair, no heir." "Brother Woodward, who is hairless and heirless, will tell why he has no hair to bang, and why he bangs no heir."

He never told his love—
But let concealment, like a worm in the bud,
Feed on his damask cheek.—Shakespeare.

Those connected with the various branches of the building trades will understand the applicability of the above verses better than the real estate reader.

The proceedings were kept up with vim until the small hours, and the programme appropriately concluded with the following lines, headed "Finis:"

"Wherefore let him that thinketh he standeth, take heed lest he fall."

Wants and Offers at the Exchange.

(For the week ending Thursday, February 9th.)

The items under the head of "wanted" are condensed statements showing what sort of property the broker, whose "number" precedes the item, wishes to secure for clients. The items under "offered" give the location, size, cost, and a brief description of the property offered for sale by the broker whose "number" precedes the item.

NO.	WANTED.	PRICE
47	On Broadway, above 14th street. Theatre or hotel property.	
107	Between 23d and 50th streets, 6th and 9th avenues. To lease. Ground floor and first loft or small building, suitable for a builder.	
175	Between 21st and 26th streets, 7th and 10th avenues. House and lot, not less than 20 feet front. Not to exceed.	13,000
175	On Broadway. Improved property, for investment. Not to exceed.	200,000
187	On or near Irving place. Small dwelling. About.	20,000
289	Between Madison and 5th avenues, 43d and 47th streets. Four-story dwelling, 20 feet wide, on north side of street.	40,000
289	Business property, down town preferred. Property that will pay 6% net. Will pay all cash.	50,000
313	In the 8th Ward. Two or three lots to build on.	
1033	A large block of medium-priced Brooklyn houses for dividend paying manufacturing stock and cash.	
1047	Between 70th and 90th streets, 8th and West End avenues. Three or four lots.	

OFFERED.

8	5th avenue, northeast corner 96th street. Plot of lots, 75.9x100.	65,000
184	West 63d street. Private dwelling, A1 order, three-story, high stoop and basement, 18x50x102 2.	19,500
187	Corner 2d avenue and 89th street. Eight vacant lots, free and clear; would entertain good city improved property in exchange.	90,000
200	Avenue C, between 11th and 12th streets. Four-story brick tenement with store, 25x70. Size 25x50x83. Rent \$1,656.	16,000
200	Delancey street, west of Eldridge, 25x100, with five-story brick tenement, basement store and four-story rear.	26,000
200	Mott street, near Houston street. Five-story double tenement with store.	24,000
200	West Houston street, near South 5th avenue. Two-story and basement brick with first floor and basement stores, 21.8x42x75.	17,000
200	Rivington street, west of Suffolk. Corner property. Two-story and attic brick store and two-story stable on rear, 17x78.	16,500
313	114th street, between 3d and Lexington avenues. Four-story flat, 19x78x100.	18,500
1019	In 9th Ward. Full lot.	12,000
1019	In 9th Ward. Plot 46x97, with fine house 60 feet deep.	32,000

PROPERTY FOR SALE OR TO RENT.

5th avenue, corner of 59th street. Plot 50.5x100. To lease for long or short term, with renewal. Present structure commencement of large hotel. Foundation laid for heavy building. Address, Owner, 249 West 51st street. Commission paid to brokers.

Valuable water front on the East River, between 108th and 109th streets. For sale or to lease for a long term of years; owner will make improvements to suit tenants. The St. Nicholas avenue horse-cars afford easy means of transit from the west side of the city. Address, Owner, 249 West 51st street. Will pay commission to brokers.

30th street, near 6th avenue. Desirable plot, comprising about three lots. Elegant site for publishing house. Address, No. 492, care Real Estate Exchange.

125th street, southeast corner of 6th avenue. Four lots. To lease for a term of years. Rare chance for large establishment. Brokerage paid. Address, No. 492, Real Estate Exchange, 59 Liberty street.

New Members.

At a meeting of the Board of Directors of the Real Estate Exchange held on Tuesday, James P. Burrell, Frank Yorlan, W. B. Taylor and Henry Miller were elected stock members, and Fred. S. Delafeld an annual member.

Back Numbers Wanted.

Fifteen cents apiece will be paid at the office of THE RECORD AND GUIDE, 191 Broadway, for copies of each of the following numbers of said paper: Year 1887—983 and 985.

A Mortgage Index.

Owing to unavoidable delays, occasioned by the amount of work involved, we have to announce that the Index to New York Mortgages published in Volume XL will not be ready until the 15th inst. This really valuable Index will contain an alphabetical list of the names of all mortgages which appeared in this paper during the last six months of 1887, with suitable memoranda to enable the searcher to readily find the property mortgaged, together with the amount involved, the rate of interest, etc. The property mortgaged will also be indexed on the same plan which is followed in our regular Index of Conveyances and New Buildings. The value of the full list of mortgages will be appreciated when it is known that the indices to mortgagees in the Register's offices are not kept up. A recent examination shows that none have been indexed beyond November, 1886. As already announced the cost of the Mortgage Index will be \$1 to those ordering it before the date of issue, after which it will be \$1.50. Orders should be accompanied by checks, as the labor and expense of collecting so small a sum would be too large for the amount involved.

Strong, neat binders, especially made for THE RECORD AND GUIDE can be obtained at this office. Those of our subscribers who wish to keep a file of the numbers in a compact form and in regular sequence, can have the binder delivered at their office on receipt of order by postal card. The price is one dollar.

The meeting at the Masonic Temple on Thursday evening to support the measure to be introduced at Albany for a fast-speeding drive on the western side of the Central Park, as outlined in our issue of the 14th ult., was largely attended. The hall was crowded with prominent citizens, and a large sprinkling of their wives and daughters was present. The gentlemen who have attested their signatures in favor of the drive include some of our best citizens and largest taxpayers. The drive will no doubt become an accomplished fact before the Legislature adjourns. It has long been wanted, and should not be refused.

Real Estate Department.

There seems to be a good deal of wasted effort in the brokers' offices. Comparatively few sales have been carried through, and while a number of negotiations are reported under way the general tone is hardly satisfactory. The conveyances for the past week show a falling off as compared with the corresponding period last year, and the new buildings projected, as reflected at the Building Department, are considerably behind. The sales at auction have been numerous during the week, and a review of the transactions effected will be found below. The opinion is expressed that the Cohnfeld sale would have shown better results had it not been for the doubt entertained that the deeds might not be forthcoming as early as in the regular course of business, owing to the litigation to which it was apprehended the property might be subjected. The Brewster and Macy estate sales also attracted considerable attention.

The Brewster and Wilson estate sales attracted a large crowd to the Exchange on Monday. The former embraced the plot, Nos. 627 and 629 Broadway, 50x200 to Mercer street (Nos. 196 and 198). These are five-story buildings on Broadway and two-story brick buildings on Mercer street, and the rental is \$14,500 per annum. This property was purchased by Seabury Brewster in 1851, and for several years prior to Mr. Brewster's death, which occurred in 1884, was without a tenant, and was generally called "Brewster's Folly." Mr. Brewster fancied the property was a veritable gold mine, and demanded \$30,000 per annum rental, which no one would give. After Mr. Brewster died, a lease was made at the figure before mentioned, \$14,500. The first bid offered was \$200,000; others followed slowly until \$248,500 was reached, and the property sold to Leon Tanenbaum for H. Richter's Sons, necktie manufacturers. The Wilson estate comprised three parcels on South street and one on 3d avenue; a total of \$105,120 was realized for the entire property. A party in interest purchased the 3d avenue corner for \$42,820.

The sales held on Tuesday were quite numerous and the attendance large. A three-story store on the northeast corner of Maiden lane and William street was sold for \$20,200. The frontage on Maiden lane is 48½ feet and on William street 6 inches. The premises are rented until May, 1889, at \$1,800 per annum, and for three years thereafter at \$2,000.

There was a large crowd present at the salesroom on Wednesday, and much interest was manifested in the sales. The parcels on Broadway, West 52d and 12th streets attracting the most attention. The Broadway property consisting of the three-story brick building No. 634, south of Bleeker, with lot 25.1x196 to Crosby street, is leased to May, 1889, at about \$6,300 per annum. It was started at \$75,000, and sold for \$103,250 to Jacob Rothschild, who owns other property in the same block. The dwelling No. 18 West 52d street, belonging to the Cornell estate, was eagerly bid for and brought \$71,750. After the sale a broker stated that he offered \$75,000 for the house four or five years ago. Jenkins Van Schaick, after a long contest, secured the dwelling No. 13 West 12th street at \$36,250.

The sale of the Cohnfeld estate on Thursday, pursuant to an agreement between Mr. Cohnfeld and his creditors, was held by order of Julius J. Frank, trustee. When Auctioneer Richard V. Harnett commenced the sale at noon a great crowd surrounded his stand. In the crowd were many prominent investors, speculators and brokers. The first parcel offered embraced five lots on 97th street, east of 5th avenue. Starting at \$6,500 they were advanced slowly until \$7,450 was reached, and the plot sold to Wm. Lalor. An irregular lot adjoining was also secured by Mr. Lalor, the figure being \$7,150. The total thus obtained for the plot was \$44,400, or nearly \$6,000 less than Mr. Cohnfeld paid therefor seven years ago. Eight lots on the northwest corner of 10th avenue and 59th street were next offered. The avenue lots were sold separately and brought \$16,950, \$10,800, \$16,650 and \$10,600 respectively. The street lots brought \$6,000 each, making a total of \$73,000 for the eight lots. Considering the amount of rock and the location, directly opposite the gasometer, experts say the prices were fair, notwithstanding that the same plot sold at auction two years ago for \$76,300. It was also stated that an offer of \$80,000 was made for the lots before the sale. The Central Park West front was the third parcel put up. It was sold to four different buyers for a total of \$81,150, or \$20,000 more than it sold for four years ago. The corners brought \$13,200 and \$13,250, and the inside lots from \$8,750 to \$9,450 apiece. This same front, and the one between 105th and 106th streets, were bought by Mr. Cohnfeld at the Morgan estate sale in 1883. For the former \$61,150 was paid, and for the latter \$59,400. It will be remembered that the Cancer Hospital subsequently paid \$80,000 for the block between 105th and 106th streets. A lot on the northwest corner of Central Park West and 104th street was sold two years ago for \$12,000, or \$1,200 less than either of the corners sold went for. The lots on Central Park West, between 106th and 107th streets, and those on 106th street, brought a total of \$37,100. Mr. Cohnfeld paid \$45,350 for the same plot and two other lots in 1883, and last July sold the latter lots for \$26,000, so that the plot which sold for \$37,100 stood him in but \$19,350. For the dwelling No. 56 West 57th street the sum of \$69,500 was bid, and for the stable No. 68 East 58th street \$35,000. Neither was sold, as there is a mortgage of \$105,000 against both, which is being foreclosed, and the trustee would not sell the house and stable unless enough was bid to pay the sum due. The eight houses on West 120th street were sold for from \$16,100 to \$17,700 each. The total realized by the sale was \$367,700. There are mortgages

against the property for \$327,800. The following table tells the story at a glance:

	Bought by Mr. Cohnfeld.	Mortgaged for	Bid on Thursday
57th st, No 56 W, dwelling; Dec 1882.....	\$80,000	} together	*\$69,500
Park av, s w cor 58th st, stable; Nov. 1882.....	45,000		for
		\$105,000	
97th st, s s, 175 ft. east 5th av, 6 lots; Jan. 1881.....	50,000	40,000	44,400
10th av, n w cor 59th st, 8 lots; Feb. 1886.....	76,300	70,000	73,000
8th av, w s, bet 103d and 104th sts, 8 lots; Dec. 1833.	61,150	72,800	81,150
8th av and 106th st.....	19,350	18,000	37,100
	39,850	} lots cost	}
	88,000		
120th st, No. Nos. 12 to 26, West.....		\$127,000	\$132,050
Total.....	\$459,650	\$132,800	\$472,200

* Not sold because the total bid did not equal the amount due on the mortgage, now in process of foreclosure.
 † In plans filed in 1886 the total cost was placed as \$160,000.
 ‡ These lots were bought with two others for \$45,350. The two sold brought \$26,000.

The Macy estate sale was well attended yesterday and the several parcels of city realty brought a total of \$125,250. For the farm of 147 acres at Harrison, N. Y., A. Turner bid \$29,400, or \$200 per acre.

On Monday, the 13th inst., Wm. Kennelly will sell, to close the estate of Dora Kelly, the property on the northwest corner of Jackson and Water streets, Nos. 632 and 634, and No. 51 Jackson street. This property is opposite the proposed Corlear's Park, and ought to improve in value.

On Tuesday next, the 14th inst., Richard V. Harnett will sell eleven five-story brick tenements and stores, and a four-story brick factory, situate at Nos. 388 to 392 1st avenue and Nos. 402 to 416 East 23d street.

Richard V. Harnett will conduct the following sales on Wednesday next, the 15th inst.: The northeast corner of Broadway and 57th street and No. 8 Columbia street, on both of which 75 per cent. may remain at 4½ per cent.; No. 859 Lexington avenue, No. 443 West 56th street, Nos. 520 and 522 11th avenue, and No. 262 Mott street.

On Thursday next, the 16th inst., Mr. Harnett will sell No. 43 Oliver street, six-story front and five story rear tenements, with plate glass front stores; title guaranteed.

E. H. Ludlow & Co. will sell on Monday, the 20th inst., the desirable investment property, comprising the five and six story iron front buildings at No. 67 Greene street and Nos. 68½, 70 and 72 Wooster street; also the five story front and four-story rear building at No. 74 Wooster street, and the vacant lot at No. 68 Wooster street.

CONVEYANCES.

	1887.	1888.
Number.....	Feb. 4 to 10 inc. 231	Feb. 3 to 9 inc. 183
Amount involved.....	\$3,988,960	\$3,359,894
Number nominal.....	33	52
Number 23d and 24th Wards.....	52	25
Amount involved.....	\$145,195	\$49,706
Number nominal.....	8	5

MORTGAGES.

	1887.	1888.
Number.....	249	235
Amount involved.....	\$2,506,384	*\$3,125,306
Number at 5 per cent.....	97	116
Amount involved.....	\$994,922	\$970,220
Number at less than 5 per cent.....	16	13
Amount involved.....	\$322,000	\$812,000
Number to Banks, Trust and Ins. Co.....	37	32
Amount involved.....	\$557,000	\$487,500

PROJECTED BUILDINGS.

	1887.	1888.
Number to Banks, Trust and Ins. Cos.....	Feb. 5 to 11, 74	Feb. 4 to 10, 61
Amount involved.....	\$1,130,000	\$769,370

* Does not include mortgage of the Aguan N. & I. Co. for \$1,000,000.

Gossip of the Week.

Geo. G. Kip has sold seven lots on the southeast corner of 48th street and Lexington avenue, 175x100, for \$15,000, Moritz Bauer is said to be the buyer. The price paid for the balance of the vacant property adjoining sold by Mr. Kip, reported in our issue of the 28th ult., was \$10,000 per lot, or \$110,000. The builder who has purchased the latter for improvement is Angelo Mondelfo.

J. A. Cadwalader, executor of George Warden, has sold two lots on the northeast corner of Park avenue and 76th street for about \$25,500. These lots adjoin the German Hospital. F. Lahey is the reported purchaser.

Chas. E. Schuyler & Co. have sold for Jacob Lawson the three story brick dwelling No. 240 West 74th street, 22.6x65x102.2, for \$30,000 to Mr. Sherman.

The Mutual Reserve Fund Life Association seems to have great faith in city realty. According to a deed recorded on Thursday the four-story iron front store and two-story brick stable No. 20 West 14th street and No. 19 West 13th street changed hands at \$90,000. On the same day appears a mortgage on the same property to the Mutual Reserve Fund Life for \$80,000, at 4½ per cent.

Van Axté & Haaren have sold for W. Terriberry the five-story stores and tenements on the southwest corner of 8th avenue and 129th street for \$62,000 to Alexander Kuh.

The premises No. 182 Fulton street, which was advertised to be sold at the Real Estate Exchange on Tuesday next by James L. Wells, has been disposed of by that broker at private sale. The terms have not transpired.

As we go to press we hear that the premises Nos. 5 to 11 Broadway, and 5 to 11 Greenwich street have been sold to a syndicate. S. T. Meyer is said to be one of the syndicate.

It is rumored that Dore Lyon has sold to Francis M. Jencks several Edgecombe avenue houses. It is also said Mr. Lyon has taken a number of West End avenue lots in exchange.

Geo. R. Read has sold several down-town business properties for a total of \$175,000. The locations, etc., have not transpired.

Thomas H. Vantine has purchased the three-story brick dwelling No. 127 West 11th street for \$18,000. Broker, E. M. Connolly.

Ed. P. Hamilton & Co. have sold for Squier & Whipple the three three-story brick and stone private houses at Nos. 60 to 64 West 95th street for \$21,500, \$22,000 and \$23,500 respectively, to Bernard Cogan.

Mainhart & Lowe have sold the four-story brown stone flats Nos. 262 and 264 West 129th street, 19.3x65x80 each, for \$32,000.

C. Wolinsky has sold for J. Crager the five-story stone front tenement No. 113 Orchard street to E. Jacobs for \$33,000.

J. E. Muhling & Co. have sold for the estate of Aaron B. Hays the house No. 132 West 4th street to Charles H. Cottier for \$14,750.

M. Littman has sold four lots on the north side of 54th street, 175 feet west of 10th avenue, for \$26,000 to Jacob Eltz.

Hirsh Brothers have purchased two lots on the north side of 114th street, 50 feet west of Madison avenue, on terms which have not transpired.

Crevier & Woolley have sold for John Donellon the two four-story brick flats Nos. 464 and 466 West 146th street, 20x65x100 each, to James Boyle and Mrs. Pierce for \$12,000 each.

The Commissioners of Public Parks give notice that they will hear all statements, objections, etc., relative to contemplated change in classification of East 173d street, between Weeks street and westerly boundary of Crotona Park, at their office Nos. 49 and 51 Chambers street, at 11 o'clock, Thursday, February 23d.

A. L. Brudi has sold the five-story improved tenements Nos. 312 and 314 East 71st street, 25x73x100 each, for Betty & Edgar, to Geo. McCormick for \$44,000, and for the latter to the former, six lots on the corner of 178th street and Arthur avenue, with frame house, for \$10,000.

Griffin B. Disbrow has sold for Col. Bouton the four-story private house No. 113 West 95th street to Dr. Crandell for \$16,500.

Schmidt & Co. have sold for Bridget Kane and sisters the lot No. 106 East 54th street, 25x100.5, with two-story building on rear, for \$12,000 to Gideon Fountain.

The "Stone" building Nos. 28 to 36 Liberty street has been leased by Wm. Ziegler to Ferdinand Fish for five years from May 1, 1888, at \$21,600, per annum. The lessee to pay taxes, insurance and repairs.

Bertsche & Christensen have sold the four-story double flat No. 240 East 78th street for Mrs. McPhillips to Mr. Careon for \$15,400; the northwest corner of 82d street and Avenue A, for Ann wife of John Mulholland, to J. Struckhausen, for \$29,000, and the four-story double flat No. 341 East 78th street, for the latter, to Mr. Schieler for \$14,625.

Notice is given that a petition of property-owners for change of grade, etc., of Edgecombe avenue, between 143d and 145th streets, is before the Common Council, and objections, etc., thereto may be transmitted in writing to the Deputy and Acting Commissioner of Public Works, at his office No. 31 Chambers street, until February 15th.

Smyth & Ryan have sold two lots on the east side of 2d avenue, 75 feet north 80th street, now used as a coal-yard, for estate Thomas H. Geraty, deceased, to Edward Rafter.

Pulich & Deaken have sold for John Kadel the four-story brown stone stores and flats Nos. 760 and 762 8th avenue, 30x65x100, for \$38,000.

V. K. Stevenson & Co. have sold for the estate of W. M. Smith two lots, one on the west side of 10th avenue, 25.6 feet south of 77th street, 25.4 x90, and one on the south side of 77th street, 90 feet west of 10th avenue, 25x102.2, for \$12,000. There is a great deal of rock on these lots.

John W. Haaren has sold the two five-story brick and stone flats Nos. 309 and 311 West 127th street for \$60,000 to Banks Brothers, of Albany, the well-known law book publishers.

E. McGowan has sold the three-story brown stone dwelling No. 337, East 50th street for \$11,000.

Brooklyn.

Corwith Bros. have sold for Geo. Olsen the house and lot No. 153 Eagle street to Sylvester Brush for \$4,000.

J. P. Sloane has sold for George F. Ferris the two-story cottage and lot, 25x100, at No. 175 Skillman avenue, to Mrs. Mary T. Shevlin for \$2,100.

Chas. Loeffler has sold for William Kaiser the three-story frame tenement, 25x55x157, No. 106 Troutman street, to Ernest Augustin for \$6,500.

James Bleecker will sell no less than 197 Brooklyn lots on Thursday next, the 16th inst. They are near to and fronting on Prospect Park, in the 22d Ward, and are situated on 2d, 6th, 7th, 8th and 9th avenues, and on 1st to 6th and 10th to 12th streets. The title is guaranteed, and full maps and particulars can be obtained from the auctioneer. This a very important sale of vacant property. It will be held at the New York Real Estate Exchange.

CONVEYANCES.

	1887. Feb. 4 to 10 inc.	1888. Feb. 2 to 8 inc.
Number.....	204	240
Amount Involved.....	\$980,376	\$1,406,728
Number nominal.....	41	64

MORTGAGES.

Number.....	192	191
Amount Involved.....	\$653,686	\$725,389
Number at 5% or less.....	77	100
Amount Involved.....	\$406,450	\$401,321

PROJECTED BUILDINGS.

	1887. Feb. 5 to 11.	1888. Feb. 4 to 10.
Number of buildings.....	68	52
Estimated cost.....	\$218,375	\$234,600

Out Among the Builders.

Though the outlook at present for the coming spring does not warrant the belief that there will be any very general activity in building, there is no doubt that the number of costly enterprises started will be quite large. Particulars of several such structures are given below; indeed, in our building column this week possibly a million and a quarter dollars worth of new work is described. This offsets considerable dullness in smaller things.

McKim, Mead and White are working on plans for a handsome brick and terra cotta flat, 100x116, seven stories high, to be erected on the site of "Holbrook Hall," northwest corner of 62d street and Park avenue. The latter building, it will be remembered, was recently declared unsafe, and is to be pulled down. The work of demolition was begun last Monday

by C. H. Southard. The million and a-half of brick in the old structure will be used on the new building, but the half a million feet of timber will be shipped to Mr. Southard's yards on 9th avenue, 14th to 15th street. This work will take thirty or forty days. Mr. Southard removed about as much material from the site of the New York Consolidated Stock and Petroleum Exchange in about the same length of time. The new edifice will be fire-proof, and the internal arrangements are to be very handsome and complete. There will be five apartments on each floor. The cost has not yet been estimated. The New York Life Insurance Company are the owners.

Alfred Zucker & Co. are making plans for two very substantial store buildings of brick, granite and iron, 80x200, to be built on the west side of Greene street, about 75 feet south of Bleecker street. The owner is Theodor Cohnfeld. In the interior there will be freight elevators, steam, etc. Total cost, about \$170,000.

The competition for the new building for the Methodist Book Concern, to be erected at Nos. 148 to 152 5th avenue, on the southwest corner of 20th street, has been decided in favor of Edward H. Kendall. The new edifice will be about 104 feet on the avenue and 170 feet on the street. It will be eight stories high, of brown stone for the two lower stories and brick above. Many of the details have yet to be arranged and the cost has not been estimated. Work will begin at once.

Stephen D. Hatch has plans for an eight-story and basement fire-proof brick and iron office building, 22x170, to be erected by Austin Corbin on the northeast corner of Broadway and John street. The designs are not yet completed, and estimates have to be made; but the cost will be about a quarter of a million dollars. Work will be begun on May 1, and the structure is to be completed within a year.

As intimated in these columns two weeks ago, Architect George Gibson, of Albany, has received the commission for the new building for the United States Trust Company, to be erected at Nos. 45 and 47 Wall street. The secretary of the company told a reporter of THE RECORD AND GUIDE that none of the details had yet been arranged; even the materials to be used had still to be chosen. The work of tearing down the old building on the site has already commenced.

Schneider & Herter are preparing plans for six three-story and basement brown stone front dwellings, 17x50 each, to be built on the north side of 47th street, 145 feet west of 3d avenue, by Angelo Mondelfo. Total cost, \$75,000.

George M. Walgrove has plans for three first-class dwellings of brick, brown stone and terra cotta, to be erected on 139th street, 231 feet east of Alexander avenue. Cost not yet estimated.

A. B. Ogden & Son have the plans under way for a five story apartment house, 25x100, to be built on the north side of 98th street, 125 feet west of 2d avenue, for Mrs. Annie Fox, at a cost of \$18,000.

Ed. Wenz has the plans for two five-story brick, stone and terra cotta flats and stores, 25x65 each, to be built on the south side of 83d street, 206 feet east of 1st avenue, for Maria Ueckermann, at a cost of \$28,000.

Thom & Wilson have the plans on the boards for four five-story brick and stone improved apartment houses, 25x87.6 each, for Chas. Gahren, to be built on the north side of 40th street, 400 feet east of 9th avenue, to cost \$72,000, and for a single flat, 18x87, on the north side of 105th street, 100 feet east of 9th avenue, for Mary Mitchell, to cost \$15,000.

The following architects are drawing plans for new buildings. C. A. French & Co. for R. C. Winters; 5-sty. flat, 25x83.9, at No. 349 West 36th street.

Ph. Brummerhop, of Hoboken, for John Cunningham: 3-sty tenement, 21x38.6, n s Rockfield street, 500 w Bainbridge avenue.

Geo. W. Hughes for Wm. Young & Bros.: 4-sty flat, 25x90.5, s s 124th street, 75 e Lexington avenue.

J. C. Kirby for John Cullen: 5-sty tenement, 28x65, n s 107th street, 73 w 1st avenue.

J. E. Darragh for F. E. De Witt: five 5-sty flats, s s 131st street, 100 e 8th avenue.

Brooklyn.

Th. Engelhardt has the plans for a frame coal-pocket 50x250, with automatic railroad, a frame shed 50x400, frame shed 50x150, a two-story frame stable 34x100, a two-story frame office 23x50, and a frame scale shed 28x30, to be built on block 200x489, bounded by Morgan avenue, Meserole and Scholes streets and Newtown Creek, for C. H. Reynolds. The same architect is also preparing plans for two four-story brick flats, 30x60 each, with extensions 12x16, to be built on the south side of Quincy street, 90 feet east of Stuyvesant avenue, for John F. Weigel, to cost \$18,000; and a one-story frame office, 30x18, for Welz & Zerweck, the brewers, on the east side of Wyckoff avenue, 100 feet south of Myrtle avenue, to cost \$600.

B. Finkensieper is drawing plans for a four-story brick tenement, 25x56, to be erected on the south side of South 8th street, 25 west of Berry street, for John Kriete, to cost \$9,000.

The Atlantic Avenue R. R. Co. will erect a two-story and basement brick car-house, 150x196, on the southeast corner of 9th avenue and 19th street. Thayer & Robinson are preparing the plans. The cost has not yet been estimated.

The Board of Education are about to erect a new building on Red Hook lane; the building will be 36x72, three stories high, with L on Livingston street, 22x57. The front on Red Hook lane will be plainly finished, while the first-story of the Livingston street front will be of stone and the upper part of pressed brick with a small tower. The cost has not yet been estimated.

M. J. Morrill is the architect for a three-story brick stable, 50x90, for the accommodation of sixty horses, and will contain all the latest improvements, to be built on the east side of Carlton avenue, 100 south of Myrtle avenue, for W. P. Gilbert, to cost \$18,000.

F. K. Irving has plans for three three-story brick dwellings, with buff and terra cotta fronts, 20x45, with two-story extensions, to be erected on the corner of Hancock street and Nostrand avenue, for George W. Phillips, to cost \$12,000 each; ten two-story and basement Queen Anne brick and stone

dwellings, 19x42, on the corner of Linden street and Bushwick avenue, for S. M. Meeker, to cost \$7,500 each, and three three story and basement brick and terra cotta front dwellings, 20x45 each, on the corner of Jefferson and Nostrand avenues, for John F. Saddington.

D. Acker & Son are arranging plans for a three story frame store and flat, 20x40, to be erected on the west side of Bushwick avenue, 100 north Debevoise street, for W. Cantry, to cost \$3,000.

Out of Town.

Kansas City, Mo.—Congress has just appropriated, at the request of Senator Vest, \$1,100,000 for extensive additions to the Post-office in this city. The architect has yet to be selected.

Pittsburg, Pa.—E. Winter intends to build an immense building, to contain an abattoir, refrigerator, oleomargarine factory, etc., 200x400 in size. It will be four stories high, of brick, stone, iron and wood, and will cost about \$100,000. The plans are being drawn by A. B. Ogden & Son of New York.

Rye, N. Y.—Ernest Greene has plans for a handsome dwelling, 57x43, with stables, etc., to be erected by the A. T. Sackett estate. Cost not yet estimated.

Whitestone, L. I.—Louis F. Heinicke has plans for an entertainment hall, two stories high, 50x110, to be built here by John Stimmel. It will contain dining-room, bowling and shooting alleys and large dancing hall. The building will be surrounded by a piazza 25 feet wide. Cost, \$12,000.

Washington, D. C.—Benjamin Carter is about to build a handsome modern three-story residence, 22x60, at No. 1924 North 2d street, from plans by A. B. Ogden & Son.

BUILDING MATERIAL MARKET.

BRICKS.—Reports are generally in former shape and there is nothing that can be called a regular market in wholesale way, with only a moderate trade from yard. Some consumption is going on in a few localities, but apparently about all provided for by stock piled where room will admit or coming in on contract, but the amount of really new work against which buyers desire to negotiate is said to be very small for this season of the year both in this city and Brooklyn, and some dealers evidently do not entertain a brilliant opinion of the outlook. There is no doubt, of course, that when the weather permits bricks will be wanted, and should there be a late opening of navigation the chances favor a reasonably steady market; but many well-posted operators entertain the opinion that the general demand will be slower and much more cautious than last season. We hear that some of the Brooklyn dealers would be pleased to obtain a few good Pales, but manifest no more inclination to invest in Hard's than local buyers, and of open direct demand the volume is limited. A cargo is reported to have sold this week at \$7.50 per M, thought to have been from Staten Island, and another from Long Island, an old arrival, is held at \$3 per M, and these are about the best idea that can be given of current values, but not being fixed by any ordinary influences they must be looked upon as in a measure nominal.

LATH.—The confidence of receivers in ability to obtain better rates when an opportunity presented itself was not ill founded. A cargo has worked through since our last, and we have reports of sales at \$2.25, but mostly at \$2.20 per M, which is the latest figure, with a belief expressed that it could be duplicated. There seems to be a great deal of uncertainty about the market, however, and while some of the trade talk in the usual sanguine manner, others are willing to admit that they are not altogether satisfied regarding the necessities of dealers, and express a fear that the cautious policy of investment may be carried to an extreme, though as a balance it is expected that the usual avalanche of round wood stock will be missing this spring, and slab lath not plenty until well on toward warm weather.

LIME.—The market is of narrow proportions, and if anything at all has sold it was from the few cargoes in harbor. Most receivers think they could place a moderate quantity were it at hand, and claim a firm undertone to support the former line of valuation. Yard trade is slow, but has improved a trifle in a few localities where deliveries have become an easier matter.

LUMBER.—In a few instances yards favorably located are picking up quite a little trade, but generally the distributive business cannot be called better than moderately active, and many dealers find occasion to complain over the situation. The comparisons, however, are made against the immensely favorable conditions of last year, and on a market where buyers are probably, in a great many cases, governed by an excess of caution, with no good reason to doubt that matters will gradually improve on the approach of spring, though possibly not into quick and liberal action. Dealers themselves also have the cautious policy well seated, and where they are tested as likely customers against deliveries from primary points are rarely found willing to close upon anything except thoroughly standard stock peculiarly adapted to wants and in comparatively small quantity.

Eastern Spruce still shows a more or less irregular tone, and an absence of what can be considered a general demand. Plenty of buyers can be found looking for 8-inch stuff and specifications of small sizes have almost an assured sale upon offering, but beyond that it is a rather uncertain sort of market, for which the saving clause is principally in the small arrivals likely to be shown for some time to come. The most demand comes from Brooklyn, consumption in New York proving moderate for the present and exceedingly doubtful in the future, with yard dealers reasonably well stocked against any outlet that may open. We quote at \$15.00@16.00 per M for 6 to 9 inch, and \$15.00@16.00 for 10 to 12 inch, with specials at \$17.00@18.00 per M.

Hemlock is in light stock here and additions wanted "just as soon as they can be hurried forward," which, coupled with a continued good demand on contract orders, makes agents generally feel quite cheerful. Indeed, it is evidently a strongly fortified

market from the present standpoint and sellers expect to hold their position for some time. Boards are particularly sought after at the moment with 13c. paid, and run up to 14c. for gang sawed. We quote Joist at \$12.00@12.50 per M; Boards at 12 3/4 @ 13c. each; Timber \$12.00@12.50 per M for 24-foot and under. \$13.00@14.00 for 26 to 32-foot, and \$15.00@16.00 for 34 to 40-foot.

Piling is valued full and strongly, and holders seem to have no doubt that all desirable stock in chains will find customers as soon as it can be moved, with room also for all likely fresh arrivals, especially as the latter, according to present indications, will be late. Quoted at 5 3/4 @ 6 1/2 c per lineal foot for one-half of cargo of 12-inch butt or larger, and 5 @ 5 1/2 c. for smaller sizes.

Carolina Pine partakes of the usual winter supporting influences and seems to be "about steady" at the ordinary difference in cost when buyers are compelled to resort to it in the absence of more desirable stuff. Receivers in some instances, however, repeat the claim of a steadily growing interest in the wood and seem to expect a good season ahead.

White Pine still has friends who will not admit that the market shows any unfavorable feature beyond "just a little natural quietness of the season," but, as a rule, reports are not of a cheerful character. Consumption is somewhat spasmodic and lacking good liberal volume. The export trade cannot be depended upon to afford much of an outlet, and with stocks holding out very well dealers are indifferent about investing for either early or distant delivery. Agents are here trying to make sales, but reports and rumors of a great many car lots placed do not seem to have much foundation. Dealers are too doubtful about the building chances to invest freely at the moment. We quote \$17.50@19.00 for West India shipping boards; \$20@29 for South America do.; \$15.50@16.00 for box boards, \$16.50@17.50 for extra do.

Yellow Pine remains pretty steady for almost any description of stock, and while competition is general enough to prevent a special advancing tendency there is nothing to warrant the report that operators are valuing down so closely for trade as to cut the line of values down to no margin or absolute loss. Indeed statements with the latter coloring can generally be traced to unreliable sources, and yellow pine is in a great deal healthier and more promising condition than other woods, getting a much greater boom—on paper. A couple of warehouse schedules and a railway order are under consideration, or possibly close by this time. We quote Randoms, \$18.50@21.00 per M; Specials \$20@22.00 do.; Green Flooring Boards, \$21@22.50 do.; Dry do. do., \$23.00@25.00 do.; Sidings, \$13.00@15.00 do.; Cargoes, f. o. b. at Atlantic ports, \$13.00@15.00 for rough and \$18.00@20.00 for dressed; Cargoes, f. o. b. at Gulf ports, \$12.00@13.50 for rough and \$19.00@21.00 for dressed.

Hardwoods are only moderately active, and there is nothing new in the general character of the demand except that good drummers are meeting with occasional success in securing orders for open weather delivery and at prices that do not look as though dealers felt any great alarm regarding the future. Cherry and poplar have sold rather best for future, but both plain and quarter sawed oak has been placed under contract to some extent, and also a little ash. Walnut of attractive quality meets with prompt demand on especially parcels adapted to the export trade. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; White ash, \$37.50@43 do.; oak, \$37@45 do.; quarter sawed clear, \$50@55 do.; maple, \$25@33 do.; chestnut, \$30@33 do.; cherry, \$37@90 do.; white wood, \$27@35 do.; elm, \$20@25 do.; hickory, \$50@75 do.

GENERAL LUMBER NOTES.

THE WEST.

The *Timberman* as follows:

In various locations there has developed a stronger tendency to organization among wholesale lumber merchants than at any time in the history of the trade. Toledo has recently revived its organization, established itself in available quarters, and the members are as hearty in their relationships as possible. Chicago dealers have similarly advanced a step during the past week, and the same can be said of Kansas City, where they had a compact prior to January 1, which was a trifle too stiff in its provisions to suit the majority of the trade, and they have effected a new arrangement for 1888.

Wisconsin loggers say the warm weather has been very serviceable in packing the roads in the woods, and the snow has settled about one-half where exposed

Contractors' Notes.

Bids will be received by the Aqueduct Commissioners, at Room 209, Stewart building, No. 280 Broadway, until 3 o'clock, Wednesday, February 29th, for furnishing, delivering and laying 48-inch cast iron pipes, etc., from 135th street and Convent avenue to proposed gate house in Central Park reservoir; also for handling, hauling and laying the same, and for furnishing and delivering cast iron pipes and special pipe castings, to be used on sections 16 and 17 of the new aqueduct.

Sealed bids will be received by the School Trustees for the 23d Ward, at the Hall of Education, No. 146 Grand street, until 4 o'clock, Monday, February 20th, for the erection of a new school house on 135th and 139th streets, 700 feet east of Willis avenue.

Sealed bids will be received by the Department of Public Works until noon, Tuesday, February 21st, for regulating and paving with macadam, the roadway of 11th avenue, from 155th street to Kingsbridge road, resetting curbstones, etc., and for regulating, grading, etc., and setting curbstones and flagging sidewalks in 124th street, 9th to 10th avenues; 130th street, 10th avenue to Convent avenue; 150th street, 10th avenue to St. Nicholas avenue, and Manhattan avenue, from intersection of Manhattan avenue with avenue bounding Morningside avenue on east, between 113th and 114th streets to 116th street.

W. H. De Forest's assets, as was anticipated by us several weeks ago show a considerable surplus over liabilities. The latter are put at \$1,215,486, besides \$44,428 in contingent liabilities. The assets are stated at \$2,001,108, and the actual assets at \$1,420,252. So that the surplus is in the one case as high as \$785,622, and in the other \$204,766. The real estate assets are nominally valued at \$35,000, and actually at \$494,375. The second mortgages amount to \$258,000 actual value. This is a very good showing.

to the sun. If the soft weather continues a few days, followed by a general freeze-up, logging operations can be taken up in earnest again.

Although the weather is much milder, there is manifest much hindrance to work in the woods by the heavy snows. Five hundred men are said to have been discharged from the several cedar camps near the Schneck, on the Cheboygan side of Prentiss Bay, and the camps have closed up because it was unprofitable on account of the deep snow to keep them running. Supplies are insufficient in the immediate vicinity to provide for them long, and the towns into which most of them are going will have to provide for them if they fail to procure work, or they must suffer.

Chicago lumber dealers are patiently biding their time. Some orders are coming along each day, the larger buyers are doing some figuring, but the majority of wholesalers are "putting their ears to the ground," as one of them facetiously expressed it a few days ago, in anticipation of the general rumble that precedes the avalanche of orders for spring lumber. "Our prices are fixed, we are ready for the fray," said a prominent lumber dealer a few days ago. "Stocks of dry lumber are in reality light, and for dimension lumber prices will surely advance before or about March 1. This seems to be inevitable. It will not result from other than natural causes, either; seasoned lumber is not in sight in sufficient quantities to meet such a demand as we can confidently expect." This is certainly an expression of great confidence, and almost every holder of lumber at this point is aroused with an argument in expression of the faith that is in him when appealed to for the foundation of the faith.

The *Northwestern Lumberman* as follows:

In the Western States milder weather has permitted an increased movement of lumber. The volume of trade, however, is not so much an indication of approaching spring business as the numerous inquiries and estimates that are floating about between manufacturers, dealers and consumers. Judging by these it is evident that there is to be a vast amount of lumber used the coming season. The activity of architects in preparing plans, and of contractors in circulating bills for estimates, indicate that the building season to come is to be a brisk one—provided, always, that labor disturbances do not interfere. In this city conferences have been held between employer and employed, which indicate returning reason on the part of mechanics and laborers. It is to be hoped that this conciliatory influence may spread until harmony shall prevail in the building trades.

The condition of the country's finances is favorable to real estate investment and improvement. There is plenty of money obtainable at moderate rates of interest, while speculation is at so low an ebb that funds which last year poured into the stock market now seek investment in solid, enduring property and legitimate enterprises. This state of affairs cannot fail to have a beneficial effect on the lumber trade, as it tends to that kind of improvement which employs lumber.

There is a feeling prevalent to some extent among lumber holders that the demand for the coming season is not likely to be equal to that of 1887. It is assumed that railroad construction this year is to be less than it was in 1887, and that there will be a comparative falling off in the requirement of lumber for that purpose. But the car factory demand is already showing great strength and volume, while recent purchases of steel rails by some of the great companies indicate that the new mileage to be added to existing systems, though probably not as extensive as that of last year, will be a large factor in the enlargement of transportation facilities. For the reasons suggested, we may conclude that the railway requirement of lumber this year will be an important feature of the trade.

The walnut revival is beginning to affect this market. Dealers are feeling that a reaction is coming, and are looking on such holdings as they have with complacency. As the new demand for walnut shall crowd hard on the supply, it is probable that veneers will be increasingly employed. This method of using walnut will prolong the supply, and will enable consumers to profitably utilize all grades. A dealer suggests that gum can be successfully treated as a substitute for walnut, though it would have to be rubbed down frequently to maintain a continuous lively finish.

The *Mississippi Valley Lumberman* says:

The stock of lumber in Minneapolis is comparatively light and a good many of the dealers are looking about for out of town stocks with which to shape up their holdings in anticipation of the spring demand. The St. Paul men continue to gather in blocks ranging from 2,000,000 to 4,000,000 feet. These purchases are

made chiefly in anticipation of a good local demand in St. Paul, but enough of the lumber is being left at the interior mills to put the owners in position to take advantage of the through rate on out of town orders.

The renewed activity begins to demonstrate itself in the table of receipts and shipments. There was a slight falling off in the receipts, but the shipments show an increase.

THE PROVINCES.

The total lumber shipments from New Brunswick during the past two years, according to Mr. J. B. Snowball's circular, were as follows:

Table with 2 columns: 1887, 1886. Rows include Ports, Miramichi, St. John, Bathurst, Dalhousie, Richibucto, Shediac, Cocagne, Caraquet, Sackville, and Totals.

From Nova Scotia the shipments amounted to 82,959,589 superficial feet in 1887.

GREAT BRITAIN.

The Timber Trades Journal says: American Black Walnut—In this there is a steady current of business doing, especially in logs, the stock of which is light just now.

American Whitewood—A fair amount of trade is doing in this, but the sales have not been on quite so large a scale as was the case some months back.

American Satin Walnut—Nothing has occurred to impart increased animation into this. A certain amount of trade is being done, but the demand is only moderate, and there seems not much disposition on the part of wholesale dealers to speculate.

Sequoia.—We cannot say that the new year has opened up with promise of special activity in the demand for this wood, or with much encouragement for holders of stock, as the amount of business doing is still extremely limited.

GLASGOW.

There is no material change to note as regards the timber trade here. Stocks of log timber, being generally at a very low point, are firmly held for the advanced rates lately current, though the demand from the Clyde shipyards is not now quite so brisk as it was a few weeks ago.

Imports this week are almost nil. There has been a remarkably light supply of spruce deals to this market for a long time past, and the yards here are very bare of this stock at present.

METALS.—COPPER.—Ingot since our last report has eased off a fraction, but without showing any decided weakness. The speculative element appeared to be in a somewhat cautious mood, notwithstanding the occasional bait thrown out through carefully prepared cable advices in the interest of the syndicate, and from consumers and exporters the demand was light, the foreign movement being confined mainly to shipments on old contracts.

For Tables of Building Material prices see pages IV., VIII., IX. and X.

SALES OF THE WEEK. The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 10:

*Indicates that the property described has been bid in for plaintiff's account: RICHARD V. HARNETT & CO. Bleecker st., No. 55, n s, abt 335 e Broadway, 2x100 to alley, three-story brick and one-story frame building on rear. Geo. R. Carrington. (Bid in) \$24,000

have been valued about as full as for some time past, and manufacturers act as though they intended resisting further showing. Actual business accomplished has not been particularly active, but there is known to be a number of buyers in want of stock and only holding off until the last possible moment, hoping to force a concession. We quote at \$31.50@33.00 per ton for standard section, according to delivery.

PAINTS, OILS, ETC.—It is quite evident that buyers do not intend to be hurried in their movements, and demand, as a rule, comes out in a slow methodical manner. Business in a general way, however, tends to increase somewhat as wants of jobbers require additions to stock, and we find that most of the trades are calculating upon a reasonably full distribution with the advent of spring.

TAR AND PITCH.—The demand has continued moderate and somewhat indifferent, with no change of special importance either in the line of cost or the general tone of the market. We quote Pitch at \$1.35 @1.50 per bbl.; Tar at \$1.90@2.20, according to quantity, quality and delivery.

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Table listing real estate sales with columns for address, description, and price. Includes entries for 41st st., Nos. 207-311, n s, 125 w 7th av., 50x98.9, four-story brick tenem't with two stores. Timothy Donovan. 34,000

Table listing real estate sales with columns for address, description, and price. Includes entries for Broadway, No. 634, e s, 75.4 s Bleecker st., 25.1x93, three-story brick store. 103,250

Table listing real estate sales with columns for address, description, and price. Includes entries for 3d av., Nos. 1832-1866, s w cor 103d st, 75.8x102.6, three five-story brick tenem'ts with stores. 85,000

Table listing real estate sales with columns for address, description, and price. Includes entries for Jerome av, south junction of road to Woodlawn Cemetery, 340x221x275, gore. Daniel Tier. 8,400

Table listing real estate sales with columns for address, description, and price. Includes entries for 121st st., Nos. 267 and 269, n s, 117 e 8th av, and being 84.9 e St. Nicholas av, 34x100.11, two three-story stone front dwell'gs. 26,800

Table listing real estate sales with columns for address, description, and price. Includes entries for Chrystie st., No. 165, w s, bet Delancey and Livingston sts, 25x106, five-story brick store and tenem't and four-story brick tenem't on rear. 28,150

Table listing real estate sales with columns for address, description, and price. Includes entries for St. Felix st., No. 110, w s, 121 s Lafayette av, 16 x90, three-story brick dwell'g. H. V. Raymond. 4,600

William D. Harper to John H. Bonnell. Mort. \$26,000. Albany av, No. 125, e s, 19.10 n Dean st, 19.5 x80. Albany av, Nos. 121 and 123, e s, 39.3 n Dean st, 38.10x80. Albany av, No. 115, e s, 78.1 s Pacific st, 19.5 x80. Charles M. Cannon to Samuel Hilliard. Mort. \$18,000. C. a. G. Same property. Samuel Hilliard to William D. Harper. Mort. \$26,000. Atlantic av, s w s, 575 n w Hamilton av, 50x115, New Utrecht. Charles E. Mills to John Schwartz. Atlantic av, s s, 100 e Howard av, 75x100. Release mort. Henry M. Needham to Thomas H. Brush. Atlantic av, n s, 191.8 w 3d av, 20.10x80. Helena Nelson, extr. Nicholas Nelson, to Samuel J. Hughes. Atlantic av, s s, 45 e Eldert av, runs south 105.5 x west 62.3 to Eldert av, x south 50 x east 200 to Shepherd av, x north 80.8 x west 92.3 x south 31.2 x west 25.4 x north 109.8 to Atlantic av, x west 25. Eldert av, e s, 221.2 s Atlantic av, 25x100. Shepherd av, w s, 330.8 s Atlantic av, 40.5 x106.3x76.4x10. Atlantic av, s w cor Bennett av, runs south 322.4 x southwest 212.6 to Shepherd av, x north 68.10 x east 100 x north 200 x west 100 to Shepherd av, x north 91.1 to Atlantic av, x east 202.11. Bennett av, e s, 325 n Liberty av, 150x200 to Atkins av. Montauk av, w s, 290.2 s Atlantic av, 150x200 to Atkins av. Liberty av, n w cor Montauk av, 200 to Atkins av, x 150. Walter P. Hall, exr. and trustee Cornelius Hall, to Edward F. Linton. Taxes and assessments from March, 1886. Same property. Walter P. Hall to same. Atlantic av, s s, 45 e Eldert av, runs south 105.5 x west 62.3 to Eldert av, x south 150 x east 100 x south 126.4 x northeast 106.3 to Shepherd av, x north 271.1 x west 75 x north 87.1 to Atlantic av, x west 81.10. Atlantic av, s e cor Shepherd av, 202.11 to Bennett av, x322.4x212.6x359.11. Atlantic av, s e cor Bennett av, 202.11 to Atkins av, x770.4 to Liberty av, x240 to Bennett av, x735.10. Atlantic av, s e cor Atkins av, 202.11 to Montauk av, x815.2 to Liberty av, x200 to Atkins av, x780.8. Edward F. Linton to Henry J. Robinson, New York. Mort. \$47,700, and assessments. Atlantic av, s s, 76.1 w Shepherd av, runs south 87.1 x west 17.3 x south 31.2 x west 25.4 x north 109.8 to Atlantic av, x east 56.10. Eldert av, e s, 146.2 s Atlantic av, runs south 75 x east 100 x south 75 x east 100 to Shepherd av, x north 150 x west 200. Shepherd av, e s, 91.1 s Atlantic av, 200x100. Atlantic av, s e cor Bennett av, 202.11 to Atkins av, x295.4x200x260.10. Bennett av, e s, 410.10 s Atlantic av, 325 x200 to Liberty av, x 200 to Atkins av, x325 x200. Atlantic av, s e cor Atkins av, 202.11 to Montauk av, x290.2x200x255.8. Atkins av, e s, 150 n Liberty av, 225x200 to Montauk av. Thomas J. Atkins, Middletown, Conn., to Edward F. Linton. Taxes, &c., from Mar. 10, 1886. Atlantic av, s s, 350 e Howard av, 50x100. Release mort. Daniel S. Arnold to Thomas H. Brush. Atlantic av, s s, 75 e Howard av, 25x160. Release mort. Henry M. Needham to Thomas H. Brush. Bennett av, w s, 225 s Blake av, 25x100. Samuel F. Horsey, Oyster Bay, L. I., to Oliver Davison, Hempstead. C. a. G. Sub. to mort. Bedford av, w s, 40 s North 7th st, 20x80. Robert M. Pigot to Frank Seaman. Mort. \$1,445. Bedford av, n w s, 75 s w North 11th st, 25x100. William Hayes to Victor Fischer and Elizabeth his wife. Mort. \$4,500. Baltic av, n e cor Schenck av, 100x75. William Tebbe to John Kling. Same property. John Kling to Mary Tebbe. Blake av, s s, 46 w Monroe st, 22x100. Frederick Cobb to Thomas J. Devine, New York. Sub. to mort. Bushwick av, s w s, 66.8 n w Duryea st, 16.8x100. Release mort. Ella O. Willets and Marie H. Rider to Morgiana Holt and Minnie C. Umpleby. Bushwick av, s e cor Cooper av, 100x100. Bushwick av, s s, 125 w Cooper av, 25x100. Release dower. Annie F. Towle, widow, to William C. Bowers. Bushwick av, s w s, 66.8 n w Duryea st, 16.8x80. Minnie C. Murphey, Fairfield, to Elida H. wife of John S. Purdy. Mort. \$2,500. Bushwick av, east cor Stanhope st, 19.6x64.11x19.6x65.3, h & l. Oscar H. Doolittle to Thomas Tanagerman. Mort. \$4,900. Same property. Release mort. Lucy A. Vandrein to Oscar H. Doolittle. Bushwick av, s w cor Ten Eyck st, 75x100, h & l. Barbara Kramer, individ. and extr. Jacob Kramer, to The County of Kings. Central av, south cor Palmetto st, 25x100, h &

l. Eva Burchard to John M. Hirn and Mary E. his wife, joint tenants. Mort. \$3,500. Clermont av, w s, 147.10 n De Kalb av, 30x73.7x30x73.5, h s & l. Annie J. Hagerty to Anna wife of Benoit Wassermann. Cypress av, w s, 1,332 n Brooklyn & Jamaica K. R., runs west 315 x north 262 x east 302 to av, x south 262, being 2 acres. Lizzie H. wife of Jacob E. Duryee to Phebe M. Coffin. Evergreen av, s w s, 51.11 s e Troutman st, 22.7 x117.11x21x109.6, h & l. George Loeffler to Joseph and Elizabetha Herr. Flatlands av, s e cor Prospect pl late Warren st, runs east 164.3 x south 64.5 x southwest 72.5 to Flatbush av, x north 160.11. Cornelius E. Donnellon to Frank K. Irving. Flushing av, s s, 52.6 e Prospect st, 27.8x84.5x25x96.8. Bertha wife of Charles A. Wagner to Charles Ressler. Franklin av, w s, 20 s Pacific st, 20x80. Russell Benedict to Adriane E. Deutz. Flatlands av, n w cor Flatbush av, 120x330 to Ryder st, x190 to Av M, x 160 to Flatlands av, x 300, Flatlands. Partition. James C. Church to William Hendrickson. Foster av, s s, 247 w Florence st, 41.2x135, New Utrecht. Mary A. Everson to Catharine M. Rudd. Fulton av, n w cor Van Siclen av, 25x100, h & l. James McGuigan to Frederick S. Reeves. Gates av, s s, 225 e Marcy av, 20x100, h & l. Joshua M. Brush to Arthur S. Coxe, Mt. Pleasant, N. Y. Gates av, n s, 285 w Nostrand av, 20x100. Henry W. Canfield, Sheffield, Mass., to Lucy C. wife of Pascal T. Hubbard. Assumed mort. \$2,000, taxes, &c. Gates av late Magolia st, n w s, 275 n e Knickerbocker av, 25x127.5x25x127.11. Mary J. Thompson to Ellen Tueeddale. Gates av, s e, 50 e Throop av, 160x100. Robert Adair and Walter L. Adair to Annie C. Adair. Gates av, n s, 20 e Throop av, 80x100. Gates av, s s, 290 e Throop av, 35x100. Monroe st, s s, 225 e Ralph av, 25x100. Annie C. and Walter J. Adair to Robert Adair. Gates av, s s, 210 e Throop av, 80x100. Ann Adair et al., extrs Robert Adair, to Walter J. Adair. Gates av, n s, 20 e Throop av, 80x100. Gates av, s s, 290 e Throop av, 35x100. Same to Robert Adair. Gates av, s s, 50 e Throop av, 160x100. Same to Annie C. Adair. Gravesend av, Bergen lane, and land of Albert F. Johnson, gore, New Utrecht. John R. Maxwell to The New York, Brooklyn & Manhattan Beach Railway Co. C. a. G. Greene av, s e cor Cumberland st, 80x75. David P. Templeton to Noah Tebbets, George A. Price, Enoch Rutzler and Henry W. Knight. B. & S. All title. Greene av, n s, 117.1 e Lewis av, runs north 100 x east 33.6 x south 100 to av, x west 33.6. Greene av, n s, 167.4 e Lewis av, 33.6x100. Greene av, n s, 217.7 e Lewis av, 16.9x100. Jacob May to Jacob T. E. Litchfield. C. a. G. All liens. Greene av, n w cor Throop av, 16.8x100. Mary A. wife of Gilbert De Revere to John H. Hilliker and Mary E. his wife. Hamburg av, n w cor De Kalb av, 25x102.8x48.2x100. William Peters and Conrad Abmeier to Hermann Hoppe. Hale av, e s, 150 s Ridgewood av, 50x100. Michael Allen to Gracie wife of and Francis Guinau. Mort. \$1,000. Jefferson av, s s, 206.8 e Throop av, 16.8x100. Foreclose. Charles B. Farley to Frederick R. Lee. Jefferson av, s s, 190 e Throop av, 16.8x100. Foreclose. Charles B. Farley to John Scott. Kent av (1st st), e s, 44.10 n South 9th st, 23.7x116.4x24x110.5. Charles Fehrer to William Vogel. Mort. \$1,500. Kent av, w s, 50 s North 7th st, 25x100. Rose McCullough, widow, to The Weidmann Cooperage Co. Q. C. Same property. Angeline Moran and Mary J. Plaut to same. Kingsland av, n w cor Frost st, 25x100. John Le Brun to Eliza J. wife of Julien Monzani. Lawrence av, n s, at w s 1st st, runs north 50 x west 50 x north 50 x west 50 x south 100 to av, x east 100, Parkville. Catharine McKibbin, widow, to Margaret Hickman. Mort. \$1,000. Lewis av, n w Kosciusko st, 50x100. Kosciusko st, n s, 160 w Lewis av, 25x100. Asa W. Parker to Wilson C. Hall. Mort. \$30,000. Same property. Wilson C. Hall to Henry H. Armstead. Mort. \$30,000. Lewis av, s e cor McDonough st, 100x350. Isaac H. Young to John F. Ryan. Lexington av, s s, 165 e Franklin av, 100x100x20x100. Henrietta G. wife of John F. Brush to James R. Keiser, Montclair, N. J. Lexington av, s s, 210 w Nostrand av, 16x100, h & l. James B. Smith, New York, to Emily wife of Albert F. Richards, Greenridge, N. Y. Mort. \$3,000. Lexington av, s s, 100 w Nostrand av, 15x100, h

& l. James B. Smith, New York, to Emily wife of Albert F. Richards, Greenridge, N. Y. Mort. \$2,750. Lexington av, s s, 340 w Nostrand av, 15x100, h & l. James B. Smith, New York, to Emily wife of Albert F. Richards. Mort. \$2,750. Liberty av, n s, 39.6 w Linwood st, 19x80, h & l. Albert R. Reeve to Hattie L. Reeve. Mort. \$1,500. Myrtle av, s s, 44.9 e Ralph st, 25x88.3x35.1x63.8. Release mort. William Laytin et al., trustees William Laytin, dec'd, to David C. Reid. Manhattan av, w s, 225 n Nassau av, 25x100, h & l. Charles N. Gerard to Robert Adamson. Mort. \$7,000. Morgan av, w s, 130 n Lombardy st, 20x174x20x175. Richard C. Combes, New York, to John and Julia King, as husband and wife. Ovington av, s w s, adj John Lefferts, 35 acres, New Utrecht. See Ovington av for full description. G. Winslow Powell to Daniel P. Darling. Ovington av, s w s, adj John Lefferts, runs westerly 2,960.10 to centre block bet 78th st and 80th st, x northeast along said centre block 606.6 to W. Sieger's land, x northeast 2,770.5 to centre Bay Ridge av, x south 50 x east 177.3 to Ovington av, x southeast 400.4, New Utrecht, 35 acres. Daniel P. Darling to G. Winslow Powell. Mort. \$10,000. Park av, s s, 125 e Sumner av, 25x100. Partition. Henry D. Birdsell to Mary Roth. Same property. Mary Roth to Frederick W. A. Grunberg and Helena his wife, joint tenants. Park av, n e cor Steuben st, 25x100. Bridget T. Ryan to James C. Ryan. C. a. G. Sub. to mort. Park av, s s, 59.6 e Vanderbilt av, 19x68.4. Ernestine Behman, widow, to Henry B. Davenport. Mort. \$1,300. Park av, s w cor Schenck st, 75x90. Theodore W. Sheridan and ano., exrs. Bernard Sheridan, to Catharine Coady. Same property. Eliza Sheridan, widow and residuary legatee of Edwin R. Sheridan, to same. B. & S. Same property. Grace Sheridan to same. Park av, s s, 322.6 e Nostrand av, 17.6x100, h & l. Bridget wife of Thomas Donohue to Mary C. Prince. Mort. \$2,500, taxes, &c. exch Pennsylvania av, e s, 100 s Virginia av, now Fulton av, 25x110. Wolcott H. Pitkin, Albany, N. Y., to Johanna F. Borst. Pennsylvania av, e s, 75 s Virginia av, 25x110. Same, as exr. John R. Pitkin, to same. Prospect av, n e s, 185.4 n w 3d av, 39.7x51.5x39.6x53.6. Theodore Fisher to Mary B. Smith. Putnam av, n s, 170 e Throop av, 140x100. John T. O'Brien to Asa A. Spear. Riverdale av, centre line, n s, extends from centre Sheffield av to centre Georgia av, and bounded north by line 312.11 n from n s Sutter av. Henry L. Rapalje to G. Winslow Powell. Mort. \$32,500. Reid av, s w cor Lafayette av, 19.3x50, h & l. Charles D. Adams to Jeannie L. wife of Henry Coklin. Rapalje av, n w cor Ocean av, 150x100. Aaron Kaplan to Morris Lazarus. Same property. Release mort. G. S. Thatford to Aaron Kaplan. Same property. Release mort. Same to same. Riverdale av, centre line, n s, extends from centre Georgia av to centre Sheffield av, and bounded n by line 312.11 n Sutter av. G. Winslow Powell to Daniel P. Darling. Mort. \$32,500. Rockaway av, s w cor New Lots road, bet 7 and 8 acres. Rockaway av, s e cor New Lots road, nearly 2 acres, also buildings, Flatlands. Samuel Joseph, New York, to Anna Leinfelder. Mort. \$4,000. Seigel av, w s, 125 n Ridgewood av, 25x102.8. Edward R. Vollmer to Reinhold and Hannah L. Anderson. Shepherd av, w s, 266 n Atlantic av, 25x100. Peter Sullivan to Joanna wife of Clarkson H. Smith. Smith av, w s, 65 s Hegeman av, 20x95.5x20x94.7. William B. Nichols to Jacob Muller. Smith av, e s, 150 s New Lots road, 20x100. William B. Nichols to Henrik Henky. Schenck av, e s, 99.8 s Fulton av, 25x100. John C. Schenck et al., exrs. Catharine Schenck, to James McGuigan. Same property. John C. and Cornelia C. Schenck and Elizabeth M. wife of Williamson Rapalje to same. Sumner av, w s, 40 n Monroe st, 20x90. Edward L. Foster, New York, to Mary J. wife of John Rankin. Mort. \$5,250. Throop av, e s, 100 n Lafayette av, 25x125, h & l. John Glusing to Silas H. Ruston. Mort. \$4,500. Throop av, w s, 80.10 n Decatur st, 19.1x75. Charles W. Betts to Gertrude E. wife of John W. McGrath. Mort. \$7,200. Underhill av, n e cor Prospect pl, runs north 14.4 x northeast 201.11 to centre Clinton av, x southeast 25 x southwest 186.6 to Prospect pl, x west 26.2. Bridget Cunningham, widow, and Mary E. wife of Edward T. Hill to Thomas P. Cunningham. B. & S. Same property. Thomas P. Cunningham to Bridget Cunningham. Life estate. Utica av, n e cor Butler st, 50x100, excepting such portion as was taken for Butler st. Amelia Fenwick, widow, and Mary Hender-

The Metropolitan Brewing Co. to Theresia wife of Henry Kiefer. Scholes st. P. M. Jan. 31, due Feb. 1, 1893, or installs, 5%. 3,500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 3 TO 9—INCLUSIVE.

Aspinwall, Cornelia G., to John A. and Ambrose C. Kingsland, trustees of William H. Aspinwall, for Mrs. Bessie wife of said John A. Aspinwall. \$10,000

Flaherty, Marie K., to Isaac M. Dyckman. 4,034
Gillender, Augustus T., to Edward D. Cowman, trustee Hester R. Trotter. 13,552

KINGS COUNTY.

FEBRUARY 2 TO 8—INCLUSIVE.

Adair, Ann, et al., exrs. Robert Adair, to Robert Adair. nom
Same to Annie C. Adair. nom
Same to Walter J. Adair. nom

Jeannett A. and John Englis, Jr. 3,000
Farrell, Thomas, to Catharine McKibben. 1,500
Frisse, Joseph, to John H. Brunies, Fresh Pond, L. I. 5,000

CHATTELS.

For New York and Kings County Chattels see pages 199, 200 and 201.

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.

Feb. Anthony, Cornelia } E. F. Holbrook, individ.
6 Anthony, Sarah A. } and exr. as costs \$30 59
Anthony, Kate W. }
6 the same—J. W. Anthony... costs 34 47

Table of names and amounts, including Schwab, Emil; Schneider, John; Sloan, George, Jr.; Stokem, Maria; Schader, Ernest J.; Stein, Louis; Sugarmann, Isaac; Sugarmann, William; Sanborn, Thomas L.; Street, S. W.; Stutzer, Joseph B.; Schutz, Bernhard; Samuels, Sarah; Strauss, Adam; Spader, Vanderbilt; Sharkey, George F.; Scofield, Charles W.; Straus, Moses; Somerville, John A.; Smith, William; Smith, Frank W.; Smith, Justus J.; Smith, J. Granville; Smith, Justus J.; Tobin, Stephen R.; Tripp, William J.; Teator, Sylvester; Taaffe, John; Tarlor, George; Trimble, Charles H.; The New Jersey Navigation Co.; Augustus, Baus & Co.; Gonzales Mining and Milling Co.; Excelsior Electric Co.; Globe Mut. Benefit Soc.; The Mayor, &c.; The Sun Electric Co.; City Bank of Houston; New Coliseum Co.; Mills and Oates Co.; Home Benefit Soc. of N. Y.; The Industrial Mfg. Co.; The Mayor, &c.; The Nat. Consumers' Meat Co.; Monarch Parlor Sleeping Car Co.; The Railway & General Printing Co.; The Pursell Mfg. Co.; The Giles Lithographic Co.; The Railway and General Printing Co.; Augustus Baus & Co.; Von Euff, Charles, Jr.; Vredenburg, Harry L.; Verity, Elbert W.; Vollertsen, Mary; Van Ranst, Cornelius W.; Van Eupen, Theodore; Wilkes, George; Westen, Axel; Welsh, James; Wemple, Charles E.; Wild, William H.

Table of names and amounts, including Worth, Gorham A.; Westen, Axel; Wogeritch, Joseph; Waring, John B.; Welsh, Henry; Whiting, Eliot B.; Wilson, James A.; Willoughby, Charles; Wheeler, Melvin J.; Wisewell, Moses N.; Wisewell, Mosen N.; Waring, J. B.; Young, John; Yost, George W.; Youdale, E. J.

Table of names and amounts, including Suling, Frederick; The City of Brooklyn; The Duplex Safety Boiler Co.; The exr., &c.; Thieler; The admrx., &c.; Theurur, John G.; The Excelsior Electric Co.; Vernam, Remington; Verity, Elbert; Ward, Cornelius V.; Weiss, Julius; Weinberg, Herman

KINGS COUNTY.

Table of names and amounts under Kings County, including Alexander, Isabella H.; Arthur, Arthur T.; Beechman, Leonard; Belford, Matthew; Butzky, Ferdinand; Bester, Marcus; Blanchard, F. Loring; Batsche, George; Bingham, Calvin C.; Bruce, Joseph A.; Bryant, Joseph; Blanchard, F. Loring; Bissland, James; Barth, George; Bourke, Richard J.; Campbell, Howard; Cramer, John J.; Cooper, William H.; Curran, James W.; Conley, John H.; Dunlap, Eliza M.; Fraser, Alexander; Farrell, Richard G.; Furman, Robert H.; Fitzgibbons, James J.; French, William; French, John; Gale, George E.; Glynn, James; Gray, John; Geisler, William; Gilligan, Michael; Hughes, William C.; Hart, George W.; Kempe, Alfred; Kinney, William; Kurtz, Charles W.; Kennedy, William H.; Kelson, Monroe M.; Linton, John H.; Lewis, Mary A.; Lindblad, Charles W.; Leibbacher, Charles; Luengene, Charles H.; Lott, Arthur; Lynch, Kenderton S.; McCarty, Michael A.; Moseman, George H.; Miller, Lyman; Murphy, Margaret L.; Mead, Mary; Marquardt, Gottfried; Mead, George W.; O'Rourke, William; O'Her, William; Owens, John E.; Oakley, Whitson; Oakley, George W.; Osborne, Thomas; Prince, Ariel A.; Prince, Spencer A.; Paine, William L.; Peters, Karl J.; Putnam, Louis; Rich, David; Rich, Solomon; Ramsen, William; Reilly, John B.; Rivers, Henry F.; Sill, Henry R.; Sugurman, H.; Sauer, Mary; Stemborn, Helene; Sherry, William; Stout, John H.; Stout, Charles S.; Sands, Ferdinand; Stokem, Maria; Stratton, Emily; Street, S. W.; Suling, Anton; Suling, Frederick

SATISFIED JUDGMENTS.

NEW YORK.

February 4 to 10—inclusive.

Table of satisfied judgments, including Allen, M. Cornell; Baur, Wm.; Bates, Daniel; Banta, Henrietta; Blauvelt, Ira J.; Baker, Alexander R.; Barnard, Philip; Same—E. B. Jones; Sam—F. H. Whittlesey; Same—F. B. Thurber; Same—M. D. Alexander; Same—S. A. Holbrook; Barnard, Philip; Same—L. S. Barnard; Same—H. B. Smith; Carpenter, Ziba; Clinchy, Wm. H.; Conway, Bridget; Cummings, Anna C.; Cohn, Aaron B.; Crawford, Erastus; Carter, Enoch; Davis, Charles P.; Dodge, Mary S.; Darmstadt, Wm.; Ehnendorf, Jacob; Eurich, John H.; Foley, John; Same—same; Same—same; Hapgood, John H.; Hyde, Russell D.; Hayes, James W.; Herdling, George P.; Hollinghead, John P.; Jones, Agnes L.; Jonson, Mary H.; Jacobs, Morris; Kelly, George; Keystone Oil Co.; Kertscher, Herman; Kearns, Thos.; Levi, Leopold; Le Comte, Matilda; Lett, Wm. F.; Lake Shore and Michigan Southern Railway Co.; McKnight, John W.; Montgomery, Thomas J.; Montgomery, Archibald G.; Murphy, Daniel; McCabs, James D.; Mayer, Daniel A.; Noll, George; Osborn, Charles S.; Oram, Wm. T.; Patterson, Charles H.; Perhaes, Emil M.; Pries, Wm. H.; Rosenthal, Herman; Rowland, William A.; Rosenthal, Max; Roeber, William; Same—same; Russell, Charles T.; Sarterton, (1834); Same—same; Roemer, Louis H.; Ryan, Stephen P.; Springer, Max; Sandkuhl, Ernst F.; Sleight, Wm. H.; Stern, Isidore; Smith, James; Schuchman, George; Steward, John; Tiedt, Louis W.; Thompson, Robert M.; Third Av. R. R. Co.; Von Minden, Elizabeth; Von Minden, Reinhold; Williams, Leonidas P.; White, Giles; Wilson, Mathew W.

Table listing property addresses and descriptions, including '1st av, No. 66, n e cor 4th st, store and eight rooms, second floor. Catharine Springer to Adolph Muech; 5 years, from May 1, 1888.' and '1st av, No. 188, store, basement extension and second floor. Jacob Dieter to John Ehrlich, Jr.; 3 years, from May 1, 1888.'

CHATELS.

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

Table listing property addresses and descriptions under 'NEW YORK CITY. FEBRUARY 3 TO 9—INCLUSIVE. SALOON FIXTURES.' including 'Baun, J. P. 425 6th... Bernheimer & S. (R) \$300' and 'Becker, H. 490 3d av... D. Mayer. 500'.

Table listing property addresses and descriptions, including 'Herrmann, C. Franklin av, Long Island City.... G. Winter Brewing Co. (R) 200' and 'Herzog, W. D. 231 W. 37th... Beadleston & W. 200'.

HOUSEHOLD FURNITURE.

Table listing property addresses and descriptions under 'HOUSEHOLD FURNITURE.' including 'Ange, G. 208 W. 32d... O'Farrell & H. 100' and 'Ames, E. J. 323 W. 21st... Wheelock & Co. 350'.

Table listing property addresses and descriptions, including 'Franklin, J. W. 211 W. 60th... G. Silverman. 105' and 'Grossman, Minna. 85 Clinton... Wheelock & Co. Piano. (R) 240'.

MISCELLANEOUS.

Table listing property addresses and descriptions under 'MISCELLANEOUS.' including 'Adelmann, L. G. 42 and 44 Nassau... H. Ronnicke. Opticians Fixtures. 250' and 'Andrea, E. 86 James... V. Campona. Barber Fixtures. 195'.

MISCELLANEOUS.

Table listing various items and services under 'MISCELLANEOUS' with prices, including furniture, machinery, and other goods.

BILLS OF SALE.

Table listing bills of sale for various items like produce, musical instruments, and furniture.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows; in the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County with names and prices.

Main table listing various properties and mortgages with names and prices.

MORTGAGES.

Table listing mortgages in Essex County with names and prices.

Table listing various properties and mortgages with names and prices.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names and prices.

BILL OF SALE.

Table listing bills of sale with names and prices.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County with names and prices.

