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Communications should be addressed to

C. W. SWEET, 14-16 Vesey Street.

J. I. LINDSEY, Business Manager.

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WITH all the dullness that appears on the surface there is no doubt that business is slowly improving. This is not a time of year when rapid progress can be expected; if the record of failures are less and the reports of trade from different centres are not couched in the gloomy terms that have been characteristic of them for so long a time we ought to be satisfied and encouraged. The probable falling off in the volume of money coming to New York ought also to be significant of a better state of things throughout the country, and further stimulation will be occasioned in a short time from now when renewed agricultural activity calls money from this centre to the interior. Wall street has not been a very dull place in the past week, though the amount of business done has been small, because interest has been excited in the fate of the issue of bonds by the Treasury and of the Wilson Tariff bill. But the success of the bond offer and the passage of the bill have had surprisingly small influence on prices, showing how utterly indifferent the public is to the stock market. This indifference was also manifest when there was a danger that Mr. Carlisle's offer of bonds would not be accepted by investors, though that would not have lasted long, because such a failure would undoubtedly have had most serious consequences, and we would have seen activity, but in the wrong direction. The service done the financial community by Mr. John A. Stewart and Mr. Edward King in making the issue a success has not been fully appreciated. It is remarkable that up to almost the last moment they were the only men having any influence in the matter, who saw that Wall street could not afford to let the issue fail. How near it came doing so is shown by the total of the subscriptions which was only about \$12,000,000 more than the amount subscribed for in New York at the last moment under the persuasions of the two gentlemen mentioned above. The presidents of the great banks of this city coolly contemplating the failure of the loan after the Secretary of the Treasury had come to their doors to urge it on them, suggests the picture of a man calmly smoking a pipe while seated over an open barrel of gunpowder. Great credit is, therefore, due the gentlemen who did take a proper view of the situation and made the loan a success. Now that the tariff bill has passed the House, people are speculating on the time it will take in passing the Senate and what changes it will undergo in the process. From all appearances there are some months of anxiety ahead before the measure will be finally disposed of, and during which the recovery of business will be retarded, though the depression has been so long continued and the economies on all sides so great that it would seem that at least the small rate of improvement we have seen recently must continue in spite of tariff discussion.

THE failure of the competition for a new municipal building may pretty safely be taken for granted. The fact that the Mayor lays the blame for the failure on his professional advisers is at least an acknowledgment of the failure itself. It is impossible, so long as the conditions of the competition are observed, for anybody to form a judgment upon the merits of the designs or the findings of the architectural judges. That is one of the misfortunes of the situation. Whatever may be the value of public criticism it is certain that the plan of withholding information from the public until a choice has been made is not popular and tends to promote the failure of the competition. It does not at all follow that the failure of the competition is a public misfortune. To us it seems rather a matter for public congratulation. The plan was ill-digested from the first. In the first place there is a want of reason in opening new parks down town at the public cost and at the same time closing with

big buildings the parks already existing, which are moreover bordered with towering buildings, the owners of which built under an implied covenant that the park would remain open. To cover the City Hall Park with a new City Hall would be to reduce at once and very seriously the rental value of the big buildings facing the Park on Park row and on Broadway. The city can afford to buy land for its new building and the Elm street improvement would offer an excellent chance to get a site cheap, and at the same time to enhance the value of adjoining property if the fixed idea had not taken possession of the authorities that the new city hall must be in the old city hall park. Still more unpromising is the condition that the old city hall must go and that the Tweed court house must stay. To tear down the one public building that good citizens are proud of and grateful for, and to keep standing another public building that good citizens are ashamed of and resent, is a queer way of projecting "an ornament to the city." In cities of which their citizens have reason to be proud the preservation of good old buildings is as much an object of municipal and public care as the erection of good new ones. The plan for the new building was an outrage from the beginning, and it was extremely unlikely that a good result could come from a piece of vandalism like that proposed. The failure of the competition is a respite for the old City Hall, and that is an excellent thing. It is not likely that another competition will soon be undertaken. Before it happens, it is to be hoped that there will be a public sentiment of which municipal officers will have to take notice, not only against pulling down the old City Hall but against putting up any new buildings in City Hall Park.

Municipal Vandalism.

THE New York approach to the Brooklyn Bridge just now presents a spectacle deeply discouraging to those who take an interest in the embellishment of the city and in its progress in civilization. Everybody knows that when the bridge was completed, ten years ago, it was decided that the iron structure that would practically have served the purpose would not be dignified or monumental enough to be suitable in the approach to so great a public work, and that it was worth while to incur a considerable greater expense for the sake of making the approach worthy of the city. Architects of standing were consulted about the treatment of the approach. The result was the massive viaduct of masonry from Park row to Franklin square that is about the most massive and impressive piece of public work in New York. The architecture of the approach is not exquisite, but it is dignified. The arches that span the streets traversing the approach are impressive by their magnitude, and some of them are highly picturesque objects. That one which spans North William street in particular was a very effective structure.

It is scarcely credible that the present authorities of the bridge have gone to the length to destroy this approach, and to waste all the money that was spent for the sake of making it worthy of its purpose. It seems that the switching accommodations at the New York end are too restricted, and that more space was needed on each side of the approach. This emergency presented a difficult architectural problem in the design of the addition so as not to interfere with the monumental aspect of the work. Perhaps it could not have been managed without some injury to the appearance of the structure, but the attempt was at any rate worth all the skill that could have been commanded. But the problem did not disturb the authorities in the least. They simply commissioned some railroad engineer to devise something that would carry a wagon-road on each side of the bridge. He went to work in the usual method of the railroad engineer, who has no more notion of art than a hog is vulgarly said to have of a holiday, to effect the practical purpose in the cheapest way. He has built a hideous and vulgar iron structure of which the obtrusive ugliness entirely destroys the effect that a more enlightened administration spent so much money and took so much pains to secure. He has not only projected this abomination so as to render all the offices in the archways of the approach untenable and unavailable, except for storage lofts and, of course, greatly to reduce the income of the bridge from this source. He has ruthlessly torn off for a quarter of a mile or so the parapet of the viaduct and the corbels beneath it. The total result of his labors is the conversion of one of the few public works in which a civilized citizen can take pride into one of the many public works of which every civilized citizen must feel ashamed. The thing has been done in so thoroughly wanton and brutal a way that it is plain that nobody concerned has ever given a thought to what was in the minds of the original builders of the bridge when they made considerable sacrifices in order to make their bridge an ornament to the city, in addition to a convenient way of crossing the river. The work is a vivid illustration of the remark of an enlightened European that public works are executed in America without reference to art. But this is an extreme instance of vandalism. We do not recall any other quite so atrocious.

It is the more atrocious because the bridge company is not a private money-making corporation from which vandalism, if remunerative, is expected as a matter of course, but the representative of the two cities, the owners of the bridge. In a civilized city the defacement of the bridge approach would call out a general expression of indignation; but we have not seen any intimation in the newspapers that anybody in New York cares at all about the matter.

SILVER men who not a year ago were arguing that the coinage of silver should be unlimited because there was not enough gold to go round among the great nations who participated in the gold scramble of the last three years or so are now changing front and claiming that the production of gold is increasing so fast that silver is likely to present the best qualities on which to base the currency inasmuch as its value will be more settled than that of gold. The production of gold is increasing in a remarkable manner, especially in South Africa. Nearly two years ago we pointed out that the South African gold fields promised to supply the deficiency that was being made in the floating gold supply by the hoarding of the great military powers of Europe. Since then the production of those fields has increased in a much larger ratio. The values of the South African gold production of the last five years were about as follows, taking each ounce reported to be worth \$20: 1889, \$7,635,160; 1890, \$10,897,760; 1891, \$14,847,760; 1892, \$24,217,360; and 1893, \$29,569,460. The average annual production of the world for the years 1850 to 1860 was about \$142,500,000, and from 1881 to 1884 only \$97,500,000. In 1892 it had risen again to \$140,000 and last year is estimated to have been as much as \$150,000,000. It will be seen from these figures that only about one-half of the increase for last year came from the South African gold fields and that consequently there is a general increase, which, though it deprives the silver men of the argument of a defective supply of gold for currency purposes, is not so great as to prove their more recent assertion that redundancy may bring about a decline in value. Measuring the value of gold by the values of commodities it may hereafter be asserted that the former has fallen, because no doubt the increase in the supply of gold will bring about an advance in prices before very long, but when we look at the prices most things are now selling at and compare them with the productive value of money, that argument will be true only in appearance and not in fact. For instance, if the increased supply of gold raises the price of wheat, now selling for less than it can be raised and brought to market for, to a figure that gives a fair remuneration to the grower and carrier, it will not be fair to say that the value of gold has decreased because a given amount of that metal will purchase less wheat than it does now. That the supply of silver is not greater than it is, though obviously great enough for the demand, is due to the closing of so many silver mines in the country last year which must remain closed during the winter months but will doubtless reopen again in the spring, so that unless the demand for silver can be enlarged there is much more likely to be a decline in silver prices than in gold prices. If the silver men would cut loose from the fiat-money men and come down to business principles, and put aside their own theories and fancies, they could find an enlarged use for silver, which the country would accept and which would materially help to steady the price of their product, namely, in the substitution of silver or silver equivalents of limited legal tender for all the small notes outstanding and to be issued. There is no indication, even with the great increase of supply for the last few years, that there will be more gold than can be used, but without an increase in the use of silver there is always a danger that its production will be larger than the market can afford to take.

WE published last week a timely letter from Mr. F. R. Houghton concerning the "Greater New York" scheme, that certainly raises a question which should receive prompt attention from the public and particularly from those gentlemen who are actively engaged in and without the Legislature pushing the project along to a popular verdict. The fact that certain important imperfections in the scheme have not yet been noticed is, it seems to us, very good evidence of how little active popular sympathy has ever been given to the project of consolidation. It has indeed been much talked about in the newspapers—used as a staple topic for paragraphs for years—and people have accorded a perfunctory assent to the proposal, but they have paid so scant attention to details that probably there are not to-day one in a thousand who could specifically state what are to be the limits of "Greater New York" as suggested. This expanded metropolis is essentially the work of a few active enthusiastic individuals who have pushed ahead for years on their own initiative. We have not any fault to find with this, for their work is good, but we must say their plan, as now formulated at Albany, has not by any means been delineated in accordance with public sentiments and requirements. They propose, for

instance, to include in Greater New York parts of Long Island, where the ruling feeling is decidedly antagonistic to consolidation, while, as Mr. Houghton has pointed out, they have excluded, for what reason one cannot say, contiguous places like Yonkers, Mount Vernon, New Rochelle—all towns closely related to New York by geographical and other ties and where opinion is strongly in favor of annexation. It would be most illogical to leave out these towns, for they are essentially a part of the metropolitan area and belong to Greater New York. The bill now in Albany should at once be amended so as to remedy these serious defects. The Real Estate Exchange should move in this matter.

"Public Opinion."

(A conversation on a street corner.)

JONES—The country is being ruined; nothing short of it. The blamed tinkering with the tariff is doing the business.

BROWN—I'm glad to hear something is doing "business."

JONES—I tell you, sir, this political playing with other people's interests is criminal. That's the word, criminal. Wilson and his piratical gang ought to be drummed out of Washington. Pretty soon there'll be nothing of the country left for them to monkey with. That's one blessing. What do you think, Socrates?

SOCRATES—I don't know.

JONES—You don't know? You must know; everybody knows. This tariff business is cutting the very vitals out of the country.

SOCRATES—Indeed! I am very ignorant. Pray tell me how are they working this destruction?

JONES—Why, by lowering the tariff, disturbing trade, placing manufacturers in such a fix that they can't tell whether they're afoot or on horseback.

SOCRATES—Indeed! What duties have been reduced?

JONES—Why—there's—let me see—there's sugar—and wool and—

BROWN—Iron.

JONES—Yes, that's so—Iron—and—and—well, a host of other things.

SOCRATES—But, unfortunately, you don't happen to know exactly what they are. Eh?

JONES—No. I can't bother my head with such stuff.

SOCRATES—Of course not. And how much have they reduced the duty on, say—sugar?

JONES—Oh! They've put that on the free list—didn't they, Brown?

BROWN—I think so. Yes, of course they did.

SOCRATES—The raw material or the manufactured article or both?

JONES—Blamed, if I know.

SOCRATES—And in the case of iron. Do you mean that the duties are to be lowered on all iron goods or on only some, or is it on only the ore?

JONES—Well—. That's too much for me.

SOCRATES—And on wool—?

JONES—Stop there, I'm not a walking encyclopedia.

SOCRATES—Evidently. But tell me do you know anything about the sugar trade, its condition, profits, methods of manufacture, and so forth?

JONES—Why, no. It's all I can do to keep up with my own business.

SOCRATES—Nor of the wool, nor the iron trades?

JONES—"Not guilty" on those counts also.

SOCRATES—But if you don't know precisely what changes in duties the new tariff contemplates, nor anything about those trades, and I presume of others too, how can you, my much talking friend, say they'll be ruined by this Wilson measure; indeed, how can you accurately speak at all on the matter?

JONES—Not speak? Why, my dear fellow, would you have me mum on a question everybody's talking about?

SOCRATES—Not at all, only shouldn't your opinion be intelligent, and can it be intelligent if you haven't given five minutes' real study to the facts?

JONES—Pshaw! Who has time for that? I'm not a college professor. My opinion is just as good as anybody else's.

SOCRATES—Just as good—unfortunately.

JONES (*aside*)—Old crank. I tell you Brown, this country's in a devilish bad state and will be in a worse fix before Cleveland & Co. are through with it.

(On the opposite corner of the street.)

ROBINSON—I wouldn't spare one of the robbers. The whole gang should be kicked out, the sooner the better. The sniveling lot have been whining long enough over their "infant industries." The American people have got tired of being in this wet nurse business.

SMITH—You bet. Why, up there in Trenton those pottery fellows are making 30 per cent.

SOCRATES—Who's making 30 per cent?

SMITH—The Trenton potteries.

SOCRATES—All of them?

SMITH—How can I tell you?

SOCRATES—How much of the capital invested there makes 30 per cent?

SMITH—I'll never tell you.

SOCRATES—Do any of the concerns lose money or pay very small dividends.

SMITH—I pass.

SOCRATES—Then why are you talking about "Robbers?" Are there not some men in all businesses who, due either to particular circumstances or to extraordinary merit, make extremely large profits? In all cases is it due to the tariff?

ROBINSON—But look here, Socrates. Take the case of the carpet manufacturers. You know they are actually selling their goods abroad in competition with the whole world and yet they go crying to Washington that if the tariff is lowered they'll have to go out of business and dismiss their poor, dear work people whom they love so tenderly, they do.

SOCRATES—How many yards of carpet do they sell abroad?

ROBINSON—I don't know.

SOCRATES—Was any profit made upon what was sold, and if so, how much, or was it merely sent abroad to get rid of accumulated stocks which the domestic market couldn't absorb?

ROBINSON—The returns have not yet come in on those questions.

SOCRATES—Do you know anything about the carpet business?

ROBINSON—Only what my wife tells me.

SOCRATES—Do you know how a carpet is made, what kind of wool is used in the manufacture, how much it costs, the price of labor, the average of profits?

ROBINSON—The study of carpets and the Pentateuch are two subjects which I have deferred until I have more time for "culture."

SOCRATES—Then how do you know the carpet manufacturers may not have some cause for weeping in the Capitol?

ROBINSON—Come off, there. You old protectionist! He treads as softly as if he was walking on Wilton, doesn't he Smith? But I can tell you, Socrates, the days of you and your crowd are numbered. The Public is on to you.

SOCRATES—You mean Public Opinion, don't you? Enlightened intelligence!

THE action of property-owners very frequently stands in marked opposition to their utterances. Nothing is more frequent (and nothing is better justified) than the persistent cry which is perpetually going up from holders of real estate for the improvement of the city. We want, they say, better streets, park improvements, extensive additions to the sewerage system, and so on. In a word they are constantly demanding, and, as we have said before, demanding quite rightly, that the city should be brought in every respect to the highest point of efficiency. Nothing, for instance, has been heard more, of late, than the cry for better transit facilities, and yet, strangely, whenever any person or company proposes any specific additions to or improvements of the existing transportation system there is sure to arise at once, all along the route of the contemplated betterment, active and, alas, seldom intelligent opposition. It is proposed, as our readers know, to build a cable road along Lexington avenue, and yet this necessary and wholesome enterprise, viewed that is from the point of view of the city at large, is meeting opposition and attack from a few owners along the line of the road between 35th and 42d streets, that is along the only part of the avenue on which there is already a horse car line. These individuals object to the change in method of traction, which clearly, from all points of view, must be to them a benefit only second to the larger benefit which will accrue to the traveling public. The demand of property-owners for general improvements must carry small weight, so long as in specific cases like this they evince for the very principles upon which they wish the city authorities and others to act so little practical adherence.

READERS of the fragments of an address recently delivered by Justice Brewer before the Yale Alumni, scattered through the daily papers, must have thought that they were living in an unquestionably bad age, one of turmoil, strife, mis-thoughts, and a time it would have been better not to have lived in; a time rendered unsafe and unpleasant by that many-sided, erratic, dogmatic, egotistic and irrepressible being, the crank. Here is what Judge Brewer said: "With all the splendor of its material development, this is also the age of cranks. Listen to some of their utterings: Making the State a dram shopkeeper secures temperance; financial problems are solved by causing blood to flow bridle-rein deep; pardon of Anarchist murderers is a means of justice; a long-continued strike fills the mouths of the laborer's wife and children with bread; dividing the school money between denominational bodies accomplishes the grand democracy of the public schools; taking an Indian's land helps to civilize him; putting a tax on a Chinaman protects the American laborer from one with whom he is unable or unwilling to

compete, and is a means of grace tending to the conversion of the 'Heathen Chinee.'" At first glance it does look as if the times were out of joint and that conservatism and wisdom were relegated to the back places while the wildest theorists and most impracticable of doctrinaires were elevated to the seats of honor. But is this age crankier than other ages have been? And if the crank has more honor than he deserves to-day, is it not due to special causes and will it not cease with them? Shakespeare makes one of his characters say: "This is a mad world, my masters," wherein is expressed with more epigrammatic force for an age hundreds of years gone the way of all ages, just about what Justice Brewer would say of the times he lived in. Supposing we add, Justice Brewer said, too: "In times of peace it is easy enough for any man to act as President of these United States. I refer you to the husband of Mrs. Hayes." Why should Justice Brewer refer to the late Mr. Hayes in this way unless he, too, be afflicted with either the personal or political crankiness that indulges in spite and prejudice. The argument would have been just as good if the illustration were given in terms of taste. No one mistook Mr. Hayes for a Solon, though he had naturally the statesmanship of cleanliness which ought to count as something of value in this day and country. Following up this little partisan fandango on the grave of Mr. Hayes, Justice Brewer had something to say about how this came to be a Christian nation. So far crankiness has not been analyzed scientifically; when it is it will probably be determined that, like electricity, its elements are undiscoverable, but its prevalence universal. When we complain of this disturbing spirit we probably are the victims of that imperfect knowledge of which the crank is the great exemplar. Not that the crank is to be esteemed, but he is to be taken as something that comes with living, like the measles, and is to be borne philosophically. If only those of perfect knowledge were to be allowed to speak, earth's critics would have no ground. It is, indeed, exasperating to find how powerful for mischief the crank is at this moment, but in the end the right thing is attained. This is no more an age of cranks than any other age has been. We think so sometimes because we are more acquainted with the activities of our own age than preceding ones; but historical research tells us at once that every age is an age of cranks and one more than another, only by the enlargement of the field of operations. The unpractical mind is apt to hope for a world that will run smoothly and free from care, danger or trouble; but the practical mind knows that these things are and always will be inseparable from our condition, aggravated or lessened from time to time by the circumstances of the hour, but always present in some degree.

Legislation at Albany.

ALBANY, February 1.—The Legislature is not getting forward with much legislation concerning the City of New York. Possibly this is due in part to the fact that the city authorities by various enabling acts of late years have obtained the power already to make such local improvements as they desire to have made. The Elm Street Improvement Law, it will be remembered, was passed last year, and also the law enlarging greatly the powers of the Dock Department. Then in the year previous the bills were passed authorizing the building of a new City Hall. The Croton Aqueduct system has also been looked after and perfected by recent legislation.

But there are signs, nevertheless, that this may not be a session barren of legislation relating to New York of great importance. The Senate has appointed a committee this week to investigate the Police Department which the correspondent of THE RECORD AND GUIDE will vouch for as composed of men of integrity, and with such a large factor of independence among them that no whitewashing report will pass muster with them if facts are dragged out which reflect injuriously upon the management of the Police Department. Moreover, the members of the committee have given the best evidence that they could give that they intend to make an investigation in good faith by offering to appoint any man as their counsel the Chamber of Commerce may name. It is to be hoped that Joseph H. Choate, who has been named, will accept the appointment. Moreover, the committee will summon any witnesses that may be named by those who have been declaring that the Police Department is corruptly managed.

Pending the report of this Special Investigating Committee the leading Republicans in the Legislature have put upon the shelf their bill abolishing the present Board of Police and creating a Board of Police of two Republicans and two Democrats. But, nevertheless, legislation of an interesting character regarding the Board of Police continues to be introduced. Assemblyman Sheffield this week presented a bill making Superintendent Byrnes the chief executive officer of the police force, with power to change the assignments of the inspectors, captains, sergeants and roundsmen. Mr. Sheffield thus emancipates Superintendent Byrnes from his present thralldom to the Board of Police. Instead of being large'y a figure-head he becomes the actual ruler of the police force, and the Board of Police Commissioners are relegated to the duty of presiding at police trials and making appointments to the force.

Mr. Sheffield also introduced a bill which puts its finger upon the radical point of weakness in the charter of the City of New York—the provision that the heads of departments shall serve for six years,

while Mayors only have a term of two years. When a reform Mayor like Abram S. Hewitt is elected, therefore, he finds himself saddled with city departments under the government of men appointed by his predecessors in office. He may appoint one commissioner to each department during his term, but what can one reform commissioner do against three other commissioners previously appointed upon the party spoils plan? Mr. Sheffield would make the term of every commissioner in charge of a department of the same length as the Mayor's own. The Hewitts when elected, therefore, could stamp their individuality upon every branch of the city government. Mr. Sheffield, therefore, has introduced a bill with the following provision:

"At any time within sixty days after the commencement of his term of office, the Mayor of the City of New York, hereafter elected, may remove from office any head of department and appoint his successor. Such successor shall hold office, unless removed in accordance herewith, until the expiration of the term of office of the Mayor who appoints him, and until his successor is appointed and qualifies. Nothing herein contained shall be construed as affecting the power of the Mayor to remove any head of department for cause."

Charles B. Stover, secretary of an organization known as the Chadwick Civic Club, came here this week with a rapid transit bill which he asserts has the approval of the labor unions of New York; that it was adopted at a "trade union conference," held at Clarendon Hall, New York, on February 3, 1893. The bill has been introduced by Senator Robertson and Assemblyman Butts. It abolishes the present Board of Rapid Transit Commissioners and substitutes a new Board of three members, to be appointed by Mayor Gilroy. The question of whether or not the city should build the road is to be submitted to a vote of the people at the coming Fall election. If the people decide that the city should not build the road then its franchise is to be sold at public auction to the highest bidder. The bill authorizes the new Rapid Transit Board to authorize a third track upon the 2d avenue line, north of 1st avenue, on the 3d avenue line, north of 9th street, and on the 9th avenue line, north of Rector street.

Assemblyman Robertson has introduced a bill giving the Fire Commissioners power, by a unanimous vote, to retire firemen upon a pension.

Senator Coggeshall, who lives at Utica, to every one's astonishment, has introduced a bill raising the salaries of all patrolmen of the police in New York to \$1,500 after January 1, 1895. Mr. Coggeshall, of Utica, seems to be pretty free with the money of the taxpayers of New York.

Assemblyman Reilly has introduced the bill providing for a continuous ride for 5 cents upon any elevated and suburban elevated railway connected with it.

Senator Cantor's bill, incorporating the New York Zoological and Botanical Gardens, has been introduced in the Assembly by Mr. Sheffield.

Assemblyman Mittnacht has introduced a bill increasing the number of Deputy Sheriffs from twelve to eighteen, with a similar increase of assistants. This would increase the salary list of the Sheriff \$21,000.

Senator Ahearn has introduced a bill giving the Fire Department power to take land for sites for buildings for that department by condemnation proceedings.

Assemblyman Sulzer has presented a bill providing that the drivers of the carts of the Street Cleaning Department shall receive \$720 instead of \$600 as at present.

A bill fixing the price of gas in New York and Brooklyn at \$1 a thousand feet was introduced by Mr. Burtis.

Lancaster vs. The Amsterdam Improvement Company.

The first impressions of the decision in this important case obtained from the Albany dispatches were that it held the charter of the corporation forfeitable by the State. This seems to have been incorrect. The important points in the decision are given herewith.

The opinion, written by Justice Gray, was concurred in by all the Judges present. The conclusion of the court is stated in the following language:

"It seems to me to be very clear, upon examination of our laws and by reference to such judicial opinions, that there never was a time in the history of the State when a foreign corporation was prevented from entering the boundaries to transact any lawful business which a non-resident natural person might have transacted here. What public policy is evaded, and what public interests are prejudiced, by extending to the foreign corporation, for the transaction of its business, the privileges and protection of the laws of our own State, even when that business involves the acquisition of and dealing in real property? If we were to consider the question simply in the light of a sound or a good policy, there are abundant reasons for holding that it is to the public advantage that our borders should be as much open for all lawful purposes to foreign corporations as to natural persons. Their advent and lawful operation cannot but tend to some advancement of our commercial interests and must advantage the commonwealth. It is the policy of the State to encourage the employment of capital here by liberal laws; upon what reasonable ground shall we recognize the natural person who comes here and refuse recognition to the foreign corporation? And how is the matter affected if the capital is employed in dealing in the acquisition and barter of lands, and not in commerce, manufacturing or such like ways? What legal difference is there, which the State can recognize, if all the corporations happen to be residents of this State? The corporation is, nevertheless, a legal entity, endowed by this State with capacities and powers, and seeks our State as the field of its activity in the conduct of its business enterprise. Incorporations are, as a rule, advantageous to private and to public interests. As the business capacities of the general mass of mankind

are constantly improving, associations of individuals, voluntarily combining their contributions, are able to perform works of various characters which no one person is able to accomplish. I believe that to be a well recognized principle in political economy. But we are not to consider the question as one simply of sound or of good policy, but whether there is any known public policy which is affected. What reason is there that the Courts shall condemn the business proposed to be carried on by the defendant? What vice inheres in it? The case does not fall within those which the Courts have decided to be against public policy. The business is not immoral in itself. That it is not prohibited by legislation I think I have been able to show.

"In the opinion below it is suggested that if the defendant may legally acquire and convey land in this State at pleasure there is no limitation upon the amount which a foreign corporation may hold, except in its ability to purchase and pay. As applied to the case of this corporation, it might be a sufficient answer to say that the chartered purpose of dealing in the purchase and sale of real property rather negatives the idea of an intended accumulation of real estate holdings to any extraordinary extent. But a better answer would be that it is always within the power of the Legislature to interfere and to regulate if, by the magnitude of the business, the public interests are affected and seem unduly threatened. Decisions of this Court might be referred to to show how far the legislative power has been deemed to extend in the direction of controlling a private business, on the ground that its magnitude affected the public and justified such interference.

"Without prolonging the discussion, I think the General Term erred in their conclusions and that the judgment should be reversed, and that judgment should be ordered for the defendant upon the submission, with costs."

A Suggestive Decision.

AS TO ADVERTISING IN FORECLOSURE PROCEEDINGS.

Persons interested in real estate matters have lately given much attention to the inadequate manner in which properties sold by order of Court have been insufficiently advertised, and our leading real estate journals and daily press have given much consideration in their columns to the matter. An interesting motion in this connection has just been decided by Judge Lawrence.

The East River Savings Institution brought an action to foreclose a mortgage on premises in West 79th street, Charles L. Bucki being the owner of the equity of redemption thereof. Hattie E. Bucki, his wife, was made a defendant in the action, in order to release the property from her inchoate right of dower. Proceedings to obtain a limited divorce by Mrs. Bucki are now pending, and she claims that her husband defaulted in the payment of interest on the mortgage above referred to for the sole purpose of forcing a foreclosure thereof, and having the property purchased at a judicial sale thereof, in his interests, for a low price, freed from her claim of dower.

As soon as the foreclosure action was commenced Mr. Bucki closed the house, boarded up the front door and parlor windows, thereby making it impossible to persons desiring to purchase the same to view the interior.

Mrs. Bucki, through her counsel, Messrs. Julius J. and A. Lyons, asked the Court to have inserted in the judgment a clause authorizing the referee to properly advertise the property, in addition to the manner required by law, and to print and paste posters of the sale, and also that a person be put in charge of the premises with a view to showing the same to persons desiring to inspect the interior thereof, the expense of this advertising to be paid out of the proceeds of the sale.

This motion was opposed by Mr. Bucki, through his counsel, Messrs. Wallam & Beach, and the following decision was rendered by Judge Lawrence upon said motion:

"Under the circumstances disclosed by the papers read on this motion I think that the Court should take some steps to see that the property is not sacrificed in the foreclosure sale. Provision may be made in the judgment for advertising the property and for showing it to intending purchasers."

This is certainly a great advance in the interest of mortgagors, in enabling them to obtain the real value of their equity in the mortgaged premises sold under decree of foreclosure. The decision is suggestive at least that defendants in foreclosure proceedings may upon proper showing to the courts obtain such publicity of the sale of their property as shall secure to them the full benefit of a free and public competition at the sale.

The Tiffany Chapel.

The Tiffany Glass and Decorating Company have erected a building adjoining their studios at 333 4th avenue, New York, for the exhibition of their chapel which attracted such wide attention at the late World's Fair, Jackson Park, Chicago, Ill. It is their purpose to open it with a private view on or about February 8th. Cards will be mailed from their regular list, and will be sent on application to those who are interested in Christian Art in its latest developments.

The Architectural League.

The Architectural League, of New York, will hold its regular meeting at No. 215 West 57th street, on Wednesday evening next. Prof. C. Francis Osborne, of Cornell University, will read a paper on "The Architect and His Work." Drawings in competition for the Avery prize, subject, "A Pulpit in an Episcopal Church," will be on exhibition, and the award made by the vote of the members present. There will be a special exhibition of full-size measured drawings of European work, made by Albert Randolph Ross. The collection was

gotten together by the Society of Beaux Arts Architects, and an invitation has been extended to the society to dine with the league. Dinner will be served at 6.30

An Alleged Brick Trust.

The brick trade has been interested and not a little amused by reports that have been circulated chiefly outside of the trade, of a new combination that is to take in all the brickmaking interests of the Hudson River Valley, New Jersey and Long Island. Inquiries in the trade itself resulted in discovering that a person named Campbell, said to hail from the vicinity of Mattewan, has formulated a scheme for buying up these brick interests with the stock of a company he is to form and so control the whole brick output. The company to do its own towing and sell directly to the consumer at its own prices. While, of course, he has found brickmakers to listen to his proposal he does not yet appear to have induced any to accept his terms. His canvass so far, apparently, has been confined to the Hudson River Valley and has not yet reached the New Jersey or Long Island men. No doubt if the promoter or promoters of this scheme could guarantee a fair cash price for the plants and interests he or they want to absorb a trade can be promptly effected, but in the absence of such a guarantee, the labor expended on the scheme will be entirely profitless. One well-known member of the trade, in speaking of it, said: "The objection that people who are engaged in the brick manufacturing business would have to this plan is that they would be left out in the cold after their leaseholds expire. Their leases generally run for five years and the lessees expect to have the benefit that may accrue from a renewal at the end of their term. As it is proposed to take over these leases, when they expire the company would stand ready to renew them. The promoter of the scheme, I understand, promises 8 per cent on preferred stock and 17 per cent on common, but I have not learned that he has as yet provided any plan for redeeming these stocks or of making them of permanent value. He does not propose to pay cash, and without cash or cash equivalent he cannot have my plant nor I think other plants that I know of. As an illustration of the nature of this plan I may say that it estimates a saving of a million dollars a year from towing alone, which would be a very remarkable result seeing that the total expense of towing in this trade is now about \$180,000 a year." Brick manufacturers of all the districts mentioned were unanimous in their opinion that any combination of the nature of the one proposed to control the trade and put up prices would inevitably result in failure, for the reason that the capital required to start business being comparatively small and the clay deposits very extensive whenever profits made the business attractive competition would immediately arise and break prices. Even putting that aside, as it would require to get about a hundred and fifty manufacturers in line, a thing impossible to do, the plan is quite impracticable.

The Boston Convention.

EIGHTH ANNUAL CONVENTION OF THE NATIONAL ASSOCIATION OF BUILDERS BOOKED FOR FEB. 13 TO 16—THE PROGRAMME.

On Tuesday, Wednesday and Friday, February 13th, 14th and 16th, the eighth annual convention of the National Association of Builders will be held at Boston. The programme of exercises now issued shows that the intervening day, Thursday, will be given over to committee work, and to visiting points of interest in Boston and vicinity. Doubtless "the Battle of Bunker Hill" will be fought over again on that day—in imagination.

The entire itinerary, including a diversified schedule of entertainment, has been arranged and will be directed by the Master Builders' Association, which is one of the strongest bodies represented in the National Association. The general headquarters for Monday and Monday evening before the convention, will be at the Master Builders' Association, No. 166 Devonshire street, and after that in parlors retained for the purpose at the Parker House. The Convention will be held in the Mechanics' Building, in Huntington avenue, and, to save time, luncheon will be served to the delegates daily, in the rooms immediately below the Convention Hall.

The opening exercises, on Monday, include an address of welcome by Mayor Matthews, and the annual address of the President of the Association, Mr. Ira G. Hersey, committee appointments and reports, and annual reports of officers and standing committees. At the afternoon session, on Wednesday, Mr. Carroll D. Wright, United States Commissioner of Labor and Statistics, will deliver an address on "The Relations of Employer and Workman," and to be followed by a general discussion of the subject, with a view to action upon a form of permanent arbitration. On Friday morning there will be a "Discussion of the Uniform Contract, with a purpose of securing suggestions as to possible improvement of the form, it being understood that the only action which can be taken by the Association is to recommend our delegates to the Joint Committee on Uniform Contract, to urge the adoption of changes, which, after discussion, may be approved by the Convention."

If, as will probably be the case, the traditions of the Association are observed, the report of the committee appointed to name the time and place of the next convention, and the officers for the ensuing year, will designate Baltimore as the next place of meeting, and one of the delegates from that city, for the next President.

The Master Builders' Association of Boston will provide distinguishing badges for all the cities represented in the Convention, and therefore no badges need be provided by any of the affiliated bodies for their delegates or visitors.

On the subject of entertainments during the convention, the programme speaks as follows:

"It is the purpose of the Master Builders' Association of Boston to arrange such entertainment as it has to offer to delegates and visitors, in a manner that will avoid the introduction of large events which would require the simultaneous presence of all those attending the convention. This method will permit each delegate or visitor to accept the hospitalities offered, in an individual way, and to suit his tastes and convenience. Committees have been assigned so as to provide each delegation with special hosts whose only concern will be the entertainment of their particular guests in the way most attractive to them. Souvenir books will be given each delegate and visitor, in which will be found detail of entertainment plan. No banquet will be given, but a reception and smoker will be tendered the delegates and visitors on the evening of the day upon which the convention closes.

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (pages 195.)

A Triumph for the Building, Savings and Loan Associations.

A DECISION BY THE COURT OF APPEALS OF FAR-REACHING IMPORTANCE—IT PROVIDES A BASIS FOR A NEW AND DESIRABLE FORM OF NEGOTIABLE SECURITIES.

The Building, Savings and Loan Associations of this State are rejoicing over a victory won in the Court of Appeals over Superintendent Preston, of the Banking Department. Something over a year ago Mr. Preston, who has supervision over the associations, ruled that they were not authorized by law to issue paid up or income stock. Some of the associations had begun to do this without consulting him, and after his ruling they paid off and canceled such stock, fearing that a conflict with him in the courts would result in the annulment of their charters. For the same reason no regularly organized association felt like proceeding against him in the test of the question. They felt also that back of the Superintendent, and prompting him to the stand he had taken, was the allied banking interests of the State. Thereupon an association, called the Peter Cooper Savings and Loan Association, was organized for the express purpose of contesting the matter with the Superintendent.

Mr. Preston refused a charter to the association because in its articles of incorporation was a clause authorizing it to issue paid up or income shares. The association applied to the Supreme Court Special Term for a mandamus requiring Superintendent Preston to file the certificate of incorporation. This was refused and the General Term, on appeal, sustained the Special Term. Now the Court of Appeals has reversed these decisions on the essential point, and the Special Term will be required to issue the mandamus.

The decision is of far-reaching importance. If, as the result of it, the Building, Savings and Loan associations are empowered under the law to issue paid up shares, as seems probable, their power as financial institutions will be vastly increased. Hitherto they have not been in great favor with the general class of investors, because they afforded no periodical income for lump sum investments. Only by the hazardous and discouraged practice of so-called "withdrawals" could an investor obtain a cash income from his investment and this was involved with much trouble and delay. To realize the full value of his shares one was required to keep on paying weekly installments for ten or eleven years, and leave the dividends to accumulate with the principal. Any association in good standing has been able to obtain money from the banks, on its notes, as occasion required, but only in temporary loans for special contingencies.

The average earnings of the co-operative associations in this State have been 7½ or 8 per cent for many years, and they have been desirous of issuing income shares paying 5 per cent interest in semi-annual installments. The proceeds of these shares they designed to invest in the same manner as their receipts from periodical subscriptions. Under competent and honest management there could be no doubt about the security of such investments. From the moment of their placing they would increase in value every week by the payments of principal of the mortgagor, which are reinvested as fast as they accumulate, for the general benefit of the members. As real estate is the basis of all security, in the last analysis the value of such security would survive until all other forms of security had been destroyed. The issue of paid-up shares by Building, Savings and Loan associations offers a new and desirable form of negotiable securities, of fixed value, with fixed income, as readily transferable as railroad or other stocks and bonds, with the very best sort of property for its security.

How the associations proceed to avail themselves of this new and vast augmentation of power will be watched with great interest. Much more confidence would be felt in them if they were not so largely composed of people who are entirely devoid of business training, especially of the kind which fits them to deal with real estate investments. With the new powers, new and larger responsibilities are imposed upon the boards of direction of the association, and, it must also be said, upon the Superintendent of banking. There is an aspect, however, in which it would seem as if the difficulties and apprehensions would be naturally overcome. It is, that with the new class of shares will appear a new class of investors, generally of the experienced and successful business class, who will naturally secure their full share of representation in the boards, and will be in position to keep things secure and straight, or to sound a timely alarm when they tend in the wrong direction. It would seem in general as if the Building, Savings and Loan Association, as a financial institution, had been raised to a greater dignity and to a vastly wider field of usefulness by this decision in "The People ex rel Charles S. Fairchild, appellant, against Charles S. Preston, Superintendent of the Banking Department." It is not to be wondered at that the Savings Banks view the decision with alarm.

The College Place Improvement.

Notice to Property-Owners.

Although there are several hundred objectors among interested property-owners to the new report of the Commissioners of Estimate and Assessment in the College Place Improvement matter, they are merely formal objections and the report is generally accepted as perhaps the best obtainable solution of the problem and there is a general disposition to let it go through. We give herewith a list showing the new in comparison with the old awards. Where the awards are less the assessment has been reduced in proportionate amount. It is believed this readjustment will meet the objections Judge Lawrence made to the original report:

Table with 4 columns: Owner, Property, New Award, Old Award. Lists various property owners and their corresponding new and old award amounts.

Comptroller Fitch gives notice that the assessments for opening and acquiring the following streets and avenues have been completed and are due and payable at the office of the Collector of Assessments and Clerk of Arrears, Room 31, Stewart Building. Payments made on or before March 5th in the cases of Beach av, Welch st and Pelham av, and on or before March 2d in the others, will be exempt from taxation, and those made thereafter will be charged interest at the rate of 7 per cent per annum:

BEACH AV, from Southern Boulevard to Kelly st; confirmed December 27, 1893. Assessment on east half Blocks 670, 683, 684, 771, 781 and 2654, west half Blocks 669, 685, 686, 770, 782 and 2665.

WELCH ST, from the New York & Harlem Railroad to Webster av; confirmed December 28, 1893. Assessment on Blocks 1013, 1018 to 1022, 1046 and 1048.

PELHAM AV, westerly to Webster av; confirmed December 28, 1893. Assessment on Blocks 972, 1007, 1008, 1011 to 1015, 1021 to 1023 and 1390.

150TH ST, bet Bradhurst av and bulkhead line, Harlem River; confirmed December 20, 1893. Assessment on north half Blocks 736, 850 and 961; south half Blocks 737, 851 and 962.

168TH ST, bet 10th av and Kingsbridge road; confirmed December 19, 1893. Assessment on Farm 55.

The estimate and assessments for the opening of Home street, from Boston road to Intervale avenue, having been completed, objections may be presented until March 13th next. Application to the Supreme Court for the confirmation of the report of the Commissioners will be made on March 28th.

Application will be made on March 21st next to the Supreme Court for confirmation of the estimate and assessments for the opening of 138th street, between Amsterdam avenue and Convent avenue.

Estimates for flagging, curbing, crosswalks, etc., in the following thoroughfares have been completed and are ready for examination:

- 169th st, bet the New York & Harlem Railroad and Webster av.
139th st, from Willis to St. Ann's av.
Jennings st, from Union to Stebbins av.
117th st, from 3d to Franklin av.
155th st, from 3d to Elton av.

Objections may be made to the above assessments to the Board of Assessors, at No. 27 Chambers st. The lists will be transmitted to the Board of Revision and Correction of Assessments for confirmation on the 24th day of February, 1894.

In the following cases the lists will be transmitted for confirmation on March 2d:

- 143d st, from 3d av to 144th st.
149th st, from the New York Central & Hudson River Railroad to Mott av.
138th st, from Railroad av East to the Madison Av Bridge.
138th st, from the Southern Boulevard to a point 330 feet east of Locust av.
142d st, bet Lenox and 7th avs (sewer).
143d st, bet Lenox and 7th avs (sewer).

In the following cases the lists will be transmitted for confirmation on March 4th next.

- Vacant lots on block bounded by 141st and 142d sts, 7th and 8th avs.
Vacant lots on s s of 89th st, commencing abt 225 ft west of 2d av and extending westerly 100 ft.
Vacant lots Nos 224-230 West 78th st.
Vacant lots on s e cor of 5th av and 112th st.
Vacant lots on s w cor of 5th av and 138d st.
Vacant lots on the n w cor of 131st st and 5th av.
Vacant lots on n s of 131st st, from Park to Madison av.
Vacant lots on n e cor of 110th st and 5th av, and s e cor of 111th st and 5th av.
Vacant lots on n s of 101st st and s s of 102d st, bet Lexington and Park avs.
Vacant lots on the n w cor of 132d st and 5th av.
78th st, from Riverside Drive to West End av.
S e cor of 6th av and 40th st, extending a distance abt 75 ft on the av and abt 100 ft on the st.
N e cor of Bowery and 5th st, extending a distance of abt 25 ft on the Bowery and abt 100 ft on the st.
N s of 59th st, from Amsterdam to 11th av.
S s of 95th st, from 1st to 2d av.
E s of 7th av, from 19th to 20th st.
W s Lexington av, from 118th to 119th st, and from 120th to 121st st.
Vacant lots on the n s of 143d st, from 100 to 150 ft w of 8th av.
Vacant lots on block bounded by 91st and 92d sts, Boulevard and Amsterdam avs.
6th av at the northerly side of 54th st.

MUNICIPAL NOTES.

Bids will be received by the Department of Works until noon of the 13th inst for the following materials and works: 1. Flagging, 8 ft wide, and reflagging the sidewalks on Manhattan st, from Columbus av to Boulevard. 2. Flagging, 8-ft wide, and reflagging, curbing and recurbng the sidewalks on the w s of West End av, from 69th to 71st st, and on the e s of West End av, from 69th to 70th st, and on the n s of 70th st, from West End av to wall, and on the s s of 70th st.

commencing at West End av and extdgd abt 175 ft. 3. Flagging, full width, and reflagging, curbing and recurbing the sidewalks on 69th st, from West End av to 12th av. 4. Flagging and reflagging the sidewalks on 103d and 104th sts, from Boulevard to Riverside Drive, and on w s of Boulevard, from 103d to 104th st. 5. Regulating and grading 105th st, from Boulevard to Riverside av, and setting curb-stones and flagging sidewalks therein. 6. Regulating, grading and paving 131st st, from 12th av to bulkhead line of Hudson river, and setting curb-stones and flagging sidewalks therein. 7. Regulating and grading 132d st, from 12th av to Hudson River, and setting curb-stones and flagging sidewalks therein. 8. Regulating and grading 136th st, from Amsterdam av to Convent av, and setting curb-stones and flagging sidewalks therein. 9. Regulating and grading 147th st, from 500 feet w of Boulevard to Hudson River Railroad tracks, and setting curb-stones and flagging sidewalks therein.

* * * *

The Commissioners of Street Improvements for the 23d and 24th Wards will sell at auction, on the 13th inst., buildings and parts of buildings, fences, etc., now standing within the lines of: Robbins av, bet Kelly st and St. Mary's Park; Beach av, bet Southern Boulevard and Kelly st; East 170th st, bet Prospect av and Bristow st; East 178th st, bet Lafontaine and Webster avs; Welch st, bet New York & Harlem Railroad and Webster av; Pelham av extension, westerly to Webster av; and Fort Independence st, bet Boston av and Broadway.

* * * *

The Dock Board will receive proposals for furnishing and putting in place small cobble and rip-rap stones and for furnishing and delivering sand and broken stone until 11 A. M. of Thursday next.

* * * *

The Department of Public Works calls for bids for the following works:

1. For altering and improving the sewer in Ferry st, bet Cliff and Gold sts, and in Jacob st, bet Ferry and Frankfort sts. 2. Extension of sewer outlet at foot of Broad st, under Pier 5, East River. 3. Altering and improving sewers in 1st av, bet 77th and 79th sts; in 78th st, bet 1st and 3d avs, and to curves in 1st av, at 77th st, and 78th st at 2d av. 4. Sewer in 74th st, bet Riverside and West End avs. 5. Sewer in 100th st, bet Boulevard and Amsterdam avs. 6. Sewer in 124th st, bet Amsterdam av and Boulevard. 7. Sewer in 131st st, bet Amsterdam and Convent avs. 8. Sewer in 146th st, bet 7th and 8th avs, with alteration and improvement to curve in 8th av, east side, at 146th st. 9. Sewer in Lexington av, bet 130th and 131st sts, and in 131st st, bet Lexington and Park avs. 10. Outlet sewer at 130th st, North River, with alteration and improvement to sewers in Manhattan st, north side, and 130th st, at 12th av. 11. Furnishing and delivering bricks, cement, sand, timber, sewer spur pipe, sewer pipe and curb. 12. Furnishing and delivering manhole heads and covers, extra manhole covers, basin covers, step irons for manholes, basin hoods and basin grate bars. Bids must be delivered at 31 Chambers street on or before Wednesday next at noon.

North Side Happenings.

The Commissioner of Street Improvements will on Thursday, February 8th, give a hearing at his office, No. 2622 3d avenue, in reference to the revision of maps and sewerage plans in the 23d and 24th Wards, showing the location, width, course, windings, classification and grades of certain streets and avenues.

* * * *

The first installment of iron work for the draw of the temporary 3d avenue bridge over the Harlem, arrived last week, and will be placed in position as fast as delivered. The draw is being built at Phoenixville, Pa., and is brought here in sections. The contractors say that the bridge will be open for traffic in about four weeks. As soon as it is finished the work of removing the old bridge will begin to make room for the permanent structure. The improvement will cost \$2,000,000.

Opinions of Others.

Mr. Jefferson M. Levy, an operator of wide experience, who has been a close observer of events in the real estate field for many years, and who is about as familiar with the larger transactions in the office-building section of the city as any one, is a firm believer in this class of property, and unhesitatingly predicts for it higher prices and a livelier market within the near future. Mr. Levy said to a reporter for THE RECORD AND GUIDE: "I look for higher prices in the near future. The close observer of the real estate market must have noted that all through the recent panic and ever since, property in this section has been more active than ever, and has sold at increased prices over the quotations of just before the panic. The big financial institutions have been acquiring permanent locations, and have improved and are improving their purchases in a manner which imparts greater value to it than it ever before had, and that is vastly improving the whole character of the neighborhood. There is none of this kind of property in the market, and it is only by bidding up to the owner's figures that any of it can be obtained. The way in which real estate has held up during the panic has excited the admiration of people who look for safety in their investments. There was nothing like it. Large numbers of the people who met disaster in Wall street last year will go and put their money in real estate. It isn't fluctuating like a thermometer all the time, but is steady and safe, and has the excellent merit of increasing in value right along.

"Instances of this sort are familiar to everybody. A man of my acquaintance asked me last spring what I thought of the business and financial outlook. He had some stocks that had fallen in value

I advised him to sell them right off and put his money into real estate. Strangely enough he did it, and has been my most grateful friend ever since. In common with nearly all other securities the stocks suffered a persistent decline and have never recovered since. The property he bought, on the other hand, paid him a monthly income, and although he felt a little anxiety over it during the worst of the panic, he is very cheerful about the transaction now. I mention this as showing what might have been a common experience. Real estate in this city, as THE RECORD AND GUIDE has many times remarked, is the best sort of property a man can own, whether the times are good or bad. No, this state of things is not confined to down-town property. Take 4th avenue, for instance, between 18th and 23d streets. See what has taken place there within the last two years. It took courage on the part of John S. Kennedy to put so much money into such a location, and the croakers, who know everything, predicted that it would be a failure. So they did of the Metropolitan Life Building on Madison square. But they have been brilliant successes, both of them, and see what they have done for their respective neighborhoods! A new character has been given to them, and the prices have advanced in every direction around them. I take from your own files a list of the most recent transactions. Here it is: Nos. 783 and 785 6th avenue, \$110,000; 31 West 17th street, \$38,000; Lispenard street, \$125,000; 46 to 56 Wooster street, \$95,000; 218 Pearl street, \$46,000; Holland Trust Company Building, \$225,000; 475 Broadway and Mercer street, \$150,000; 15 Dey street, \$100,000; 106th street and Manhattan avenue, \$47,000; Jex estate, \$150,000; 46 East 72d street, \$65,000—making a total of \$1,151,000.

"That makes a fairly good showing, in my opinion, and it does not include several transactions that are equally large. And all of these sales have been made at advanced prices. I feel very sure that we are on the eve of an active market with better prices all along the line."

Questions and Answers.

To the Editor of THE RECORD AND GUIDE:

Will you kindly answer the following question in this week's RECORD AND GUIDE: "In case a landlord rents a house for one year or more, said house including range, globes on gas fixtures, range covers, etc., being in good order, who pays for breakage of same and to what extent?"

A SUBSCRIBER.

Answer.—As to the real estate the rule is positive that unless a landlord binds himself by an express covenant he is under no obligation to make any repairs about the premises however necessary. Lots of tenants don't think so, but that is the law and always has been. The law imposes an obligation on every lessee to treat the premises in a tenant-like manner, that they may revert to the lessor un deteriorated by the willful or negligent conduct of the lessee; he is bound to repair and support the buildings; to keep the house wind and water tight; put in broken windows and doors, no matter whether the lease says so or not. We think that these rules extend to the personal property appertenant to the house, such as range, globes, range covers, etc., and the tenant can be made to pay for all breakage, unless the lease expressly says that the landlord shall do so.—LAW EDITOR.

TENANTS IN COMMON.

To the Editor of THE RECORD AND GUIDE:

You will greatly favor a subscriber by answering the following question: A dies, leaving one-half interest in house to his sister, leaving daughter having no means of paying lawyers. Please let a subscriber know what to do?

Answer.—The will should be proved in the Surrogate's Court. Then the sister and daughter of the decedent are tenants in common of the property. They may share the rents equally, or may sell the house and divide the proceeds.—LAW EDITOR.

NEW YORK, Jan. 22, 1894.

To the Editor of THE RECORD AND GUIDE:

By answering the following question you will greatly oblige one of your subscribers. I received an order to sell a piece of property from the owner about six months ago, and have since then submitted same to various parties several times. To the last party to whom it was submitted they, after a few days, came to me saying that they would take the house at the price given to them. I go to the owner and tell him that I have sold his house. He informs me that since giving me the order to sell six months ago he has sold same, although he never notified me to that effect. Can I claim a commission from him, and can I be held responsible in any way to the party to whom I submitted the house, having done so in good faith. H. M.

Answer.—The Wisconsin Courts lately decided in a case, where the owner of property had authorized an agent to sell it for \$5,500 net, that he was not bound by the agent's sale of it for a gross sum of \$5,500 made nine months after receiving his authority without consulting the owner, during which time the lot had increased in value and the owner had paid the taxes. Six months is a good while to rest upon a given price, and upon given circumstances and surroundings, where so many things can and do happen as in this great city. Why did you not go to the owner again after so great a lapse of time, and after such business troubles as we have had? We fear that you would fail in recovering a commission, if you should sue. As to liability to the party to whom you submitted it, what has he lost in money? He has not been damaged by you. You did not sign a contract to sell the house to him; you told him a price and a few days later he said he'd take it at that price. It needs a written contract to bind a sale of real estate.—LAW EDITOR.

REAL ESTATE MARKET.

There is little or no change to note in the course of the real estate market during the last week. Some large transactions have been brought to a conclusion similar in their character to those that have curiously distinguished the market all through the eight months of universal business depression. Even in the darkest days of the financial panic last summer and fall it seemed as if there was an unlimited quantity of money available for the purchase of first-class investment property, of the kind that would answer for office-building purposes. And ever since then, while other forms of realty have been of sluggish movement, this class of property has been in active demand, and has sold in many instances for better prices than was asked for it a year ago, before the panic was even thought of. Facts of this kind, coming as they do in a time when people had rather let their money lie idle in safe deposit vaults than risk it in any other kind of investment, of course, speaks highly for New York City real estate as a medium of investment. But if any one were to argue from this fact that real estate in all parts of the city had increased in market value, or had even held its own during the depression he would be a discredited prophet. It is enough to say of real estate in general that it has held up better than ever before through a financial panic, better in fact than any class of investment property, and now that the storm is well-nigh over it stands before the people as the best medium of investment that can be found. People who have owned real estate during the long period of financial disturbance have borne frequent testimony to our observation, that it is the best sort of property to own in bad times as well as good times. There are evidences, too, that people who have hitherto preferred other forms of investments are turning their attention to New York City real estate. This is the testimony of all the brokers without exception. But when all this has been said the fact remains that the market is still under the depressing influence of the panic. Many brokers say that if owners were not quite so stiff in their demands there would be more business, while others argue that the owners cannot be expected to come down in their prices so long as the property they own is a better investment than they could find elsewhere, and that if they were to yield to the bear influence the buyers would disappear. As to the future, a better inquiry is reported in nearly every direction, and it will be strange if the usual time for a revival in business, about the middle of this month or the first of next, does not see a satisfactory amount of business done.

CONVEYANCES.

	1893.	1894.
	Jan. 27 to Feb. 1, inc.	Jan. 26 to Feb. 1, inc.
Number.....	279	295
Amount involved.....	\$5,900,780	\$4,213,997
Number nominal.....	92	136
Number 23d and 24th Wards.....	27	75
Amount involved.....	\$142,750	\$718,675
Number nominal.....	7	30

MORTGAGES.

	1893.	1894.
Number.....	270	320
Amount involved.....	\$3,863,058	\$3,406,218
Number at 5 per cent.....	130	112
Amount involved.....	\$2,248,330	\$1,832,288
Number at less than 5 per cent.....	29	17
Amount involved.....	\$834,250	\$260,440
Number to Banks, Trust and Ins. Cos..	31	45
Amount involved.....	\$1,058,500	\$1,199,250

PROJECTED BUILDINGS.

	1893.	1894.
	Jan. 28 to Feb. 3, inc.	Jan. 27 to Feb. 2, inc.
Number of buildings.....	36	32
Estimated cost.....	\$1,902,575	\$779,150

THE COLUMBUS AVENUE CABLE.

The bad weather of the past week has, on Columbus avenue at least, been abused for more than the personal discomfort it caused; its influence in delaying work on the new cable road on the avenue has, in fact, been its worst offence. Owing to this cause the opening has not been extended beyond 88th street, where it had reached a week ago, and the line of operations has not presented such a scene of rushing activity as it did for some weeks previously. Wherever work could be done it has been prosecuted, and in the spots where rock offered an obstacle to progress the drills have been kept busy. In these days of dull business it has a cheering and sustaining effect on the minds of real estate brokers on this avenue to look out of window and watch the creation of something that is sure to bring business some time.

WHERE THE MONEY WAS.

An incident was related to a RECORD AND GUIDE reporter a day or two ago which is full of significance, as indicating where a great deal of the money was that had been withdrawn from the banks during the panic and where there probably exists, even at this time, an accumulation of so large, yet uncertain a quantity, as seriously to question the value of all statistics and estimates of the money reserves and balances in hand. A real estate transaction of several weeks ago was awaiting the payment of \$50,000, preliminary to the formal transfer. All things were ready, when the seller, turning to the buyer, said: "Well, where's your money?" The buyer replied, "Wait a few minutes till I go and get it." He was gone about ten minutes, and on his return planked down \$50,000 in bills. "Where is the devil did you get all that money in these times?" was the question of the amazed seller. "Oh, I got that out of a Safe Deposit

vault, and I've got \$150,000 more in the same place. Catch me locking my money up in any bank in times like these! No, sir."

Richard V. Harnett & Co. will sell, on Tuesday next, February 6th at the New York Real Estate Salesroom, No. 111 Broadway, by order of the Court of Common Pleas, in partition, the four-story brick store, 25x40, and two-story frame building in rear, lot 25x75, No. 98 South 5th avenue.

Smyth & Ryan will sell at auction, on Tuesday next, February 6th, at the New York Real Estate Salesroom, No. 111 Broadway, the large four-story, high stoop, basement and cellar brownstone dwelling, 20 x about 60, lot 20x102.2, No. 221 East 79th street. The house is of more substantial than ordinary construction and could readily be adapted to club, institutional, flat or business purposes.

On Thursday next, February 8th, Richard V. Harnett & Co. will sell at auction, at the Real Estate Exchange Auction Room, 59 to 65 Liberty street, the three-story English basement brownstone dwelling and lot, 15.4x50x92, No. 345 East 20th street; also the six-story brick building and lot, 50x100, on the southeast corner of Rivington and Attorney streets; and at the same time and place the handsome four-story and basement brick and brownstone trim dwelling and lot, 26.8x55x60, No. 971 Madison avenue, on the southeast corner of 76th street.

A VALUABLE BUILDING PLOT FOR SALE.

Attention is directed to the advertisement, on another page, by Mr. Charles Buek, of the plot, 100x100.11, on the corner of Manhattan avenue and 102d street, four full-sized city lots, which he offers for sale at \$45,000. Here seems to be an excellent opportunity for some enterprising builder.

REMOVAL.

Lalor & Beringer have removed to No. 699 Broadway and No 1 West 4th street. Their telephone call is 356, Spring.

BROOKLYN HOUSES AT AUCTION.

Jere. Johnson, Jr., will sell, on Tuesday next, February 6th, at the Brooklyn Real Estate Exchange, Nos. 189 and 191 Montague street, by order of the trustees, eight new three-story dwellings, situated on Garfield place, between 5th and 6th avenues. These houses are in a fine location and within about twenty-five minutes' travel, by the elevated and trolley electric railroads and the bridge, of New York City Hall.

Gossip of the Week.

SOUTH OF 59TH STREET.

One of the largest transactions that has distinguished the real estate market in recent years is said to have been consummated yesterday in the sale to a Chicago syndicate of the entire block on Broadway, west side, between Liberty, Cedar and Temple streets. The brokers quoted in the transaction are De Selding Brothers and William Cruikshank. The price paid for the property is reported to be \$2,700,000, and it is said that it is the intention of the purchasers to erect upon this location a fire-proof office building, twenty stories high, to cover the whole plot, and to cost something like \$2,000,000. Henry Ives Cobb is said to be the architect. Mr. Cobb had plans for a less lofty structure at first, but upon conferences in this city with some of the persons and institutions who are expected to take a share in the enterprise, it was shown that in order to be able to compete successfully with the other large buildings it would be necessary to have more floor space, and accordingly the plans were altered. Mr. Cobb has recently returned to Chicago with the plans. The block said to have been purchased has a frontage of 117 on Broadway, 159.7 on Liberty, 153 on Cedar and 115.6 feet on Temple street. The corner of Liberty street, fronting 29.5 on Broadway, 159.7 on Liberty and 84.2 on Temple street, was sold under Court orders in 1892, in partition, to the heirs of the Wolfe estate, at \$770,000. The corner of Cedar street, 40.3 on Broadway, 153 on Cedar and 33 on Temple street, was sold in 1887 to the Niagara Insurance Company and Horace Waldo for \$607,000, and the buildings improved at a considerable expense. The two other parcels on Broadway have not changed hands in very many years. The same Chicago syndicate are reported to be negotiating with D. B. Silliman and W. Wheeler Smith for the purchase of their property on the southeast corner of Broadway and Wall street, or the improvement of the same under some arrangement for mutual interest. Nothing definite has yet resulted from this latter negotiation, but a deposit has actually been made on the larger one.

Tim & Co., have sold for A. C. Hassey the three-story high stoop dwelling, No. 128 West 36th street, size 16.8x55x98.9, beginning 123.2 west of Broadway, to R. Cochran, for \$24,500, all cash.

W. Seelingsberg has sold for I. S. and M. S. Korn, the private dwellings, Nos. 55 Barrow and 21 Commerce street, with lot 25x78, extending through from street to street, to W. N. Tuckerman, on private terms.

Mandelbaum & Lewine have sold to B. Galewsky the five-story improved flat, No. 145 East 30th street, 27x90x98.9; and to Fay & Stacom for improvement the lot, No. 112 Broome street, 25x87.6.

Horace S. Ely & Co. were the brokers in the sale of the Hanover Trust Co. property, No. 33 Nassau street, to the Bank of Commerce

Wm. H. Ramsey has traded the seven-story brick warehouse on the northeast corner of Greenwich and 10th streets, 90x104x50.9x95.1, at about \$130,000, to W. E. Pruden, for other property.

No. 316 Washington street, a four-story brick building, 18.4x80.7, is reported sold by Anna Kling for \$40,000.

Ames & Co. have sold for Agnes E. Dobbs the four-story, high stoop, brownstone house, 16.8x55x98.9, No. 316 West 34th street, to Mrs. Allien at \$23,500.

Underhill & Francis have sold for Frank C. Hollins the four-story brownstone dwelling, 16.5x100.5, No. 12 West 45th street, for \$28,000.

Henry D. Winans & May have sold for Dr. Boldt to a Dr. Wilcox the four-story brownstone dwelling, No. 51 West 52d street, 17.6x100, for \$39,000.

Henry Brash has sold the building, No. 1418 Broadway, near 39th street, 25x102, known as the St. John, for \$175,000. The purchaser is the Shubert Piano Company, which will use these premises as storerooms.

We hear that David L. Einstein has sold the five-story brick, iron front, store and factory, No. 25 Maiden lane, 25x45.6x23.6x39, for about \$150,000. Mr. Einstein bought the property at auction in 1886 for \$71,000.

It is reported that the premises No. 187 Broadway and Nos. 5 and 7 Dey street have been sold for something like \$600,000. The Broadway piece is 19.6x100 feet, with a five-story iron front building. The Dey street plot is 52.9x91.2, covered by an old five-story stone front building. It was conjectured that the Mercantile National Bank, which owns No. 191 Broadway, corner of Dey street, was the buyer, and that No. 189 Broadway had also been secured. Inquiry at the Bank led to a positive denial of the purchase, and representatives of the owner of No. 189 also denied that that parcel had been sold. It may be that the buyers are the Metropolitan Telephone and Telegraph Co. who lately purchased Nos. 13 and 15 Dey street, in the rear of their large building on Cortlandt street.

John G. Norris, it is reported, has purchased the three-story brick dwelling, No. 262 West 24th street, for \$12,000; broker, Walter C. Woolley.

NORTH OF 59TH STREET.

L. J. Phillips & Co. sold for Mrs. Sophia Rothschild to W. E. Cushman, the northwest corner of Columbus avenue and 71st street, a four-story building, 20x74 feet, at \$70,000.

Charles E. Schuyler negotiated for Hugh Lamb the exchange of the four-story house, 25x90x100, No. 251 West 72d street, at \$91,000, for the house of Mrs. Joseph Knapp, Bedford avenue, corner of Ross street, Brooklyn, and \$50,000.

Harry Chaffee has sold another of his houses on the north side of 70th street, west of Sherman square, at \$30,000. This makes the third of a row of five houses sold during construction. Dr. Freeborn is the purchaser in this case. It is reported that Chas. E. Schuyler was the broker in this transaction.

Builder Perez M. Stewart has sold the four-story Tiffany brick and stone dwelling, No. 313 West 75th street, near Riverside Drive, size 22x58 with extension, lot 102.2, to Henry Hotchkiss. This is one of eight fine houses just completed by Mr. Stewart.

S. A. Horowitz and H. Hirshfield have sold for Wm. Jex the two five-story brick double flats, on the southeast corner of Park avenue and 89th street, size 51x82, for \$72,000. The buyer is Kassel Oshinsky, of Marquette, Mich.

Max Simon has sold for M. Rogers the southwest corner of 102d street and Columbus avenue, a five-story double brick house with store, 25.11x71x75, to E. Donnelly for \$44,500; for F. Brown to M. Wessel, the five-story double house with stores, No. 831 Columbus avenue, 25x60x74, for \$24,500; for the same owner to W. Pollock, the five-story double house with store, No. 833 Columbus avenue, 25x60x74, for \$24,500.

J. P. & E. J. Murray have sold the three-story frame dwelling, No. 871 East 169th street, for John H. Fleming to John Byrne for \$4,000.

David Stewart has sold for Mrs. Fannie Cannon the plot, 50x100 feet, with the one-story frame stores erected thereon, southwest corner of Amsterdam avenue and 156th street; also the lot, 25x95 feet, on the north side of 166th street, 100 feet west of Amsterdam avenue, for Mrs. Joanna McSorley for \$4,000.

Frank L. Fisher has sold for Bernard S. Levy & Son to Mrs. F. Hoops, the three-story, high stoop, brownstone house, 20x56x102.2, No. 314 West 81st street, on private terms.

Wm. E. Wheelock has sold the four-story brownstone dwelling, 18x60x100, No. 26 East 68th street, at about \$40,000.

John Shannon has exchanged the five-story 25-foot flat, lot 100, No. 305 West 120th street, with Mrs. Margt. Cervantes for her three-story building, lot 18.9x100, No. 53 East 123d street.

Barnett & Co. are reported to have sold a house for Miss Pardee to M. Kerwan in the neighborhood of 125th street.

Philip Jeselson has sold for Max Marx to Samuel Coles No. 412 West 146th street, a three-story dwelling, 20x55x100, at \$21,000. This is one of a row of nine houses bought by Mr. Marx, through the same broker, last week at an average price of \$20,000.

The estate of Nathan Lithauer has sold to a Mr. O'Brien three lots on the north side of 65th street, 325 feet east of 9th avenue, for \$31,500.

Henry Waters has purchased from Mary Ueckermann the five-story and basement flat, 25.6x87x100.8, No. 64 East 87th street, for \$35,000.

Bernard & Co. have sold the two four-story brick tenements, Nos. 337 and 339 East 117th street, to Louis Schworer, for \$27,500.

NORTH SIDE.

R. I. Brown's Sons have sold two lots, 50x211, on the east side of Fulton street, near 169th street, for Julia Brinkerhoff, for \$6,000.

James Montgomery & Sons have sold about fourteen lots of water front property at the foot of East 134th street, for the Port Morris Land and Improvement Co. to G. Nichols, on private terms.

It is reported that William Caldwell, of the *Mercury*, has sold six lots on the southeast corner of 142d street and 3d avenue, extending through to Alexander avenue, to John Noble. The price is said to be \$100,000.

LEASES.

Wilmerding & Field have leased for Louis Grunhut, of Townsend & Dyett, No. 63 West 36th street for five years at \$3,000 a year.

Tim & Co. have leased for the *New York Times* part of their branch office, No. 1265 Broadway, near 32d street, to the Postal Telegraph Company.

C. E. Harrell has leased for S. D. Bonfils the first loft, size 62x80, in the new building on the northeast corner of 5th avenue and 21st street for five years to the American Baptist Publication Society, with which is associated the Baptist City Mission Society and the Baptist Mission Home.

Neuman Cowen has purchased a plot of four lots on the south side of 119th street, about 180 feet east of Lenox avenue, and resold the same to Builder A. Yost, with a builder's loan.

Rapid Transit.

The Special Committee on Rapid Transit of the Real Estate Exchange met yesterday and adopted the following resolutions, which were directed to be reported to the Board of Directors at their meeting next week:

"The Committee on Rapid Transit respectfully report as follows:

"That this Exchange has been consistently on record in favor of an underground road. By the courtesy of Mr. Wilson your committee have had an opportunity of inspecting the plans for his proposed system of rapid transit.

"Your committee believe that an underground system is the only satisfactory solution of the problem thus far presented and that some plan should be pushed through with as little delay as possible. Under the present circumstances we would recommend the employment of private capital, and if this is proved to be impossible that the city should lend the necessary assistance."

This was signed by Richard V. Harnett, Saml. F. Jayne, C. W. Luyster, Douglas Robinson, Jr., and Clermont L. Clarkson.

What is Your Boy going to Do for a Living?

There was held at the New York Trade School last week, Tuesday, a "Students' Gathering"—a species of entertainment designed to make the young men of this city and their parents better acquainted with the school and its purposes. The school is situated on 1st avenue, extending the entire block front from 67th to 68th street. In it are taught bricklaying, plastering, plumbing, carpentry, house painting, stone-cutting, fresco-painting, blacksmithing and printing. On Tuesday evening some six hundred or more of the friends of the school, among them several ladies, attended the Students' Gathering. The departments were all illuminated and in exhibition order, and were duly inspected, after which addresses were delivered by Mr. John Beattie, on "The Relation and Possibilities of the Trade School to Mechanics;" by James Muir, on instruction in plumbing; and by President Chauncey M. Depew, of the New York Central Railroad. Mr. Depew said that owing to the difficulty of obtaining an apprenticeship to any of the trades nowadays, the Trade School presented about the only opportunity of learning a trade. The professions are so overcrowded that the trades offered to young men the best chances of success. As an example he said there are six thousand lawyers in this city and only six hundred making a living, and on the other hand every season saw thousands of skilled workmen coming to this country from Europe, without the least intention of becoming citizens, who work through the season, saving their money, and when the season is past return to Europe, only to show up at the beginning of the next season. The trouble with our educational systems, Mr. Depew declared, was that most men are educated in everything in common and in nothing in particular. He counseled the young men to be conscientious and thorough in their work, for thus they would make progress. Among the many present were Trustees J. Pierpont Morgan, R. Fulton Cutting, William E. Dodge and A. K. Mackay and Stephen M. Wright, Edward Murphy, James Muir, John Beattie, T. L. Taylor, John Noll, Louis Reiss, N. D. Lent, James Hughes, J. A. Rossman and T. J. Byrne, representatives of exchanges and master-mechanics' associations. The schools are open to inspection every afternoon. Parents of boys who are preparing to enter upon a life calling of their own ought to give this school particular attention.

Trade Notes.

ELECTION AT THE MECHANICS' AND TRADERS' EXCHANGE.

On Tuesday the annual meeting and election of officers of the Mechanics' and Traders' Exchange, was held at the Exchange rooms, No. 289 4th avenue. No opposition to the regular ticket was developed, and those fortunate enough to have a place on it were unanimously elected. The new officers are as follows: President, Isaac A. Hopper. Vice-President—John Byrns. Treasurer—Edmond A. Vaughan. Secretary—Elliott Smith. Trustees—John J. Tucker, Thomas Dimond, John J. Donovan, John J. Roberts, John L. Hamilton, Isaac E. Hoagland, John McGuire. Examiners (Department of Buildings)—Warren A. Conover, Edwin Dobbs. Inspectors of Election—Ronald Taylor, Frank N. Howland, Michael Larkin.

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SPENCER-NEEDHAM COMPANY.

On the last page appears the advertisement of Spencer-Needham Company, dealers in masons' building materials, with office and yards

at the foot of Horatio street, North River. Both Mr. Spencer and Mr. Needham were for years with the late firm of Canda & Kane, and the good wishes of the building trade that they won stand them in good stead to-day. The fact that they are supplying the United States Appraisers' Warehouses on Christopher street indicates that the firm has the facilities for handling the largest kind of work.

* * * *

DISSOLUTION OF PARTNERSHIP.

Announcement is made that the firm heretofore well-known in the North River bluestone business, Scully & Moran, has been dissolved. Mr. John H. Scully, who was a partner in the late concern, has established himself at 101st street and East River, and is prepared to do business in his old line. He has issued a cordial invitation to his old friends to visit him at this address, and no doubt his promise to do business on reasonable terms and to supply good material as well as his experience and previous attention and courtesy to his customers will make the responses to this invitation very satisfactory to him.

* * * *

Lewinson & Just, who, as recently reported in THE RECORD AND GUIDE, purchased the four-story and basement brownstone dwelling, No. 128 West 42d street, and are altering it for business purposes, will remove about May 1st from their present offices at No. 90 Nassau street to their 42d street building, where they will occupy the two upper floors, the first loft for offices and the upper for draughting rooms. The ground and parlor floors will be altered for store purposes. The removal has been forced on Lewinson & Just by the demands for more office room of their increasing business. They are consulting engineers and contractors in all kinds of structural ironwork, having been intimately identified with this process of construction through some of the largest undertakings. They furnished all of the structural and ornamental ironwork of the Metropolitan Opera House, of which J. B. McElpatrick & Sons were the architects, and they enjoy the distinction of having been selected by Richard M. Hunt as consulting and supervising engineers for the Chateau of Geo. W. Vanderbilt, now being built at Biltmore, North Carolina, the ironwork in the roof of which will amount to 2,000,000 pounds, Lewinson & Just are also the contractors for the structural and ornamental ironwork on the College of Pharmacy, of which Little & O'Connor were the architects.

* * * *

ARTIFICIAL STONE WORK.

Artificial stone has so grown in popularity in recent years for sidewalk, area and other uses, as almost to supercede flagstones in many sections of the country. It answers especially well the purposes of a lively community like that in and about New York, where there is so much travel, and where appearance counts for so much. A good man to engage for work of this kind, whether in laying sidewalks, garden walks, areas, cellar floors; brewery, stable and ice-house floors, and granolithic work of all kinds, is Peter Otto, of Nos. 890 and 892 Jackson avenue, corner of 162d street. He guarantees perfect satisfaction, and his experience is of sufficient extent to give value to his guaranty. Among the hundreds for whom he has done such work we mention Builders James Frame, Dnnn Bros., and the Amsterdam Improvement Company, Fred. Rohrs, Thos. Overington, Sheridan & Byrne, J. W. & Paul Decker, J. C. Bume, A. Murray, Father Taylor, and the American Express Company.

* * * *

PORCELAIN TUBS AND SINKS.

Among the many improvements which science and hygiene have given to modern building there is none more refreshing to the dwelling than porcelain washtubs and sinks. With no other material is it possible to prevent the impregnation of the atmosphere of the home with foul and injurious odors. The porcelain fittings are always clean and bright. Manufacturers and dealers in this class of building materials, of large experience, are the Charles Graham Pottery Works, at Nos. 110 to 132 Metropolitan avenue and 319 and 321 Devoe street, Brooklyn. Their goods are ornamental in appearance, durable and cheap. Among the many important buildings to which they have been furnished are the McAuliffe & Gabey flats, 77th street and Columbus avenue; the Simon Banner flats, at 75th street and Columbus avenue; the J. H. Parker flat, at 86th street and Lexington avenue; the Geo. Daikers flats and dwelling, at 145th street and St. Nicholas avenue; in thirty cottages built for the Rev. C. K. Capron, at East Orange, N. J., and in the houses built by J. F. Ryan, at Nostrand avenue and Dean street, Brooklyn. The Charles Graham Chemical Pottery Works may be reached by telephone No 39, Williamsburgh.

* * * *

To the Editor of THE RECORD AND GUIDE:

Will you please let me know through your issue of this week if the law of 1882 makes it obligatory on Superintendent of Buildings or only in his discretion that leaders from houses should connect with the sewer, which will thankfully be received, as it is said to be a disputed point.

W. J.

Answer.—The statute of 1885 (which we suppose is the one you mean; not 1882), says explicitly: "And in no case shall the water from the said leaders be allowed to flow upon the sidewalk, but shall be conducted by drain pipe or pipes to the sewer." This makes it obligatory upon the Superintendent of Buildings and leaves him no discretion in the matter.—LAW EDITOR.

Out Among the Builders.

Henry Ives Cobb, of Chicago, is the architect for a twenty-story fire-proof business building, to be erected by a syndicate of Chicago capitalists on the block bounded by Broadway, Cedar, Liberty and

Temple streets, at a cost of about \$2,000,000. Further details are unobtainable at present.

Charles C. Haight is the architect for the alterations and additions that are to be made in the General Theological Seminary at Chelsea square, 10th avenue and 20th and 21st streets, which may be made to include some additional professors' houses.

Frederick Ebeling has plans for the alteration to walls and interior of building, No. 18 Cannon street, to cost \$2,000; also for a three-story extension to building No. 348 East 116th street, for Mrs. Rosa Fleck. It will contain all improvements and cost \$8,000.

John C. Burne has plans for four five-story brick flats to be erected on the south side of 119th street, about 180 feet east of Lenox avenue, by A. Yost.

Architect J. M. Farnsworth has prepared plans for a seven-story office building to be erected at Nos. 130 and 132 Pearl street by John Pettit. The building will have a frontage of over 36 feet on Pearl street, nearly opposite the Coffee Exchange, and extend through to Water street, a distance of about 111 feet, making the only thoroughfare from street to street on the long block between Wall street and Old slip. The new structure will be built of iron, brick and stone, and will be ready for occupancy April 1st next. Cost, about \$100,000. Mr. Pettit will also build, from plans by Mr. Farnsworth, a twelve-story fire-proof addition to the Bennett Building, on the site of old Evening *Telegram* building on Ann street. Mr. Pettit says he is pushing this work sooner than he intended, to furnish work for the unemployed, all his buildings being done by day's work.

The plans for the houses Platt & Marie are about to erect on the south side of 86th street, 9th and 10th avenues, were made by Clarence True.

The American Surety Co. have received the report of Mr. Richard M. Hunt, Consulting Architect, upon the six plans prepared in competition for the office building they are about to erect on the southeast corner of Broadway and Pine street, and will make a selection from them some time next week. The company, it will be remembered, purchased the property, fronting 84.4 feet on Broadway and 85.8 on Pine street, in two parcels, about a year apart. They own a plot of 1,446.58 square feet, and intend to erect upon it a building of from sixteen to twenty stories.

The southwest corner of John and Nassau streets, fronting 50.3 on John and 69.7 on Nassau, x47.6x67.1, owned by Mr. M. Wilkes, owner of the Wilkes Building, at Wall and Broad streets, is to be improved by the erection of a ten-story building, of fire-proof construction, and intended for the uses of the jewelry and allied trades. The plans are not yet determined beyond the facts above mentioned. Work will begin on the 1st of May. Mr. Charles W. Clinton is the architect.

The alterations to the Grand Ocean View Hotel, owned by Miss E. Meyer, on the corner of Jefferson and South streets, will cost \$15,000. Metal ceilings and side walls have been specified by the architect, A. F. Leicht; and three handsome stores will be added to the ground floor.

R. H. Robertson is the architect for the new brick and stone building, to be erected by the American Tract Society at No. 150 Nassau street. The work of tearing down the present structure will begin about May 1st. The new building will cover 8,400 square feet.

Charles Rentz has plans for a five-story and basement brick, stone and terra cotta dwelling, 22x75 feet, to be erected at No. 16 1st avenue, for Frederick and Joseph Stolzenberg. The first story will contain a store and the basement will be fitted up as a bakery, and the upper stories will be arranged to accommodate two families on a floor; cost, \$16,000.

Rowe & Baker are the architects for the new building for the United Presbyterian Societies at 5th avenue and 20th street.

Moses G. Byers will build at once a boarding stable, to cost from \$10,000 to \$15,000, on the 60x75 plot he purchased recently on the east side of 7th avenue, 21 feet south of 18th street.

W. E. Cushman, a baker, who has just purchased the building on the northwest corner of Columbus avenue and 71st street, will alter the premises to adapt them for his own business at the expiration of the present lease.

We understand that Moses G. Byers, the contractor, will improve a plot, 100x75, on the east side of 7th avenue, 21 feet south of 18th street, to which he this week took title. The plot is now covered by a brick and stone Presbyterian church.

Out of Town.

LAKEWOOD, N. J.—Bradford L. Gilbert, of New York, has the plans for a stone dwelling, to be built for a resident of this place.

NEW ROCHELLE, N. Y.—James Canty is at work on a five-story brick apartment house with stores, 30x60 feet, on the corner of Huguenot and Mechanic streets. It will cost \$10,000.—Two two-story and attic frame Colonial cottages, 30x50 feet each, are under way on Banker street, for F. Wilson. They will contain all the latest improvements, sanitary plumbing and hot-air heating; cost, \$4,500 each. G. K. Thompson, of New York, is the architect.—James Wells has broken ground for a two-story and attic frame cottage on Lafayette street. It will contain all improvements and hot air heating.—The Robinson house, on Main street, recently purchased by Martin J. Keogh, will be remodeled and converted into law offices for his own use. The building will be brought nearer to the street and a new front will be added.—It is proposed to build a new brick school-house on Weyman avenue, to cost \$30,000.—The water company is laying a new main from Pelham road to Davids Island dock. The new main, which replaces one of too small capacity, is 8 inches in diameter.—F. Charles Merry, of New York, is preparing plans for a three-story brick dwelling with store, to be erected on Main street, for E. Lambden.—Spaulding & Koindner, publishers, of New York, have purchased

Table of property listings including items like 'The Barren Island Oil and Guano Co.', 'The Potter Produce Co.', 'The New York and South Brooklyn Ferry and Steam Transportation Co.', etc.

Table of property listings including items like 'Wettje, John—Maurice Somborn', 'Winter, Geo A—The Peekskill Stove Works', 'Walker, Herbert H—F J Ritch', etc.

SATISFIED JUDGMENTS. NEW YORK.

Table of satisfied judgments for January 27 to February 2—inclusive, listing names like Anderson, Chas A—Hallberg, Armstrong, David W—B L Winters, etc.

Table of property listings including items like 'Spence, Andrew, Jr', 'Spence, James W', 'The Goodyear Vulcanite Co—Wm A Brown', etc.

*Vacated by order of court. †Suspended on Appeal. ‡Released. §Reversal. ¶Satisfied by Execution.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens for January 27 and January 29, listing addresses and amounts like '50th st, n s, 300 e 6th av. James D McEntee agt Dr J H Hagen, owner, and W H Gedney & Son, contractors.', etc.

*Editor RECORD AND GUIDE: The New York Rock Excavating Co. (the members of which are Hugo S. Mack, J. B. Cole and A. Kompe) filed a lien against northeast corner of 94th street and Riverside Drive for \$7,950.81 to keep me from giving title to the property, which I have sold. According to surveys from Mr. J. Rudolph I owe this company \$437.85, which I am ready to pay at any time. I will bond this lien immediately. FRANK L. FISHER. NEW YORK, February 2, 1894.

62d st, s s, 300 e 11th av, 25x100.5. Margt L Marsh admrx Aaron M Myer agt Margaret Bailey; att'ys, R M & P Hill.

FEBRUARY 1.

Cherry st, No 169 } begins Cherry st, s e Water st, Nos 434 and 436 } cor Market slip, runs s 120 to Water st, x e 51.5 x n 60 x w 25 x n 60 to Cherry st, x w 26.5. Frederick Wandelt agt David Cohen et al; foreclos mechanic's lien; att'ys, Wilson, Barker & Wilson.

Mott (Walton) av, n e cor 158th st, runs e 212.5 x n e 149.4 to Sheridan av, x n 186.7 x w 353.4 to Mott av, x s 264.4 to beginning, New York Life Ins Co agt Alex G Black and ano; att'ys, McCall & Arnold.

3d av, No 2162, n w cor 118th st, 21.5x82. John Regan agt Christian E Bost et al; foreclos mechanic's lien; att'ys, Seymour & Hopkins.

Stanton st, n w cor Forsyth st, 25x70. J Smith & Co agt Osiat Geller; foreclos mechanic's lien; att'y, Michael Rosenbloom.

93d st, s s, 175 w 8th av, 25x100.8. Helen W Bacon agt Sarah L wife of and Robt R Heyward; att'ys, Welch & Daniels.

72d st, Nos 14-20, ss, 73 w Madison av, 106x102.2. Ralph Henry agt Joseph Agostini; foreclos mechanic's lien; att'ys, Stewart & Macklin.

2d av, No 485, w s, 49.4 n 27th st, 24.8x100. William Shears agt Morris Rosendorff; foreclos mechanic's lien; att'y, Frank Moss.

28th st, s s, 425 w 6th av, 50x98.9. Catharine d'Anglemont agt Julia Knapp; att'ys, Man & Man.

108th st, n s, 119 w Madison av, 31x100.11. Walter Edwards trustee Ebenezer Reed agt William Radebold; att'ys, Edwards & Odell.

136th st, n s, 185 w 8th av, 16.8x99.11. Louisa W Taylor agt Emma C Haws; att'ys, Daly, Hoyt & Mason.

Lenox av, w s, 25.3 n 117th st, 25x75. James N Platt agt Frederick Aldhous; att'ys, Platt, Bowers & Sands.

Lenox av, w s, 75.3 n 117th st, runs w 75 x n 20.2 x e 16.4 x e 59.5 to av, x s 25.2. Julian G Buckley agt same; same att'ys.

Lenox av, w s, 50.3 n 117th st, 25x75. Pauline Ettlinger agt same; same att'ys.

FEBRUARY 2.

60th st, s e cor Lexington av, 21.6x100.2. Ella W Jackson agt Henry B Stein; att'y, Harris D Colt.

Stanton st, s e cor Forsyth st, runs e 48 x s 70 x e 7 x s 5 x w 55 to Forsyth st, x n 75. Patrick Kieran agt The Allgemeine Verein Congregation B'nai Israel; att'y, J H Rogan.

Lots 24, 25, 26, 27 map Bedford Park, begins at point 222.2 s Bainbridge av and 148.10 e Southern Boulevard, 100.1x109.3x100x104.2. Eliz M Crosby agt Alfred J R Zucke; att'y, John Lindley.

113th st, ss, 135 w 5th av, 17.3x100.11. Wm P Woodcock 2d agt Pauline Scherwin; att'ys, Thompson & Koss.

76th st, n s, 105 e 3d av, 25x102.2. Henry Noll agt Mark Davis; att'y, Chas Brandt, Jr.

Simpson st, e s, 149.11 s Home st, 50x100. Nelson H Salisbury assignee Abraham Steers agt Fredk O Johannessen; foreclos mechanic's lien; att'ys, Cannon & Atwater.

Bainbridge st, s s, 243.3 w Suburban st, 73.2x 227.3x73.2x-. Eliz M Crosby agt Ferdinand J Frerichs; att'y, John Lindley.

Bainbridge av, s w cor Suburban st, 51.6x99x 113.1x97.1 to Suburban st, x118.3. Same agt Alfred J R E Zucke; same att'y.

RECORDED LEASES.

For long term leases, also assignment of leases not found in this column, see Leasehold Conveyances.

Table with columns: NEW YORK, Per Year. Contains lease details for Broadway, Canal st, Cherry st, Clinton st, Dev st, Franklin st, Gansevoort st, Greenwich st, Mulberry st, Park row, Rivington st, Walker st.

Same property. Assign lease. Catharina Rohrsen to John Behrens and Diedrich Meyer. nom

Washington st, No 213. Cecelia C May to Michael and Edwd J O'Brien; 5 years, from May 1, 1894. repairs and 2,500

Washington st, No 545, stable. Michael Donnelly to James H Fey; 4 1/2 years, from Feb 1, 1894. all repairs and 600, 660

CHATELS.

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

NEW YORK CITY.

Table with columns: SALOON AND RESTAURANT FIXTURES. Lists names like Beryan, Blay, Bimberg, Buse & Miller, Byrnes, etc.

Main table of names and addresses with associated values. Includes names like Dougherty, Duffy, De Frola, Duffy, Eitz, Emanuel & Siegel, Espenscheid, Ebling, Edler, Erlwein, Fay, Frank, Francez, Farlish, Friedhoff, Friedmann, Fuller, Fajen, Fanning, Grammemann, Guglielmoni, Gilhuly, Goodman Bros, Gosford, Goodwin, Hagen & Lindemann, Herlihy, Henze, Hirsch, Johnson, Kempner, Klein, Knack, Kuggler, Keileher, Kierstein, Klein, Klussmann, Kraushaar, Keenan, Killen, Kohring, Lucek, Lettis, Lynch, Lasarowitz, Leonard, Lock, Lawlor, Lines, McCloskey, McCourt, McElvaney, McMurray, Meagher, Murphy, Muilhan, Mandelbaum, Marschhausen, McDonald, Meier, Mindermann, Miller, Muller, Mars, Mayer, Miroosky, Monteverde, Murray, Murphy, Neu.

Table listing various businesses and their owners in Hudson County, including Empire Construction Co., Gold, Herman, J. Goldstein, etc.

JUDGMENTS.

Table listing judgments, including Cadmus, James, Same—State Banking Co., Condit, G F et al—F Kellogg, etc.

HUDSON COUNTY.

(In each conveyance and mortgage where the city or town is not mentioned, read it Jersey City.)

CONVEYANCES.

Large table listing conveyances with names of parties and amounts, including Abbott, J T—B F Papple, Hoboken; Allen, Robert—M M Forest, Kearney; Barnes, F C—Amelia P Simon, etc.

Table listing various businesses and their owners, including Richardson, Sarah L—F J Sheehan, Bayonne; Sabatelli, Antonio—L Lagomarsino, Hoboken; Salomon, R G—J Perry, North Bergen, etc.

MORTGAGES.

Table listing mortgages, including Ackerman, Anna C—The Kearney B and L Assoc, Kearney, installs; Alsberg, Zerina—N J Title Guarantee and Trust Co, Hoboken, installs, etc.

Table listing mortgages, including Ackerman, Anna C—The Kearney B and L Assoc, Kearney, installs; Alsberg, Zerina—N J Title Guarantee and Trust Co, Hoboken, installs, etc.

Table listing various businesses and their owners, including Van Buskirk, J H—The Bayonne Building No 2, Bayonne, installs, etc.

CHATEL MORTGAGES.

Table listing chatelemortgages, including Breitenfeld, Franz—Will Peter Brewing Co, saloon fixtures and lease, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture, including Basford, Frank—John Mullins & Co, etc.

MISCELLANEOUS.

Table listing miscellaneous items, including Bartsch, H C—Herring-Hall-Marvin Co, safe; Brown, C H—Eliz D Williams, mantel business, etc.

BILLS OF SALE.

Table listing bills of sale, including Brunner, Henry and Fritz, New York—M & E O'Gara, 3 Swiss embroidery machines, etc.

JUDGMENTS.

Table listing judgments, including Evans, Samuel, Hudson County, Caledonian Club, etc.

REVIEW AND RECORD.

BROOKLYN, FEBRUARY 3, 1894.

At the Gateways of the City.

BROOKLYN is a city that depends more upon a pleasing and inviting appearance for her general prosperity than any other large city in the country. The city is not an independent business centre, in this respect shining chiefly by borrowed light from her greater neighbor, but is essentially a city of homes, with such business as is incidental to that fact, minimized by the overshadowing importance, in a business sense, of New York City; for Brooklyn people will persist in dividing their patronage with New York. It would seem, then, that it ought to have been the persistent and continuous policy of Brooklyn from the beginning to dress herself in as inviting apparel, respecting her streets and approaches and public places, as was possible; for by this means only could she expect to impress her visitors favorably and induce them to permanently abide with her.

But those who have hitherto been responsible in these matters seem to have had no conception whatever of this fact, but to have permitted and even promoted the desecrations which have produced her present bedraggled and discreditable appearance. The chief gateway to the city is now the Brooklyn Bridge, but it would be difficult to find in all the city a more dilapidated, deserted and degenerated section than that directly adjacent to the Bridge entrance. Visitors from without, the great majority of whom come by this approach, are met upon the threshold with a view of the city in repulsive and decaying aspect—as if it were not only not growing at the rate of over 30,000 a year, but was actually degenerating and running into a decline. The approach to the ferries is in no instance—not even at Fulton Ferry, where all is grimy and unclean—so completely discreditable as the surroundings of the bridge entrance.

For this condition of things the Bridge Trustees are largely responsible. They it is who have juggled with whole squares of buildings and left them in their present ruinous appearance. They it is who have laid out a "plaza" near the bridge entrance, with no purpose evident beyond the demolition of buildings that were less objectionable than the present ruin. But they are not wholly to blame in the matter. They could never have gone so far had the newspapers of Brooklyn been alive to the fact that Brooklyn depends for her prosperity upon her beauty and attractiveness as a city, and that so great a violation of this principle as is apparent now about the bridge entrance and lower Fulton street would inevitably inflict great injury upon the city at large. The lack of appreciation of this principle is furthermore shown in the continued use of the barbarous cobblestone pavement in most of the new streets. Originality and invention seem to be at an exceedingly low ebb where no better street pavements can be found for the fourth city in the Union than cobblestones and cast-off paving stones from New York's streets.

It is said, in explanation of the ruins about the bridge entrance, that matters there are in a transition state; that the district is just entering upon a period of reconstruction, in which the plans are not yet settled; that the Bridge Trustees are not through with the devastation that must precede reconstruction in glorious form. It is said that the "plaza," by which is meant the paved portion of the ruin near the bridge, is to furnish a carriage way from Liberty street to the bridge, free from the trolley railroad perils of Fulton street, and that when the plans of the Bridge Trustees shall have been perfected, the passenger approach to the bridge will be at Johnson street, between Fulton and Washington streets, with a clear space in front as far as the junction of the two last named streets. Then the new Post-office will be in view on one side, the Columbia Theatre and *Eagle* buildings flanking it, City Hall and its surrounding municipal and big business buildings in the foreground, and on one side only some old buildings which will be rebuilt.

If this programme is carried out the private enterprise of Brooklyn property owners may be relied upon to do all else that would be necessary to bring the main portal of the city up to a more respectable and creditable appearance. The ideal improvement, it seems, it would be idle to hope for. One needs only to picture in imagination the artistic treatment that would be given to this bridge approach, if it were in some city of monarchical Europe to obtain an idea of the improvement of which it is susceptible. It would be little enough to expect that there would be a harmonious and artistically related treatment of all the parts—the station, plaza and surroundings. The station would be an imposing and ornamental structure; the plaza would be large and smoothly paved and would contain a monument, a fountain, a group of statuary or a group of great trees, and the surrounding blocks would be built up in form of a colonnade or

in continuous groups of buildings of artistic design, of equal height and uniform style. Thus the best would be attempted for the favored locality and the result achieved would be of perpetual advantage to the city and would stimulate the improvement of the whole surrounding territory in similar style.

This is too much, of course, to hope for in this city, because we are a free and independent people and not a monarchy, and because every individual owner will (as he has the undoubted right to) "improve" his property so that it will produce for him the largest possible return in rents, and gin mills, cheap restaurants and houses of questionable repute pay better in such a locality than any other class of buildings. But it ought not to be too much to expect that the authorities of the city and the bridge will hereafter hold this principle in view, and instead of "improving" so that devastation and ruin shall follow in their wake, strive as far as they are able to embellish rather than profane the natural beauties of the city.

A NOTABLE improvement in the general tone of the real estate market is apparent this week. Nearly every broker reports a material increase in inquiries for both buying and renting. The latter was to have been expected, for this is the season of renting and people will begin now to make their arrangements against the 1st of May. It is too early to declare with any positiveness what the general character of the season will be, but most brokers predict very few changes, with few or no modifications in rentals. Some argue that as a result of the economies that are being enforced by the hard times, Brooklyn will have an influx of population from New York, of people looking for lower rents, and that this will more than offset any possible shrinkage in the local demand. The inquiry for houses to buy sets in fully as early as in any normal season and promises well for the spring's business. As will be seen from our reports of projected buildings, the builders are also preparing for brisk operations at the opening of the building season. This is as it should be. Brooklyn is, next to New York, the most densely populated city in the Union, which means that her improvements are of the substantial character and that her land is more productive in general than that of any other city than New York. There is no doubt whatever about the future of Brooklyn real estate.

A Correction.

THE RECORD AND GUIDE has received the following letter from the South Brooklyn Co-operative Building and Loan Association:

An article appeared in the issue of January 20, 1894, entitled "The Dawn of Returning Prosperity," in which you state incidentally that the Daily News Building and Loan Association is the largest association in the State. As a matter of fact that is an error. The largest association in the State is right here in the City of Brooklyn, and a slight glance at the subjoined report abundantly proves it. I think it is due the undersigned that a correction be made.

Yours, respectfully,

DAVID B. HUTTON, President.
A. C. FISCHER, Vice-President.
JAMES H. STRAIN, Secretary.

REPORT IN FULL TO JANUARY 1, 1894.

Daily News.		South Brooklyn.	
Assets	\$476,151.72	Assets	\$552,556.55
Receipts	124,458.92	Receipts	155,499.65
July 1, 1893, to Jan. 1, 1894.		July 1, 1893, to Jan. 1, 1894.	
Membership	1,402	Membership	1,764
Borrowers	142	Borrowers	288
Non-borrowers	1,260	Non-borrowers	1,476

BOND AND MORTGAGE ACCOUNT

Daily News	\$455,330.81	South Brooklyn	\$506,325.00
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There was no intention on the part of THE RECORD AND GUIDE to misrepresent the facts, and we are sure that the officers of the Daily News Association are quite as much surprised as we to learn that the South Brooklyn Association has outstripped them in the race for first place. But the rivalry is a healthy one and both associations are right in feeling proud of their achievements. The plan of co-operative savings they represent is, we believe, still in its infancy, and with wise and conservative management the "South Brooklyn," the "Daily News" and all kindred bodies may justly expect a much more rapid growth in the future than they have had thus far.

The Building Material Exhibit.

The encouraging reports received from architects' offices as to spring work, both new and that deferred from last fall, lends a decidedly brighter outlook for the opening season's building operations, particularly that of suburban construction of the better class. At no time could construction be undertaken so economically as at the present, a fact that is influencing favorable action on the part of

many. While plans are being prepared, and the selection of material for the thousand-and-one things necessary in the interior equipment and finish of a building is under consideration, a visit to the Building Material Exhibit, Nos 276 to 282 Washington street, Brooklyn, should not be neglected. A visitor will see there in half an hour a greater variety of tile-work, mantels, fireplace appurtenances, furnaces, ranges, laundry tubs and other sanitary specialties for the bath-room; trim, mosaic work, patent wall plasters, dumb-waiters, winding doors, bricks, granite, stained glass, and so on through the entire list, than he would be able to find and inspect in a week in the ordinary way of hunting through the market. The convenience of such an exhibition goes without saying. This is a permanent affair, and the great hall in which it is held, convenient of access from the Bridge, is a handsome and well-lighted room where the exhibits, arranged by sections, are shown to the best advantage.

Gossip—Brooklyn.

CONVEYANCES.

	1893.	1894.
	Jan. 26 to Feb. 1, inc.	Jan. 26 to Feb. 1, inc.
Number	336	271
Amount involved.....	\$1,545,016	\$767,261
Number nominal.....	94	119

MORTGAGES.

	1893.	1894.
	Jan. 26 to Feb. 1, inc.	Jan. 25 to 31, inc.
Number	291	212
Amount involved.....	\$1,332,757	\$574,595
Number at 5 per cent. or less.....	175	89
Amount involved.....	\$981,195	\$289,385

PROJECTED BUILDINGS.

	1893.	1894.
	Jan. 27 to Feb. 2, inc.	Jan. 27 to Feb. 2, inc.
Number of buildings.....	44	48
Estimated cost.....	\$200,800	\$154,935

The plot purchased by the Adelphi Academy, on Prospect and Park places, between Grand and Clason avenues, consists of thirty-four lots, 340x262 feet, and cost \$55,000. The sellers were Mrs. E. J. Helm, executrix, and Wm. Moses. De Selding Bros. were the brokers.

Corwith Bros. have sold the three-story frame dwelling, lot 25x100, No 195 Freeman street, for Albert Stearns to John Degnan for \$3,600.

Thomas Rosecrans has sold one of the three-story single flats, 17x70, No. 343 12th street, for William S. Hassan, the builder, to John H. Korwan for \$5,000.

Edward S. McVey has sold the building, lot 25x100, No. 52 Withers street, for James Morris to Andrew Watson for \$1,700.

Charles Isbell, the builder, has sold the two-and-a-half-story stone front dwelling, 20x45x100, on the south side of Greene avenue, near Sumner.

Wesley C. Bush has exchanged ten lots, 28x100 each, on the south side of Putnam avenue, 100 feet east of Throop avenue, with Thomas Saddington, for the four-story stone swell front flat, 21x66 x100, on the south side of Penn street, near Bedford avenue.

Thomas B. Bryant, the builder, has sold another of his two-and-a-half-story stone front dwellings, 20x45x100, on the south side of Greene avenue, 25 feet west of Lewis avenue.

The German-American Improvement Co. have sold the three-story frame apartment house with stores, 20x56x100, on the northwest corner of Eastern Parkway and Chestnut street, for Thomas Monahan to Louis L. Happ, on private terms.

It is reported that John F. Ryan, the builder, has sold the three-story stone front dwelling, 20x45x100, on the south side of McDonough street, west of Stuyvesant avenue.

William H. H. Pinckney has exchanged for C. A. Beardsley the three-story and basement brownstone dwelling, 20x45x100, No. 240 McDonough street, with A. M. O. Valentine, for the three-story brownstone flat, 21x55x83, No. 64 Jefferson avenue.

Mrs. Joseph Knapp has exchanged her house on Bedford avenue, corner of Ross street, paying \$50,000 in addition, for the four-story house, 25x90x100, No. 251 West 72d street, which was put into the deal at \$91,000. The broker in this case was Charles E. Schuyler, of New York, and the seller of the New York house, Hugh Lamb.

Nathan Kaplan has exchanged with Theresa Goodkind the four-story brick apartment building with store, 25x65x84, No. 1438 Broadway, and twenty-three lots in the 26th Ward for a four-story brick dwelling, 25x87.6, No. 56 Orchard street, New York.

Out Among the Builders—Brooklyn.

The Brooklyn Homeopathic Maternity Hospital and the New York Training School for Nurses have purchased lots at the corner of Washington avenue and Douglass street, and will erect a hospital building, 126x141 feet in size. The main building, six stories and basement, will occupy the corner and will be set apart as an administration building and home for nurses, and the accommodation of the better class of pay patients. The first story will contain the resident physicians' reception-room, private office and sleeping-room, and the general reception-room, superintendent's office, officers' dining-room, dispensary and board-room; and on the same floor of the adjoining building will be the receiving patients' room, diet kitchen and temporary quarters for contagious disease patients. A large elevator to remove patients will run from basement to roof. The second and remaining stories will have a series of rooms for patients and nurses. The maternity ward building, four stories in height, is to be separated from the main building by 15 feet and front on Washington avenue, and the working women's and children's wing, also four

stories, will front on Douglass street. All the buildings will communicate by galleries on each floor. The construction of the building will be fire-proof and of the latest sanitary model. The walls will be non-absorbent, germ-proof, steam, water, acid and fire-proof. The building will cost \$70,000.

A club-house will be erected on the plot purchased by the Adelphi Academy, on Prospect and Park places, between Grand and Clason avenues, containing gymnasium, indoor tennis court, swimming bath and bowling alleys. They will further improve the grounds by adding a tennis court, foot ball ground and running track.

H. Vollweiler has plans for four five-story brick double flats, 25x65, to be erected on the west side of Kent avenue, between Willoughby and De Kalb avenues, for B. Schwarz, to cost \$12,000; and a three-story brick stable, 42x100, on the south side of Park avenue, 58 feet west of Beaver street, for Julius Mick & Co., to cost \$10,000.

Geo. F. Pelham, of New York, has completed plans for converting the houses Nos. 118 and 120 Pacific street into flats at a cost of \$7,000.

The Morris Building Co. are about to erect several two and three-story brick dwellings on Lafayette avenue. William B. Tubby, of New York, is the architect. Further information is withheld.

Andrew Spence, of New York, is the architect for the two four-story flat houses that Frank Davis is about to erect at Nos. 116 and 118 High street, Brooklyn, at a cost of about \$9,000 each.

Long Island.

Farmingdale.—A. O. Ketchum is building a two-story frame dwelling, 27x30 feet, with extension, 12x21 feet, on Main street, for Mrs. Ann Hauser, to cost \$2,000.—The foundations for a two-story and attic frame cottage is being laid just south of the railroad for Louis Bynning.—A two-story cottage will be erected on the Queens County Brickyard grounds for — Barton. The contract has been awarded to Richard T. Plummer.

Great Neck.—Chris Van Hagan has received the contract for building the stone work for the cellar under the new addition to the school-house. James M. Carpenter has the contract to build.

Sea Cliff.—W. O'Donnell will erect a two-story and attic frame cottage on a plot recently purchased near the depot. Henry P. Combes has the contract.—Work is progressing on the interior of the new St. Luke's Church. The plaster work, including the chancel, is almost completed. The contract for the wood work has not yet been given out.

Richmond Hill.—The contracts for the two school-houses to be erected here, and also the extension to the present building, \$20,000 in all, have been awarded. William O'Donnell, of Morris Park, is the carpenter, and Martin Swarz, of Brooklyn Hills, mason. Work has commenced.

Newtown.—A two-story and attic Queen Anne cottage is under way on the Hoffman Boulevard for Fred D. Backus. It will contain the latest improvements. Charles Kayser, of Winfield, is the builder.—John Dayton, of Maspeth, has completed the foundation for the Citizen's Water Supply Company on Fisk avenue.

Southampton.—D. T. Wells has commenced work on a two-story and attic frame cottage here for Arthur B. Turnure. It will contain all the latest improvements.—The trustees of St. Andrew's Dune Church have made a contract with W. R. Enoch for an extension to be added to the church.

Flatbush.—D. B. Kinney will erect a two-story and attic frame cottage on East 39th street, near Avenue A.—Charles Van Etten has purchased two lots on Coney Island road, between Avenues B and C, and will erect a frame dwelling containing store.—T. P. Everitt, of Brooklyn, has purchased a plot, 87x150 feet, on Ocean avenue, near Avenue A, and will build a two-story and attic dwelling, to cost \$12,000.

Jamaica.—Ground has been broken for a two-story and attic frame cottage, on the corner of Union and Hillside avenues, for Henry A. Monfort. It will contain all improvements.—A three-story brick dwelling with stores will be erected on the corner of Fulton street and Brenton avenue.

Valley Stream.—A two-story and attic frame cottage will be erected on Rockaway avenue, for a Mr. Cornell.

Fort Hamilton.—McNally Bros. are at work on a three-story frame boarding and livery stable, 50x100 feet, on 4th avenue, near 97th street.—James Purcell has commenced the foundation for a two-story and attic frame cottage, on 86th street, between 1st and 2d avenues, for William Eaton.

Smithtown Landing.—W. W. Kenyon, of Brooklyn, is making preparations for the erection of a two-story and attic frame cottage, 40x80 feet in size.

Woodsburgh.—A two-story and attic frame cottage is under way on the corner of Brower and Singleton avenues, for Charles Ruther. William Carman is the builder.

Hewletts.—Henry Schmidt is preparing to build a three-story frame dwelling, with stores, opposite the Fenhurst station.

Bay Ridge.—J. A. Walsh will erect a two-story cottage on 74th street, near Narrows avenue, for his own occupancy. It will contain all improvements and hot air heating.—Charles Gildersleeve will erect a two-story and attic frame cottage on 77th street, between 4th and 5th avenues.

West Brooklyn.—A two-story and attic frame cottage is under way on 47th street, for Mrs. Tompkins. It will contain all improvements and furnace heat.

Good Ground.—Benjamin Squires is making preparations to erect a two-story and attic frame cottage at Pon Quogue.

Kings Park.—Postmaster John F. Kelly will erect a two-story and attic frame cottage. It will contain all improvements.

Islip.—George B. Howell has the contract for a two-story frame stable, to be erected on the property of H. O. Havemeyer, of Johnson avenue.

Long Island—Gossip.

Woodhaven.—A. A. Sealy, of Brooklyn, has sold a two-story and cellar frame cottage, No. 59 Union place, for Samuel Guilfooy on private terms.

Deer Park.—A. A. Sealy, of Brooklyn, has sold for C. R. McElwain sixteen lots, also a piece of meadow land at Jamaica; terms private.

To the Editor of THE RECORD AND GUIDE:

It is due to the other members of the committee of the Mechanics and Traders' Exchange, William Lamb and Bernard Gallagher, who have been associated with me, and who have devoted a great deal of time and careful consideration to the study and revision of the Brooklyn building law, and to Commissioner Rutan who originated it, that I should at once correct the very erroneous impression that the notice in your issue of last week, concerning said law, would certainly make on the minds of those persons not conversant with the facts.

The so-called "new law" is the same that was framed last winter by the committee appointed by Mayor Boody, but because of hurried copying, and lack of subsequent comparison, contained a number of serious errors and omissions.

When these faults were discovered the original committee of the exchange expressed a desire and willingness to Commissioner Rutan to re-examine the entire bill and make the necessary corrections.

The committee held several meetings at the office of the Commissioner, and the corrections were all made with his consent and concurrence, and although the original bill has been sent to Albany, the corrected one will be substituted for it, and will have the endorsement and support of Commissioner Rutan and the committee repre-

senting the Mechanics' and Traders' Exchange; and I believe also that of every architect, builder and citizen who recognizes the necessity of a more comprehensive and modern law sufficiently practical to be operative.

Brooklyn, January 30, 1894.

WESLEY C. BUSH.

WAREHOUSEMEN.

To the Editor of THE RECORD AND GUIDE:

Will you kindly answer the accompanying query for a subscriber, viz:

Would a storage warehouseman be liable for damages in case he sold goods for storage charges at the expiration of the month (presuming he has received no money) as per agreement as follows, to wit:

"I, John Doe, hereby agree to pay to Richard Roe the charges on goods stored in my name at intervals of not more than one month, and in case that I fail to make such payment promptly at the specified time or times I hereby authorize and direct said Richard Roe, or his agent, to dispose of said goods in any manner that he may see fit without notice to me, John Doe, 15 Square street."

If this does not exempt Richard Roe (the warehouseman), will you kindly give a formula that will "kill the bill," and oblige

A SUBSCRIBER.

Answer.—Such an agreement would protect the warehouseman from liability if he sold the goods fairly for charges overdue for storage. Of course if there should be a surplus he must pay this to his customer.

Have Your Records Bound!

We will bind copies of THE RECORD AND GUIDE in 1/2 morocco, 6 months, per vol., \$2 1/2 sheep, \$1.75.—Binding Department, RECORD AND GUIDE, 14 and 16 Vesey street.

RECENT AUCTION SALES.

* Indicates that the property described has been bid in for plaintiff's account.

FOR WEEK ENDING FEBRUARY 1.

This list does not include properties bid in or withdrawn by the owners.

WILLIAM P. RAE CO.

Table of auction sales including York st, No 62, s s, 69 w Adams st, 19.4x 61.10, 3-sty frame tenem't and store. W. Pickett. \$3,200. York st, Nos 140 and 142, s s, 198.11 1/2 w Bridge st, 26.01x75, 3-sty frame double tenem't and store. Bridget Clary. 2,650. Gates av, Nos 425 and 427, n s, 185 e Nstrand av, 40x100, 4-sty brk double flat with stores. G H Pinney. 18,000.

W. COLE.

Table of auction sales including Fulton st, No 2002, s s, 80.6 w Stone av, 20x 100, 4-sty brk flat with store. L B Hills. 10,100. Clason av, No 320, w s, 225 s De Kalb av, 25x100, 4-sty brk flat. J W Smith trustee. 9,000. Lafayette av, Nos 356 and 358, s s, 275 w Clason av, 37.6x100, 4-sty brk double flat. Same. 18,000.

T. A. KERRIGAN.

Table of auction sales including Jay st, Nos 190 and 192, w s, 78 n Nassau st, 25.7x103.3x25x103.3, 2-sty frame dwell'g. Esther Isaacs. 4,500. 1st st, Nos 266-270, s w s, 386 n w 5th av, 53.11x100, two 4-sty brk double flats. Dora S Thompson. 21,000. Railroad av, w s, 149.9 s Griffin pl, 16.8x 100, 2-sty frame dwell'g. Mary E Lawrence. 1,300.

REFEREE'S SALES AT COUNTY COURT HOUSE.

Table of referee's sales including 42d st, s w s, 175 n w 12th av, 125x100. New Utrecht. West Brooklyn Land and Impt Co. 1,500.

Table of property sales including Wythe av, No 170, w s, 25 s North 7th st, 25x100, 3-sty and extension frame tenem't with store. Sophia Bruning. 3,000. Total. \$301,636. Corresponding week, 1893. \$80,950.

Kings County Records.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quiet Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

JANUARY 26, 27, 29, 30, 31, FEBRUARY 1.

Table of Kings County records including Aberdeen st, n w s, 160.5 1/2 s w Bushwick av, 20.2 1/2x100, h & l. Ann E L Kemp and Elizabeth L Kemp to Robt A Fordham. Mt. \$2,000. Adams st, s s, 551.1 w Coney Island plank road, 25 x 102.4 x 25 x 102.3, Flatbush. Maria Maher to Thos C Adams. nom. Bainbridge st, s s, 274.1 e Ralph av, 17.2x 100. Release judgment. Thos P Mulligan to Thompson Hollister, Garden City, L I. nom.

Table of Kings County records including Boerum st, s s, 211.10 w Bogert st, runs s 100 x w 25 x n 85 x n e to Boerum st, x e 10. McKibbin st, n s, 204.4 w Bogert st, 25 x 100. Ernst Ochner to John Hoffman. See Bayard st. 1,600. Broadway, n e s, 72 s e Willoughby av, runs s e 23 x n e 100 x n w 21.5 x s w 20 x n w 1.2 x s w 80, h & l. Albert and Nathan H Levi to Albert L and Nathan H Levi and Benjamin Freeman, of New York, composing firm of Levi Bros & Freeman. Mt. \$12,000. nom. Bremen st, n w cor Forrest st, 25x100, h & l. Ignatz Martin to Hattie Kaufman. Mt. \$6,000 and tax of 1892 and 1893. nom. Carroll st, s s, 546.8 e 8th av, 50x94.10x50 x92.7. Ernest W Ford to Frances S Ford. gift. Cheever pl, e s, 188.1 s Harrison st, 21.4x 78.6. Adele Van Brunt to Louis and Martin Kirsch, joint tenants. 4,000. Cheever pl, w s, 230 s Harrison st, 56x88.6, h & l. Winslow M Burdick to Asa W Parker, New Hamburg, N Y. Mt. \$6,000. exch and 1,000. Cleveland st, e s, 121.10 n Atlantic av, 25x 100. Ottillie R wife of Calvin J Archer to Gertrude M Archer. gift. Conselyea st, n s, 150 e Union av, 25x100, h & l. James Donovan to Mary wife of Nicholas O'Shaughnessy, Jan 5, 1874. 4,500. Cook st, s s, 202.6 e Bushwick av, 25x100, h & l. Henry Roth to Jacob Nehrbass. Mt. \$3,500. exch. Cornelia st, n w s, 160 n e Evergreen av, 40 x 100. Henry Hedbawney to Geo F Alexander, New York. Mt. \$200. nom. Cornelia st, n w s, 160 n e Evergreen av, 40 x 100. Geo F Alexander to Henry Hedbawney. nom. Court st, s e cor Garnet st, runs e 100 x s 21.6 x w 20 x n 0.1 x w 80 to Court st, x n 21.5. Foreclos. Andrew Lennon to The Jacob Hoffmann Brewing Co, of New York. Mt. \$4,500. 1,832. Covert st, s s, 503.7 e Central av, 18x89. Ida L T Ledoux to John F H Von Lange. Mt. \$2,600. nom. Cozine st, Fairfield st, Cleveland st and Ashford st, the block, 50 lots. Nathan Kaplan declares that he holds 3/4 of above property in trust of Walter F Hayward. Cozine st, Fairfield st, Cleveland st and Ashford st—the block of 50 lots. Geo C Jeffery to Nathan Kaplan. 3/4 parts. nom. Crescent st, e s, 104 r Glen st, 21x95, h & l. Chas H Smith to Louise M Vedder. Mt. \$1,600 and taxes, &c, from 1890. 2,400. Crystal st, e s, 225 s Eastern Parkway, 25x 100. Peter G Kerr to Margt B Fischer. Mt. \$1,750. 3,050. Cumberland st, w s, 421.10 s Fulton st, 25x 100. Sarah McFadden, Washington, D C, to John F Dalton. 5,000. Dean st, s s, 184 w Buffalo av, 16.6x107.2. Foreclos. Richd B Greenwood, Jr, to Ellen M Suydam, Parkville, L I. 1,500. Dean st, n s, 403.5 e Rochester av, 16x 107.2, h & l. Dean st, n s, 532.10 e Rochester av, 16.10 x 107.2, h & l. Land Title and Trust Co to Wm B Boulton. 4,200. Decatur st, s s, 23 e Saratoga av, 18.6x100. Release mort. Bond and Mortgage Guarantee Co to Emma E Butler. nom. Decatur st, s s, 28.11 w Broadway, runs w

15th st, s s, 27.8 e from an arc of a circle of a radius of 154 ft, centre of which is the point of intersection of the centre lines of 9th av and 15th st, runs w 27.8 to arc, x s w 108.10 x e 92.5 x w 85.

Interior lot, 97.10 e 9th av and 95 n 16th st, runs 5x37.

Foreclos. Henry McKean ref to Mary A Post et al exrs William Post. 22,100

16th st, n s, 373 w 3d av, runs w 25.4 x n 35 x e 4 1/2 x n 65 x e 25 x s 100, h s & ls. Diedrich Ficken exr Casper Ficken and Anna Ficken widow to Catharine Mason formerly Flood widow. 800

Bay 16th st, w s, 600 s 86th st, 193.4x100 to 17th av. Foreclos. Randolph H Cole ref to August Evers. 5,450

19th st, n e s, 160 s e 7th av, 15x100. Release mort. Joseph Thanet to John R Lenton. 500

East 29th st, e s, 620 n Av F, 46x100, Flatlands. Germania Real Estate and Impt Co to Edwd D Richter. 540

33d st, s s, 378 w 5th av, 22x100.2, h & l. Haldor Engelsen to Anton C Anderson and John Nelson. 299

37th st, s s, 250 e 3d av, 50x100.2. Mary Cross to James G Carroll. 1,950

East 40th st, e s, 297.6 s Av D, 40x100. Flatbush. Germania Real Estate and Impt Co to Andreas Eberhard. 342

42d st, s w s, 175 w 12th av, 125x100. Foreclos. Gerard M Stevens ref to The West Brooklyn Land and Improvement Co. 1,325

Same property. Release dower. Susan wife of Wm H Barton to same. nom

45th st, s s, 162 e 3d av, 19x100.2, h & l. James G Carroll to Mary Cross. Mt. \$2,300. 4,500

51st st, s s, 100 e 4th av, 20x100.2, h & l. Saml T Sherwood to Saml F Dean. Mt. \$3,000. 5,500

51st st, s s, 220 w 3d av, 20x100.2, h & l. Maria Dunn to Lowell V Brown. Mt. \$2,300. exch

53d st, s w s, 300 s e 20th av, 80x100.2. New Utrecht. Christina M McKenna to Alex F Dickson and Geo Turnbull. nom

68th st, s s, 260 w 18th av, 40x100. New Utrecht. John H Hanley to Otto P Richardson. 600

75th st, n s, 610 w 15th av, 40x100. New Utrecht. John G Hamilton to Esther wife of said John G Hamilton. Mt. \$2,200. nom

76th st, n s, 490 w 15th av, 40x100.

59th st, s s, 280 w 13th av, 20x100.2, New Utrecht. Robt B Snowden to Wm S Follet. Mt. \$1,250. 1,250

79th st, n e s, 214.8 n w Fort Hamilton av, 160x100x180x100. Release mort. Sarah E Cropsey et al exrs Andrew J Cropsey to Margaret Reynolds. 1,000

79th st, n e s, 214.8 n w Fort Hamilton av, 159.7x102.3x180.10x100. New Utrecht. Margaret Reynolds to Margaret wife of Henry Rucker. 3,000

79th st, s e cor Narrows av, runs e 18 x s 140 x w 80.2 x n .09 x w 100 to Narrows av, x n 153.8. New Utrecht. John Gallagher to Thomas Smithson. Mt. \$1,040. nom

83d st, n e s, 220 s e 24th av, 100x100, Gravesend. Thomas F May to Maria Laperita. Mt. \$3,300. 3,550

86th st, n e s, 95 s e 4th av, 20x100. New Utrecht. Wm F Wuest to Ralph Smith. 320

East 94th st, w s, 235.3 n Av G, 47x100, Canarsie. John H Ireland to Emma A Totten. nom

Av E, n e cor East 35th st, 60x97.6— Germania Real Estate and Impt Co to Justus Uderitz. 825

Arlington av, s s, 108.4 w Essex st, 16.8x90, h & l. Foreclos. John T Eno ref to Bernhard H Buehing. 2,300

Atlantic av, s s, 245 e Vanderbilt av, 40x100, h & l. Francis B. George and Wm T Shelly, Eliza A widow and Alex P Claude, Matilda L wife of Gustav Merz, Eliza A wife of Geo W Bishop, Annie B wife of Henry M Rogers, Ella and Bella R Shelly to Eliza A Shelly widow. Q C. nom

Atlantic av, s w cor Hinsdale st, 102x86.9 x100x109.3. The Dr Nehus Guarantee Opium Cure Co by C T Ladson att'y to Charlotte M Bowyer, of Rockland, N Y. Mt. \$32,000. exch

Atlantic av, s s, 175 w Vanderbilt av, 46x100. Contract for property. Lyman D Calkins to Chas D and J H Ruwe. 7,000

Bay Ridge av, s s, 420 w 18th av, 40x100, New Utrecht. John H Hanley to James Williams. 500

Bedford av, n e s, 62 s 4th st, runs e 86.2 x n e 24.4 x n 17 x w 109.6 to av, x s 25.10, James McWilliam assignee Ambrose and Alfred D Snow to Susan R Coffin, Santa Barbara, Cal. Mt. \$16,000. 25

Bedford av, e s, 111.10 s Myrtle av, 50x100, h & l. Wm P Rae to Henry Smith, of New York. Mt. \$12,200. nom

Same property. Ludwig Fink to Louis and Frederick Fink. nom

Brooklyn av, e s, 267.6 s Av D, 40x100, Flatbush. Germania Real Estate and Improvement Co to Chas H Kappell, Sr, and Mary K Kappell his wife. 550

Brooklyn av, n e cor Av E, 177.6x100, Flatbush. Germania Real Estate and Impt Co to Frederick Glenk. 2,600

Brooklyn av, s w cor Herkimer st, runs s

90.10 x n 95 to Herkimer st, x e 27.10. Diedrich Priggen to John Doyle. 4,800

Carlton av, e s, 15.6 s Bergen st, 29.6x100, h & l. Release mort. Charles Johnston to William A Downing. nom

Central av, s w s, 100 s e Linden st, 19.1x100x25x100, h & l. Harris Saperstein, of New York, to Rebecca Rosensohn. 1/2 Mt. \$5,300. 100

Central av, n e s, 50 s e Van Voorhis st, 25x90, h & l. Laura Dehler to Metha Blanke. Mt. \$3,500. 7,000

Clason av, e s, 225 s Putnam av, runs e 100 x 25 x e 55 x s 25 x w 27.6 x s 25 x w 127.6 to av, x n 25, h & l. Edwin E Frion to Clara S Geldart. Mt. \$3,000. 5,100

Clinton av, e s, 352.3 n Gates av, 24.10x200 to Waverly av. Mary B Butler to Benj G Templeton. Mt. \$10,000. 15,500

De Kalb av, n s, 500 e Throop av, 25x100. Edwin M Hobby to David A Pell, Hackensack, N J. Mt. \$9,150. exch

De Kalb av, north cor Evergreen av, 100x91.8x106.7x128.7. John J O'Brien to Hugh O'Brien. Q C and release from lease. nom

De Kalb av, n s, 256.5 e Stuyvesant av, 19.6x100. Foreclos. Levi A Fuller to John and Louise Frank exrs Lewis S Frank. 6,000

East New York av, s s, 34.5 e Rockaway av, runs e 20 x s e 85.5 x s 40 x w 21.1 x n 40 x n w 78.7. Andrew R Culver to Harris Frank. 800

East New York av, s w cor Centre st, 111.2 x 68.11x83.2x100.11. Release judgment. Albon Man and Humphrey Y Cummins to Vincent A Strawson. 50

Same property. Geo W Remill to Sarah Holman. 1,500

Same property. Lelia E Marsh wife of Pelatiah J to Sarah Holman and Jane M E Strawson. 400

Same property. Sarah Holman to Jane M E Strawson. 1/2 part. nom

Essex av, w s, 175 n Belmont av, 37.6x97.2 x 37.6x96.11. Mary G F wife of Albert A Miller, Montclair, N J, to James McGuigan. 500

Evergreen av, n e s, 75 s e George st, 25x100. Foreclos. John Courtney to Richard Mott and ano trustees and adnurs Solomon Mott. 3,705

Flushing av, n s, 101 e Evergreen av, 25.3x69.3x24.11x72.1, h & l. Wilhelmine Baumann widow to Johanna Scholler. Mt. \$6,500. 9,800

Fountain av, w s, 137.4 s Glenmore av, 20x100. The German-American Impt Co to Claus Timm. 2,000

Franklin av, e s, 275 s Montgomery st, 25x100. Thomas Young and ano exrs Gilbert P Williams to Eveleigh F H Brittain. nom

Gates av, n s, 217 w Stuyvesant av, 19.6x100, h & l. Levi Kaufmann to Sydney H Carr and Chas K Hoerning. Mt. \$75,000, and taxes 1893. exch

Gates av, n s, 185 e Nostrand av, 40x100, h & l. William Arnold to Giddings H Pinney. Mt. \$12,000. 18,000

Grand av, e s, 35 n Dean st, 20x100, h & l. Maria L Labagh to Margaret Burke. 3,000

Greenpoint av, s s, 75 e Moultrie st, 25x130. Rosa A McCann committee Jas L Hughes a lunatic to John Hogarty. 1,200

Hopkinson av, w s, 150 s Baltic st, runs w 100 x n to centre block bet Baltic and Butler sts, x w 25 x s 127.9 to Butler st, x e to East New York av, x n e to Hopkinson av, x n — to beginning. Isaac S Colyer to Frederick A Reid. Mt. \$3,200. exch

Howard av, w s, 100 n Marion st, 25x100, h & l. Marie L Buttgenbach formerly Wolf to Anna B Klinge, Chas W, Mary M and Lizzie Wolf as tenants in common. Mt. \$1,500. gift

Howard av, e s, 200.10 s Herkimer st, 16.8 x 98, h & l. Edwd F Taber, Patchogue, L I, to Joseph B Swezey, Patchogue, L I. Mt. \$2,400. exch

Irving av, n e s, 51 n Grove st, 25x90. Stephen Burkard to Henry C Bauer, Jr. Mt. \$6,000. 7,000

Irving av, n e s, 50 n w Himrod st, 25x100, h & l. Louis and Fredk Fink to Ludwig Fink. Mt. \$3,500. nom

Irving av, northerly cor Himrod st, 100x200, h s & ls. John Fink to Louis and Frederick Fink. Sub to mort. nom

Jamaica av, n s, 50 e Barley st, 50x113.5x50x113.1. Jacob Zimerli to Edward Zimerli. nom

Same property. Edward Zimerli to Rosa Zimerli. nom

Jefferson av, s s, 410 w Marcy av, 20x100, h & l. Maria L Wilson to Michl H Wilson, New York. Mt. \$6,500 and tax 1893. nom

Jefferson av, s s, 580 w Nostrand av, 20x100, h & l. Frances B Wright to Teresa H Hickey. Mt. \$6,000. nom

Jefferson av, s s, 23 w Patchen av, 72x75. Jacob Nehrbass to Henry Roth. Mt. \$4,500. exch

Jerome av, w s, 200 s Eastern Parkway, 25x100, h & l. Jane L Smith to Fanny S Max. Mt. \$1,500, taxes, &c, since April, 1892. 3,500

Lafayette av, n s, 276.8 e Marcy av, 19.2x100. Release mort. Thos S Strong trustee Mary Boorman to Hannah A Phillips and ano exrs Edwd W Phillips. 2,500

Same property. Hannah A Phillips and ano exrs Edwd W Phillips to Alex C Frazer and Theo S Snyder. 12,500

Lexington av, n s, 325 e Nostrand av, 120x100. Theo I W Cornwell to Camden C Dike. Mt. \$7,500. nom

Lexington av, s s, 90 e Stuyvesant av, 20x100. Cath M Manning to G Daisey Moxley. Mt. \$3,500. See Sutter av. 5,500

Lexington av, s s, 178 w Nostrand av, 16x100. Estelle M R Dunn to Almira Rora-back. Mt. \$4,000. nom

Lincoln av, e s, 150 n Adams st, 80x100. Lincoln av, e s, 270 n Adams st, 80x100. Foreclos. Albert W Seaman to Alonzo E De Baum. 2,200

Meeker av, n e cor Varick st, 125x150. Meeker av, n s, 100 e Varick st, 75x131.5 x 92.3x185.2. William MacDonough to G Howland Leavitt, Flushing, L I. nom

Myrtle av, s s, 81 w Ralph st, 20x80, h & l. Augusta A Roby to Xaver Matheis. Mt. \$3,500. nom

Myrtle av, south cor Stanhope st, runs e 48 x s 50 x n w 70 x n e 2. Levi Kaufmann to Paul W Ledoux. Mt. \$2,820. nom

Myrtle av, s s, 165 e Lewis av, 100x100. Andrew H Smith to Henry Roth. nom

New York av, e s, 100 s Av F, 20x100, Flatlands. Germania Real Estate and Impt Co to Stephen J Brooks. 247

Nostrand av, e s, 116.2 s Herkimer st, 19.4 x 100, h & l. Agnes E Winchester to Frank S Winchester. gift

Nostrand av, n w cor Eastern Parkway, 30x100. Parkway, n s, 100 w Nostrand av, 100x85.7. Degraw st, s s, 100 w Nostrand av, 125x100. James H Watson to Mary E Watson his wife. nom

Nostrand av, n e cor Grant st, 40x100, Flatbush. Elizabeth O'Connell to John J O'Connell. 800

Ocean av, s w s, lot 186 United Freeman's Land Assoc No 3, South Greenfield, 100x100. Joseph Foster to Edwim Cole. 50

Pennsylvania av, s w cor Liberty av, 50x100. The Brooklyn Young Men's Christian Assoc to Thos M Lane. 25,000

Same property. Thos M Lane to The Brooklyn Young Men's Christian Assoc. Mt. \$14,000. All liens. 25,000

Putnam av, s s, 100 e Bedford av, 16.8x100, h & l. Orson D Munn, of New York, to Gertrude F Johnson. 4,300

Ralph av, e s, 48 n Bainbridge st, runs e 83 x s 48 to Bainbridge st, x e 17 x n 100 x w 17 x s 26 x w 83 to av, x s 26. Release mort. Chas M Marsh to Richd D Robbins. 2,000

Same property. Richd D Robbins to John Hillier and Martha A his wife. Mt. \$9,500. exch

Ridgewood av, s s, 80 e Shepherd av, 22.1x90x22x90. Otilie R wife of Calvin J Archer to Elizabeth A Stachelin. nom

Rochester av, No 24, w s, 18 s Herkimer st, 18x74. Mary Lawson, Flushing, L I, to Albert R Moore. Mt. \$1,600. 3,000

Rockaway av, w s, 36 n Sumpter st, 16x68.3. Susanna A Locke, Long Island City, to Chas F Lott. Mt. \$3,000. nom

Schenectady av, n w cor Pacific st, 114x150, h s & ls. Dwight M Platt to Myndert A Vosburgh. 1,000

South Portland av, w s, 100 n Lafayette av, 20x100. Elizabeth W Briggs to Jane B Taylor. 6,000

South Portland av, w s, 120 n Lafayette av, 20x100. Jane B wife of and Josiah Taylor to Wm H Dempsey. 6,500

Snediker av, e s, 206 s Glenmore av, 25x100. Ellen Taylor to Maggie D Fraser. 1,250

Stillwell av, e s, 220 s Av S, 60x100, Gravesend. James D Lynch to Hattie M Dyke. 900

Stone av, e s, 64.10 s Broadway, runs e 26.7 x n e 26.7 to Broadway, x n w 64.10 to Stone av, x s 64.10. Philip Levy to Isidor Alkus. Mt. \$8,000. exch

Sutter av, n s, 75 w Hendrix st, 25x100. Wm T Ashford with Lena M and Henry C Reeves. Contract for property. 2,900

Sutter av, n s, 40 e Atkins av, 60x90. G Daisey Moxley to Cath M Manning. Mt. \$5,800. See Lexington av. exch

Sutter av, n s, 20 e Atkins av, 20x90, h & l. Annie wife of and Wm H Temple to The Daily News Savings and Building Assoc. nom

Thatford av, w s, 85 n Sutter av, 20x100, h & l. Isidore Weisman and Kopel Lebovici to Wolff Herskovitz. Mt. \$2,050. 3,100

Throop av, e s, 50 n Van Buren st, 25x100, h & l. Otto Hentzelmann to Elizabeth Kemp. Mt. \$2,250. 4,500

Troy av, e s, 240 s Av E, 40x100, Flatbush. Germania Real Estate and Impt Co to Henry Edinger. 360

Troy av, e s, 157.6 n Av E, 80x124.5x80x133.8, Flatbush. Germania Real Estate and Impt Co to Walter Schmidt. 756

Troy av, e s, 300 s Av E, 40x122.7x40x123.7, Flatbush. Same to Henry Merdes. 360

Troy av, w s, 277.6 s Av D, 20x100, East 43d st, e s, 140 s Av E, 40x100, Flatbush. Germania Real Estate and Impt Co to Margaret Connolly. 490

Union av, n w cor South 2d st, runs n 36.2 x w 48.2 x n w 23.6 x w 6 to South 2d st, x s e 87.6, h & l. Louise Bosch, of New York, to Joseph and Agnes Riehl. Mt. \$4,100, taxes, &c. 7,300

Varick av, w s, at centre proposed Meserole st, runs w 671 to the canal, x s 255 to line of Long Island R R, x e along same 546 x n 186 x n e 37.11 x s 73.11 to Varick av, x n s 7. Samuel Spencer to The Broadway R R Co, Brooklyn. nom

Washington av, e s, 120.3 s Fulton st, 25x100, h & l. Geo B Ellis to Henry A Cook and Elizabeth his wife. Mt. \$22,000. nom

Wyckoff av, s cor Grove st, 25x80.4x25x80, h & l. Hattie Kaufmann to Sydney H Carr, New York, and Chas K Hoerning. Mt. \$8,000 and tax 1893. exch

Wythe av, w s, 25 s 2d st, 25x100, h & l. Foreclos. Gerard M Stevens to Sophia Bruening. 3,000

2d av, s e s, extends from 1st to 2d st, 200x97.10. John Adamson to Cornelius E Donnellon. Mt. \$33,481. nom

3d av, n e s, 101.5 w 12th st, 19.9x65, error. Allison J Van Brunt to Louie A wife of Wm F Haight. 1/2 part. 76

3d av, w cor 77th st, 25x90, New Utrecht. Mary H wife of and Wm L Watrous to Chas W and David A Manley. 2,750

4th av, e s, extends from 35d to 34th st, 200x97, h s & l s. Patk T O'Brien to Erastus D Benedict and Johanna C wife of Patk T O'Brien. All liens. nom

4th av, No 720, w s, 75 n 23d st, 25x60. John Colle to Herman J Hoff. Mt. \$3,500. 9,500

5th av, w s, 21 n Garfield pl, 21x95.9. Mary wife of Thomas Edgerton to Christian Harms. Mt. \$7,000. 11,000

6th av, s e s, 60.6 s w 4th st, 19.9x77.11. Louis Bonert to Sara C wife of Thos J Loughlin. Mt. \$5,000. 10,500

6th av, e s, 21 s 4th st, 39.6x77.11, h & l. Louis Bonert to Wm L Dowling. Mt. \$12,000. exch

6th av, e s, 80.2 n 5th st, runs e 87.10 x n 19.10 x e 10 x n 100 to 4th st, x w 19.11 x s 100 x w 77.11 to 6th av, x n 19.10. Louis Bonert to Chas A Chesebrough. 21,250

7th av, w s, 46.10 n 22d st, 31.3x80, h & l. Mary S Wild to Maylou E A Wild. B & S. nom

7th av, s e s, extends from 1st to 2d st, 200x97.10. Foreclos. Wm J Buttling to John Adamson. Mt. \$33,481. 30,000

18th av, s e s, at s w line of land of New York & Sea Beach R R, runs s e 1,505.9 x s w 89.4 x e to land of said R R, x s along same to n w s 21st av, x s w 650.11 x n w 2,230.5 to 18th av, x n e along same to centre line bet 65th and 66th sts, x s e 200 x n e to centre 65th st, x n w 200 to 18th av, x n e 112 x s e 329.7 x n e 168 to centre 64th st, x n w 332 to 18th av, x n e 112.6.

21st av, n w s, at division bet lands of McCormack & Murphy, runs n w to New York & Sea Beach R R x s along same to 21st av, x n e 31.6.

18th av, s e s, at line bet McCormack & Murphy, runs s e 120.2 x s w 63.2 to New York & Sea Beach R R, x n w 119.2 to 18th av, x n e 57.1.

Division line, bet M McCormack and New York & Sea Beach R R, at point 194.2 s e 18th av, 2 96-100 acres.

21st av, s e s, adj Jane Robertis, runs s e 701.2 to 22d av, x n e 66.6 x n w 51.4 x n e to New York and Sea Beach R R, x n w to 21st av, x s e 621.3.

21st av, s e s, at line of Murphy & McCormack's land, 67.6 to New York & Sea Beach R R, x—x—x605.10.

New Utrecht to Flatbush road, at w cor Samuel Brainard, 54 acres, 3 roads and 24 peches, except portion lying bet 18th av and centre of 60th st and 63d st, and excepting part conveyed to Lucy E Barron and part taken for sts.

Part Brainard farm, New Utrecht, lying s of centre line of 60th st.

22d av, n w s, formerly of Luella Hicks, 32 1,000 acres, New Utrecht.

Michael McCormack and James W Murphy to James W Smith, 1/2 part. Sub to 1/2 of morts \$56,317. nom

20th av, e cor 80th st, 100x100, New Utrecht. John L Nostrand to Joseph Johann, Jr. 2,500

20th av, s cor 79th st, 100x100, New Utrecht. Same to same. 2,500

Flatbush plank road, s w s, adj Asher Hubbard, runs s e along road 354.6 to C Stoot-foffs, x s w 377 2 to A Hubbards land, x n 338.8 x n e 14.2, Flatlands. Randolph Branft to Wm 1 Lees. Mt. \$5,000. 5,000

Interior lot, begins 78.6 e of Cheever pl and 188.6 s Harrison st, runs s 21.4 x e 10 x n 21.4x10. Edwd J Dooley to Adele Van Brunt. Q C. nom

Same property. Adele Van Brunt to Louis and Martin Kirsch. nom

Interior lot, 100 w 5th av and 100 s 25th st, runs s—x w to point 150 w 5th av, x n to point 160 s 25th st, x e—to beginning. Frank C Thompson to Thomas Pitblado. nom

Interior lot, 215 s w Irving av, on centre line, block bounded by Harman st and Greene av, runs n e 25 x s e 23.3 x s w 25 x n w 24.5. Ernst Augustin to George Bangert. nom

Interior lot on centre line bet Liberty av and Hill st, at point 325 w Crescent st, runs w along centre line 54.2.

Lots 338 and 339 map S J Stewart property, Belle Plains.

Christian Horakh, Newark, N J, to John Paul, New York. 1/2 part. 300

Jamaica Bay, Canarsie, adj Oriental Boat Club, 25x100x25x113. Wm B McCormick, Brooklyn, and James A McCormick, Jersey City, to John Johnson. 500

Lots 5, 6, 7, 8 and 9 map of grantors, Flatbush. The trustees of the Reformed Protestant Dutch Church, Flatbush, to Elizabeth O'Connell. 1,600

Lots 32-33 block 17 map 2 of 660 lots, Cowenoven farm, New Utrecht. Effingham H Nichols to Franz Magnuson. 400

Lots 329, 330 and 331 map Effingham H Nichols, Cowenoven farm, New Utrecht. Effingham H Nichols to Sarah A Walsh. 390

Lot 1507 map, heirs Nicholas Schenck, Flatlands. Fredk I Pearsall to Daniel Quinn. nom

Lots 426 and 427, 449 and 450 Asa W Parker property, Bath Beach. John H and Chas A Hornung to Eliza Hornung. nom

Lot 53 map 1 of Fort Hamilton Village, People State New York to Wacey R Horsley. letters patent

MISCELLANEOUS.

Receipt of legacy and release. Phebe H Chase to Sarah A Disbrow and ano exrs and trustees Sarah H Disbrow. 13,000

Receipt for legacy and release. Phebe H Chase to Sarah A Disbrow and ano exrs and trustees of Sarah H Disbrow dec'd. 13,000

Similar document. Benj N Disbrow to same. 5,681

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.

JANUARY 25, 26, 27, 29, 30, 31.

Andersen, Anton C and John Nelson to Hal-dor Engelsen. 33d st, P. M. Jan 20, due Jan 1, 1897, 5%. \$1,000

Allan, John T and Nathaniel Proskoy to El-dred A Carley. Bedford av, e s, 60 s Hooper st, 80x97. Jan 20, 6 months. 2,333

Balmaceda, Domitila wife of Charles to Mary J Pillon widow. Madison st, P. M. Jan 25, installs. 835

Barton, Wm H to Herbert B Stevens. Broadway, s w s, 54.4 n w Hancock st, 25x77.5x34.3x53. Jan 31, 1 year. 12,000

Baumann, Elizabeth to Elizabeth Weber. Aberdeen st, n s, 180.8 w Bushwick av, 40.4x100. Jan 1, 3 years, 5%. 1,400

Becker, Augustus C to Geo W Meyers. Palmetto st, No 188, s e s, 250 n e Central av, 25x100. Jan 26, 3 years, 5%. 3,000

Behrens, John to Henry Kroger et al exrs John Rohrsen. Rogers av, e s, 70 s Pros-pect pl, 30x100. Jan 25, 3 years, 5%. 7,000

Bell, Charlotte J wife of Theobald and heir Alex Patterson and Mary Patterson widow to Wm H Beadleston. Ryder st, s s, bet lands of Johnson & Lott, abt 6 acres, Gravesend, excepts piece conveyed by Patterson to Moser. Sub to mort \$3,000. Jan 29, demand. gold, 550

Bergholz, Richard to Paul W Ledoux. Bergen st, n s, 168.4 e Ralph av, P. M. Jan 29, due Feb 1, 1896, 5%. 2,500

Same to Orson W Sheldon, Fort Ann, N Y. Bergen st, n s, 100 e Ralph av. P. M. Jan 2, due Feb 1, 1896, 5%. 2,500

Blanke, Metha to Laura Dehler. Central av, n e s, 50 s e Van Voorhis st, 25x90. Jan 31, installs, 5%. 2,500

Block, Richd W to Henry F Quast. Schermerhorn st, No 34, s s, 344.2 e Clinton st, 19.2x81.4x19.2x81.7. Jan 25, 3 years, 5%. 7,000

Boulton, Wm B to The Land Title and Trust Co. Dean st, n s, 403.5 e Rochester av, 16x107.2; Dean st, n s, 532.10 e Rochester av, 16.10x107.2, Jan 1, 1 year, 5%. 4,200

Bradley, Fredk K to Almira J Southard, Bayonne, N J. New York av, w s, 99.1 n Atlantic av, 25x100. Jan 25, due Feb 1, 1897, 5%. 6,500

Brand, Lizzie wife of and John to Freder-ick Kohler. Duffield st, e s, 336.8 s Wil-longhby av, 21.8x100, Jan 23, due Jan 1, 1887, 5%. 3,200

Buck, Claus to Emilie Huber. Harrison av, e cor Heyward st, 23x80. Jan 24, 1 year, 5%. 7,000

Burke, Margaret to Maria L Labagh, New York. Grand av. P. M. Jan 29, due Jan 1, 1897. 2,000

Burrill, Wm L to Title Guarantee and Trust Co. St Johns pl, n s, 224.7 e 7th av, 20x100. Jan 27, 3 years, 5%. 7,500

Butler, J Glentworth to Melissa P Dodge, New York. Prospect pl, s s, 250 w New York av, 120x140. Jan 22, due Jan 13, 1895. 4,000

Cahill, Mary C to Eliza L wife of Edward Ostrom, Wyckoff st, s s, 140 w Hoyt st, 20x100. Jan 31, due Jan 1, 1899, 5%, 2,000

Calley, Eleanor C wife of and James to The South Brooklyn Savings Institution.

Adelphi st, e s, 309.7 s Greene av, 25x100. Jan 25, 1 year, 5%. 3,500

Cassidy, Patrick, Edward and Louise and Annie M Sadtler, New York, to Henry Thole. 3d st, n s, 266.10 w Hoyt st, 20x80. Jan 25, due Jan 18, 1897. 2,500

Chinnock, Eliz L wife of and Geo H to John R Planten. Gates av, n s, 66.3 w Clason av, 21.9x81.8x21.9x80.11. Jan 23, 3 years. 6,500

Same to Chas D Rust. Same property. Jan 30, due Feb 6, 1894. 900

Clark, Mary A to Elizabeth McLand. Covert st, s s, 100 e Knickerbocker av, 35x100. Jan 25, 2 years. 500

Clarry, John A to Julia M Carr. 9th av, w cor 57th st, centre line, runs n w to line bet Peter Cowenoven and M Bergen, x s w to centre 58th st, x s e to centre 9th av, x n e to beginning; 9th av, s cor 58th st, centre line, runs s w 102 x s e to land of M Stillwell, x n e 31.3 to centre 58th st, x n w 344, New Utrecht. Jan 25, 3 years. 1,500

Coger, Geo W to Mary E Coger, Bayport, L I. Rutledge st, s s, 210 w Bedford av, 20x100. Secures life annuity. Jan 1. 1,000

Cole, Peter W, Wm A, Henry C and Jeremiah Mundell and Ella wife of Alexander McNicholl to Title Guarantee and Trust Co. High st, s s, 275 e Jay st, runs s 100 x w 10 x s 38 x e 25 x s 67 to Nassau st, x e 25 x n 105 x w 9.3 x n 100 to High st, x w 30.9. Jan 24, due Jan 26, 1896, 5 1/2 %. 4,500

Collins, Oliver T to Kings County Co-operative Building and Loan Assoc. Cum-berland st, w s, 111.10 n Atlantic av, runs w 40 x n w 35.1 x n 17 x e 75 to st, x s 20. Jan 20, installs. 5,000

Same to Michael Cain. Cumberland st, w s, 111.10 n Atlantic av, runs w 40 x n w 35.1 x n 17 x e 75 to st, x s 20. Sub to mort \$5,000. Jan 26, due Jan 1, 1896, 5%. 500

Condren, Daniel to Marcella Daly. Smith st, e s, 40 n Warren st, 20x60. Sub to mort \$1,750. Dec 21, due Jan 1, 1897, 5%. 1,000

Connette, Ida A to Lillian Price. Monroe st, No 542, s w cor Lewis av, 22.6x81. Jan 24, 1 year, 5%. 1,500

Corcoran, George to Title Guarantee and Trust Co. Bond st, w s, 40 n President st, 20x75. Dec 29, due Jan 25, 1897. 1,500

Costigan, Marcella to Christine Towns. 39th st, n s, 275 w 6th av, 25x94.7x25.3x98.2; interior lot, begins at point in centre line bet 38th and 39th sts, 400 e 5th av, runs e 50 x s 9 x w 55.1 x n 10. Jan 29, 6 months. 460

Culver, Andrew R mortgagee with Simon Shnapier and Simon Young mortgageors. Extension of reduced mort. Jan 19. nom

Dalton, John F to Sarah McFadden, Wash-ington, D C. Cumberland st. P. M. Jan 29, due Jan 30, 1897. 2,500

Daly, Ann to Kate A Molineux, San Fran-cisco, Cal. 19th st, n e s, 200 s e 7th av, 25x100. Jan 31, due May 1, 1894, 5%. 300

Dann, Saml F to Saml T Sherwood. 51st st, P. M. Jan 25, 1 year, 5%. 500

Dempsey, Wm H to Saml R Probasco. South Portland av. P. M. Jan 31, 3 years, 5%. 3,000

Dike, Oscar D, New York, to Caroline F Sumner. 8th av, n w s, 12.9 n e 17th st, 12.6x75.6. Jan 25, due Jan 1, 1897. 1,500

Same to same. 8th av, n w s, 25.3 n e 17th st, 12.6x75.6. Jan 25, due Jan 1, 1897. 1,500

Same to Helen K Sumner. 8th av, n w s, 37.9 n e 17th st, 12.6x75.6. Jan 25, due Jan 1, 1897. 1,500

Donovan, Annie H, formerly Hayes to Cor-nelius J Bergen exr John C Bergen. Kent av, w s, 325 n Myrtle av, 25x100. Jan 20, due May 1, 1897, 5%. 2,500

Dyke, Hattie M to James D Lynch. Still-well av, e s, 220 s Av S, 60x10, Gravesend. Jan 5, due Jan 15, 1896, 5%. 630

Eberly, Mary wife of John H to Johanna Bertsch, Pacific st, n s, 70.10 e Schene-tady av, runs n 80 x e 14.2 x n 20 x e 11.5 x s 20 x w 7.1 x s 80 to st, x w 18.6. Jan 26, 5 years, 5%. 1,800

Edwards, Sidney to Claus Hohorst, Bergen st, n s, 201.9 w Ralph av, 51x107.2. Sub to mort \$1,281. Jan 23, demand. 1,200

Edwards, Nellie G to John Zimmermann. 54th st, n s, 310 w 3d av, 17.6x100.2. Jan 27, due Dec 28, 1894. 400

Ehlers, John to Hyman Bos. Ralph av, Nos 65 and 67. Sub to mort \$8,500. Jan 24, pledged for part of proceeds of sale in sum of 800

Ejermanp, Frederick to Emeline Gallup. Hendrix st, w s. P. M. Jan 24, 3 years. 2,200

Ellis, Geo B to Geo S Billings. Washington av, e s, 120.3 s Fulton st, 25x100. Jan 5, 1 year, 5%. 7,000

Endemann, Maria wife of and Hermann to Title Guarantee and Trust Co. Greene av, s s, 140 e Bedford av, 20x100. Jan 25, 3 years, 5 1/2 %. 6,000

Evans, Wm H to Title Guarantee and Trust Co. Livingston st, No 284, s s, 84.4 e Bond st, 19.4x100.3. Jan 29, 3 years, 5 1/2 %. 4,000

Evers, August C to George Dietrich. Ben-son av, n w cor Bay 16th st, 96.8x100. New Utrecht. P. M. Jan 25, due in 1897, 5%. 3,000

Same to Elina Boband. Same property. Jan 25, due in Feb, 1897. 1,000

Eybel, Catharine to Jacob Waldeck. Con- selyea st, n s, 125 w Ewen st, 25x100. Jan 2, due Jan 1, 1897, 5 %.

Fallon, Patrick to Birkbeck Invest Savings and Loan Co of America. Barbey st, e s, 120 s Blake av, 20x100. Jan 13, installs. 1,000

Feldhusen, Herman to Beadleston & Woerz. Bridge st, No 407. Saloon lease. Jan 29, demand. 3,000

Fey, Gottlieb to John Anson. 8th st, s w s, 327 s e 3d av, 18.9x90. Jan 25, 5 year. 5 %.

Same to same. 8th st, s w s, 289.6 s e 3d av, 18.9x90. Jan 25, 5 years, 5 %.

Same to same. 8th st, s w s, 252 s e 3d av, 18 9x90. Jan 25, 5 years, 5 %.

Fischer, Margt B to Peter G Kerr. Crystal st. P. M. Jan 27, installs. 900

Fitzgerald, Ellen wife of and Patk F to Martha M Butler. North 7th st, s s, 150 w Bedford av, 25x100. Jan 24, 2 years. 2,000

Forman, Alex A to Esther Lormer, Phila- delphia, Pa. Quincy st, n s, 800 e Bed- ford av, 75x100. Jan 24, 3 years. 5,500

Fowler, Mary E wife of and Levi to John M Perry. Madison st, n s, 85 e Throop av, 20x100. Jan 22, due June 1, 1894. 1,000

Frank, Harris to Andrew R Culver. East New York av. P. M. Jan 22, installs. 350

Freitag, John H to Ludwig Fink. Ever- green av, n e s, 50 n w Troutman st, 25x 100. Jan 31, due Feb 1, 1897, 5 %.

Garavinta, Antonio to Michael Costa. Union st, s s, 142.6 w Columbia st, 20.6x100. Jan 27, 2 years. 4 %.

Gartenhoff, Frank to Isabel A Norris. South 4th st, n s, 50 w 9th st, 25x65. Jan 25, demand. 1,633

Germania Real Estate and Impt Co to Wm H Fitzpatrick and Thos F Tuohy, Flush- ing, L. I. East 29th st, e s, 140 s Av C, 30x100, Flatbush. Jan 27, 5 years. 2,000

Same to same. East 29th st, e s, 170 s Av C, 30x100, Flatbush. Jan 27, 5 years. 2,000

Glenk, Friederich to The Germania Real Estate and Improvement Co. Brooklyn av, n e cor Av E, 177.6x100. Jan 30, 5 years, 5 %.

Goebel, Jacob C to George Hinck. 55th st, n e s, 240 s e 8th av, 100x100.2, New Ur- recht. Jan 25, due Jan 1, 1896. 300

Gogel, Barbara wife of Karl to Wm V Young. Pacific st. P. M. Jan 2, installs. 5 %.

Same to Title Guarantee and Trust Co. Same property. P. M. Jan 2, due Jan 29, 1897, 5 %.

Goodrich, John O to Mary L Schaedle. Union av, e s, 50 n Staggs st, 25x100. Jan 30, due Jan 31, 1899, 5 %.

Harms, Christian to Elora McC Burns, New York. 5th av. P. M. Jan 30, 1 year, 5 %.

Hart, Charles to Maud L Pearsall. 58th st, s s, 280 e 3d av, 20x100.2. Jan 18, 3 years, 5 %.

Harvey, Bridget, to Jerry A Wernberg guard Eugene La Grove. Kent av, e s, 262 s Myrtle av, 25x150. Jan 27, 1 year, 5 %.

Haven, Joseph A to Wm A Boeger, New York. Greene av, n w s, 60 s w Evergreen av, 20x80. Nov 21, 3 years. 1,000

Hedbawney, Henry to James Demarest admr will annexed James J Demarest. Cornelia st, n w s, 160 n e Evergreen av. P. M. Jan 30, due Mar 1, 1896. 3,200

Same to Jacob P Vanderveer. Cornelia st, n w s, 180 n e Evergreen av. P. M. Jan 30, due May 1, 1895, 5 %.

Heinstadt, John to Catharine Hemmer. Ewen st, e s, 100 n Jackson st, 25x100. Jan 25, due Jan 1, 1896. 950

Henken, Mary to Phineas O Davidson. 7th st, n e s, 272.5 n w 7th av, 18.9x100. Jan 25, 1 year. 1,000

Hentzelmann, Otto W to Pauline Gran. Ellery st. P. M. Jan 24, demand. 300

Herz, Elizabeth formerly Schneckeburger mortgagor with Dorothea Van der Clute mortgagee. Extension of mort. Jan 2, nom

Hill, Joseph to Maria Rautenberg, Schenck av, e s, 125 s Glenmore av, 25x100. Jan 26, 5 years. 1,000

Hoecker, Lucy M formerly Johnston, New- ark, N J, to Edmund Huerstel trustee. 18th av, s cor 75th st, 100x201.2x100x 202.7. Jan 19, 1 year, 5 %.

Hoff, Herman J to Elizabeth Schneider. 4th av, No 720. P. M. Jan 29, 1 year, 5 %.

Hollister, Thompson to Thos S Rogers, New London, Conn. Bainbridge st, s s, 274.1 e Ralph av, 17.2x100. June 19, due May 1, 1894, 5 %.

Humphrey, Owen W to Greenpoint Savings Bank. Hausman st, e s, 276.10 n Meeker av, 18x100. Jan 25, 1 year. 1,500

Same to same. Hausman st, e s, 294.10 n Meeker av, 18x100. Jan 25, 1 year. 1,500

Houston, Eliza E and Annie G wife of and Joseph O'Connor to Lewis Hallock. Wash- ington av. P. M. Jan 23, 1 year. gold, 16,000

Howton, Gertrude wife of and Wm A to Mary E Gentleman. Moffat st. P. M. Jan 6, installs. 1,850

Hoye, Rose C to James D Rankin and James Ross. 5th st, s s, 247.10 w 9th av, 20x 100. Jan 18, due in Jan, 1895, 5 %.

Hullen, Leonore to Emma J wife of Frank H Phillips. Palmetto st. P. M. Jan 31, due Nov 10, 1896. 400

Jeffery, Geo C to Walter F Hayward. Hal- sey st. P. M. Jan 30, 3 years, 5 %.

Johann, Joseph, Jr, to John L Nostrand. 20th av, e cor 80th st, New Utrecht. P. M. Jan 29, installs. 3,000

Johnson, Gertrude E to Orson D Munn, New York. Putnam av, s s, 100 e Bed- ford av, 16.8x100. Jan 28, 5 years, 5 %.

Kaplan, Nathan to Harriet Dumont. De Kalb av, n s, 450 e Throop av, 25x100. Jan 30, 1 year.

Kaufmann, Levi to Paul W Ledoux. Stock- ton st. P. M. Jan 25, 2 years, 5 %.

Kaufmann, Xaver to Christian A Keppler. Cook st, n s, 87.6 e Bushwick av, 25x100. Jan 25, 1 year. 750

Kenny, John to The Title Guarantee and Trust Co. Jefferson av, s s, 118 e Throop av, 18x100. Jan 31, 3 years, 5 1/2 %.

Kirsch, Louis and Martin to Helen F Norris. Cheever pl. P. M. Jan 26, due Feb 1, 1899, 5 %.

Kleine, Virginia A to Albert W Seaman trustee Eliza Eagle. Madison st, s s, 118 w Patche av, 18x100. Jan 25, 3 years, 5 %.

Same to same. Madison st, s s, 208 w Patchen av, 17x100. Jan 25, 3 years, 5 %.

Kleine, Virginia A to Thos H Messenger exr Harry Messenger. Madison st, s s, 154 w Patchen av, 18x100. Jan 25, 3 years, 5 %.

Same to same. Madison st, s s, 136 w Patchen av, 18x100. Jan 25, 3 years, 5 %.

Same to Phebe H Ketcham, Jericho, L. I. Madison st, s s, 190 w Patchen av, 18x 100. Jan 25, 3 years, 5 %.

Same to Wm M Huckel trustee Susan Corn- well. Madison st, s s, 172 w Patchen av, 18x100. Jan 25, 3 years, 5 %.

Koenigsberger, Cecelia to Semche Simon. Seigel st. P. M. Jan 23, installs. 5,500

Lane, Thos M to Kings Co Trust Co. Penn- sylvania av, s w cor Liberty av, 50x100. Jan 23, due May 1, 1895, 5 %.

Same to Williamson Rapelle, \$1,500; J E Van Duyn, \$1,000, and Ditmas Jewell, Ewd R Vollmer, John A Davies, Geo E Law, Henry Cook and Earl A Gillespie, each \$500. Same property. Jan 26, total, 5,500

Larsen, Cedar A to John W H Bergen. 54th st, n s, 100 w 4th av, 40x100.2. Sub to mort \$5,000. Jan 30, 1 year. 1,200

Laughlin, Sarah C wife of and Thos J to John G Meyers. 6th av. P. M. Jan 29, 5 years, 5 %.

Lees, Wm T to Randolph Brandt. Flatbush plank road. P. M. Jan 27, 2 years. 2,000

Lent, Margt A to Eliz M De Lisser. 3d av, w s, adj land John I Bennett, runs n w 230.4 x s w 62.3 x s e - x s e to av, x n e 78.6, New Utrecht. Jan 30, 5 years, 5 %.

Lenton, John R to Joseph Pinder. 19th st, n e s, 160 s e 7th av, 15x100. Jan 2, 3 years, 5 %.

Leverich, Phebe E widow to Phebe E Leverich exr Augustus A Leverich. Tillary st, s w cor Canton st, runs w 73.11 x s 92.4 x e 114.8 to Canton st, x n 95.5. Jan 31, 1 year, 5 %.

Levisohn, Philipp to Morris Diamond, Jakob Grossmann, Abraham Kemp, Morris Spiegel, Morris Zimmermann and Solo- mon Rosenthal. Cook st, s s, 153.11 e Humboldt st, 16.8x100. Jan 29, in- stalls. 120

Lewis, Charles to Title Guarantee and Trust Co. Jerome st, e s, 229 s Fulton st, 50x95. Jan 30, 3 years. 2,500

Locke, Susanna A, Long Island City, to Walter S Tuttle. Chestnut st, e s, 160 n Eastern Parkway, 95x79.4. Jan 27, 4 months. 750

Losee, Thos H to Geo H Palmer. Monroe st, s s, 125 w Nostrand av, 40x100. Jan 17, 3 years. 500

Mackay, Cath I wife of John to Ewd S Letts, Hoboken, N J. Bedford av, w s, 237 s De Kalb av, 73.5x100x72.9x100. Jan 26, 2 years. 4,500

Magrath, Jemima to Albert W S Proctor guard Annie Dolle. Dresden st, w s, 175 s Division av, 50x103.9. Jan 27, due May 1, 1895. 1,200

Manneck, Henrietta to Oscar Frisbie. Put- nam av, n w s, 200 s w Knickerbocker av, 20x100. Jan 26, demand. 253

Martin, Geo L A to Robert McBride. 3d st. P. M. Jan 29, 1 year. 500

Mason, Catharine widow to Ann wife of and Patriek Gregory. 16th st. P. M. Jan 27, due Feb 1, 1898, 5 %.

Mathez, Charlotte A to Joseph Inness. Ful- ton st, e s, 25 s Spragues alley, 25.4x62.9 x25.2x65.5. Jan 27, 1 year. 2,500

Max, Fanny S to Jane L Smith. Jerome st. P. M. Jan 5, installs. 850

Mensing, Helene C wife of and Herrmann R to The Title Guarantee and Trust Co. Macon st, n s, 60 e Marcy av, 20x80. Jan 31, 3 years, 5 1/2 %.

Menzel, Frank G to William Witte, Sr, Hol- brook, L. I. 55th st, n s, 100 w 2d av, 25 x100.2. Jan 30, due June 15, 1897, 5 %.

Michel, Marcus to The Title Guarantee and Trust Co. Ewen st, s e cor Ten Eyck st, 20x75. Jan 31, 3 years, 5 %.

Mickie, Mike to James M Kelly. Earl st, n s, 460 w Brooklyn av, 20x200 to Broad- way, Flatbush. Jan 23, 3 years. 200

Million, Christopher to Rufus Ressequie. Hinsdale st w s, 375 n Liberty av, 20x 100. Jan 30, 2 years, 5 %.

Moore, Sarah A to The Union Co-operative Building and Loan Assoc. Suydam pl. P. M. Jan 24, installs, 5 %.

Same to Chas D English. Same property. Sub to mort \$1,600. Jan 24, installs. 400

Moore, Robt L to Chas M Stebbins, Harts- dale, N Y. Broadway, s w cor Decatur st, runs s e 66.2 x s w 90 x n w 15.4 x w 12 x n e 45.6 x n 56.1 to Decatur st, x e 28.11. Jan 29, 3 months. 4,000

Same to John H McClure. Decatur st, s s, 28.11 w Broadway, runs s 56.1 x s w 45.6 x w 20 x n e 44.4 x n 56.1 to st, x e 26. Jan 25, 3 years, 5 %.

Mullen, Elizabeth wife of and Edward to The Title Guarantee and Trust Co. 17th st, n e s, 405 s w 8th av, 20x90.2. Jan 30, due Jan 31, 1897, 5 %.

McCauley, James to Wm J Moran. Wythe av, s e cor North 1st st, 19x57x19x56.5. Jan 26, 2 years, 5 %.

McCord, William and Mary A to Serial Building Loan and Savings Inst. Bergen st, s s, 250 w Hopkinson av, 25x127.9. Jan 16, installs. 200

McCormack, Agnes, Waterbury, Conn, to James G Kearney. Van Brunt st, s e s, 20 n e Vandyke st, 20x90; East 14th st, plot 58 D D Stillwell property, Gravesend. Jan 25, due Aug 1, 1894. 150

McDonnell, Chas E to The Emigrant Indust Savings Bank. St Nicholas av, s w s, ex- tends from Linden st to Grove st, 200x 200. Jan 31, 1 year, 4 1/2 %.

McLoughlin, Harry to The Title Guarantee and Trust Co. Bushwick av, e s, 27.6 s Melrose st, 27.6x70.8x25x82.2. Jan 30, 3 years, 5 1/2 %.

Nagel, Andreas to George Endres and ano- trustees for Sussie and Edna M Endres. Withers st, s s, 125 e Humboldt st, 25x 100. Jan 25, 5 years, 5 %.

Neal, Mary B widow to The Title Guarantee and Trust Co. Dean st, s w s, 120 n w Dean st, 20x100. Jan 31, 3 years, 5 %.

Neidnig, Andreas to Fanny Goliasch. Lynch st. P. M. Jan 27, 3 years, 5 %.

Noll, Frederick to John G Landman. Bremen st, e s, abt 175 n Adams st, abt 25 x65x25x71 on old map. Jan 25, 1 year, 5 %.

Nunan, William to Margaret Neville. Steuben st, w s, 150 n Park av, 25x100. Jan 26, 2 years, 5 %.

O'Connor, Ann to Magdalena Dupignac and Magdalena S Wilson. Watkins st, w s, 100 n Dumont av, 25x100. Nov 23, 3 years.

O'Neill, John to The South Brooklyn Sav- ings Inst. Bergen st, n e s, 160 s e 5th av, 20x86x22.3x96. Jan 30, 1 year, 5 %.

O'Neil, Margaret wife of and John J to Ed- ward Driscoll. Warren st, s s, 479.9 w Nevins st, 20.3x100. Jan 29, due Feb 1, 1898. 3,850

Orr, Alex E trustee mortgagee with Wm H Reynolds mortgagee. Extension of mort at 5 %. Jan 24. nom

Orr, Mary widow to The Title Guarantee and Trust Co. Van Buren st, n s, 305 e Reid av, 20x100. Jan 31, 1 year. 500

Palmer, Noyes F to Nellie E Palmer. Will- iams pl, e s, 195.4 s Fulton av, 25x100. Jan 24, 3 years. 1,000

Parrish, Loring E to Thos F Kelly. 50th st, n s, 180.4 w 9th av, 40x100.2, New Utrecht. Jan 29, 3 years. 1,200

Parsons, Wm E mortgagee to Sarah A wife of and Henry H Gordon. Receipt for \$3,000 on account of principal secured by mortgagee. Jan 31. 3,000

Ratner, Pauline to R Cummings' Sons. Powell st, w s, 100 s Livonia av, 17.4. Jan 30, due May 1, 1894. 226

Pedersen, Karen A J to Wm F Corwith. Eckford st. P. M. Jan 27, due Feb 1, 1899, 5 %.

Same to Christen Christians. Same prop- erty. Sub to last mort. Jan 27, due Feb 1, 1899. 3,000

Perego, Ira and Arthur W mortgagors with Rachel M Gilsey extrx John C C Gilsey. Extension mort. Jan 22. nom

Pilkington, John to Israel C Barnhart. Williams av. P. M. Jan 24, due Feb 1, 1899. 2,000

Raymond, Blanche E to Lottie N Palmer. Eldert st, s s, 331 w Evergreen av, runs s 100 x w 34 x n 53.7 x e 20 x n 46.5 to El- dert st, x e 14. Jan 26, 1 year. 700

Rhodes, Robt F to Josiah T Marean. De- grow st, s s, 140 e 4th av, 16.4x100. Jan 20, due Jan 31, 1895. 500

Richardson, Harriet C wife of and Geo H to Title Guarantee and Trust Co. Wash- ington av, w s, 146.1 u Atlantic av, 20x 131. Jan 25, 1 year, 5 %.

Richardson, Harriet C wife of and Geo H to Title Guarantee and Trust Co. Waverly av, e s, 374.6 s Fulton st, 30x100. Jan 30, 1 year. 2,000

Rodwell, Ella F widow and devisee Thos G Rodwell to Wm E Horwill. 18th st, n e s, 200 s e 5th av, 25x100. Jan 25, due May 1, 1897. 2,500

Ross, Anna M widow, formerly Glass to Mary Browning guard of Emma M Brown- ing, New York. Walworth st, w s, 382.9 n Myrtle av, 50x100. Jan 10, due Jan 12, 1897. 2,000

Rothstein, Abraham mortgagee with Zadek Wolf. Extension of mort. Jan 29, nom

Rind, John to The Orphan Home. Wil-
loughby av, late Myrtle st, s e s, 250 n e
Hamburg av, 25x100. Jan 20, due Feb
1, 1897, 5%. 4,000

Russell, Jane, Meriden, Conn. to The Title
Guarantee and Trust Co. Hicks st, w s,
5'5 n Poplar st, runs w 422 x s 0.6 x w
to McKinney st, x n 24.11 x e 76 to Hicks
st, x s 24.6. Jan 26, 3 years, 5 1/2%. 6,000

Rutherford, James to Lizzie G Suydam and
Annie L Covert. Livonia av, n s, 20 w
Sackman st, 20x90. Jan 25, demand.
(Correction.) 2,800

Smith, Wm H to Ernest G Stache. Huron
st, s s, 125 e West st, 50x100. Jan 1, 2
years, 5%. (Correction.) 2,000

Sandgren, Fritz H S to Albert Friedlander.
Pleasant pl. P M. Nov 1, 1893, installs.
1,300

Sauter, Henry to Charles Ulrich. Sheffield
av, w s, 250 n Belmont av, 25x100. Jan
22, 5 years. 400

Scholes, Frederick to John G Steenken,
Brooklyn, Edward J Brockett, Orange, N
J, and Wm C Renwick, Summit, N J, of
Battelle & Renwick. Kent av, s w s, 93.6
n w Rodney st, runs n w 106.9 to Ross
st, x s w 178.6 to Wallabout Channel, x s
e 118.7 x n e 169.8. Dec 8, 1 year, 20,000

Schneider, Johanna to Herman Boehm.
Floyd st, n s, 150 e Throop av, 25x100.
Jan 15, due Jan 1, 1897, 5%. 2,000

Schubert, Michael to Martin Bennett. Ja-
maica av, s s, 53.5 w Sheffield av, 52.8x
97x49.8x114.6. Jan 2, due Jan 1, 1897,
1,000

Seermann, Baruch to Michael Gru. Eastern
Parkway, n e cor Sackman st, 100x100.
Jan 24, demand. 500

Shieler, Geo W to The Brooklyn Savings
Bank. Union st, n s, 350 e 8th av, runs n
105.2 to Plaza st, x s e 157.2 to Union st,
x w 134.5. Jan 9, 1 year, 5%. 30,000

Smeltzer, Paul to Mary N Scanton. 23d st,
n e s, 575 s e 6th av, 25x100.2. Jan 25, 3
years. 500

Smith, Edwd M to Chas M and Fred B Pratt.
Marion st, n s, 316.8 w Rockaway av,
16.8x100. Jan 25, installs. 2,800

Soderstrom, Erick to Cornelia Suydam.
Prospect pl, n s, 99.6 w Underhill av, 29x
100. Jan 25, 3 years, 5%. 6,750

Soviero, Frank to The Nassau Co-operative
Building and Loan Assoc. Jerome st, w
s, 200 s Blake av, 40x100. Jan 24, in-
stalls, 5%. 500

Steinbugler, Frank J to Freeman S, Henri-
etta and William K Clarkon, Flatbush,
L I. Nostrand av, w s, 60 s Putnam av,
20x100. Jan 10, due May 1, 1897, 5%.
5,000

Sturges, Edwd B to Sylvester L Woodhouse.
Madison st, n s, 75 e Central av, 25x100.
Jan 19, 3 years. 3,800

Sturges, Edwd B to William Bradley. Cen-
tral av, e s, 75 s Woodbine st, 25x75.
Jan 18, due May 21, 1894. 600

Stutzer, Margaret wife of Edward to Mary
W Smith. 86th st, s w s, 172.10 s e 6th
av, 18.6x100. Jan 29, installs. gold, 500

Tanzer, Mary wife of and Joseph to Eliz E
Dehnert. Central av, s w s, 60 s e Pilling
st, 20x100; Central av, s w s, 100 s e Pilling
st, 20x100. Jan 25, due Jan 1,
1897. 500

Thompson, Henry to Hans S Christian. 8th
av, n w cor 10th st, 100x97.10. Jan 20,
demand. 3,100

Timm, Claus to German-American Impt Co.
Fountain av, w s, 137.4 s Glenmore av, 20
x100. Jan 24, 3 years. 1,200

Totten, Emma A, Canarsie, Flatlands, to
James Fowler. East 94th st. P M. Dec
1, 5 years. 1,500

Uderitz, Justus to Germania Real Estate
and Improvement Co. Av E, n e cor East
35th st, 60x97.6. Jan 29, 3 years, 5%. 400

Ullman, Benjamin and Benny to Henry
Seinfel. Rapalje av, s e cor Thatford av,
25x100. Jan 22, due Feb 1, 1896. 400

Underhill, Alexander, Jr, to Alexander Un-
derhill committee Harriet Arthur. Navy
st, e s, 288 s Tillary st, 25x100. June 19,
demand, 5%. 2,000

Van Buren, Ansel H to Geo H Wheeler. 3d
pl, n s, 75 w Smith st, 25x100. Sub to
morts \$4,000. Jan 29, demand. 1,100

Same to The Title Guarantee and Trust Co.
3d pl, n s, 87.6 w Smith st, 12.6x100.
Jan 29, due Jan 30, 1897, 5 1/2%. 2,000

Same to same. 3d pl, n s, 95 w Smith st,
12.6x100. Jan 29, due Jan 30, 1897,
5 1/2%. 2,000

Van Buren, Ansel H to Florence L Meyers.
Decatur st, s s, 23 e Saratoga av, 18.6x
100. Jan 29, 3 years, 5%. 4,000

Van Deusen, Matthew to Thos J Hopper.
Jamaica, L I. Powell st, e s, 125 n Glen-
more av, 25x100. Jan 25, 3 years. 1,650

Vedder, Louise M to Jane L Smith. Cres-
cent st. P M. Jan 25, installs. 350

Wagner, John W to Mary A Meyer. Bed-
ford av, w s, 543.9 n Park av, 18.9x90.
Oct 27, 3 years. 600

Wahlberg, Amy M to Erick Soderstrom.
8th st, n e s, 220.9 s e 3d av, 75x100. Jan
22, due Jan 1, 1895. 14,500

Same to same. 8th st, n e s, 220.9 s e 3d av,
75x100. Jan 22, due July 1, 1894. 2,500

Walsh, Edmund J devise of James Walsh
to Geo P Moller. Withers st, n s, 450 w
Lorimer st, 53x60.4x28.3. Jan 24, 5
years. 500

Walsh, John to James Terry. Hart st, s s,
150 g Evergreen av, 75x97.6. Jan 26, 3
years. 2,000

Weinberger, Mathilda and Lena Hersko-
vics to Charles Kadel. Graham av, e s,
68.7 n Newton st, 25x100. Jan 15, due
Jan 1, 1899, 5%. 2,500

Wenzel, Augustus to Mary Wenzel, Calli-
coon, N Y. Ainslie st, s s, 150 w Leonard
st, 25x100. Jan 22, 1 year, 5%. 3,000

Wheeler, Edith B wife of Howard E to Fer-
dinand Ehrlich. Macon st, s s, 120 w
Ralph av, 18x100. Jan 23, installs. 2,300

Wilhelm, Richd B to Bond and Mortgage
Guarantee Co. 3d av, n e cor 58th st,
22.2x100. Jan 30, 3 years. 9,000

Same to same. 3d av, e s, 22.2 n 58th st, 20
x100. Jan 30, 3 years. 5,000

Same to same. 3d av, e s, 42.2 n 58th st, 58
x100. Jan 30, 3 years. 3,500

Same to same. 58th st, n s, 100 e 3d av, 80
x100.2. Jan 30, 3 years. 2,500

Williams, Wm H to Sarah Berry, Rye, N Y.
Fulton st, s s, 225 e Utica av, 20x100.
Jan 30, due July 1, 1894. 1,000

Witt, Richard to Germania Real Estate and
Impt Co. East 39th st, e s, 277.6 n Av E,
40x100, Flatbush. Jan 31, demand. 2,000

Wright, Araminta wife of and Henry to Ed-
win R Olin. Adelphi st, e s, 421.6 s Myr-
tle av, 22.6x123.10. Jan 22, 3 years,
5%. 800

Zimmermann, Ernst to The Williamsburgh
Savings Bank. Humboldt st, w s, 129.8
s Herbert st, 20x65x20.3x68.3. Jan 25,
1 year, 5%. 850

MORTGAGES—ASSIGNMENTS.

JANUARY 25 TO 31—INCLUSIVE.

Ackerman, Warren P exr James Dunn
to Geo B Dunn. \$1,750

Same to Sarah D Ackerman. 1,750

Andrews William and August Nickel to
Frank Nuss. 1,300

Andrews, William and August Nickel to
Emma Dantscher. 770

Beer, Louis and Michael Schaffner to
Emma Krieger. 1,700

Boyd, Sarah A to Thos F Smith. 422

Brody, Patk H and Mary F to Philip
Doering. 400

Burtis, Albert G, New York, to James H
McCormick, Guttenberg, N J. nom

Cameron, Adam S to Luther G Corwith. 1,000

Cohn, Samuel to Jacob Link. 5,000

Connor, Thos J to John H Sheeran, New
York. 1,000

Cortelyou, Lawrence V and ano exrs
Jaques Cortelyou to Lawrence V Cor-
telyou. 3,000

Crawford, Fannie to Lillian S Craw-
ford. 11,000

Crawford, Lillian S to The Title Guar-
antee and Trust Co. 3,000

Dill, John to John Dill, Jr. 800

Dingley, Emily F to Agnes H Davies. 300

Dippold, George to Wilhelmine Kuntz. 3,500

Dodge, Melissa P to The Title Guar-
antee and Trust Co. 8,000

Ensell, Fannie M E to Jane Bell. 507

Erskine, Emmy to G Howland Leavitt,
Flushing, L I. 500

Fessler, Charles to Joseph and Charles
Watkins. 4,067

Fraser, John to James McLaren. 2,000

Friedmann, Eve admrx John Fried-
mann to Eve Friedmann widow. nom

Froehlich, Sophie to John D Froehlich 1,500

German-American Real Estate Title
Guarantee Co to Magdalena Siess. 2,200

Germania Real Estate and Impt Co to
Wm H Fitzpatrick and Thos F Tuohy,
Flushing, L I. 1,000

Haase, Adelheit to Chas E Stammler. 5,000

Hallock, James H to Geo A Sammis,
Huntington, L I. 1,300

Hart, Edith L to Fredk D Hart. nom

Hassan, William to Heinlein & Rexer. 950

Herrmann, Joseph to Fredk D Hart. nom

Hill, John L to Robert Egan, New Ro-
chelle admr of Eleanor and Ellen
Egan. nom

Hohorst, Claus to Helen A Sanford,
Montclair, N J. 2,500

Ilsemann, Louis to N Willard Curtis. 1,800

Ilsemann, Louis to R Cummings' Sons. nom

Jones, Mary to Ellen Taylor. 1,000

Kaufmann, Levi to Joseph Benjamin. nom

Kenny, Mary A guard Kath J Kenny to
Kath J Kenny. nom

Knox, Effe V V wife of Chas H to
Frances Van Vechten, of Auburn, N Y. 3,500

Lehman, Julius to Simon Ottenberg &
Bros. consid omitted

Loffler, Charles to Henry Loffler. 1,500

Lormer, Esther to Laura L Preston. 5,500

Low, Hillard to James P Philip. nom

McCurrach, James to Chas D Rust. 1,875

Miller, Charles and Henry L Gaus' to
Isaac, Gustav and Samuel Dreyer. 400

Morris, John to Sarah E Price. 900

Nelson, Caroline to Ernest Schnopp. nom

Patterson, Thomas, Mineola, L I, to Wm
F Wyckoff, Jamaica, L I. 2 assigns. nom

Pearsall, Geo W exr Martha J Bell to
Anna R Hurlburt. 1,500

Powell, Sarah H, New York, [to Margt L
Foster and Robt L Young. 2,000

Same to Sophia U Willets, North Hemp-
stead, L I. 2,000

Preston, Laura L to Andrew Radel,
Newark, N J. 5,000

Rankin, James D and James Ross to
Peter J Young. 1,350

Rhodes, Robt F to Adolph Wulff. 65

Rust, Chas D to Edwin H Brown. 472

Rushmore, Caroline A and ano exrs
Jaques Cortelyou to Lawrence V Cor-
telyou. 3,000

Ruth, Abraham to Abel Weitzer. 500

Ruth, Abraham, Newark, N J, to Julius
Beirach, New York. 275

Schroeder, Fredk A to Abby A Rich. 1,000

Schultheis, Emma wife of John. New-
ark, N J, to Saml A Bunker, of Lewis,
Del. 1,000

Shiner, Alex W trustee Geo V Shiner
dec'd to Alex W Shiner. 1,500

Simon, Goodman to Julius Samuels, Mt.
Vernon, N Y. 800

Simon, Semche to Leon Tuckman. nom

Singer, Otto to William Mogk. nom

Skelton, Christopher P to Ella L Hickey. 1,100

Same to same. 800

Stewart, Horatio S to Waters Richards. 1,100

Stoothoff, William andj Elizabeth to
Henry Helmken. 2,500

Title Guarantee and Trust Co to Harriet
Van Pelt. 5,500

Same to Peekskill Savings Bank. 5,500

Same to Danl T Leverich exr Mary A
Van Pelt. 4,500

Same to Peekskill Savings Bank. 9,000

Same to same. 6,500

Same to same. 4,500

Same to same. 14,000

Same to Geo H and R A Grannis exrs
Maria L Tweedy. 2,000

Same to same. 2,000

Same to Mary E Busselle admrx Charles
Bussell. 2,000

Same to same. 2,000

Same to Julia A Chapman. 6,000

Same to Wm H O'Donnell. 10,000

Same to Mary M Selpho. 6,000

Same to The Brevoort Savings Bank, of
Brooklyn. 5,000

Title Guarantee and Trust Co to Abel
Huntington. 10,000

Same to Annie C Hinckley. 2,750

Same to Fredk R Welles trustee for Mary
E Blauvelt. 2,000

Same to The Brevoort Savings Bank,
Brooklyn. 3,500

Title Guarantee and Trust Co to Ada E
E Martinsen guard of Rudolph V,
Ottochar H and Ada E Martinsen. 4,000

Same to Wm H Chamberlin. 1,000

Same to Martha A Marshall. 1,000

Same to Lillian S Crawford. 2,000

Title Guarantee and Trust Co to Geo E
Thackray et al trustees for Clara H
Thackray. 3,500

The Jacob Henckell Co to Julius Leh-
man. 4,000

The Montauk Fire Ins Co to Wm M In-
gram. 2,000

Teale, Chas E exr Robt G Bonnell to
William Harkness. 2,500

Same to same. 3,000

Thomasson, John J to John L Hill. nom

Thompson, Sarah F and John Weisen-
born to Edward Driscoll. 2,850

Weeks, Francis M to Harry P Bartlett. 2,500

Weisenborn, John to Edward Driscoll. 1,000

Williamson, John S to Wm H Warts,
Flatlands. 410

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 judg-
ment for deficiency. (C) means not summoned. (B)
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 Judg-
ments.*

Jan.

31 Arnold, William—E H Ogden...\$101 26

25 Byrd, James B—J F Foster....(D) 105 21

25 Byrne, Patrick—P McDermott....229 85

26 Baker, Wells—R L Polk & Co..... 25 43

26 Buttman, John—I Newline..... 32 02

27 Bohling, Henry—H B Kirk..... 34 40

29 Barlow, Everett D—Kalamazoo
Savings Bank.....658 86

29 Brilliant, Lazarus—C M Partridge.121 03

29 Baldwin, Chas M—Hide and Leather
Nat Bank, N Y.....1,025 36

29 the same—the same.....953 14

29 Bennett, John—S Titus.....187 07

29 Babcock, Theodore—J Hyde.....174 10

30 Barton, Wm H—A A Roby.....(D) 61 69

30 Burrello, Vincenzo—A Duzeppe.... 22 75

30 Blaney, Thos A—M Kaufmann..... 190 87

31 Burns, Hugh—E Schartan.....150 45

25 Condict, Fredk K—W B Campbell.229 29

25 Clifford, Thos H—Brooklyn Ele-
vated R R Co.....115 17

25 Churchill, Emily V S—F Lefman.. 203 06

26 Conway, Mary A—Nat City Bank,
Brooklyn.....533 11

26 Cochran, Israel Youngs—Wm
Hecht.....133 79

26 Chacon, Antonio V—F Holder..... 97 75

27 Canda, John M—German Exchange
Bank.....1,437 83

27 Camerick, Edward—W L Fried-
man.....47 51

29 Culver, Weeks W—J Pullman..... 94 10

29 Carmody, Augustus W—D F
Doody.....40 35

29 Christensen, Christian T—The In-
ebriates' Home for Kings Co.....137 75

26 Deyo, Frank B—C Keighley.....681 30

27 Dougherty, Bartholomew—L A
Turner.....38 75

27 Doscher, Adelheid—H B Kirk.....518 41

Table of names and amounts, including Dineen, John; Diehlman, Otto; Denike, Thos; Duckwitz, G Theo; Dean, Wm S; Dorman, Adam; Enders, Richard; Erbert, Rosa; Fox, Chas J; Fish, John D; Folkart, Joseph; Freeman, Michael C; Fisk, Henrietta; Fritz, Frederick; Grainger, Chas M; Graham, Jas F; Gasteiger, John W; Garrish, Albert G; Garrish, Margt J; Gill, Ella; Galvin, Danl V; Gieseman, Jr; Graves, Robert; Gasteiger, John W; Hoar, Charlotte; Higgins, Michael; Holman, Frank; Heath, Robt T; Hamilton, Henry; Halligan, Annie; Hitchcock, Eathen; Hope, James S; Hilzinger, Alex J; Kogan, Henry; Kaiser, Anton; Lynch, Andrew J; Labiwitz, Solomon; Labiwitz, Fannie; McIntosh, Wheeler; Mulroy, James; MacKnight, John W; Murphy, Martin; Mallowney, Richard; Millen, Margaret; Munro, John R; Martin, Theo H; Miller, James; Miller, Geo W; Manneck, Julius; Nolan, Thomas; Nicola, Santy; O'Donohue, John; Olsen, Emma; Oliver, Robert W; O'Neil, Margt E; O'Neil, John M; Osnato, Joseph; Peters, John R; Pentz, John; Paxton, Wm G; Partridge, Fannie A; Prote, John B; Risani, Gio Botta; Rivas, Alejandro S; Ratner, Louis; Regin, John; Rathjen, Wm F; Ratsky, Jacob; Revelski, Hannah; Reed, Chas C; Regin, Thomas; Rogers, Wm A; Rothang, Michl J; Solomon, Jonas; Smith, Elisha; Schmitt, George; Stent, Thomas; Sheldon, Mary; Sheldon, Chas F; Smith, Jr, Addison; Smith, Jessie Ives.

Table of names and amounts, including Shaffer, Geo H; Snedecor, James E; Snowden, Robt Bayard; The City of Brooklyn; Tieck, Gustave; The Long Island R R Co; The Kings County Hygiene Ice Co; The Barren Island Oil and Guano Co; The Kings Co Trust Co; The admrx, &c, of Michael Moran; The Lightning Check Punch Co; Turrill, John G W; The N Y and South Brooklyn Ferry and Steam Transportation Co; Town, Joseph; Tonjes, John H; Van Gasbeck, George; Von Schwandenflugel, Louis; Wagner, Arnold H; Wolf, Emanuel; Ward, Edward; Williams, Isaac E; Wilson, Wm M; Weibel, Adolph; Wolf, Emanuel; Weintraub, Louis; White, Alfred T; Walters, John H; Wendt, Louisa S; Watson, Stephen B; Watson, John.

SATISFACTION OF JUDGMENTS.

January 25 to 31-Inclusive.

Table of names and amounts, including Acker, Howard N; Bauer, Christopher; Bennett, James L; Blossom, Fredk A; Brunner, John; Brush, Elizabeth; Harris, M; Bruswitz, Emil; Barton, Wm H; Colson, Wm H; Dagleish, James H; Davenport, Wm B; Dacke, Geo A; Diferderfer, Frank A; Dowling, Wm L; Edwards, Edward; Edwards, Edward; Fettel, Henry; Hayne, Henry J; Hayne, Geo R; McNeil, John B; Naumann, Herman W; Page, W Harlan; Page, Joseph A; Rapport, Sarah; Rathbone, John; Ratner, Pauline; Rhode, Henry; Rhode, Claus; Rhode, William; Sleigh, Jr, Jas E; Stoney, Frank C; The New York Press Co; The N Y and South Brooklyn Ferry and Transportation Co; Tietjen, George; Vincent, Gideon; Vincent, Martha E.

MECHANICS' LIENS.

JANUARY 26.

Table of names and amounts, including 4th av, e s, extends from 33d st to 34th st; Same property, August Weymar; Same property, Abraham Hendrickson; Same property, James McCurdy; Myrtle av, No 25, n w cor Adams st; Vincent, George; Vincent, Gideon; Vincent, Martha E.

JANUARY 27.

Table of names and amounts, including East 38th st, e s, 380 s Av C; Nelson, contractor; Chauncey st, n s, 175 e Reid av; Michael Trudden; East 5th st, w s, 342 n Greenwood av; Dailey, owner and contractor; Seigel st, Nos 16-20, s w cor Leonard st; Joseph Schmaltz; Alexander Grant and Gershon Falleck, owners and contractors.

Table of names and amounts, including Linwood st, w s, 100 n Sutter av; Broadway, Nos 1840 and 1842; Union st, n s, 75 w 4th av; De Kalb av, n w cor Washington av; Seigel st, Nos 16-20, s s, 100 w Leonard st; Halsey st, n s, 205 w Marcy av; Bergen st, s s, 375 w Clason av; Sackman st, n e cor Atlantic av; Moore st, No 20, 25x100; Radde pl, s w cor Herkimer st; Bremen st, w s, 20 s No 1st st; Annie L Hackett; St Marks av, s s, 200 w Vanderbilt av; East 5th st, w s, 342 n Greenwood av; Dailey, owner and contractor; Seigel st, Nos 16-20, s w cor Leonard st.

JANUARY 29.

JANUARY 30.

JANUARY 31.

FEBRUARY 1.

FEBRUARY 2.

SATISFACTION OF MECH. LIENS.

JANUARY 27.

Table of names and amounts, including Throop av, n e cor Madison st; Joseph Barfield.

JANUARY 29.

Table of names and amounts, including Essex st, w s, 287 s Atlantic av; Essex st, w s, 325 n Liberty av; Essex st, w s, 287 s Atlantic av; Charles Wenz; James Moran and Fred Sterger.

JANUARY 30.

Table of names and amounts, including 3d av, n e cor 58th st; Grand av, s e cor Prospect pl; Belmont av, n s, 50 e Thatford av; Same property, Julius Laube; Chestnut st, e s, 183 n Eastern Parkway; Watkins st, e s, 150 n Sutter av; Abraham Horowitz; Axelrod; Same property, Lymon Gitten; Same property, Gustave A Schmidt; Same property, Otto E Reimer; Watkins st, e s, 150 n Sutter av; Peter Anderson.

JANUARY 31.

Table of names and amounts, including Belmont av, n s, 50 e Thatford av; Same property, Julius Laube; Chestnut st, e s, 183 n Eastern Parkway; Watkins st, e s, 150 n Sutter av; Abraham Horowitz; Axelrod; Same property, Lymon Gitten; Same property, Gustave A Schmidt; Same property, Otto E Reimer; Watkins st, e s, 150 n Sutter av; Peter Anderson.

FEBRUARY 1.

Table of names and amounts, including *Watkins st, e s, 160 n Sutter av; Greene av, s e cor Lewis av; Same property, Charles Alden; Watkins st, e s, 150 n Sutter av; Louis Ratner; Same property, Same agt same; St Nicholas av, n w cor Linden st; Sackman st, w s, 90 s Dumont av.

John Comaskey agt Geo U Forbell and Patrick O'Brien. (June 13, 1893)..... 75 00
 Same pr perty. Charles Wenz agt same. (July 29, 1893)..... 129 33
 Same property. Patrick T O'Brien agt George U Forbell. (June 27, 1893).....590 00
 Same property. Michael Lee agt George U Forbell and John Comaskey. (June 13, 1893)..... 34 00
 Same property. John Sloane agt same. (June 13, 1893)..... 50 00

FEBRUARY 2.

Adams st, No 70, w s, 24x108. John Gall agt August Arrato. (Sept 1, 1893).....6,000 00

*Discharged by bond.
 †Discharged by deposit.

NEW BUILDINGS.

The first name is that of the owner, ar't stands for architect, m'n for mason and b'r for builder.

Plan 77—Huron st, n s, 150 w Provost st, one 1-sty frame stable, 25x20, gravel roof; cost, \$100; Timothy Desmond, 200 Huron st.
 84—Madison st, No 371, n s, 210 e Tompkins av, one 1-sty brk stable, 15x12, gravel roof; cost, \$100; C A Purdy, on premises; ar't, E W Davis.

85—Madison st, n s, 100 e Evergreen av, rear, one 1-sty frame shed, 12x24, tin roof; cost, \$50; John H Fort, Evergreen av, cor Woodbine st; ar'ts and c'rs, J W Lamb & Son.

86—McDougal st, s s, 200 e Hopkinson av, one 3-sty brk storage warehouse, 25x93, tin roof, iron cornice; cost, \$10,000; J E Krahmer, 2122 Fulton st; ar'ts, Rowley & Saunders.

87—3d av, e s, 20.2 s 48th st, one 1-sty brk market, 55x60, tin roof, wooden cornice; cost, \$1,500; S Martin, 3d av and 53d st; ar't, H L Spicer.

88—1hames st, s s, 125 e Bogart st, one 1 1/2-sty frame stable, 13x25, felt roof; cost, \$150; Conrad Hasenflug, 12 Thanes st.

89—18th st, s s, 250 w 4th av, one 2-sty brk carriage shop, 30x50, tin roof, wooden cornice; cost, \$1,000; F Schneider, 207A 18th st.

90—Bedford av, n w cor Monroe st, seven 1-sty brk stores, six 13.1, and one 17x40 and 45, gravel roofs, wooden cornices; cost, \$3,400; Thompson & Norris, 34 Prince st.

91—Bergen st, s s, 59 w Vanderbilt av, two 3-sty brk tenem'ts, 18.5x53, tin roofs, iron cornices; cost, \$4,000 each; D O'Connell, 420 Douglass st; ar't, T A Reimsen(?); m'n, Rountree.

92—St Nicholas av, n e cor Stanhope st, two 3-sty frame (brk filled) stores and tenem'ts, 25x58, tin roofs; cost, \$4,200 and \$4,500; Robt B Mueller, 37 Cornelia st; ar't, F J Lessing.

93—Dumont av, n s, 25 w Barbey st, one 2-sty frame (brk filled) dwell'g, 18x34.8, tin roof; cost, \$1,600; Louis Schafer, 835 Flushing av; ar't, P Hehl; b'r, C Ries.

94—43d st, n s, 180 w 3d av, one 1-sty frame stable, 15x13, felt roof; cost, \$35; ow'r and b'r, Amaoile Lameroux, 129 43d st; ar't, J T Quesenbury.

95—Jamaica av, s s, 100 e New Jersey av, one 1 1/2-sty frame stable, 20x25, tin roof; cost, \$350; Christian Borecker, 73 Jamaica av.

96—Hoyt st, No 204, w s, cor Baltic st, one 4-sty brk tenem't, 25x60, tin roof, wooden cornice; cost, \$13,000; W A A Brown, Franklin av and Dean st; ar't, J MacArthur; b'r, J Rauth.

97—59th st, n s, 200 w 4th av, two 3-sty brk dwell'gs, 20x45, tin roofs, wooden cornices; cost, \$6,000 each; J Frank, 47th st and 4th av; ar't, H L Spicer.

98—North Henry st, n w cor Nassau av, four 3-sty frame (brk filled) stores and tenem'ts, 25x65, tin roofs; cost, \$4,500 each; ow'r and b'r, Daniel Mahr; ar't, B Finkersieper.

99—3d av, n w cor 37th st, one 4-sty brk store and tenem't, 25.2x97.10, gravel roof, wooden cornice; cost, \$6,500; Mrs B Hart, 3d st, near 7th av; ar't, J H Pigot; b'r, C Hart.

100—North 2d st, n s, 225 w Lorimer st, one 4-sty frame (brk filled) store and tenem't, 25x32 and 36, tin roof; cost, \$4,000; Thomas Curran, on premises; ar't, F J Berlenbach, Jr.

101—Madison st, No 371, one 1-sty brk stable, 20x18, gravel roof; cost, \$150; C A Purdy, on premises; ar't, R E Henningham.

102—Seigel st, No 27, n s, 75 w Leonard st, one 5-sty brk store and tenem't, 25x90, tin roof, iron cornice; cost, \$9,000; Feinberg & Cassel, Seigel st, cor Ewen st; ar't, H Smith; b'r, not selected.

103—Butler st, s s, 300 w Clason av, one 3-sty brk tenem't, 20x45, tin roof, wooden cornice; cost, \$3,500; Andrew McGrath, 732 Butler st; ar't, W S Bellir; m'n, P J McGrath; c'r, P Delaney.

104—57th st, n s, 181 e 2d av, nine 2-sty and basement frame (brk filled) dwell'gs, 20x43, tin roofs; cost, \$2,500 each; B E Raymond, 142 56th st; ar't, R Raymond; b'r, not selected.

105—Hicks st, n w cor Pineapple st, one 5-sty brk store and tenem't, 25.4x90.6, tin roof, iron and brk cornice; cost, \$15,000; Danl H Lamke, 102 Hicks st; ar't, T Engelhardt; b'r, not selected.

106—Flushing av, n s, 470 e Bedford av, one 1-sty brk stable and workshop, 24x53, gravel roof; cost, \$500; J Cattie, 296 Wallabout st; ar't and c'r, E Hallam; m'n, not selected.

107—Union av, w s, 125 n Johnson av, one 3-sty brk stable and lofts, 25x92, gravel roof,

iron cornice; cost, \$6,000; Joseph Vollkommer, Broadway and Union av; ar'ts, C L Johnson's Son & Co; b'r, not selected.

108—Lexington av, n s, 230 w Nostrand av, four 4-sty brk and brownstone tenem'ts, 30x65, gravel roofs, wooden cornices; cost, \$9,000 each; ow'r, ar't and b'r, Joseph C Taylor, 92 2d av.

109—High st, Nos 116 and 118, s s, 150 e Jay st, two 4-sty brk flats, 24.6x60, tin roofs, iron cornices; cost, \$5,000 each; Frank Davis 163 E 125th st, New York; ar't, A Spence.

110—Evergreen av, s e cor Moffat st, one 3-sty frame (brk filled) store and tenem't, 20x80, tin roof; cost, \$6,000; ow'r and b'r, George Fletcher & Sons, 38 Grove st; ar't, J N Fletcher.

111—7th av, s e cor 15th st, one 4-sty brk store and tenem't, 23x97.10, tin roof, iron cornice; cost, \$11,500; James Cochran, on premises; ar't, R Dixon.

112—7th av, e s, 23 s 15th st, two 4-sty brk stores and tenem'ts, 25.9 and 26.3x60, tin roofs, iron cornices; cost, \$6,000; ow'r and ar't, same as last.

113—Hendrix st, e s, 105 s Vienna av, one 2-sty frame dwell'g, 17x26, tin roof; cost, \$1,400; Angelo Capelletto, Van Siclen av, near Blake av; ar't, C Infanger.

114—Sackman st, e s, 120 n Atlantic av, seven 2-sty frame (brk filled) dwell'gs, 16.8x42, tin roofs; cost, \$2,500 each; Henry Felzman, 753 Macon st; ar't, C D Terry; b'r, not selected.

115—Harrison av, e s, 50 n Wallabout st, one 4-sty brk store and tenem't, 25x65, tin roof, wooden cornice; cost, \$7,000; ow'r and b'r, Ch Rissler, 324 Bleecker st; ar't, B Finkensieper.

116—Noll st, n s, 275 e Central av, one 2-sty stable, 25x45, gravel roof; cost, \$1,200; John Baque, 73 Hamburg av; ar't, G Hillenbrand; b'rs, Dornbach & Barudio.

ALTERATIONS.

Plan 65—Utica av, s w cor Dean st, one 1-sty frame extension, 8x18, tin roof; cost, \$75; E Taiber, on premises; b'r, C Wuttke.

66—Livingston st, n w cor Elm pl, part of east wall rebuilt with brk; cost, \$100; Cath Ward, 88 Dean st; b'r, P C Kane.

67—Court st, w s, 140 s Joralemon st, front altered, iron work, stairs altered; cost, \$1,800; H A Graef & Sons, on premises; ar't, C F Eisenach; b'r, not selected.

68—Howard av, No 132, 2-sty frame extension, 13.6x15, tin roof; cost, \$100; Thos G Vincent, on premises; ar't and b'r, G Vincent.

69—Van Voorhis st, n s, 100 e Evergreen av, seven buildings raised 7.6 on brk wall; cost, \$3,500; E M Ambal, 1558 Broadway; ow'r and b'r, J S Gilbert.

70—Carlton av, No 154, add 2 stories to extension and new steel girder in front wall; cost, \$3,500; James Dockery, 338 Myrtle av; ar't, J MacArthur.

71—Myrtle av, No 529, front alterations; cost, \$150; B Andrews, 186 Remsen st; ar't, J C Fitall.

72—Myrtle av, No 470, new store front; cost, \$250; Louis Kunmann, on premises; ar't and b'r, F Widmann.

GENERAL ASSIGNMENTS.

Jan.
 30 Angell, Albert C to Geo W J Angell.
 Feb.
 1 Firth, William to John G Turnbull.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution was not adopted.

BROOKLYN, Jan. 29, 1894.

CULVERTS.

Hamburg av, s w cor Flushing av. }
 Vesta av, n w cor Atlantic av. }

ELECTRIC LIGHTING.

Doughty st, 100 feet east from Elizabeth pl.
 Osborn st, cor East New York av.
 Osborn st, e cor Belmont av.
 Sackman st, n w cor East New York av.
 Driggs av, opposite Newell st.
 Pennsylvania av, cor Atlantic av.
 Pennsylvania av, s w cor Liberty av.
 Throop av, bet Flushing and Lafayette avs.
 Van Siclen av, cor Atlantic av. }

FENCING VACANT LOTS.

Quincy st, bet Throop and Sumner avs.
 Gates av, bet Throop and Sumner avs.
 Gates av, n e cor Throop av.
 Gates av, n w cor Throop av.
 Gates av, n s, bet Tompkins and Throop avs.
 Gates av, s s, bet Marcy and Tompkins avs.
 Myrtle av, s w cor Suydam st.

FLAGGING.

Fulton st, bet Nostrand av and Verona pl.*
 De Kalb av, s s, bet Central and Myrtle avs.†
 Jefferson av, n e cor Nostrand av.†
 Nassau av, s e cor Diamond st. }

STREET OPENED.

Etna st, bet Jamaica av and Crescent st.*

LAMP-POSTS ERECTED AND LAMPS LIGHTED.

Hin-dale st, bet Eastern Parkway and Sutter av.
 Jerome st, bet Glenmore av and New Lots av.
 Belmont av, bet Vesta and Alabama avs.
 Williams av, bet Belmont and Sutter avs.

COMING JUDICIAL SALES.

SALES TO BE HELD AT THE REAL ESTATE EXCHANGE, 189 AND 191 MONTAGUE STREET, EXCEPT AS OTHERWISE STATED.

Schenectady av, No 172, s w cor Prospect pl, 20x83, 3-sty frame tenem't with store, by W Cole, at 7 and 8 Court sq..... 3
 4th av, No 508, w s, 52 n 13th st, 16x80, 3-sty brk tenem't; assessed value, \$3,500; by J Cole..... 5
 Eastern Parkway, Nos 1776 and 1778, s e cor Watkins st, 40x100, 2 and 3-sty frame building with stores, known as Parmer's Casino; resale..... 5
 Pacific st, Nos 1132-1140, s s, 100 e Franklin av, 100x220 to Dean st, 2-sty frame dwell'g with brick extensions and 2-sty brk stable on Dean st; assessed value, \$20,400..... 5
 by T A Kerrigan..... 5
 Putnam av, No 1119, n w s, 360 n e Broadway, 20x100, 3-sty brk flat; assessed value, \$5,000; by Wm P Rae Co..... 6
 Rodney st, No 74, s e s, 80 n e Wythe av, 20x100, 3-sty brk dwell'g; assessed value, \$3,500; by J Cole..... 6
 Glenmore av, Nos 480-484, s w cor Bradford st, 50x100, 3-sty frame tenem't with store on cor; assessed value, \$4,000; and 3-story frame tenem't adj; assessed value, \$2,500; by Gerard M Stevens, ref, at County Court House..... 6
 Seeley st, s s, 290.3 w Coney Island road, 100 x150; mortgage sale..... 6
 Seeley st, s s, 900 e 18th st, 150x251.0 1/2 to Coney Island road, x155.1 1/2x290.3; mortgage sale; 2 actions..... 7
 by John T Du Pont, assignee, at County Court House..... 7
 Gates av, No 907, n s, 141.8 e Reid av, 21.10x90, 4-sty brk flat and store; assessed value, \$6,800; by W Cole..... 7
 Ashford st, Nos 19 and 21, e s, 34 s Ridgewood av, 33x100, 2 1/2-sty frame detached dwell'g; assessed value, \$2,500..... 7
 Essex st, No 103, e s, 316.8 n Arlington av, 23.4x100, 2 1/2-sty frame dwell'g; assessed value, \$2,000..... 7
 9th st, s w s, 515 n w 3d av, 88x132.3x64x130; partition..... 7
 10th st, n e s, 473 n w 3d av, 47.6x132.2x66x100, frame houses; partition..... 7
 Bushwick av, No 1542, s w s, 60 s e Aberdeen st, 20x70, 3-sty frame dwell'g; assessed value, \$3,000..... 7
 Bushwick av, No 1544, s w s, 80 s e Aberdeen st, 20x70, 3-sty frame dwell'g; assessed value, \$3,000..... 7
 by T A Kerrigan, at 9 Willoughby st..... 7
 Macon st, No 763, n s, 149 w Howard av, 18x100, 2-sty and basement brk dwell'g; assessed value, \$4,200..... 7
 Taylor st, No 109, n s, 215 w Bedford av, 24.6x100, 3-sty brk dwell'g; assessed value, \$8,500..... 7
 Nostrand av, No 416, w s, 8.6 n Madison st, 20x100, 2-sty and basement brk dwell'g; assessed value, \$3,500..... 8
 by T A Kerrigan, at 9 Willoughby st..... 8
 McDonough st, No 373, n s, 100 e Stuyvesant av, 20x100, 3-sty brk dwell'g; assessed value, \$4,000..... 8
 McDonough st, No 375, n s, 120 e Stuyvesant av, 20x100, 3-sty brk dwell'g; assessed value, \$4,000..... 8
 by Edward C Bailey, ref, at County Court House..... 8
 Gates av, No 680, s s, 255.7 w Lewis av, 19.5x100, 3-sty brk dwell'g; assessed value, \$4,000; by J Cole..... 8
 Lawrence st, No 105, e s, 240 s Myrtle av, runs s 10 x e 107.6 x n 50 x w 30 x s 35 x w 10 x w 70 to beginning, 3-sty brk stable; assessed value, \$5,000; all right, title and interest..... 8
 Shepherd av, No 107, e s, 275 s Ridgewood av, 16.9x101x101.10 1/2x16.9x101.10 1/2, 2-sty frame dwell'g; assessed value, \$1,400..... 8
 by T A Kerrigan, at 9 Willoughby st..... 8
 Quincy st, Nos 550 and 552, s s, 80 e Sumner av, 40x100, two 3-sty frame dwell'gs; assessed value, \$2,300 each..... 8
 40th st, n s, 300 w 7th av, 25x100.2, vacant; assessed value, \$100..... 8
 Lewis av, n e cor Van Buren st, 50x100..... 8
 partition; by T A Kerrigan, at 9 Willoughby st
 Boerum st, No 243, n s, 422.8 1/2 e Bushwick av, 25x62.11x25 0 1/2x64.8, 2-sty brk dwelling and tailor shop; assessed value, \$2,800.
 Chestnut st, w s, 120 s Liberty av, 20x100, 2-sty frame dwell'g, unfinished; assessed value, \$800..... 8
 Stanhope st, No 160, s e s, 100 n e Hamburg av, 20x100, 2-sty frame dwell'g; assessed value, \$2,100..... 8
 Glenmore av, No 157, n s, 86 e Sackman st, 14x84, 2-sty brk dwell'g; assessed value, \$1,400..... 8
 by T A Kerrigan, at 9 Willoughby st..... 12

LIS PENDENS.

JANUARY 24.

Atlantic av, s s, 20.3 w Smith st, 20x71.4x20x70.3.
 15th av, s e s, 280 s w Bath av, 52x41x52.1x37.4, New Utrecht.
 Ocean Parkway, w s, lot 18 Boulevard lots, common lands Gravesend, 100x250, Gravesend.
 Ocean Parkway, w s, 112 s Coney Island and Sheephead Bay road, 112x250 to roadway, x38.2x200.8, Gravesend.
 Gravesend av, n cor 86th st, 92x150x175, gore, Gravesend.
 The Niagara Falls Brewing Co agt Adolph B Thimig; notice of attachment; att'y, John H Shanahan. (Correction.)

JANUARY 26.

Sackman st, w s, 70 s Dumont av, 80x100. Title Guarantee and Trust Co agt Michael Newman; att'y, Edwin Keupman.

59th st, centre line, at intersection with line of low water on shore of New York Bay, runs e to centre 2d av, x s 270.4 to centre 60th st, x e 390 x s 270.4 to centre 59th st, x e to centre 4th av, x s to centre 60th st, x e to point 60 w 7th av, x s - x w to e s 3d av, x n - x e 464 x n 152 x w to centre 3d av, x s 127 x w to low water afore-said, x n - New Utrecht. Walter L Kent agt Susan W Hopkins; partition; att'y, Josiah T Marean.

Livingston st, n w cor Smith st, runs n 75 x w 110 x n 50 x w 37.1 x s 125 to Livingston st, x e 147.7. Lawrence B Lynch agt Joseph Wechsler; foreclose mechanic's lien; att'y, Geo M Boynton. Marion st, n s, 20 e Hopkins av, 20x60. Eliz C Green agt Bertha A McCourt; att'y, E W Van Vranken. 7th av, w s, 20 s 2d st, 20x80. The Metropolitan Life Ins Co agt Geo H Magill; att'ys, Arnoux, Ritch & Woodford. Greene av, n w s, 280 n e Knickerbocker av, 20x70x20x68. Margaret Reynolds agt Kate E Nealon; att'y, John A Clarry.

JANUARY 27. Atlantic av, n e cor Vermont av, 21x91.3x21x90.3. Emilie Huber et al exrs Otto Huber agt Wm J Bennett; att'y, Frank Oberneier.

JANUARY 29. Humboldt st, w s, 19 s Powers st, 19x57. Emilie Braun agt Philippina Bossert; partition; att'y, J J Bennett. Johnson av, Nos 25-31, n s, 125 e Union av, 100x100. Augustus A Levey trustee agt Silas B Dutcher recvr of Union Print Works; att'y, T E Hodgskin. McDonough st, n s, 80 e Stuyvesant av, 20x100. Mary S Wild agt Wm R Bell; att'y, Frank G Wild.

12th st, n s, 110 e 3d av, 17.6x80. Wm E Stodart agt Wm M Pearson; att'ys, Garretson & Eastman. Leonard st, w s, 75 s Meserole st, 25x100. Barbara Schlegel agt Maria Erk; att'y, W E McTighe. Bergen st, n s, 280 w Kingston av, 20x114.5. Mary L Rodd agt John M Stevenson; att'ys, Stitt & Phillips.

Bergen st, n s, 220 w Kingston av, 20x114.5. Same agt Alice J Smith; same att'ys. Bergen st, n s, 260 w Kingston av, 20x114.5. Same agt E Frisbie Phelps; same att'ys. Bergen st, n s, 240 w Kingston av, 20x114.5. Same agt Jennie C B Reynolds; same att'ys. Gates av, No 754, s s, 225 w Stuyvesant av, 25x100. Chas G Spencer agt Wilhelmina C Webb; att'ys, Man & Man. Gates av, No 756, s s, 200 w Stuyvesant av, 25x100. Eleanor L Cenci agt same; same att'ys.

Raymond st, e s, 177.1 n De Kalb av, 20x100.5. James Fallon agt Geo J Burns; partition; att'y, Edwin Kempton. South Elliott pl, e s, 106 n Hanson pl, runs e 90 x n 6 x e 0 x n 15 x w 100 to pl, x s 21. The People's Bank, New York, agt Robert Ormiston; notice of attachment; att'y, G S P Stillman.

JANUARY 30. 1st st, n w cor Denton pl, 28.9x75. Victor Koechl agt David J Ramsdell, att'ys, Goepel and Raegen. Ralph st, w s, 160 n Knickerbocker av, 31.8x42.2x30, gore. Stephen B Sturges agt Edward Thompson; att'ys, Sturges & Roby. Monroe pl, w s, 150 s Clark st, 50x100. Denton st, s w cor Covert st, 75x100. John B Dennis agt Eugene R Dennis; partition; att'ys, Wm A Abbott. Myrtle av, Nos 160 and 162, s s, 22.1 w Prince st, 39.4x75x39.4x65. John Dill, Jr. agt Chas A Bradley; att'y, Wm H Dill.

Bainbridge st, s s, 377.6 e Ralph av, 17.3x100. Sarah C Savage trustee Elihu Chauncey agt Robert F Minto; att'ys, S F, F H & H Cowdrey. Bainbridge st, s s, 463.9 e Ralph av, 17.3x100. Bainbridge st, s s, 481 e Ralph av, 17.3x100. Bainbridge st, s s, 498.3 e Ralph av, 17.3x100. Eliza P Toole agt John Foote; 3 actions; same att'ys.

JANUARY 31. Sackett st, n s, 59.6 e Hicks st, 19.6x75. Benjamin Parker agt Jacob Werner; att'ys, Stitts & Phillips. Gates av, n s, 268.9 e Lewis av, 18.9x100. Sarah M Mygatt and ano trustees Jacob A Robertson agt G Winslow Powell; att'ys, Chas P & Wm W Buckley. Tillary st, s w cor Duffield st, 25x75. Ernst C Korner agt Wm H Sibbern; att'ys, Forster, Hotaling & Klenke. Kent av, e s, 50.10 s South 9th st, 25.5x84.5x25x84.5. John Ryan agt Honora Hayes; partition; att'y, H D Birdsall.

St Marks pl, s s, 324.4 w 4th av, 20.4x100. Dwight H Olmsstead agt J Albro Eaton; att'ys, Moran & Williams. St Marks pl, s s, 141.4 w 4th av, 20.4x100. Same agt same; same att'ys. St Marks pl, s s, 121 w 4th av, 20.4x100. Drayton Burrill exr Anna Morris agt same; same att'ys. Moore st, No 24, s s, 200 e Leonard st, 25x100. Geo D Dresser agt Jacob Paskusz; att'y, Wilson M Powell.

Moore st, No 22, s s, 175 e Leonard st, 25x100. Esther L Coffin agt same; same att'y. Moore st, s s, 225 e Leonard st, 25x100. Maria Hopner agt same; same att'y. Cropsy av, n w cor 19th av, 93.1x286.6x107.7x287.6. New Utrecht. Irving Fish agt John H Doherty; att'ys, Niles & Johnson.

3d st, No 401, n s, 381 e 5th av, 20x890. The Mutual Life Ins Co, New York, agt Elizabeth C F Williams; att'y, Robert Sewell.

FEBRUARY 1. Adelphi st, e s, 124 s Myrtle av, 25x123.11x25x123.10. Robert A Shaw agt Fredk W Rowe; att'y, Albert Smith. Washington st, w s, 90.1 s Tillary st, runs s 46 x w 70.7 x n 24.3 x still n 24.10 x e 84.8. Montague st, s s, 150 w Hicks st, 75x100. Clark st, n s, 172.3 w Fulton st, 37.6x85. Malcolm W Ford agt Worthington C Ford; action to recover 1-7 part of above; att'ys, Wells & Waldo.

Putnam av, n s, 80 w Knickerbocker av, 100x100. James C Brower agt Bertha A McCourt; att'y, James P Philip. 4th st, s e cor Smith st, 103.6x14x97.10x95.6. Kate C McGrath agt John Clunan; partition; att'ys, Murphy, Lloyd & Boyd.

Atlantic Ocean, at line of division, being old lot 45

and old lot 44 map common lands of Gravesend, runs n to Gravesend Bay, x w to division line be lots 45 and 46 same map, x s to ocean, x e -, being all of said old lot 45, Gravesend. Margaret Katen agt Elizabeth McMullen; att'ys, Hubbard & Rushmore. Union st, n e s, 167 n w 5th av, 16.8x90. Lawrence V Corteyou and ano exrs Jacques Corteyou agt Chas H Blake; att'ys, Hubbard & Rushmore.

CHATELS.

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

JANUARY 25 TO 31—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures with names like Adler, M. 61 Cook, Leiblinger & Oehm, and prices.

HOUSEHOLD FURNITURE.

Table listing household furniture with names like Allen, C P. 858 Bedford, and prices.

Table listing various real estate listings with names like Gausepahl, J B. 290 Jay, and prices.

MISCELLANEOUS.

Table listing miscellaneous items like Abruzzo, F. 220 Chauncey, and prices.

Moore, T F... M Armstrong & Co. Coach. 275
 Meyer, M S. 148 Clason av... C H Kath-
 myer. Milk Business, Horse, Wagon. 300
 Moralda, Nicola. 319 Court... T N Bowles.
 Barber Fixtures. 229
 Moulton, R R. 583 Fulton... Hanks Dental
 Fixtures. 2,600
 May, R W. 2558 Atlantic av... J H Stone-
 metz. Printing Office. 750
 Mills, E. 157 Court... J V Jordan. Horses,
 Wagons, Milk Business, &c. 1,543
 Nicklaus, F. New Lots road and South road
 ... C Nicklaus. Horses, Wagons, &c. 1,500
 Nies, P. 496 8th av... D Lohmann. Butcher
 Fixtures. 300
 Norris, B & Son... M Armstrong & Co.
 Coach. (R) 1,600
 Patermann, W. 9 President... H Riecken.
 Horse and Wagon. 75
 Pomeroy, Coulson & Co. Driggs and North
 14th sts... J B McKinstry. Machinery.
 (R) 17,000
 Peck, J... J D Ulrich. Milk Business, Horses,
 Wagons, &c. 500
 Pfaff, C. 62 Flatbush av... M Lindeman.
 Delicatessen Store. 200
 Rohr, W. 1743 Broadway... W Graf. Butcher
 Fixtures. 150
 Russo, F. 538 Driggs av... Schiaffino's Son
 & Co. Grocery Business. 168
 Spinelli, J and A Rosanio. 442 North 2d...
 N Citeo. Barber Fixtures. 1
 Stoll, W. 90 Starr... C Maier. Bakery Fix-
 tures. 150
 Schulz, H. 1050 Willoughby av... K Buett-
 ner. Trucking Business. 500
 Seurca, G. 112 Degraw... A Schwaab.
 Barber Fixtures. 170
 Struble & Wendall. 55 Myrtle av... M M
 Goran. Photographic Apparatus. 81
 Trites, L C. 670 Fulton... G S Peduzzi. Drug
 Fixtures. 1,800
 Utermohlen, C. 163 Union av... T H, Jr, and
 C H Lowerre. Dye Fixtures. 1,250
 Van Groeningen, J. 809 Fulton... Dreyfus
 & Blauvelt. Confectionery Store. 300
 Watts, F A. 116 Greene av... H Duhamel.
 Horses, Trucks, &c. 2,000
 Weinman, J. 24 Bogart... H Betz. Bakery
 Fixtures. 300
 Warxhauer, J. 714 5th av... Louis Muller.
 Cigar Fixtures. 1,500
 Wolf, W G. 10 Reade st, New York... H
 Lasher. Lithographic Apparatus. 3,400

BILLS OF SALE.

Allen, D. 140 Kosciusko... Helen P Allen.
 Furniture. nom
 Brevi, M. 1435 De Kalb av... Engel &
 Luck. Butcher Fixtures. 50
 Cerullo, V. 199 Prospect... G Femminella.
 Saloon Fixtures. 300
 Dorrmann, A. 519 Hicks... Harry Cotter.
 Store Fixtures. 250
 Harding, Sarah A. 125 25th... Hamilton
 Bank of Brooklyn. Machinery. nom
 Jensen, O H. Gowanus Creek and 22d st...
 D Baird. Spar Yard, Machinery, Timber. 2,647
 Matthes, J. 24 Bogart... J Weinman. Bakery
 Fixtures. 450
 Rosenblum, A H. 136 Hamilton av... G W
 Pond. Paints. 90
 Schullheiss, G. 191 Troutman... G Langer-
 feld. Cigar Store. 175
 Schmitt, Jr, G and F. 157 McKibbin...
 Catharine Schmitt. Butcher Fixtures. 1,500
 Wasserberg, M. 112 Osborn... A Kohl. Gro-
 cery Fixtures. 350

Queens County Records

CONVEYANCES.

JANUARY 17 TO 20—INCLUSIVE.

Ackerly, Orville B to Amanda L Kinney. Dakota av, e s, 400 s Wyoming av, 50x100, Jamaica. \$1
 Adikes, Thomas to Alex A Baylis. Willet av, s s, 115 w Ray st, 10x125, Jamaica. 175
 Alt, Dora to Peter Scherer. Grand st, n s, 100 w Marc pl, 15x100, L I City. 3,400
 Bergerhoff, Herman to Gustav Oberlander. Rapelje st, w s, 100 n Woolsey av, 25x130, L I City. 600
 Bettner, Charles to Theodosius Gallucci. Lot 1436 Hitchcock's 2d map Corona, New-
 town. 175
 Bills, Amanda to Robt W Higbie. Brook-
 lyn and Jamaica plank road, s e cor Jeffers-
 on av, Morris Park. 1
 Braun, August to Rosina S Feth. Smith st,
 n w s, 250 s w Rathjen av, 50x100, New-
 town. 1
 Burchard, Chas L to John Ruppert. Har-
 man st, s e s, 100 s w Covert av, New-
 town. 650
 Cardwell, Eliza J to Chas E Carr. Grove
 av, w s, 150 s Concord st, 50x100, Ja-
 maica. 3,300
 Case, Erwin et al to Mamie E Parks. Lots
 12-19, 40-49, 59-63, 81, 94-104, 122-128
 inclus map estate J Case, Jamaica. 10
 Citizens' Real Estate Co to Sarah Sweet-
 land. Lots 21-24 map 1 Rose property,
 Floral Park. 600
 Same to H C Hohn. Lots 569 and 570 same
 map. 170
 Same to F H Hohn. Lots 719 and 720 same
 map. 160
 Copius, Frank to John R McLean. Frank-
 lin st, w s, 125 s Elm av, Hempstead. 175
 Deme, Michael to A Ward Cobb. Lots 1217
 and 1218 map W Ziegler, Flushing. 1
 Feth, Rosina to Catharine Braun. Cypress
 av, s w s, 123 n w Evergreen pl, 25x100,
 Newtown. 1
 Gantert, Paul to Ernest A Haaren. Web-
 ster av, s s, 75 e Hancock st, 25x100, L I
 City. 1,000
 Hand, Wm J to Herman Bergerhoff. Ra-
 pelje st, w s, 100 n Woolsey av, 25x130,
 L I City. 500

Hewlett, Devine to Herbert E Hewlett.
 20 acres at Woodsburgh. 2,000
 Hicks, Benj D to Lewis H West. Plot adj
 land T Mott, North Hempstead. 350
 Hitchcock, Benj W to Francis E McKiernan.
 5th st, s s, 275 e Shaw av, 50x100, Ja-
 maica. 700
 Jackson, Andrew to Christopher Straub.
 9th av, n w s, 217 s w Grand av, 37x100,
 L I City. 3,000
 Ketcham, Sarah M to Cornelia Beekman.
 1/2 acre at Oyster Bay. 1,500
 Kirby, Ralph to Henrietta Locklin. Prince-
 ton st, n s, 100 w Bennett av, 100x100,
 Hempstead. 400
 Lee, Walter to Gustave A Cooper. White-
 stone road, n s, 53 e 22d st, 46x irreg.
 College Point. 1
 Marx, Gustavus to Hannah D Place. 21st
 st, s s, 225 e 6th av, Whitestone. 1,200
 McKenna, Patrick to Chas E McDonnell.
 Central av, n w cor Locust av, Cedar-
 hurst. 1
 Mott, Benj B to Eugene Newhall. Nostrand
 av, s s, 250 e Central av, 50x13, Far Rock-
 away. 600
 Muller, August to Andreas Waner. Angus-
 tina av, s s, 137 w Hoffman Boulevard,
 Jamaica. 600
 N Y Exchange and Invest Co to Philip Good-
 wine. Lots 9 and 10 map N Y Exchange
 and Invest Co, Hicksville. 550
 O'Brien, Francis to Daniel L Jones. Syc-
 amore av, e s, 25 n Elm st, 25x100, West
 Flushing. 100
 Parks, Mamie to Erwin C Case. Lots 20-29,
 64-70, 82, 84-93, 114-132 inclusive, Ja-
 maica. 10
 Pink, Albert F to John Ruppert. Harman
 st, s e s, 225 s w Covert av, Newtown. 400
 Place, Henry to Hannah D Place. Road
 adj land J Fowler, Whitestone. 2,000
 Reitzel, Barbara to John B Hyde. Hillside
 av, s s, 375 w Broad st, 25x100, New-
 town. 10
 Rhodes, Clarkson and ano exrs to Chas F
 Crane. Grand av, w s, adj land W Ryer-
 son, Hempstead. 1,200
 Scott, Geo F to Charles Bittner. Lot 1436
 Hitchcocks 2d map Corona, Newtown. 100
 Sherwood, James K to Mary L Boyson. Lots
 246 and 247 map F W Dunton, Jamaica.
 675
 Smith, Phebe T to Wm B Covert. Highway,
 w s, adj land C Smith, 50x179, Free-
 port. 100
 Same to Geo W Johnson. Highway, w s,
 adj land W B Covert, 50x179, Freeport. 100
 Stoer, Anna to Sebella Schneider. Amelia
 st, w s, 100 n Washington av, 50x100,
 Strattonport. 100
 Syverson, Julius to Andrew Wissel. Ham-
 ilton av, e s, 234 n Broadway, 40x92, Ja-
 maica. 1
 Tarro, Guiseppe to Adelia Bulmetto. St
 Georges pl, w s, 425 s Roadway, 40x123,
 Inwood. 1,000
 Tysen, Geo I to Margt C Calhoun. 59 acres
 Jericho turnpike, n s, adj land J Van No-
 strand, Floral Park. 20,846
 Verety, James to Chas A Seaman. North
 Hempstead and Flushing turnpike road,
 s s, adj land A Field, Roslyn. 500
 Welwood, Thomas to James E Suedecor.
 Rockaway Beach and Boulevard, s s, 25
 w Dodge av, Hempstead. 3,100
 Westcott, Florence to John R Carpenter.
 Poplar st, n s, 300 e Wyckoff av, 25x100,
 Jamaica. 3,000
 Ziegler, William to Claus Heinboeckel. Lots
 324-328, 335-343 and 377-383 inclusive,
 Newtown. 6,000
 Same to Joseph McClatchey. Lots 1030
 and 1031 map W Ziegler, Newtown. 440
 Same to Emma Wozeher. Lot 1008 same
 map. 125
 Same to W McBoas. Lot 305 map Jamai-
 ca. 345
 Same to Chas F Wenzel, Jr. Lots 740 and
 741. 430
 Same to Geo C Kirchner. Lot 511. 300
 Same to Nels C Boas. Lot 304. 345
 Same to Marcus H Fox. Lots 1054-1059
 map Newtown. 830

MORTGAGES.

Abrams, John H to David V Horton. High-
 way, n s, adj land S S Rhame, Hemp-
 stead. 1,000
 Allen, Isaac to Sarah Bowers. 5th av, s s,
 300 e Highway, Port Washington. 2
 years. 1,000
 Bayles, John to Sidney B Browne. 54 acres
 at Malinecock. 2 years, 5%. 7,500
 Bond, Sarah to Agness H Davies. Grove
 av, w s, 250 n Railroad. 35x100, Rock-
 away Beach. 2 years. 500
 Brewster, Albert to John J Hewlett. Boule-
 vard, e s, 100 n Fulton st, 24x200, L I
 City. 2 years. 400
 C P Heyward Invest Co to P Marino.
 Farmers av, s w cor Maple st, Jamaica. 2
 years. 2,000
 Crane, Chas F to Clarkson H Rhodes et al
 exrs. Grand av, w s, adj land w Ryerson,
 Hempstead. Installs. 1,000
 Feth, Rosina to August Braun. Smith st, n
 w s, 250 s w Rathjen av, 50x100, New-
 town. 2 years, 5%. 650
 Foulcs, Ada J to John Kissam. Napier av,
 w s, 100 n Grafton av, 25x100, Jamaica.
 2 years. 800
 Same to same. Napier av, w s, 125 n Graf-
 ton, 25x100. 2 years. 800

Fuller, Frank to Serial Building Loan and
 Savings Inst. Washington av, e s, 150 s
 Broadway, 50x100, Jamaica. Installs.
 2,000
 Gallussi, Theodosius to Citizen's Savings and
 Loan Assoc. Moore st, n w cor Corona av,
 Newtown. Installs. 500
 Gavin, Michael to Maria E Schloo. Elm st,
 n s, 200 e Sycamore av, 50x100, Newtown.
 5 years. 200
 Hangaard, John T to Mary W Allen. Maple
 st, w s, 87 n Central av, 75x100, Rich-
 mond Hill. 2 years. 2,500
 Same to Mary E Man. Maple st, w s, 87 n
 Central av, 87x100; Maple st, n w cor
 Central av, 87x100; Maple st, w s, 162 n
 Central av, 25x100, Richmond Hill. 2
 years. 4,350
 Same to Stephen L Fredericks. Central av,
 s e cor Maple st, 87x100, Richmond Hill.
 2 years. 3,000
 Hirst, Charles to Lewis L Fosdick exr. 6 1/2
 acres at Foster's Meadow. 1 year. 600
 Hooper, Emma to William Hulst. Side st,
 adj land S J Hulst, Port Washington. 2
 years. 150
 Horak, Rudolph to Annie Lamer. Stein-
 way av, s w cor Vandeventer av, 25x100,
 L I City. 3 years. 4,000
 Same to S B Noble. Lot, 52x53, map As-
 toria. 1 year. 790
 Hummell, Emile to Isaac Manheimer. 9th
 av, e s, 375 s Broadway, 25x100, L I
 City. 150
 Jones, George to Julia McQueen. Hamilton
 av, n s, adj estate Solomon Townsend,
 Oyster Bay. 1 year. 200
 Kinney, Amanda to A A Weekes. Dakota
 av, e s, 400 s Wyoming av, Jamaica. 3
 years, 5%. 1,600
 Kinney, Lot R to Townsend C Hendrickson.
 Fairview av, e s, 127 n Grand Central
 Boulevard, Hempstead. 1 year. 700
 Marschheuser, Louisa to Solomon —
 Woolsey av, n e cor Park pl, 65x75, L I
 City. 1 year, 4%. 1,500
 McDonnell, John to Alice De W Kearney.
 8th st, n s, 450 e East av, 25x100, L I
 City, installs. 900
 Noble, Charles to D W Kaatze. William st,
 s e s, 75 s w Zeidler av, 25x100, Newtown.
 2 years, 5%. 2,000
 Same to same. William st, s e s, 100 s w
 Zeidler av, 25x100. 2 years, 5%. 2,000
 Scherer, Peter to Dora Alt. Grand st, n s,
 100 w Marc pl, L I City. 3 years. 900
 Same to Ernestine Thiry. Same property.
 3 years. 2,500
 Schmid, Mary to Mt St Vincent Co-operative
 Building and Loan Assoc. Lots 216 and
 217 map estate J Kelly, Newtown, in-
 stalls. 1,500
 Segal, David to Sallie Rubinger. Lots 7,
 12, 14, 18 and 19 map I Dietz, Hicksville.
 1 year, 5%. 500
 Smith, Garritt to Alletta Van Wyck. Wool-
 sey st, w s, 275 n Baylies, 75x100, L I
 City. 2 years. 4,000
 Smith, Robt H to James Dougherty. Maple
 av, adj land L Harris, North Hempstead.
 3 years. 650
 Smith, Robert to George Wigle. Maple av,
 adj land L Harris, North Hempstead. 1
 year. 177
 The Arvernan Co to Jessie Clark. Atlantic
 Ocean, 1/2 lot No 8, Arverne-by-the-Sea. 1
 year. 5,350
 Same to same. Gaston av, e s, 575 s Ocean
 av, Arverne-by-the-Sea. 1 year. 5,350
 The Neptune Meter Co to Emma A Schley.
 Jackson av, s e cor Crane st, 50x100, L I
 City. 5 years. 8,000
 Volunteer Hose Co No 2 to Michael Holland
 exr. Rockaway Beach Boulevard, s s, adj
 land J A Bond, Rockaway Beach. 4
 years. 650
 Warneke, Louisa to David V Horton. 5th
 st, adj land A Foster, Valley Stream. 2
 years, 5%. 700
 White, Mary to Flushing Co-operative Sav-
 ings and Loan Assoc. Crocheron av, s e
 cor 1st st, Flushing, installs. 100
 Williams, Augusta to Geo D Hulst. Madis-
 on av, s s, 95 w Percy st, Flushing. 3
 years. 2,000
 Willis, Jane to Elizabeth Lannon. Lot 3
 map D O Cromwell, Port Washington. 5
 years, 5%. 1,250
 Wellwood, Mary A to Margaretta —
 Division av, e s, 130 n Boulevard, Rock-
 away Beach. 3 years. 1,000
 Wemyss, Walter W to Thos F Tuohy. El-
 dert av, e s, 150 n Railroad, Rockaway
 Beach. 1,500
 Wojniak, Victoria to Earl A Gillespie.
 Haven pl, w s, 110 s Jamaica av, 80x100,
 Jamaica. 100

ASSIGNMENT OF MORTGAGES.

Baumann, Chas F to Silvia G Rodman. 300
 Carpenter, George to Richard Brower. 1,500
 Hallett, Frederick to Chas W Hallett. 9,783
 L I Real Estate Exchange and Invest-
 ment Co to Charles A Cross. 300
 Nexsen, George to Augustus Rapelye. 700
 Sammis, Adelbert to Geo A Smith. 2,000
 Scudder, P H trustee to Glen Cove Mut-
 tual Ins Co. 7,000
 Wood, Howard to Brooklyn Eye and
 Ear Hospital. 2,000

JUDGMENTS.

Jan.
 30 Anderson, William—Morris Con-
 nolly. 891 23
 24 Barnard, Mignon C—J F Bedell. 419 65

Table with 3 columns: Name, Description, Amount. Includes entries for Patrick-R A Willermann, Brown, Saml J-Oneida Carriage Works, Cohn, Fannie-Emanuel Frey, etc.

MECHANICS' LIENS.

Table with 3 columns: Name, Description, Amount. Includes entries for Furman av, w s, 50 n Railroad bed, Lichou, Lillian-Fredk O Pierce, etc.

Suffolk County Records

CONVEYANCES.

JAN. 22 TO 27-INCLUSIVE.

Table with 3 columns: Name, Description, Amount. Includes entries for Arthur, Isaac B to C Alonzo Arthur, Arthur, C Alonzo to Alvin B Lewis, etc.

Table with 3 columns: Name, Description, Amount. Includes entries for Norton, Bryant D to Chas T Hawkins, Overton, Wm W to Everett T Overton, etc.

MORTGAGES.

Table with 3 columns: Name, Description, Amount. Includes entries for Baldwin, Emily L T to Geo M Davison, Bishop, Amelia T to Geo L Newton, etc.

Table with 3 columns: Name, Description, Amount. Includes entries for Wicks, Thaddeus W S to Annie Garrett, Cook, Wm A trustee to Amelia T Bishop, etc.

SATISFACTION OF MORTGAGES.

Table with 3 columns: Name, Description, Amount. Includes entries for Conklin, Herbert R to James J Kirkup, Cook, Wm A trustee to Amelia T Bishop, etc.

ASSIGNMENT OF MORTGAGES.

Table with 3 columns: Name, Description, Amount. Includes entries for Arthur, John W to Annie E Sammis, Bank of Huntington to Susan S Seacord, etc.

JUDGMENTS.

Table with 3 columns: Name, Description, Amount. Includes entries for Cohen, Bennett-Joel B Goodman, Downs, Fredk S-Noel B Rogers et al, etc.

SATISFACTION OF JUDGMENTS.

Table with 3 columns: Name, Description, Amount. Includes entries for Berdan, Chas V and ano-Geo S Pearsall, Dill, James B-Joseph H Taft, etc.

MECHANICS' LIENS.

Table with 3 columns: Name, Description, Amount. Includes entries for Lot s s, Swezey av, Patchogue, Fred Johnson and ano agt Samuel W Post, etc.

LIS PENDENS.

Table with 3 columns: Name, Description, Amount. Includes entries for Lot s s Country road, East Patchogue, Seward Wicks et al agt Emeline J Smith, etc.

BUILDING MATERIAL MARKET. NEW YORK.

BRICKS.-About the only change suggested on the market since our last report is that business appears to have been somewhat duller than usual, and down to present writing only three or four large loads are known to have found custom.

seems quite a long way from materializing into anything of positive character. Manufacturers frankly admit they would be very willing to go into any scheme of a legitimate character calculated to place the brick business upon a more substantial basis, but none of them either as individuals or associations have voluntarily sought remedy through the formation of a Trust, nor can it be ascertained that they have found attraction in the plans suggested by the "promoter" who is endeavoring to work up the deal. A gentleman connected with this journal has made special inquiry among the trade upon the feeling in regard to the Trust, and the result will be found in another column.

GLASS.—The general condition of the window glass trade is very dull, and the market has an unsettled position in regard to prices. The average tendency is in buyers' favor, however, and the indications are that a great many workers are somewhat anxious to secure custom. A proposal to shut down all factories on the 10th inst. is urged, but the result seems to be considered doubtful, as the necessary consent of 85 per cent of productive capacity has not yet been secured and it is intimated that proprietors of some of the most important pots will refuse to sign the agreement.

LATH.—It has been a stupid market. There was not a great deal of stock to offer, but there seemed to be practically no natural demand or even a place to put stock by the use of a little extra force, and holders therefore concluded that the best policy was a waiting one. They generally did not seem to calculate upon getting more than \$2 and probably had to take less in some cases. Consumption is not full enough to make any great impression upon dealers' stocks and the market depends largely upon receipts. The claim is that not much stock now remains in manufacturers' hands and that at the ruling run of value production must be curtailed.

LIME.—Business has been moderate, and the market most decidedly dull, although the season and general surroundings considered little else could be expected. Prices are nominally unchanged, but we were impressed with the manner in which quotations were referred to this week, the figures being called "about" the same, and in view of that qualification it might pay buyers to make close inquiry regarding any allowances they are likely to get.

LUMBER.—Since our last writing there has been quite a decided touch of winter, which for the time being brought an already narrow yard trade to a temporary standstill. Now and then, however, dealers commence to find a little display of interest among regular customers, who seem willing to talk about spring trade and give a hint of placing contracts after a while. The building of the speedway and some possibility of getting additional rapid transit are spoken of as factors that should give more vigor to general building operations in districts where the structures are sure to afford a large consumption for lumber. There are a great many yards from which it would be a pretty difficult matter to meet any increased call of magnitude, but thus far there has been no noticeable attempt to make good existing deficiencies, and dealers, as a rule, while admitting goods to be probably about as cheap as they are likely to be reached, prefer adhering to a stand off policy and taking all the chances later on. No one in this locality appears to have an idea that the consumer is likely to obtain much if any benefit from the removal of present import duties. There may be some slight difference in the cost of spruce, but it seems to be a foregone conclusion that on white pine the Canadians will absorb the remitted duty in any case and should business happen to be good will get the lion's share of what is going on. The chances for export are improving somewhat, it is thought, both as regards pine and the better qualities of hardwoods.

Again we hear of some negotiation and an occasional sale of white pine in car lots, principally box, as required to meet a special necessity, but nothing of importance comes to light in the way of con-

tract deals concluded against the accumulation of stock held at the mills and the new cut is scarcely mentioned. The dry lumber is in most cases controlled by large concerns who distribute among the smaller dealers, and they first want to ascertain how they are coming out on wintered grades before they decide upon the attitude toward the next season's offering.

Yellow pine has much the usual irregularity and deals are closed at prices to suit the conditions of trades immediately in hand, but the buyer is losing no advantage for the time being. Some business is doing in f. o. b. orders for shipment from southern ports, but nothing out of the usual line. Carolina pine remains steady and finds more or less attention, although many of the orders booked are for delivery some little time hence. Hemlock is dull. There is not much outlet for it on consuming demand and it is rare that any great quantity can be placed in bulk or car lots, especially as even with better prospects of spring trade, a great many operators do not like to handle hemlock in frosty weather. Spruce is said to have scarcely any open or direct demand, although some receivers entertain an idea they could place a few really attractive schedules without much difficulty.

The matter of coming supplies is still somewhat uncertain although recent developments are rather more encouraging than at the commencement of the month. In the northwest the fall of snow and the general character of the weather favored loggers, and conditions were good in Canada. In Maine and New Brunswick work in the woods is progressing steadily and quite liberally. Reports from Northern New York intimate that while weather conditions are all right the loggers are getting out a smaller quantity than last year, in consequence of large amount of old lumber on hand. Hemlock is plenty in the Pennsylvania district.

Hardwoods remain very much in the position noted for some time past. Prices are steady, because they are already about as reasonable as could be expected, compared with cost at primal points and the transportation charges to lay down stuff here; but buyers do not seem to find attractions to hurry them and the run of business is slow and uncertain as yet. As soon as consumption picks up at all, however, the market can hardly fail to receive benefit all the way through, in view of the small quantity of stock held by so many dealers, and the consequent necessity for them to quickly resort to first hand offerings for the moment they discover increasing wants among customers.

GENERAL LUMBER NOTES.

THE WEST.

The *Northwestern Lumberman* as follows:

It is noticeable that at the several meetings of lumber associations recently held, a hopeful spirit has been manifest. An evident confidence in fu-



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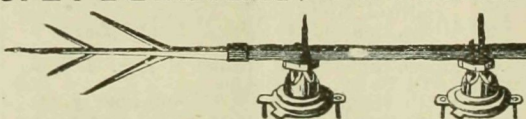
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