judging from all appearances the condition of trade is satis­
16 RECORD AND GVIDV guarantee the com­
pleteness and authenticity of this service. Send to

some progress between the adjournment of Congress and the finance may resume their ordinary course without interruption
work, or get tired and go home soon, and that then trade and
fall into will get through with this very dignified and profitable
market. People refused to be frightened into helping profes­
wearies them. This explains why we have a strong but dull stock

The hope is growing that the gentlemen who are passing con­
of Commons are not more remarkable for their amount than for
ready and covered again, business comes to a standstill.
are both acting in the same spirit, that others have not yelled back at us language quite as violent

There is an absence of factions or party criticism; even the
President Kruger. Those who believe that large armaments
as to the unanimity of the national sentiment. This proposition
will favorably atfect general business. Paris, which has been

It is to the outsider the most childish business that ever a

newspapers cannot help it, they have to dance as they are

by the French Minister of Finance is receiving popular support,
awful political crises for which France is so renowned and which
to be rejected by the Senate and bring on another of those

appears at all improbable. Great Britain's ability to hold
will have destroyed the Union.

for these grants. Evidently the British feel that they are menaced on all sides.

There is an absence of factions or party criticism; even the
free lances of the Radical elements of Parliament, like Mr.
Lahonchere, refrain from stinging and teasing in order to
make up our deficiencies, the men who are the very symbols of
to the unaniimity of the national sentiment. This proposition
is a response to the talk about the evacuation of Egypt, under

The activity at arsenals and dockyards and the distribution of money which it implies
favorably affect foreign opinion, and it has been largely the market for Spanish and Spanish-Cuban, securities,
huede the fullest force of the electoneering vote in the Senate and
House favoring the accuracy of the belligerent rights to
Cuban macheteers. Should he be eventually led to do more
remove any doubt that we are fully prepared for the contingencies
market as well as in our own. The graded income-tax proposed
by the French Minister of Finance is receiving popular support,
though if it passes the Chamber of Deputies it is not unlikely
to force the Senate, and bring on another of those
deadly political crises for which France is so renowned and which
seem to do her so little harm. The German press is making
itself ridiculous by abusing England for not agreeing to re­
open the Indian mint and, as it is alleged, thereby making the
valuable gold coinage of India ruinous. The daily newspapers cannot help it, they have to dance as they are
bidden. The government demands these articles, to make the
agriculturists believe that the failure of their pet project, the
recognition of silver, is due to England. If they can be made to
believe this their stupidity must be of the densest kind.
It is to the outsider the most childish business that ever a
responsible government and even a terrorized and subsidized
press ever engaged in. A step toward universal suage in
Australia has been taken by an official proposition to cast
seventy-two seats in Parliament for which every male over
twenty-four years of age will be entitled to vote. The sale of
the Northwestern, South and North German Junction railroads
to the State is about completed. This practically places the
railroad business of Austria in the hands of the government.
The Italian reverses in Abyssinia, of course, have an unfavorable
effect on the Continental bourses.

The Need of Self Examination.
F ever there was a proper occasion for parades and petitions,
indeed for putting into motion the entire machinery of
popular demonstration, surely the present time furnishes that
to occasion. Business men, all over the country, should send
deputations to Washington on an appointed day to demand that
Congress shut up shop and leave the country to itself, for the
people to carry on some more profitable occupation than the one
they are now engaged in—that of disturbing American civiliza­
and the commercial economy of the nation.
The entire scene has been unspakably ridiculous. Having
domestic affairs, does not scare business men so much as they

some Continental journals say, and which does not
appear at all improbable, Great Britain's ability to hold
her vast and scattered possessions is to be put to the test, she
do not intend to be taken by surprise. The naval appropria­
tions just asked for by the minister for the navy in the House
of Commons are not more remarkable for their amount than for

Berlin for the last few months is deplorable in the extreme. We have gained nothing
for ourselves but the vulgar applause of our cheap newspapers and whatever empty gratification may be derived from the fact
as our own. The insane Spanish mob at Barcelona are the
brothers of our Senators. Both are acting in the same spirit,
hitherto we have decried. Let no man deceive himself that this
is the first step that counts. New
and war be our ideal. Hitherto our ambitions have been those
of peace and amity, and the country has not lost one iota of
dignity or a single substantial right by a policy that has been so
much in harmony with civilization that it has been a lesson
and a shame for other nations. It has not produced for us
in time of trouble, so that the leaders of other nationalities have
been, by the divine call of conscience, our self-appointed
ambassadors. Of what other nation can this be said?

In the face of such the hysteric, colossal mistake of the last few
months is deplorable in the extreme. We have gained nothing
for ourselves but the vulgar applause of our cheap newspapers and whatever empty gratification may be derived from the fact
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of disturbance, so that they may reap the blessings of freedom and the abundance of the land. Militarism and martial glory are good things for army contractors and historical rhetoric, but they are not good things for the inhabitants of the land. We have not learnt yet even how to keep our streets clean, nor to house our poor decently, nor to govern our cities without shameless peculation and "politics" of the dirtiest kind. Our real enemies are not the gold miners, the Alhambraites, or every State bandit, founded as Republicans and Democrats. We are behind Germany in science, behind France in art. Our literature is not first-rate. Our currency is disorganized. Business is hampered. Our harbors need improvement. Our courts are overcrowded; our schools and reformatory and prisons overcrowded from want of capital. But why go through the list? These deficiencies are pressing on us daily. Everybody feels them. Surely they furnish sufficient opportunities for our activity, so that we may not only toil but toil. The time of Dagonite, the exact opposite of the gold cure or the champagne cure for impecunious denizens of the highways have for the very thought of work, has not been done before. It is in principle the exact opposite of the gold cure or the champagne cure for dyspepsia. In that case the idea is to create a distaste for stimulation in contrast with it. In the work-cure for laziness dislike of labor is removed by large doses of the repulsive article. Up till now the tramp has been somewhat petted everywhere. His request for a night's lodging has always been granted, with, in some cases, supper and breakfast added, a make-believe task being imposed for the sake of appearances. Now when a tramp, or casual, according to local nomenclature, asks for a night's shelter and a bit of something to eat, the poor man says: We will keep you for two whole days, with plenty of exercise all the time. No, it's no use looking at the door now; we really cannot let you go until you have done your two days' hard work before going onto the road again. If he makes a second call within a month, he will be detained for four days on the same terms. Manchester is overrun with tramps just now, and hopes by these means to relieve her borders of their presence. Other places that receive the over-flow because of this exodus will have to take similar measures in self-protection, so that in the tramp may learn that if he has to work anyway, it had best be voluntarily and for his own advantage. It is a wonder that, knowing the strong objections against public works in New York, the work-cure would work. But the whole future of the country is hampered. Our harbors need improvement. Our courts are overcrowded. Our schools and reformatory and prisons overcrowded from want of capital. The tramp is more than a tramp, more than a victim of the gang of incapables at Washington. They don't represent our business. The first step to this end is to kick out the gang of incapables at Washington. The idea under discussion is that land values will rise in the event of consolidation that the larger the land the more likely the greater the landholder's share of value. This is the hope and mainstay of the owner of land in the farm region. The idea under discussion is that land values will rise in the event of consolidation that the larger the land the more likely the greater the landholder's share of value. This is the hope and mainstay of the owner of land in the farm region.

Mr. BRUSH, in speaking before the Senate at Albany the other day against consolidation, struck the right nail on the head when he said values could not be forced up or down by arbitrary measures such as changing a name. It is the expectation that will move that support outside of New York City. This is the hope and mainstay of the owner of land in the farming districts or woodlands of Richmond, Westchester and Queens counties, otherwise he would not have voted to be included in New York City. It has a devil's advocate in times like these, when everybody is so scandalized at the sight of somebody else committing the very crimes which he himself has perpetrated repeatedly. "Let's free Mr. John Doe, for he is a native of New York," says the gang of incapables at Washington. The first step to this end is to kick out the gang of incapables at Washington. They don't represent the Nation, or, at any rate, if they do, our plight is a sad one and our prospects most unpromising.

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growth of large land holdings in California. The first is a de-
cline in the distinctly rural population, and the second is a fa-
ilure to increase the value of improvements on the distinctly
agricultural land.

In two agricultural townships of Tehama County the absolute
loss of population during the decennium studied was 1,790,
while all the agricultural counties failed to increase in popula-
tion proportionately to that of the rest of the State. When the result-
ant sparseness of population reaches a certain stage the progress
of it is accelerated by its own influence. Farm life becomes un-
bearably lonesome, schools and churches cannot be maintained,
and the small holder would rather sell at a sacrifice than en-
dure the isolation in the midst of his land. One corporation of
Tehama County, where the land is very fertile and most of it farmed,
but where it is all owned by large holders, the largest of whom are
absentees, a local paper asserts its belief that there is not a clu-
be of small tenant farmers. This indicates that the small
holdings have not resulted in a system of rentals to residents,
but in production on a large scale by the owner, his foreman
employing Chinamen or the drifting force of unskilled laborers
at those relatively brief periods when work is pressing. This sys-
tem of farming has increased the winter armies of the unem-
ployed in the State.

Such a system enables the owner to farm with but few per-
manent improvements on the land. If himself a non-resident
near the town, he may have a farm superintendent, or for the foremen
and assistants, and mere barracks for the temporary workmen. An instanc-
instance is given where a large holder on buying a small farm
had the house upon it, originally costing $15,000, torn down,
because, for his purposes, the annual worth of the building was
lebanon.

How far such a condition of agricultural industry is desirable
and how far inevitable, we shall enquire in a subsequent article.

A. M. G. W.ner, Leland Stanford University.

Club Members and Commissions.

The Court of Appeals decision in the case of Charles B. Red-
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of interest to brokers, and particularly to those who are members
of clubs. Upon the club's refusal to admit the appellee, the plaintiff
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<td>53</td>
<td>53</td>
<td></td>
<td>Confirms acts of Street Cleaning Commissioner</td>
<td>Cities</td>
<td>Feb. 5</td>
<td>Feb. 19</td>
<td>Feb. 9</td>
<td>Gov. signed</td>
<td>Passed by Senate Feb. 25 sent</td>
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<tr>
<td>54</td>
<td>54</td>
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<td>Authorizes bookthold stands within stoop lines.</td>
<td>Cities</td>
<td>Jan. 29</td>
<td>Jan. 30</td>
<td>Jan. 30</td>
<td>Feb. 3</td>
<td>Gov. has signed act</td>
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<tr>
<td>58</td>
<td>58</td>
<td></td>
<td>Reticits laying out of St. John's Park</td>
<td>Cities</td>
<td>Jan. 29</td>
<td>Jan. 30</td>
<td>Jan. 30</td>
<td>Feb. 3</td>
<td>Gov. has signed act</td>
</tr>
<tr>
<td>147</td>
<td>147</td>
<td></td>
<td>In relation to confirmation by the courts of report of commissioners of Estimate and Assessment on construction of Grand Boulevard and Concours.</td>
<td>Judicary</td>
<td>Jan. 13</td>
<td>Jan. 15</td>
<td>---------</td>
<td></td>
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<tr>
<td>168</td>
<td>168</td>
<td></td>
<td>Relating to construction of streets on grounds of the University of the City of New York.</td>
<td>Cities</td>
<td>Feb. 5</td>
<td>Feb. 6</td>
<td>Feb. 10</td>
<td>Feb. 11</td>
<td>Delivered to Governor Jan. 24</td>
</tr>
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<td>224</td>
<td>224</td>
<td></td>
<td>Incorporating section of local acts relating to newspapers published in the City.</td>
<td>Cities</td>
<td>Feb. 5</td>
<td>Feb. 6</td>
<td>Feb. 10</td>
<td>Feb. 11</td>
<td>Delivered to Governor Jan. 24</td>
</tr>
<tr>
<td>369</td>
<td>369</td>
<td></td>
<td>Authorizing Board of Street Boards to acquire title in places in the 23d and 24th Wards.</td>
<td>Cities</td>
<td>Dec. 12</td>
<td>Feb. 18</td>
<td>Feb. 20</td>
<td>Feb. 20</td>
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<td>145</td>
<td>145</td>
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<td>Authorizes construction of a wing to Cretona Park City Buildings.</td>
<td>Cities</td>
<td>Dec. 12</td>
<td>Feb. 18</td>
<td>Feb. 20</td>
<td>Feb. 20</td>
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<td>37a</td>
<td>37a</td>
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<td>Provides for additional Civil Justice in the 23d and 24th Wards.</td>
<td>Cities</td>
<td>Feb. 20</td>
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<tr>
<td>457</td>
<td>457</td>
<td></td>
<td>Vests title to real estate acquired for East River Bridge in New York and Brooklyn.</td>
<td>Cities</td>
<td>Feb. 20</td>
<td></td>
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<td>214</td>
<td>214</td>
<td></td>
<td>Authorizes the laying out of St. John's Park.</td>
<td>Cities</td>
<td>Jan. 15</td>
<td>Jan. 15</td>
<td>Jan. 15</td>
<td>Jan. 16</td>
<td>(is a law)</td>
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<td>136</td>
<td>136</td>
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<td>Authorizing sales of merchandise within stoop line.</td>
<td>Cities</td>
<td>Jan. 15</td>
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<td>446</td>
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<td>Compensates trustee of trustees selling real estate.</td>
<td>Cities</td>
<td>Feb. 21</td>
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<td>142</td>
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<td>Authorizes new buildings for Department of the Third Avenue Bridge.</td>
<td>Cities</td>
<td>Feb. 27</td>
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<td>Mar. 3</td>
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<td>305</td>
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<td>Relative to the prevention of fires.</td>
<td>Cities</td>
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<td>Authorizes construction of bridges over New York and Hudson River and Independence Street.</td>
<td>Cities</td>
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**ALBANY, N. Y., March 6.—** The Senate passed the following bills to-day:

Senator Featherson's, holding the owner instead of the occupant of building in New York responsible for chimneys and defective flues and fining such owner $5 for every fire.

Senator Guy's, authorizing the Board of Estimation of New York City to appropriate $850,000 for the improvement of parks, parkways and drives.

Senator Ford's, providing for the construction of a building in New York City for the use of the Department of Public Health.
The Committee of Digest industriously continues the work of reviewing the suggestions of sub-committees of the Committee on Revision of the Building Laws. Another report, that of Sub-Committee No. 3, on Foundations and Excavations, has been placed before the Committee. The following are some of the recommendations of one of the sub-committees:

1. No open shaft in an apartment house, tenement or lodging-house to be less than 5 feet between the rear wall of any building hereafter erected or altered, containing under 50 apartments. The area of the lot or plot of ground upon which such building shall be erected, whether it be an open lot or plot located on any other than a corner lot or plot shall not cover more than 46 per cent of the area of such lot or plot for a five-story building, further decreasing to 43 per cent for each story above that, provided, however, that whenever a store or stores shall be located on the first story of such building such store or stores may be continued out to the rear line of such lot or plot. Other recommendations of this branch were rejected because they doubled upon or were in conflict with recommendations of other sub-committees.

High Buildings.

The Chamber of Commerce passed resolutions on Thursday last supporting the principle that the heights of buildings should be limited in proportion to the width of the streets upon which they stand, by a vote of 21 to 0. In the course of the discussion, it was stated that a hearing would be given at Albany on Tuesday next on the City Club Bill to limit the heights of building to fifteen times the square root of the width of the street, with exceptions, which has been fully discussed in these columns.

Mr. Robert Dilon, architect, of No. 219 Montague street, Brooklyn, will move to No. 213 Montague street.

ROASTING THE BUILDING LAWS.

The Upper East Side Association has filed articles of incorporation in the office of the Secretary of State, for the purpose of bringing together the archi- and builders will have to follow in their work.

PRIVATE DWELLINGS.—Thickness of walls for three-story dwellings reduced to 9 inches. Wire hanging in basement cellars and other points noted.

FOUNDATIONS AND EXCAVATIONS.—That the dead-load, the weights of the walls, ceilings, floors, and roofs, shall be taken at their actual weights; that the weights of the live-load, that is, the weights of the family and tenantry, shall be assumed to be put into the building, shall only be taken at a certain proportion of the possible whole; that the number of stories and the area covered shall be taken into consideration, 75 per cent.; churches and places of amusement, 75 per cent. of the total weight; and hotels, 75 per cent. of the total weight. The importance of these modifications is that they determine the total weight of the building, and regulate other requirements, such as the spread of the bracing. It is understood that the Department of Buildings shall be empowered to require tests to be made of the bearing power of the soil, and at the expense of the party building, in his discretion.

The report of the sub-committee on Fireproof Construction, that the building be of skeleton construction, the building to be 4 inches of porous terra cotta and 4 inches of brick, making an exterior protection of 8 inches: the columns to be protected on the outside by 4 inches of porous terra cotta and 5 1/2 inc'aes of brick, making an exterior protection of 8 inches:

The following may be taken as the more important additions and changes that should be, in the opinion of the Committee of Digest, be included in any new law that may be framed. It must be remembered that, as the committee has not yet finished its work; that when it is finished its report will be presented, and that the differences of opinion will be disposed of.

The importance of these regulations is that they determine the total weight of the building, and regulate other requirements, such as the spread of the bracing.

The Department of Buildings shall be empowered to require tests to be made of the bearing power of the soil, and, at the expense of the party building, in his discretion.
The coming sale of the "Osborne." The attention of our readers is again called to the coming sale at auction of the large and aristocratic apartment house on the corner of 7th avenue and 57th street, known as the "Osborne." This sale will be conducted by Richard V. Harnett in the Real Estate Exchange at No. 66 Liberty street, next, the 11th inst. As before stated, the sale is absolute, the proceeds of which will be distributed among the executors. Other details as to the building are contained in our advertising pages, or can be obtained, with maps and other particulars, at his office, No. 66 Liberty street.
Gossip of the Week.

SOUTH OF 59TH STREET.

Frederick Southack & Co. have sold for H. O. Havemeyer the vacant plot, 151x200x130x about 295, on the east side of Broadway, 125 feet north of Prince street, running through to Crosby, formerly part of the old Metropolitan Hotel site. The price is considered fair, and from the sale of this property we hear that some real estate men have a plot 150x110 on the north side of 120th street, 150 feet west of St. Nicholas avenue, and have sold to Theodore A. Cordier for improvement the plot 100x110 on the northwest corner of Madison avenue and 119th street.

M. H. Raubitschek has sold for C. H. Brown a plot 50x100 on the south side of 112th street, 50 feet east of Lenox avenue, to David J. B. Schenck. Mrs. C. Schenck is the buyer of the house to be erected 220 feet west of Avenue B, and the parcel is intended to be improved.

Formerly part of the old Metropolitan Hotel site that has been long ago announced as projected for the syndicate organized last year, and which is operating in the name of W. R. Montgomery. They comprise the last two of the five five-story American basement dwellings that were long ago announced. The property includes the lot of the address 20x58x100.5, No. 330 West 80th street, to John A. Gilbert for $24,000.

The same brokers have sold for Horace White the four-story dwelling, 20x20x100x5.5, No. 51 East 56th street, to John A. Gilbert at about $45,000, and for Alfred De Castro the dwelling, 16x38x100, No. 65 East 53rd street, to Mrs. G. P. Haines for about $24,000.

Mandelbaum & Lewine have purchased from the Townsend estate the four-story stone front dwelling, 20x90x98.9, No. 109 West 58th street, with corner store and tenement, with lot 17x94, No. 548 42nd street. The price was $11,000.

D. Kempner & Son have sold for Mrs. Emily K. Simonson the three-story brick dwelling, 15x50x100.11, No. 305 West 80th street, to Mrs. Leveque for about $11,700.

Hiram B. Smith of the John H. Sherwood estate has sold a plot 250x90x100, No. 200 West 84th street, for about $30,000, to Henry A. C. Taylor.

William H. Loewy & Co. have sold for Robert J. Kennedy the five-story flat, with lot 25x75, on the southeast corner of 7th avenue and 130th street, and for a Mrs. Mary E. Cox the four-story house, 17x50x100, No. 347 West 123rd street, for $13,000.

Hiram B. Smith of the John H. Sherwood estate has sold a plot 250x90x100, No. 200 West 84th street, for about $30,000, to Henry A. C. Taylor.

The John H. Sherwood estate has sold a plot 250x90x100, No. 200 West 84th street, for about $30,000, to Henry A. C. Taylor.

Henry Corn has bought of Morris J. Wamstadt the old three-story building, with plot 101x100, Nos. 641 to 651 Columbus avenue, for $23,000. Both houses were bought in at auction, and the former building was resold to the buyer of the latter.

Matthew A. C. Levy has sold to Hogenauer & Wesslau the four-story stone dwelling, 23x60x100.5, No. 44 West 80th street, to W. H. Southack. There remains but one house in the row of three-story dwelling, lot 20x100.11.

Walter J. McCull, of Brooklyn, has sold for the New York Investment and Improvement Co. the plot 200x100,10.1, on the south side of 111th street, 155 feet east of St. Nicholas avenue, to Alice Daven. A. W. Daven & Co. will improve the property by erecting two dwelling.

A report is current that Horgan & Slattery have sold the six three-story brick dwellings, with plot 101x100, Nos. 641 to 651 West 84th street, for about $120,000. In each instance the property was purchased for about $30,000, and the avenue front was about 150 feet.

James Walsh has sold for Builders Hopkins & Son the five-story single flat, 20x50x110, No. 315 West 31st street, to a Mrs. De Bevoise for $21,500.

Anthony Smyth has sold No. 119 West 129th street, another of his new row of three-story dwellings, lot 20x100,11.

Sarnacki & Co. have sold from Mrs. Mary V. D. of the lot nearest the avenue, and running diagonally in a southeasterly direction. The price quoted is about $17,500.

William F. Dunlop & Co. have sold for $17,500 the plot 150x110 on the north side of 120th street, 150 feet west of St. Nicholas avenue, and have sold to Theodore A. Cordier for improvement the plot 100x110 on the northwest corner of Madison avenue and 119th street.

Joseph J. Zimmerman has leased from Walter White and have also sold through T. E. D. Power to Timothy L. Brophy, at about $30,000, the five-story flat, No. 120 West 63rd street, acquired through a trade reported last Saturday.

Henry Corn has bought of Morris J. Wamstadt the old three-story building, with plot 101x100.11, on the south side of 111th street, 155 feet east of Lenox avenue, to Mrs. J. W. Southack. There remains but one house in the row of three-story dwelling, lot 20x100.11.
Brown, for $23,000, the four-story stone-front dwelling, with lot 17x60x105, No. 129 West 64th street.

Gibin & Taylor have sold the three-story stone-front dwelling, 20x58x100, No. 755 West End avenue, at about $30,000 to a Mr. Dunlee. This lease unpossess one house out of a new row of five, erected between 103d and 104th streets.

Mr. Head has sold for Mrs. Henry W. Rising the three-story brick dwelling, with lot, 20x102.2, No. 250 West 74th street, to Mrs. J. R. Sutphen. The seller purchased the house in March, 1902, for $35,000.

Francis Crawford is reported to have sold for about $75,000 the four-story stone-front dwelling, with lot 25x102.2, No. 114 West 72nd street.

Max Marx has sold the three-story dwelling, with lot 16x80x100.11, No. 231 West 117th street, to Livingston A. Shannon. The price is quoted at $17,500.

The sale of the lot described for Seth M. Milliken the three-story brick dwelling, lot 18x90x112, No. 428 West 109th street, to J. A. Howe. It was bought at foreclosure sale in April last for $4,400, for improvement. The building is a five-story American basement light brick and stone dwellings, cost, $4,500; Mr. C. Essig, owner. The annual rental agreed upon is said to be $60,000. The dimensions of the property are 50.5x140, and it is not improbable that an adjacent dwelling parcel is to be added to the sale.

The new Real Estate Board of Brokers has taken possession of and established temporary quarters until May 1 in Room 2, on the second floor of the Exchange building. The first regular meeting was held on Wednesday.

### Building News

#### MERCANTILE

Broome street, No. 414, 25x106; Henry Corn, No. 139 5th avenue, owner; J. S. M. Bodley. The plans are for a seven-story semi-fireproof brick, stone and terra cotta store and loft building, to have all modern conveniences and cost about $350,000.

West Third street, No. 51; Henry Corn, No. 159 Fifth avenue, owner; Louis Korn, No. 621 Broadway, is drawing plans for a seven-story and cellar semi-fireproof store and loft building, to have all modern conveniences, and cost about $530,000.

One Hundred and Second street, between First and Second avenues, three-story brick market and warehouse, 12x490; two-story stalls, 124x50 and 100x25, First avenue, south of 101st street, three-story brick market and warehouse, 50x47; Bertha Volkening, owner; Charles Baxter & Son, 2586 3d avenue, architects.

Eightheenth street, Nos. 7 and 9 West, nine-story brick and stone store and loft building; size, 50x50; cost, $150,000; Jere C. Lyons, No. 53 East 125th street, owner; Buchman & Deisler, Nos. 9 and 11 East 58th st, architects. Conditions—No contracts let; owner.

Boulevard, west side, 40.75 south of 100th street; size of plot, 6x280; W. E. Stokes, owner of the land. Metropolitan Lubricating and Candle Co. are having plans drawn by Small & Rubemann, No. 205 Broadway, for a six-story fireproof factory, 60x250, to cost about $80,000.

Van Dam street, south side, 100 feet west of Hudson street, 10x107; Henry Hule, No. 141 Fourth avenue, owner; C. N. C. Mott, No. 99 Nassau street, are drawing plans for a seven-story semi fireproof factory, to be of mill construction.

Bond street, No. 50, seven-story store and loft building; size, 50x50; cost, $50,000; Weil & Mayer, No. 25 Cheever street, owners; Cleverdon & Putsel, No. 13 Astor place, architects. The front will be light brick, stone and terra cotta, with galvanized iron, iron work, interior finish and heating, all for $47,000, steam heating plant, electric elevator and wiring, etc.

Twenty-eighth street and Thirteenth avenue; architects Buchman & Deisler, No. 9 East 58th street, will draw plans for a two-story brick building for the Mercers. R. L. Feyneman & Bros., No. 540 West 16th street.

#### DWELLINGS

One Hundred and Ninth andEleventh streets, between Lenox and Seventeenth avenues; nine two-story and basement brick dwellings; Mr. Williams, owner; Charles Baxter & Son, 2586 Third avenue, architects. They will be heated by hot air and contain all improvements.

One Hundred and Seventeenth street, south side, 50 feet north of Jennings street, two two-story frame dwellings, 21x40 each; cost, $3,500 each; Henry H. Neithardt, No. 1440 Bryant street, owner; A. Franklin, architect, Home street and Southern Boulevard, architect.

A two-story and basement brick dwelling, 25x125 feet; cost $50,000; Weil & Mayer, No. 25 Cheever street, owners; Cleverdon & Putsel, No. 13 Astor place, architects. The front will be light brick, stone and terra cotta, with galvanized iron, iron work, interior finish and heating, all for $47,000, steam heating plant, electric elevator and wiring, etc.

One Hundred and Thirty-third street, north side, east of Boulevards, five three-story and basement dwellings. John Jeffery, No. 322 West 145th street, owner and builder; William O'Hara, No. 350 West 129th street, architect; size, 15x50 each; cost, about $6,500 each.

One Hundred and Seventy-fourth street, north side, 400 feet east of Morris avenue, two-story frame dwelling, 32x42. F. Goldman, owner; J. J. Vreeland, 719 Tremont avenue, architect, cost, $6,000.

One Hundred and Eleventh street, south side, 153 feet east of St. Nicholas avenue, twelve two-story and basement, four-story American basement light brick and stone dwellings, David T. Davies, No. 11 Hamilton terrace, owner and builder; size, four 18x50, four 17x50 and four 16x50; total cost about $160,000.

Bedford Park, Potter place, three-story frame dwelling, 25x51; cost, $4,500; Mrs. Rogers, owner; Arthur Boehmer, northeast corner of 3d and Tremont avenues, architect.

#### FLATS AND TENEMENTS

St. Nicholas avenue, southeast corner 145th street, eight-story brick and stone, modern fireproof apartment house; George Daiker, No. 720 St. Nicholas avenue, owner and builder; George H. Griebel, No. 247 West 125th street, architect; size, 18x40; about 100 apartments, contracts let, see owner.

One Hundred and Sixty-first street, 100 feet west of Amsterd---

One Hundred and Forty-first street, between Brook and St. Ann avenues, three four-story brick flats; total cost, $45,000; August J. Johnson, 2248 5th avenue, owner and builder; W. C. Dickerson, 149th street and 3d avenue, architect.

### The New Real Estate Board of Brokers

The New Real Estate Board of Brokers has taken possession of and established temporary quarters until May 1 in Room 2, on the second floor of the Exchange building. The first regular meeting was held on Wednesday.
MUNICIPAL BIDS.

Residence: North 13th street; cost $10,000; J. J. Vreeland, 709 Tremont avenue, New York City, architect.

Bids enclosed in a sealed envelope will be received at the office of the Department of Public Works, 31 Chambers street, New York City, until 4 o'clock, p. m., on the 30th day of March, 1890, for the Improvement of Pelham Bridge road, from East Chester Bay to the northern line of Pelham Bay Park, and erecting a new stone and brick bridge at Central Park.

Bids sealed will be received by the Executive Committee for the erection of a memorial building, dining hall and other alterations at the corner of 133rd and 3rd avenues, New York City, until 4 o'clock, p. m., on the 30th day of March, 1890, for the Masonic Hall and Asylum Fund. Masonic Hall, New York City, until 4 o'clock, p. m., on the 30th day of March, 1890, for the Improvement of Riverside Park, between 96th and 126th streets, regulating and straightening Telford pavement, the Pelham Bridge road, from East Chester Bay to the northern line of Pelham Bay Park, and erecting a new stone and brick bridge at Central Park.

Sealed bids will be received at the same place by the school trustees of the 14th Ward, until 10 a. m., on Tuesday, March 13, 1890, for alterations, repairs, new roof, etc., at Primary School No. 11, North 14th street.

Sealed proposals will be received by the Executive Committee for the erection of a stone and brick building, 40x60 feet; cost, $10,000; Wm. H. Gihon, 1860 Broadway, architect.

Sealed proposals will be received by the Executive Committee for the erection of a one-story flat, 610 Bergen street; $5,000; Frank T. Pugh, owner; Paul R. Leyulis, No. 258 Broadway, architect.
half stories; condition—excavating; owner, Theo. Corgez, Orange and South streets; architect, M. Conover; carpenter, A. F. O'Connor, West Orange—Dwelling; 267 New York avenue; $2,900; frame; two and a half stories; owner, John Fiefer; architect, A. H. Thompson; carpenter, J. D. B篌; mason, W. M. Eisenbiegler, Springfield avenue—Dwelling; 146 West 87th street, $3,500; frame; two and a half stories; condition—estimating; owner, W. W. Baker, Orange; architect, A. H. Klinn; carpenter, W. W. Dyer, 20th street; mason, J. Matthews, 55 South 10th street—Bag frame factory; 9 to 17 Francis street; $12,000; brick; 3x87; four stories; condition—excavating; owner, H. K. Peter; architect, H. K. Keiter, 62 Broad street, New York City; carpenter, Jacob Hauser, Aypea street; mason, W. H. Connolly—Turn Vereen Hall; $5,000; frame; two stories; condition—estimating; architect H. C. Klemm, 240 Market street.—Two dwellings; Darcy street; $3,000 and $2,800; frame; two and a half stories; condition—estimating; owner, E. O. Iffy, Darcy street; architect, W. M. Eisenbiegler, Springfield avenue—Flat; Waverley avenue; $4,800 frame; 2x85; two stories; condition—estimating; owner, F. P. Fama, Waverley avenue; architect, Wm. M. Eisenbiegler, Springfield avenue—Dwelling; Waverley avenue; $3,000; frame; two stories; condition—estimating; owner, J. A. Malsby, Monmouth street; architect, Wm. M. Eisenbiegler, Springfield avenue—Flat; Springfield avenue; $4,500; frame; 2x55; two stories; condition—estimating; owner, W. S. Schmid, 47 4th avenue; architect, Wm. M. Eisenbiegler, Springfield avenue—Store and flat; Emmet street; $8,000; frame; 40x50; three stories; condition—estimating; owner, J. H. Dwyer, Emmet street; architect, A. Connolly, Broadway street; Dwelling; Seabury place; $3,000; frame; two and a half stories; condition—plans complete; owner, S. Smith, care of Architect A. C. Connolly, Broad street; Dwelling; 785 Broad street; architect, W. K. Schoenig, Springfield avenue; carpenters, Trivett & Walters Co., 70 Bond street; mason, F. G. Gehr, 564 South 10th street; $3,150; frame; two and a half stories; condition—excavating; owner, M. A. O’Hear, 41 Warren street; architect, Wm. K. Schoenig, Springfield avenue; carpenters, Trivett & Walters Co., 70 Bond street; mason, F. G. Gehr, 564 South 10th street; Dwelling; Seabury place; $4,000; frame; two and a half stories; condition—estimating; owner, Robert Tuttle, care of Architect A. Connolly, Broadway street.

Jersey City, N. J.—Store and flat; 8th and Lewis street; $2,800 frame; 2x37; three stories; condition—ready to start work; owner, Timothy Conway, care of Architect A. Pia, Oelan avenue; carpenters, Drake & Smith, 105 Oelan avenue; mason, A. Pettke, 47 4th avenue; and flat; 148 9th street; $6,000; frame; 2x55; three stories; condition—estimating; owner, B. Schmidt, care of Architect Emil Cuhl, 19 Charles street.—Plats; $40,000; brick, terra cotta and brown stone; 50x80; verified claims must be presented by March 18. Hearings will begin on March 23.

Lititz, Pa.—Three-story brick theatre; size, 106.6x50; cost, $35,000; Dover.—Three-story brick theatre; size, 100x625; cost, $35,000; W. S. Lawrence, President; Paul R. Lewis, No. 258 Broadway, New York City. The building will be used for theatre, training school and will seat 1,000 people.

DEAR SIR—Your remarks on Senator Cantor’s amendments to the Mechanics’ Lien Law, in the last issue of THE RECORD, are very timely and to the point, and should interest every real estate owner as well as the holders of all mortgages. This bill is a bad piece of legislation and should be promptly killed. Under such a law the holder of a mortgage or an owner would suffer great damage. On a pari with the above bill, a number of other bills have been introduced in the present Legislature with a view of amending the lien law. Next to the one offered by Senator Cantor, the one introduced in the Assembly by Mr. Wray is the worst. This bill would
add to our very good lien law all the inequities and absurdities of the Jersey and Western Lien Laws, which satisfy no one, close up titles, and are a great hindrance to legitimate building, because they make the loaning of money so very difficult, since under these laws a workman or contractor may be paid and still be held which would take precedence of the mortgage just placed.

The present lien law is good enough and should be let alone. Under this law any person having an honest claim can file a lien and collect his money, or be he is be held in another way. All such amendments only serve to bring liens laws into dispute and finally to be wiped off the statute books.

The specialty of the firm, which I would suggest in the interest of contractors and workmen. Within the last year I found that a general creditor in certain cases on bringing suit can attach money due to laborers and others on a building, although this general creditor had nothing to do with the building, thus depriving the laborers or contractors of their honest claim.

There should be an amendment to the lien law, so that no practice of attaching money due to laborers and artisans workmen or contractors, unless such attachment be for the value of the labor or materials such attaching party may have furnished.

Yours truly,
Richard Deves.
New York, March 6, 1896.

Trade Notes.

The specialty of the firm, Baker's improved plasterboard, is rapidly growing in favor among builders and architects, as is shown by the fact that it was used in Oscar Hammerstein's new theatre at 44th street and 8th avenue; at the Madison Hall, of Wm. B. Balfour, at No. 104 Fulton street, and the John J. McCafferty building, 134th street and St. Nicholas avenue. We have previously pointed out the advantages involved in using the plasterboard.

The only serious objection to its use, cracking at the joints, has been overcome by a simple invention, by which each board is fastened to the adjoining one. All the boards being nailed to the plasterboard, which is the key to the building, making the ceiling and walls practically one piece, ready to receive the finishing coat. By this means cracking or falling off is claimed to be obviated. Architects and builders are advised to make themselves acquainted with the merits of this improvement upon the old methods of plastering. The offices of the company are at No. 130 Fulton street.

BUSY MARBLE WORKERS.

John H. Shipway & Bro., importers and manufacturers of interior marble work, whose mills and offices are at Nos. 105 to 111 East 128th street and Nos. 104 to 110 East 129th street, have under way or just completed a large number of important contracts. Among these may be mentioned the interior marble for the Sampson building, on Wall street, owned by the Duchess DeDrum. A large marble building, William and Exchange place; Manhattan Hotel, all upper part; Bank of New York, corner Wall and William streets, extensive alterations; the Clive Clearing House, Codding & Co., the 25th Street and Liberty Ann, marble decoration in the United States; Hebrew Orphan Asylum and John T. Williams' building, corner Broome and Broadway. The quantities in some cases amount to 500,000 feet. The offices of the firm, at F. & M. Bank, 30,000 feet in St. Luke's Hospital, 20,000 feet Lord's Court, 20,000 feet Deovee's apartment house, 75th street and Columbus avenue; 8,000 feet Arcade building. Standard and Long Bros. have orders for the Michigan Central, orders for the San Francisco, Tennessee, and New Mexico buildings. The demands of a rapidly-growing business, erecting an extensive marble plant on land owned by themselves at the foot of 135th street and East River.

This will include a three-story building, 75 by 200 feet, marble plant on land owned by themselves at the foot of 135th street and Columbus avenue; 8,000 feet Arcade building, 75 by 200 feet, all the work, and considered one of the finest pieces of marble decoration in the United States; Hebrew Orphan Asylum and John T. Williams' building, corner Broome and Broadway.

FLOOR ARCHES, SOLID PARTITIONS, SUSPENDED CEILINGS, ETC.

The offices of Messrs. Candee & Krekeler, of No. 460 to 472 Hamilton avenue, have been removed to No. 256 Broadway. They have been established for many years, and have been improving in business, and are making elaborate arrangements for this purpose at No. 26 West 24th street, where they will have separate rooms for displaying their offices, and artistic work, which they have done so many years in Empire, Colonial and Renaissance styles.

The second floor of the building will be devoted to their picture frame department, the largest and best in the world. The factors and workmen of Messrs. Candee & Krekeler will continue at No. 415 Willoughby avenue, Brooklyn, and the New York office will be under the able and experienced management of G. S. Cammack, so long and favorably known in the mantel and trim trade in this city.

Not only have Messrs. Candee & Krekeler new offices, but they also are a good thing in thus bringing their admirable products under the eye of the New York trade but they may also be congratulated on choosing as the representative here a man who knows and is esteemed by the local trade.

EXPERT INSURANCE SPECIALISTS.

Messrs. Gordon, Roberts & Co., of No. 56 Fine street, established over twenty years ago, carry on a very extensive and increasing business in insuring rents, leases and buildings, as well as placing other forms of liability policies, making a specialty of insurance forms. They place insurance for some of the largest estates, many of the leading realty agents, as well as for owners, and their long experience, coupled with signal ability, enables them to service clients satisfactorily.

Messrs. R. H. Gordon, W. J. Roberts and Geo. W. Glencaster constitute the firm. Persons, firms and corporations belonging to the insurance trade, who contemplate the placing of any form of liability policies, are advised to first consult Gordon, Roberts & Co. Their telephone call is 217a Cortland.

DUMB-WAITERS, ETC.

Thomas Morgan is yearly increasing his business, and his factory at No. 406 East 130th street is taxed to its utmost capacity. Numerous pleased customers testify to his billing orders for dumb-waiters, elevators and ice boxes satisfactorily and on contract time. Among other buildings equipped by Mr. Morgan we mention the following: John D. Taylor's, corner of Boulevard and 104th street; John Schering's, 8,000 feet in 7th avenue, 2,000 feet in West 84th street, and seven private houses on West 71st street; also elevators on Bergen avenue, for Webber Bros.; and on Rider avenue, for Morgan & Potter.

THEIR YARDS COVER FIFTY CITY LOTS.

Contractors Candee & Krekelor, of No. 460 to 472 Hamilton avenue, Brooklyn, the well-known dealers in second-hand building material, transact a very extensive business and have at hand a fine variety of antique building material, mantels, fireplaces and tiling have been well known to many of the best builders in New York and throughout the country. They place insurance for some of the largest estates, many of the leading realty agents, as well as for owners, and their long experience, coupled with signal ability, enables them to service clients satisfactorily.

Messrs. R. H. Gordon, W. J. Roberts and Geo. W. Glencaster constitute the firm. Persons, firms and corporations belonging to the insurance trade, who contemplate the placing of any form of liability policies, are advised to first consult Gordon, Roberts & Co. Their telephone call is 217a Cortland.

Concerning Real Estate Agents and Brokers.

Broker and agent F. E. Mainhart succeeds to the business and retains the clientele of the late firm of Mainhart & Love. Mr. Main hart was for years with and succeeded to the business of Geo. Codling & Co., of No. 130 Fulton street, corner of Wall and William streets, extensive alterations, renting and collecting and placing mortgage loans and insurance. Our "Gossip" column contains mention of some of Mr. Mainhart's latest sales.
Brooklyn Notes.
FEBRUARY BUILDING IN BROOKLYN.
Hon. Fred'k W. Westervelt, Mayor.
DEAR SIR—I respectfully submit the following statement showing the number of new buildings and alterations, for which permits were issued, ending with February 28, 1896, and the estimated cost of the same.

### Brick buildings
- Total number of permits issued: 405
- Estimated cost of brick buildings: $1,067,192
- Estimated cost of alterations: $1,173,989

### Frame buildings
- Total estimated cost for February, 1896: $716,719

Excess in favor of 1896: $157,170

Respectfully,
WESLEY C. BUSH, Commissioner.

**GORBY—Brooklyn.**

The following are the comparative tables for Kings County Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1895 and 1896.

#### CONVEYANCES

<table>
<thead>
<tr>
<th>Year</th>
<th>Mar. 1 to 7, incl.</th>
<th>Feb. 28 to Mar. 5, incl.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1895</td>
<td>250</td>
<td>220</td>
</tr>
<tr>
<td>1896</td>
<td>220</td>
<td>24</td>
</tr>
</tbody>
</table>

Amount involved = $1,227,289 $1,132,083

#### MORTGAGES

<table>
<thead>
<tr>
<th>Year</th>
<th>Mar. 1 to 7, incl.</th>
<th>Feb. 28 to Mar. 5, incl.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1895</td>
<td>35</td>
<td>42</td>
</tr>
<tr>
<td>1896</td>
<td>42</td>
<td>35</td>
</tr>
</tbody>
</table>

Number involved = 191 192

#### PROJECTED BUILDINGS

<table>
<thead>
<tr>
<th>Year</th>
<th>Mar. 1 to 7, incl.</th>
<th>Feb. 28 to Mar. 5, incl.</th>
</tr>
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<tbody>
<tr>
<td>1895</td>
<td>17</td>
<td>12</td>
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<tr>
<td>1896</td>
<td>14</td>
<td>15</td>
</tr>
</tbody>
</table>

Estimated total cost = $833,645 $1,390,041

Walbridge & Hale have exchanged for George M. Henderson, Jr., 228 S. 7th street, New York City, two lots, 20x100 each, on East 18th street, west side, 131 feet south of Newkirk avenue, valued at $6,000, for a three-story and stone flat, 20x55x100, No. 715 Lexington avenue, to be erected. They have also exchanged with Frederick Simons, three building plots on south side of Newkirk avenue, near 17th street, valued at $11,000, for four-story double apartment house, 25x100x100, valued at $16,500, at No. 104 40th street.

John Reis & Co. have sold for Mrs. Harriet Richardson to Wm. Harris the two-and-a-half-story frame dwelling, 28x40, plot 40x100, on the west side of East 19th street, between Avenues C and D, for $4,800. They have also exchanged with M. McCauley to James Clark a plot, 40x100, for $800, on the north side of Sullivan street, near Rogers avenue, sold for C. J. Meyer to Mrs. Fitzgerald a lot, 20x100, on south side of Clarkson street, corner of Nostrand avenue; sold for H. J. Robinson to Mrs. Davidson a plot, 50x100, on the west side of East 13th street, 500 feet south of Avenue B, for $1,000.

Jones & Littell have sold for Phil Donohue a plot, 80x100 feet, on the south side of Russell street, 145 feet north of Nassau avenue, to David Quinlan; price, $4,000.

E. H. Hazenwood has sold for Bridget Dunn a three-story tenement, No. 190 Eagle street, to Wm. H. Davies, on private terms.

Cortis Bros. have sold the frame store and dwelling, three stories and cellar, 25x90 on corner, 25x100, No. 523 Manhattan avenue, for the heirs at law of George Melch to Anna Stelljes, for $5,800; also the frame store and dwelling, four stories and cellar, 25x55x100, No. 525 Manhattan avenue, for the same parties; also the lot on the west side of Diamond street, 150 feet south of Nassau avenue, 25x100 feet, for the heirs at law of John E. Forbes to David Quinlan, for $4,000.

Geo. Heiberger has made the following sales: The three-story and basement brick dwelling, 20x40x100, No. 71 Penn street, to Joseph Hodgerson for $5,500; the three-story and basement brick house, 25x40x100, No. 915 Bedford avenue, to Thomas F. McCieary for $8,250; the two-story frame house, lot 20x100, No. 201 Sanford street, to F. Beers for $1,800; the two-story frame house, lot 25x100; No. 150 Walworth street, to Wnek's for $2,325.

Thomas Rosenzweig has sold the two and a half-story stone dwelling, 26x90, No. 201 9th avenue, to Anna Lohan, on private terms.

John Reis & Co. have sold for Phoebe Stillwell the northwest corner of Clarkson street and Flatbush avenue, 118x150, at $17,000, to W. F. Holdmann, for the Long Island.

Fred. J. Gaunlett has exchanged for F. M. Trimn with H. C. Humphrey the four-story double frame dwelling, 26x50x100, No. 202 Chauncey street, valued at $8,000, for a five-story double brick tenement, 25x80x100, No. 244 West 60th street, New York City, valued at $18,000.
MORTGAGES.

Note: The arrangement of this list is as follows: The first name is that of the mortgagee, the next, that of the mortgagor or vendor, and the property described. The date follows, then the date of the mortgage, the time for payment, the description of the property mortgaged, the amount, and description of the debt. Any other dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

For a letter to the "P. M." occur, preceded by a space, in these dates of mortgages, mean that the mortgage was handed into the Register's office to be recorded.

Record and Guide.

FULLY SATISFAOED.

Finding that it IS a Purchase Money Mortrgage, and for fuller details used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

RECORDED LEASES.

For long term leases, also assignment of leases not issued under this head, see Leasur Conveyances.

NEW YORK.

For., 1833, 5, 2, 1, 25.

Albany, 2. 8, 2. 1, 5.

Annapolis, 3. 4. 4.

Assiniboia, 2. 8. 8.

Augusta, 2. 8. 6.

Aurora, 3. 4. 4.

Belmont, 3. 4. 4.

Beverly, 2. 8. 2.

Binghamton, 2. 8. 1.

Binghamton, 2. 8. 1.

Brantford, 2. 8. 1.

Burlington, 2. 8. 1.

Cambridge, 2. 8. 1.

Cape Breton, 2. 8. 1.

Charleston, 2. 8. 1.

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<table>
<thead>
<tr>
<th>Parties</th>
<th>Transaction Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daggett, Mary J to Geo E Waltlo</td>
<td>Trust Fund</td>
</tr>
<tr>
<td>Doyle, Anna M, wife of Michael L</td>
<td>Deed</td>
</tr>
<tr>
<td>Doscber, Franz C to Henriette Albrecht</td>
<td>Deed</td>
</tr>
<tr>
<td>Dwight, John</td>
<td>Contract with The Mutual Life Insurance Company</td>
</tr>
<tr>
<td>Carely, James F, Brooklyn</td>
<td>Lease with New York Life Insurance Company</td>
</tr>
<tr>
<td>Carlin, Cath M to Edmund Cottin</td>
<td>Deed</td>
</tr>
<tr>
<td>Cameron, Alexander</td>
<td>Deed with The University of Chicago</td>
</tr>
<tr>
<td>Callahan, Frank P to Alice Levy</td>
<td>Deed</td>
</tr>
<tr>
<td>Burlje, Cath M to Greenwich Savings Bank</td>
<td>Mortgage</td>
</tr>
<tr>
<td>Goodwin, John to Elleu Laracy</td>
<td>Deed</td>
</tr>
<tr>
<td>Gaunt, Fannie K to Caroline T Gaunt</td>
<td>Deed</td>
</tr>
<tr>
<td>Glass, Joseph to Ferdinand Neumann</td>
<td>Deed</td>
</tr>
<tr>
<td>Fraine, James A to Title Guarantee and Trust Co.</td>
<td>Deed</td>
</tr>
<tr>
<td>Friedmau, Hermau to Rosi Grossman</td>
<td>Deed</td>
</tr>
<tr>
<td>Ferdinand &amp; Woerz</td>
<td>Deed</td>
</tr>
<tr>
<td>Englemann, Charles to James C changer</td>
<td>Contract</td>
</tr>
<tr>
<td>Esselborn, Kathia to Peter Desger</td>
<td>Trust Fund</td>
</tr>
<tr>
<td>Culler, Thos A to William Hall</td>
<td>Contract with Park Ave.</td>
</tr>
<tr>
<td>Casey, James F and Emma F, his wife</td>
<td>Distribution of Trust Funds</td>
</tr>
<tr>
<td>Corthell, Alex to Elizabeth Salley</td>
<td>Deed</td>
</tr>
<tr>
<td>Callaghan, Francis and Patrick Reynolds</td>
<td>Deed</td>
</tr>
<tr>
<td>Colton, John to Louis S Brus, Frederick Myers and Leah S King</td>
<td>Deed</td>
</tr>
<tr>
<td>Cunningham, James F to Elizabeth J Love</td>
<td>Deed</td>
</tr>
<tr>
<td>Cunningham, Robert D</td>
<td>Trust Fund</td>
</tr>
<tr>
<td>Cane, John to William D Lacy</td>
<td>Deed</td>
</tr>
<tr>
<td>Carll, Martin to Charles Katzeuberg</td>
<td>Deed</td>
</tr>
<tr>
<td>Cockman, David J King el atx executors and trustees</td>
<td>Deed</td>
</tr>
<tr>
<td>Daggert, Mary J to Geo E Walto</td>
<td>Contract with Harriet L Coates and her children</td>
</tr>
<tr>
<td>Diction, John to New York Life Insurance Co.</td>
<td>Contract</td>
</tr>
<tr>
<td>Diehl, William, Brooklyn, to Title Guar.</td>
<td>Deed</td>
</tr>
<tr>
<td>Dyer, Wm H to Wm J Goebe</td>
<td>Trust Fund</td>
</tr>
<tr>
<td>Hart, Henry C mortgagee with George Wolf</td>
<td>Contract</td>
</tr>
<tr>
<td>Englemann, Charles to Anson G S Stoner and execs of Caroline F Stoner</td>
<td>Trust Fund</td>
</tr>
</tbody>
</table>
MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

February 28, 29, March 2, 3, 4, 5.

Burnett, Henry to John Doak.
Burns, C. to John W. Webb.
Buys, Henry to George A.
Davies, C. S. to Albert Best.
Dunham, E. E., New York to Henry E. Ellis.
Tanner, E. to Valentine Elsasser.
Tucker, J. A. as substituted trustee of will of Robert Carter to Franklin S., Clarence H. and Mary A. Sprague.
Troy, Judson S. to Fredk A. Snow.
The United States Fire Ins Co to James F. Smith.
The Germania Life Insurance Co to Henry R. Wessel.
The New York Life Ins Co to William and James Wallach.
Theodore Leipziger, Louis to Pauline Leipziger.
Welch, Isaiah AI to Virginia M. Monroe.
Wright, Wm H. and Wm J. Pragnell to Charles Lanier trustee for Eliza G. Same to same trustee for Mary L. Stowe.
Tucker, John A. as substituted trustee of will of Robert Carter to Franklin S., Clarence H. and Mary A. Sprague.

JUDGMENTS.

NEW YORK CITY.

Feb. and March.

1 Armstrong, WM R—Naylor Bros. $292.34
2 Andrews, A. H.--Don Correa 157.87
3 Alexander, James—W H S Wood. $10.25
4 Andrews, A. D.—Police Commission of the City of New York. 400.40
5 the name—T J Hoppens, costs 66.94
6 Another John—J P. W. 117.41
7 Wynn, Leonard—Solomon Louis. 410.82
8 Copier, M. A—Anna A. Abbe 768.30
9 Wessell, John H—William and James Watson.
10 Watson, Marston and ano exes and trustees of John Burke to Edward F. Bunce, Lien on goods and personal property.
11 Irwin, Wm H. and Wm J. Pragnell to Joseph A. Vogel.

L Cuff, Mary A—William B. Coombs.

12 Vaughn, R. E.—James H. 181.89
13 Cregg, A. J.—Charles M. Wood for Alice F. M. Wood $138.73
14 Carragher, Patrick, Jr—P. Jacobs. 700.90
15 Carragher, Patrick, Jr—D. C. Watrous.
16 Davis, Wm H.—Jacob Ruppert 19.50
17 Cusick, James—C. C. Edey 528.40
18 Cahn, Ferdinand—Louis Schreiber. 768.30
19 Crawford, Caroline—Charles Otten. 19.50
20 Cusick, James—C. C. Edey 188.95
21 Cahn, Ferdinand—Louis Schreiber. 768.30
22 Darby, George—Mary E A Hampton. 113.12
23 Darby, George—Mary E. Hampton. 113.12
24 Cusick, James—C. C. Edey 528.40
25 Cusick, James—C. C. Edey 528.40
26 Cusick, James—C. C. Edey 528.40
27 Cusick, James—C. C. Edey 528.40
28 Cusick, James—C. C. Edey 528.40
29 Cusick, James—C. C. Edey 528.40
30 Cusick, James—C. C. Edey 528.40
31 Cusick, James—C. C. Edey 528.40
32 Cusick, James—C. C. Edey 528.40
33 Cusick, James—C. C. Edey 528.40
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36 Cusick, James—C. C. Edey 528.40

L Cuff, Mary A—William B. Coombs.
**NEW YORK**

**FEBRUARY 29.**

Boulevard, w. cor. 51st st. 31100. Joseph Lane & George Eebold, 4. Lawrence

**MARCH 1.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 3.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 4.**

Boulevard, w. cor. 10th st. 301-20. Joseph Lane & George Eebold, 4. Lawrence

**MARCH 5.**

Court house, 58 w. 29th st. 321100. James E. Dunlop, 4. Lawrence

**MARCH 6.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 7.**

Boulevard, w. cor. 24th st. 301-20. Joseph Lane & George Eebold, 4. Lawrence

**MARCH 8.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 9.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 10.**

Inchbone road, 7th and 8th st. 301-20. Joseph Lane & George Eebold, 4. Lawrence

**MARCH 11.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 12.**

Boulevard, w. cor. 10th st. 301-20. Joseph Lane & George Eebold, 4. Lawrence

**MARCH 13.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 14.**

Inchbone road, 7th and 8th st. 301-20. Joseph Lane & George Eebold, 4. Lawrence

**MARCH 15.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 16.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 17.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 18.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 19.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 20.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

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Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 25.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 26.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 27.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 28.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 29.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 30.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.

**MARCH 31.**

Clifton av. Nos 160 and 164. 7th and 8th st. 31100.
ALTERATIONS.

Plan 306—31st st. No 118 W. taking out partitions in basement and first story to make apartments; cost, $3,000; May 18 W 31st st; art, Geo M Walgrove, 99 Grand st.

307—Art, 32d st, No 293, new partitions and bathroom in basement; cost, $50; Mary McDonald, 111 Church st.

308—Art, 32d st, Nos 230 and 202, extending parlors and rooms in tenements; cost, $200; M N Forney, 505 4th av.

309—Fulton st, s 0 cor Nassau st, putting in two additional stories; cost, $180; Gynni Arnet, 328 2nd av; art, Delome & Gordon.

310—Art, 32d av, No 201, building extension, new beams on first and second floors, new partitions and repair; cost, $500; Frederick Bardscheck, 24 W 27th st.

311—32d av, No 324, putting in iron columns and parlor front; cost, $50; E H Witte, 237 E 21st st; art, Henry Kroncke.

312—Suffolk st, Clinton and Division sts (entire block), general alterations; cost, $1,000; Abner E. Schneider & H tower, 48 Bible House.

313—Henry st, No 172, taking out partitions on first floor so as to make stores of it; cost, $60; Abner E. Schneider & H tower, 48 Bible House.

314—Great Jones st, No 17, putting in partition to one story; cost, $100; Office (?). Ferris, Morris st.

315—W 30th st, No 199, putting in new partitions; cost, $50; Mayor, Aldermen and Commonalty.

316—7th st, No 530 W 4th st, putting in new partitions and roof; cost, $7,000; Mr Andrews, Spurring av.

317—17th st, No 109 W 4th st, putting in new partitions and roof; cost, $1,000; Mayor, Aldermen and Commonalty.

318—Av, No 102 W 28th st, putting in new alterations; cost, $100; Mr Andrews, Spurring av.

319—Av, No 126 W 28th st, putting in new partitions and roof; cost, $7,000; Mayor, Aldermen and Commonalty.

320—Av, No 155 W 28th st, building below to suit; cost, $800; Mayor, Aldermen and Commonalty.

321—Av, No 234 W 28th st, general alterations to school; cost, $10,000; Mayor, Aldermen and Commonalty.

322—20th st, No 146 W 40th st, putting in new partitions and roof; cost, $3,000; Mayor, Aldermen and Commonalty.

323—20th st, No 52 W 40th st, enlarging cellar windows and building partitions; cost, $500; Mr Le Fevre, 222 W 2nd st.

324—Av No 750 W 48th st, putting in new alterations and partitions; cost, $500; Mr Le Fevre, 222 W 2nd st.

325—Av, No 750 W 48th st, putting in new alterations and partitions; cost, $500; Mr Le Fevre, 222 W 2nd st.

326—Av, No 102 av, putting in 3 iron beams in front; cost, $180; Ruben Reck, on premises; art, E H Nolte, 676 Rodney st.

327—Ward st, No 130, cutting entering through second floor; cost, $300; Bruce & Miller.

328—6 av, No 258, putting in additional 4 story frame; cost, $400; Eclipse Co, 59 Broadway.

329—6 av, No 252, putting in 3 iron beams in front; cost, $180; Ruben Reck, on premises; art, J H Nolte, 676 Rodney st.

330—Orchard st, No 55, changing stairs and partitions in tenements; cost, $100; Mayor, Aldermen and Commonalty.

Miscellaneous.

BUSINESS FAILURES.

N. Y. ASSOCIATIONS—DEBTOR CREDITOR

March

3, 1896. Jonathan A. and Wu V. of firm Frare & Co. (601 W 34th st), dealers in hats, straw and dressing goods; will not pay; no creditors.

5, 1896. John T. Johnson, of business name of S. & J. H. W. Bankers in brushes, to Chas F Lutz; prefer 90 days.

10, 1896. T. A. and D. J. of firm (2), dealers in brushes, to Chas F Lutz; prefer 90 days.


March 10

Chinian, No 210, e. s. 64 Madison st, in 1740 av, and 32 W 31st st, putting in new partitions; cost, $400; Mayor, Aldermen and Commonalty, $600;. William Williamsbridge, 1st sty frame stable, 40x25, cost, $600; Coachman; John D. and T. F. of firm Daniel & Co., dealers in rosewood and millwork, to Joseph Gillet; preferences.

March 12

Platt, No 212, e. s. 54 Madison st, in 1740 av, and 32 W 31st st, putting in new partitions; cost, $400; Mayor, Aldermen and Commonalty, $600;. William Williamsbridge, 1st sty frame stable, 40x25, cost, $600; Coachman; John D. and T. F. of firm Daniel & Co., dealers in rosewood and millwork, to Joseph Gillet; preferences.

March 14

Platt, No 212, e. s. 54 Madison st, in 1740 av, and 32 W 31st st, putting in new partitions; cost, $400; Mayor, Aldermen and Commonalty, $600;. William Williamsbridge, 1st sty frame stable, 40x25, cost, $600; Coachman; John D. and T. F. of firm Daniel & Co., dealers in rosewood and millwork, to Joseph Gillet; preferences.

RECORD AND GUIDE.

March 7, 1896

ADVERTISED LEGAL SALES.

RECORD AND GUIDE.

March 22, 1896.

NEW YORK REAL ESTATE SALESROOM, 111 BROADWAY, EXCEPT WHERE OTHERWISE STATED.

305—Av, No 197 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

306—Av, No 185 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

307—Av, No 193 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

308—Av, No 191 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

309—Av, No 189 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

310—Av, No 187 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

311—Av, No 185 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

312—Av, No 183 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

313—Av, No 181 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

314—Av, No 179 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

315—Av, No 177 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

316—Av, No 175 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

317—Av, No 173 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

318—Av, No 171 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

319—Av, No 169 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.

320—Av, No 167 W 55th st, putting in new partitions; cost, $100; Mayor, Aldermen and Commonalty.
Bergeu st. No 1829, n s. 219 e Ralph av. 17
Bergen st. No 1821, n s. 191.4 e Ralph av.
Bergen st. s s. 350 w Kingston av. 20x
Bergen st. No 1821, n s. 151.4 e Ralph av.
Boerum St. u s. 150 w Morrell st or Bush­
Columbia st. n e cor President st 20x, h
Bleecker st. s e a. 100 s w Irving av 15
Cambridge pl. w s, 255 s Greene av. 20x100.
Cooper st. s e a. 143.4
Broadway. No 1087. Laura Sixndlove, ()
Conelia st. s e s. 231 s w Central av, 10x
Dean st. s s. 118 w Buffalo av. 10.6x107,2.
Cornelia St. ses. 250 s w Central av. 10x
Degraw st. Parkway, Rochester av and
Bergen St. No 1697. n s. 298.9 w Buffalo i
Decatur et, n s. 305 e Hojikinson av, 20x
Decatur st. n s, 103 e Stuyve.sant av. 20x
Decatur st. n s, 1-15 e Hopkinson av. 20x
Decatur st. n s, 1-15 e Hopkinson av. 20x
Eugene W and Mary A Allen. Wavren-
$1,500 and tax 1895. 4.000
Edwd J Maguire to Alice S Wilkinson.
Gale. Newbnrgh, N Y. jl/f. $3,500. nom
Robt B Richardson to Katliciine wife of
Dale to George Hagcnniilkr aud Barbara
owner.
90. Otto Stemmler to Elizabeth Misner.
Henry C Bainbiiilge, il/(. $5,000. 7.(J00
Furnald st, n s, 240 e Utica av. 20x100.
Eldert st. s e, a 193.6 n o Broadway, 16,10
Herkimer st. s s. 151.3 w Albany av, 30x
Herkimer st. s s, 335 w Nostrand av. 05x
Himrod st, n w s. 325 n e Hamburg av. 25x
Harman sf. n s, 250 w St Nicholas av, 20x
Hancock st, n s, 245 e Tbrooji av. 18 4x
Grove st s s, 181.8 e Wyckoft' av. 75x100.
Himrod st. n w 8.175 a o Irving av. 25x
Himrod st, n w s, 100 n e Irving av. lOOx
Hull st. No 114, 8 8 126 w Rockaway av,
Same property. M.ay Hustnu to Robt P
Hull st.s s, 112.0 e Hopkinson av. 18.9x80.
Hull st.s s, 75 e Hopkinson av. 18.9x80.
Hull st. s s, 75 e Hopkinson av. 18.9x80.
Jay st, Adains st, John st and East River,
Hull st. s s, 75 e Hopkinson av. 18.9x80.
Hull st.s s, 75 e Hopkinson av. 18.9x80.
Hull st.s s, 75 e Hopkinson av. 18.9x80.
Hull st. No 147, n s. 25x77x25x82,7.
Hull st.s s, 75 e Hopkinson av. 18.9x80.
Hull st.s s, 75 e Hopkinson av. 18.9x80.
Same property. Mary W Allen individ and
same to Charlotte Vander. nom
Frick. 2.500
Himrod st, n w 8.175 a o Irving av. 25x
Himrod st. n w 8.175 a o Irving av. 25x
Himrod st, n w s, 100 n e Irving av. lOOx
Hull st. No 114, 8 8 126 w Rockaway av,
Himrod st. n w s, 100 n e Irving av. lOOx
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Jay st, Adains st, John st and East River,
Hull st. s s, 75 e Hopkinson av. 18.9x80.
Hull st.s s, 75 e Hopkinson av. 18.9x80.
Hull st. s s, 75 e Hopkinson av. 18.9x80.
Jay st, Adains st, John st and East River,
Hull st. s s, 75 e Hopkinson av. 18.9x80.
Fischler, Augustus C to Mary Bezys, Columbia st, w s, 50 e 4, 50x100, P M, 1897. 3 years, 5 96. 15,000
Furman, John and Marcella his wife to Joseph Louis, Flatbush av, 40x90, P M, 1897, 2 years, 5 96. 9,000
Ferguson, Edward L to Adam R Gay, 4th av, 41x92, P M, 1897, 3 years, 5 96. 4,000
Ferguson, Edward L to Apollo Ml Hotel, Montpelier st, P M, March 2, install., 5 96. 2,500
Ferguson, Edward L to Priness av, n w 39 e 37th st, 250x100, P M, 1897. 3 years, 5.96. 2,500
Galway, H Thomson, New York, to Frank D Creamer, 4th av s 39th st, 250x100, P M, 1897. 4 years, 5 96. 2,000
Same to Title Guarantee and Trust Co. New York, to
De Kalb av, P M, March 4, 3 years, 5 96. 2,000
De Kloet, George, New York, to John A Olkkely, 14th st, 50x100, P M, 1897. 3 years, 5 96, 1,500
De Kloet, George, New York, to Lawyer's Title Ins Co, New York, 4th av, w cor 5th av, 250x100, P M. Feb 29, 1899. 5 96. 7,500
De Kloet, George, New York, to Lawyer's Title Ins Co, New York, 4th av, w cor 5th av, 250x100, P M, 1897. 3 years, 5 96. 2,500
Diehl, Williara, Jr. to Title Guarantee and Trust Co. New York, 4th av, 1897, 5 96. 1,000
Decker, Bertha, George, Henry and Fred-
<table>
<thead>
<tr>
<th>Loan Date</th>
<th>Borrower</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Term</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb 28, 1899</td>
<td>Philip A. Shapiro, New York</td>
<td>$2,500</td>
<td>6%</td>
<td>1 year</td>
<td>Mortgagor to Wm. M. Clark, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 3, 1899</td>
<td>George B. Lyon, 75th st, nes</td>
<td>$1,200</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the Daily News Savings Bank, and to workmen’s Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 4, 1899</td>
<td>Stephen Burd</td>
<td>$2,500</td>
<td>6%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 4, 1899</td>
<td>Wm. M. Clark, 3rd</td>
<td>$2,500</td>
<td>6%</td>
<td>1 year</td>
<td>Mortgagor to the Daily News Savings Bank, and to workmen’s Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 4, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 7, 1896</td>
<td>William H. Keck</td>
<td>$2,050</td>
<td>6%</td>
<td>1 year</td>
<td>Mortgagor to the Manhatta Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 17, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 18, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 19, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 23, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 26, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 27, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 28, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 29, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 30, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
<tr>
<td>March 31, 1899</td>
<td>Eliza Ross, Lafayette av, a s, 295 w Throop st</td>
<td>$5,000</td>
<td>5%</td>
<td>1 year</td>
<td>Mortgagor to the New York Savings Bank, 3rd, 1899, 5%</td>
</tr>
</tbody>
</table>

For the full text, please refer to the source material.
Beltmore av, s. e, 50 e Stone av, 4th- 25x73; cost: $14,000; Dora Wolffe.

- Jefferson st, n. s, 225 e Central av, 2- 25x70; cost: $900; C C Burt, 740 Flatbush av.
- Dananther, Rockaway av, cor Ave G; br, S Capt.
- Jefferson st, n. s, 225 e Central av, 2wy frame, 25x70; cost: $900; C C Burt, 740 Flatbush av.
- Bay 35th st, n. s, 220 n Bensonway, 2sty frame ext. 21x40; cost: $2,500; Robt W Stusberg, 235 Lenox ave.
- George st, w. e, 45 e 2nd st, 3wy Manor; brs, Chas Cochran & Co.
- 2nd st, s. e, 25x70; cost: $900; C C Burt, 740 Flatbush av.
- Willoughby av, n. s, 250 e Evergreen ave; br, Jno J Henneman, 18 North ort.
- 3wy frame extension, 20x15; cost: $150; Wm J Melntyre, 35 Driggs av; ar't, Hy Glow.
- 2-sty frame dwellg, 22x50. gravel roof: cost: $2,500; Robt W Stusberg, 235 Lenox ave.
- 25x65; cost: $1,000; Jno M Baker. 27 Hart st, Chas A Brown, 129 George st; ar't, Hy Glow.
- 25x20; cost: $400; ow'r and br, cost $2,300; Wm J Melntyre. 35 Driggs av; ar't, J T Perry.
- 3-wy frame extension, 25x70; cost: $1,000; Jno J Henneman, 18 North ort.
- 17x25: coat $2,000; ow'r frame waiting room. 12x16. shingle roof; two 3-sty frame flats, 10,2 aud 18.11x50.
- 24x43. shingle roof; 25x63; coat $8,000; ow'r frame flat, 23x60; cost, $4,500; Dernhardt 
- 556 De Kalb av. cost. $300; Jos. Ginzcy, on premises; b'r.
- 25x18; cost $150; S Milkton av.
- 1-sty frame storage, 13x23, gravel roof; cost, $300; A Bennett, on premises; ar't and b'r.
- 1-sty attic frame dwellg, 24x43. shingle roof; Acker, 752 Broadway.
- 11th st, s. e, 25x60; cost, $4,500; Dernhardt 
- 12x28x60; cost, $200; Brooklyn Heights K i Oo. 168 Atlantic av.
- 248—Willoughby av. s a. 3.50 o Evergreen av.
- 246—Hausman st. e s. 151 n Meeker av.
- 245—Bay 35th St. e s. 220 n Bensonav, 2- 
- 259—41st St. s 8. 280 e 4th av. seven 2-ety 
- 259—Shierdine walk. 140 e Surf av. 1-sty 
- 257-Sheridan walk. 140 e Surf av. 1-sty 
- 256—Miller av, w 8, 300 u Fulton st, in-
- 255-Broadway, No 700, put in new door opening in 1st story, gable wall; cost $600; A Fisher, 549 Macon st.
- 254-Central av, w a, 25 s Ralph st, add 2- 
- 252—17th st, 8 w cor 7th av, put in new 
- 251—Shore road, w, 150 e 79th st, add 2- 
- 250-Gates av. No 769, add one sty on exte.
- 259—Shore road, e s, 300 n 79th st. add 2- 
- 258—Fulton st, s, 25x60; cost, $10,000; T Hatch & Co. 1351 3d av ; ar't. F S Lowe.
- 257—Coney Island Bk Y, 179 3d av; ar't. J 
- 256—Beekman st, No 106, put in new Glass 
- 254—Nordwood av, w. 100 n Ridgeway 
- 253—Meadowbrook av, 20x15; cost, $100; 
- 252—17th st, 8 w cor 7th av, put in new 
- 251—Shore road, w, 150 e 79th st, add 2- 
- 250-Gates av. No 769, add one sty on exte.
- 259—Shore road, e s, 300 n 79th st. add 2- 
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- 252—17th st, 8 w cor 7th av, put in new 
- 251—Shore road, w, 150 e 79th st, add 2- 
- 250-Gates av. No 769, add one sty on exte.
The device can be applied to windows of any style at small cost, and combines advantages which immediately recommend it to all Architects and Builders. Send for descriptive circular (A) or call and see windows (not models) in actual use.

LUMBER.—Conditions surrounding the retail trade have shown no marked changes. The storm experienced early in the week naturally interfered to a considerable extent with outside work, and the wants of the manufacturing trade have been largely in evidence in the incoming season. However, appeared to be growing, and the general feeling is that demand will be considerable. In fact, judging from general appearances, prospects for the spring trade were, as a rule, favorable.

Yellow pine has in particular shown an improvement. Demand has broadened somewhat, and instead of the ups Effect which has latterly existed, the tendency of prices seemed to be towards a higher basis of valuations. Spruce is coming forward very slowly, and reports conflict somewhat as regards the situation, some claiming that demand is increasing, while others claim that it is slackening. The selling price, however, is not beyond the normal, and the want of material increase in arrivals is likely to have an unfavorable effect.

A new feature has very recently sprung up in the shape of express. The report of the discovery of the North Pole and the fact that it was made upon the sea ice, has received interest in this style of wood, and while for the present the market is in business back, the opinion appeared to prevail that when the spring season arrives, business will likely to show a marked increase.

The trade in hemlock has remained quiet.

H. B. COHO & CO.
Electrical Engineers.
New York Agents for the EDDY ELECTRIC CO., ROYAL ELECTRIC CO., and DETROIT MOTOR CO.
203 BROADWAY, NEW YORK.

W. R. OSTRANDER & CO.,
Manufacturers of SPEAKING-TUBES, WORKS, ETC., DEAF, ELECTRIC AND PNEUMATIC ANNUNCIATORS, ELECTRIC BILLS, DOOR OPENERS.
204 FULTON ST., NEW YORK.

THE Sprague-Pratt Electric Elevator
THE MODERN STANDARD.
SUPEROIOR TO THE HYDRAULIC, AND THE PIONEER AND ONLY ELECTRIC ELEVATOR MEETING ALL THE DEMANDS OF FIRST-CLASS PASSENGER ELEVATOR SERVICE.

SPRAGUE ELECTRIC ELEVATOR CO., Postal Telegraph Building, 253 Broadway, N. Y.

"FLUATE" BUILDINGS, MONUMENTS, ETC., OF Limestone, Sandstone, Brownstone and Marble BRICKS AND TERRA COTTA, Etc.
WATER-PROOFED, HARDENED, PRESERVED, CLEANED, RENOVATED. "FLUATE" process used all over Europe; adopted by the French, English, Belgian, Swiss and Italian Governments.

A. E. BOCKMANN, Eighth Floor, Metropolitan Building, Madison Square, New York.