

**REAL ESTATE RECORD AND BUILDERS GUIDE.**  
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IF the market has been a little more active during the past week this activity has been restricted to a few stocks which were particularly affected by particular circumstances. General conditions remain precisely the same. A feeling exists that a faster pace may be taken after the adjournment of Congress, but for some days past it has been apparent that the power of evil of Congress need no longer to be taken into account. The only legislation affecting the stock market which is under consideration is the Subs'dy Bil', and its passage or its defeat would not materially affect the market immediately, although in the long run its effects would doubtless be beneficent. The weak spot in prices continues to be Atchison and Burlington & Quincy, both of which have suffered further declines, and neither of which are able to make as good an exhibit of earnings as many of the other Western roads. The Farmer's Alliance is threatening many of these companies with legislation that will still further reduce their earnings, and in Kansas particularly it is scarcely likely that the year will pass without this adverse influence making itself felt. Nevertheless, the situation, as a whole, continues to offer few features which any one need feel discouraged about. The earnings of such of the roads as make weekly statements are good, and Union Pacific has undergone some advance of the strength of an alleged improvement in this direction. The weather can hardly be called favorable, but warmer temperature will soon remove all impediments of this score. The continued shipment of gold to Europe has excited some apprehensions. As, however, it has had little or no effect on our rates for money this fear is scarcely justified.

IF speculators and brokers need any further illustration of the truth that cheap money is rather an effect than a cause, they would have it in the condition of the European markets at the present time, not to speak of our own. The public take little or no interest in speculation; and while at times cheap money offers them a stimulus, it is never of itself quite sufficient to revive a flagging interest in the stock market. In spite of an uneasy feeling provoked by the visit of Empress Frederick to Paris, it is safe to say that never have prospects for a continuance of peace in Europe been fairer. There are rumors that determined efforts, initiated by the young Emperor of Germany, will be made to bring about disarmament; but these rumors are so frequent, and the difficulties to be overcome are so enormous, that very little credence can be placed in them. The fact is patent, however, that the strongest influences are making for peace rather than for war; and that uncertainty on this score can be dispensed with for the time being. Consequently stock markets are liable to continue quietly to sleep off the effects of the late excitement; and no one need deeply deplore the dullness. The most depressed class of securities on the London stock market continue to be the Argentines and the other South American stocks, for the bankers are naturally indisposed to make advances on them on terms that would revive speculation therein. Stocks are a little more active in Paris; trade reports from all parts of that country are encouraging. A significant example of the prosperity of the past year may be found in the report of the Bank of France. This report shows that the total movement in the year amounted to 13,450 millions of francs—an increase of 646 millions over 1889. The discounts augmented 429 millions; the advances on public securities 98 millions; the drafts and transfers 142 millions, and the specie transactions 14 millions. This sum of 13,450 million francs only represents the operations on which a profit was earned. The transfers effected gratuitously in Paris amounted to the enormous sum of 42,500 million francs, and the receipts and payments of the treasury, also without charge, 5,782 million francs. A Superior Council of Labor has recently been instituted, and is at present in session studying the questions of arbitration in disputes of registration offices for the hiring of laborers, and the methods of paying wages. The Berlin market is completely in the hands of the bears. The regular operators are most feeling blue, and the public is indifferent—the only consolation being the fact that they are as little disposed to sell as

to buy. Austria has recently changed her finance minister; and the new official is said to be a pronounced bi-metallist.

WHEN the Legislative Committee of the Real Estate Exchange was called to order at its meeting on Tuesday last there were eight members present. During the course of its well-attended and representative proceedings two or three more members dropped in; but apparently the work did not arouse much interest, for when the adjournment came all had disappeared but six. Now there are some seventy members of this committee, and they are doubtless all very busy men; but it does seem that if the work of the committee is going to command the slightest respect that a larger body of men must be present at the proceedings. It were better to give the whole business up and allow the Senate and Assembly to go their way unimpeded than to continue to pass resolutions which reflect the opinions of only such a small minority of the people interested. If the meetings of the committee are held at the wrong time of the wrong day, some more convenient hour ought to be selected, and if then the members cannot attend they ought to resign and allow others to be substituted in their place. Or, in other words, the committee ought to find some way of doing its work so that its action will command and deserve the attention of our legislators as the final and well-considered fiat of the property-owners of the city. Another point is also worth considering. A question to the chair at the last meeting elicited the information that unless some particular request is made the recommendations of the sub-committees instead of being sent to Albany are allowed to remain eloquent, perhaps, but very silently so, in some desk in this city. Now we submit that if the Legislature is going to get what George Meredith calls the "first tadpole wriggle of an idea" of what the Exchange approves or disapproves, there must be some more efficient means instituted of putting these views before them. In every case that the Legislative Committee or any of the sub-committees pass on a bill their "pious opinion" should be transmitted to Albany so that each member of the Legislature will have it forced on his attention.

AGAIN, there is talk about the wisdom of abolishing taxation on personal property, but apparently it is impossible to enlist the sympathy of the public in a strong movement for this reform. The cause of the indifference on the part of the people is obvious enough—the great majority of them know nothing of personal taxation except by hearsay, for there are only a few thousand individuals in this city who contribute to the public treasury on the score of their personal possessions. To all intents and purposes the taxes of this city are assessed upon the community through real estate, the levy for 1889 being made upon \$1,331,578,291 of real estate and only \$272,260,822 of personal property, including bank shares. Doing away with the expensive farce of taxing personal property would in reality be very little more than a nominal proceeding. It would not be the introduction of an innovation or the establishment of a new order of things about the outcome of which there could be some uncertainty, but the acknowledgment of a state of affairs which has practically existed in this city for years. The only serious objection that can be offered to the step is, it would lessen the moral effect of taxation by diminishing the number of citizens having direct pecuniary relations with the municipality. It is very probable that th's city would be governed somewhat better than it is if every citizen had personally to pay once or twice a year his quota of the taxes. The greater part of the people of New York (more than half of them live in flats or tenements) in a sense do not know what it is to pay taxes. Their share of the expenses of governing the city is paid in the shape of higher rental, higher prices for commodities, etc. Under these circumstances it is hard for them to feel a keen pecuniary interest in dirty, badly lit streets, or in official extravagance or mismanagement. If the tax on personal property served to heighten the interest taken by the great mass of citizens in the management of the municipality a strong case for its retention could be made. But it does nothing of the kind. As we have said before, only a few, comparatively, pay taxes on personal property—unless those who false-swear are carrying their account "forward" for settlement elsewhere. In short, neither the good sense, nor the moral sense of the community is behind the personal property tax. Wherever it is in operation the result is a travesty upon the object intended to be compassed. All this is generally admitted, but so few are interested in the matter, that a reform through popular clamor is hardly to be looked for. The first steps should be taken by the city officials, or, if they are too timid, a body such as the Real Estate Exchange could take action appropriately.

ABOUT this time last year we published a supplement in which we showed, as completely as possible, both by illustration and description, the progress which social clubs in this city were making. We pointed out that most of them were either building

new club houses or enlarging their old ones; and that the growing numbers and more exacting desires of their members had caused a decided improvement in the character of the accommodations. Since then other newspapers have taken the matter up and the magazines have given to it some share of their attention. However, as the process has continued without abatement, it is worth while again to direct notice to the tendency. The most conspicuous recent example of the process is the formation of a new club among some of the richest men in the city, and their intention to build a large and superbly-appointed house, on 5th avenue and 60th street. This fact is interesting in more ways than one. Many years ago it was anticipated that 5th and 8th avenues, on both sides of the park, would be a favorable place for the location of such institutions; but it is only recently that the clubs have shown any disposition to use these avenues in this way. The Progress Club was the first to set the precedent; and this new organization will make an equally important second. Meanwhile the New York Historical Society, which may be very freely classed under the same head, will before long build on 8th avenue. Whether other clubs will follow suit we do not know, but there are two important societies who are reported to be in the field looking for sites—the Republican and Lotos Clubs. Both of them are fairly well off, and could afford to erect handsome buildings on expensive plots. When they have made arrangements for their new accommodations, there will not remain very many clubs who would be likely to seek new buildings for many years, for by far the larger number of clubs both in New York and Brooklyn will have recently made a change. Nevertheless there are several that the current of events may force further up town. The most important of these are the Union and University Clubs. Their removal is probably only a matter of time. In addition there is a rumor going about as to a junior University Club, which may need installation in a building which is something more than a reformed residence. It is ridiculous, however, to state, as one of the daily newspapers has stated, that the two sides of the park will be lined with magnificent club houses. The most conspicuous fact about the selection of new sites by the clubs is the way in which they scatter. There is no club centre in New York; nor is there likely to be.

#### A Word to the Wise.

THE PEOPLE'S MUNICIPAL LEAGUE has not exhibited any great vitality since the late disastrous election. Apparently for some time the gentlemen at its head were so much discouraged that they thought of giving up the business entirely and leaving New York to the kind mercies of the Tammany tiger. If this counsel had prevailed they would have deserved the defeat they incurred. After some months of reflection, however, the fire of reform has re-kindled, and we find the league established in our midst for good or bad as a permanent institution. A dead lion, some one has said, is better than a living dog, but a living lion is better than either. The dogs will be sure to bark and wag their tails, but a canine triumph is never an inspiring spectacle. The People's Municipal League can afford to carry its head high, secure with no doubtful certainty that it has a duty to perform, an enemy to overcome, and that these things may be, a public to educate.

For such we take to be the task upon which this organization has entered. Its leaders may not appreciate the fact; but they made an egregious botch of the last campaign. They committed about the worst possible tactical error—that of over-estimating their own strength and under-estimating their enemies'. The hulla-balloo created by the Grand Jury's indictment, the investigations of the Senate Committee, and the biographies of the truculent *Post* stifled the still small voice of moderation. Tammany was painted in pretty dark colors, too dark perhaps; and the reformers longed for light. They would kill the tiger with one stout blow. So they summoned to their assistance a mythical archangel, called the "better element," and fed this pleasing fiction with high intentions, pure resolutions, many manifestos, a smattering of figures, and some misrepresentation. They burst into head-lines and spluttered into italics on every possible occasion. Meanwhile the tiger "lay low." When the time for making the nominations came around, after declaring from the house-tops that municipal administration was business and not politics, they went around seeking for anti-Tammany political organizations, to give them representation on the ticket, thus throwing out a sort of a "sop" to certain imperfections in the "better element." The only possible justification for a compromise is the assurance of immediate success; and herein lay the error. Tammany emerged from the wigwam, and gathered her children to her bosom, led them to victory through the secret booths of Senator Saxton. The People's Municipal League, defeated and partially dishonored, took in its signs, discharged the "better element," and sat down to think it all over. The result of these cogitations is a permanent organization, partially for educational purposes. Perhaps it is just as well that the attempt of last November has been made. If it has taught the reformers the difficulty of their task, the strength of the opposition and the necessity

for making haste slowly, all may yet be well. When discretion comes with years, the errors of youth can be forgiven.

Neither was over-confidence the only error that was made. Too much gospel was introduced into the campaign. The ministers were a source of weakness, not of strength. People do not like to be exhorted out of church; they have a keen eye for any designs on their consciences. That circumstances will arise in the affairs of States which justify an appeal to ethical standards and which deserve religious sanction, we should be the last to deny; but they are not very frequent, and the temptation to introduce such appeals is so strong that it should be guarded against with surpassing rigor. Taking all in all, we should consider ministerial interference justified during the last campaign in Pennsylvania, but it was not justified in the municipal campaign in this city. An individual may draw upon religious sanctions as much as he pleases, for he is answerable only to his own conscience; but a party soliciting the support of large numbers of people must take into account the prevailing standards of morality. The sins of Tammany at present are of that political nature which when embodied in an extreme case like Diver's might possibly revolt the ordinary mind, but which taken as a system is not considered reprehensible enough to warrant pulpit exhortation. "When," Lord Salisbury has recently said, "the teachers of religion, basing themselves upon the influence they have acquired by the truths of which they are the appointed expounders, when they try to use that for secular and earthly ends, they then corrupt that which is best by the worst degeneracy." Far be it from us to intimate that the ministers who interfered in the last campaign were not animated by the purest zeal and the most unselfish motives; but it was unwise, to say the least, to Heber Newtonize a cause that to the vast majority of people was "secular and earthly." When a large share of virtue is claimed by any person or any organization, the cry of Pharisee is sure to be raised; and there are few that are more effective. Or to borrow a phrase from our own columns, when the orators of the league directed its epistle to the people from the "Hall of the Heavenly Virtues," in the eyes of 3d avenue East and 8th avenue West, not to speak of many intervening streets, they certainly appeared to be talking cant. Unless a like imputation is to be forever charged against the movement, the pulpit must be excluded from subsequent campaigns.

We think, however, that it will be wise for the People's Municipal League to keep itself free from the nominating and electing part of the work. If by any possibility it could succeed in putting a candidate in office, it could do so only by compromises that would make a victory perilously like a defeat, and their Abram S. Hewitt would be pretty certain to be succeeded by his Hugh J. Grant. On the other hand, if they ran a ticket of their own, in which there was no politics, there would be a similar scarcity of votes. The educational campaign on which they ought to enter can afford to bide its opportunity. We have had enough of cleanly-drawn issues with Tammany on one side and anti-Tammany on the other, because, unfortunately, Tammany's side is always on top. If the voters of this city are to be educated to a better appreciation of their responsibilities, this task can best be accomplished, not by vituperation against Tammany, but by teaching what good government has accomplished elsewhere. The point of departure must be shifted. The science of municipal government—for it has become a science—must be taught, its leading principles expounded and its achievements noted. Direct applications of these principles to existing conditions can be made, and the hearers may be left largely to draw their own conclusions. For the very gist of education is stimulation. The voters must be led to demand reforms which they would not now appreciate as a gift. This is the only campaign of education that would be worth the trouble. If the newspapers would lend efficient co-operation to the work by reporting addresses in full, and adding a few wise comments, the task would be made much lighter; but they are so full of preconceptions, prejudices, policies, and prize fights, that much assistance from this source cannot be expected. The league will be obliged largely to stand on its own feet and circulate its own literature. If funds are forthcoming for this work, it may be successfully accomplished.

But success will not be attained to-day or to-morrow, or next year, or in the ten years following. The process will be slow and the labor enormous. The persistence in this city of the conditions which keep Tammany in power and the prevalence of similar conditions in most of the large cities of the country are a sufficient guarantee that they are not to be easily overcome. Indeed, if the league were to stand alone in the fight, it would be powerless. Similar emergencies must give rise elsewhere to similar organizations, and the desire for better things must spread from one end of the country to the other. New York can never be an exception, although she may lead the way. Too much reliance must not be placed on the disintegrating elements in Tammany, for although at times the corruption that arises from the system leads to its temporary overthrow, and internal dissensions cause occasional

defeats, although Tweed was succeeded by Kelly, and Kelly by Croker, yet the organization has persisted and the elements in our community which it represents have been dominant. Nevertheless there is as little need for despair as there is for hope in hasty expedients or confidence in political methods. "Hope," says R. L. Stevenson, "is a kind old pagan, but Faith grew up in Christian days, and early learnt humility." It is faith that the League wants—not faith in circumstances, but Faith in effort. This is not a very bad world, nor is New York a very bad city, if we can only become inspired with a determination to make it better.

#### Warehouses and Street Grades.

"IF they were to build water-front warehouses in New York our own warehouses would not be worth much over here." This remark was made to the writer by one of the most extensive warehousemen in Brooklyn, and it is probable that he expressed an opinion very commonly held on the other side of the East River. Brooklyn warehousemen look upon the New York warehouse arrangement with a feeling at once of amazement and self-satisfaction. They are amazed to know that such an arrangement could ever have been made in a community claiming even ordinary commercial intelligence; but they are at the same time disposed to keep very still about their emotions, and to hug themselves in secret.

Brooklyn, however, has no longer any occasion for alarm. She owes the early development of her storage system to the stupidity of New York, combined with the political complications that have always involved the New York water front; but she is now impreguably entrenched in her position, and, to make herself entirely secure, she has only to assure herself that her agencies for transportation are perfected. New York is the only section that has any cause for uneasiness. She sees nothing less before her than the imminent peril of an eclipse, and must contemplate the possibility of Brooklyn seizing the lead in the development of this commercial centre and leaving the ancient leader with about the dignity of a dethroned queen.

This may not be quite understood. It is a common impression that there are only so many goods to be warehoused, and it is the feeling that if New York were to provide herself with a system of water-front warehouses, suitable for the storage of heavy merchandise, they could only be filled by the withdrawal of traffic from Brooklyn. But this is a very narrow view of the subject. This metropolitan district of seven or eight cities forms a great commercial entrepot, and it is only prevented by the cost of local transportation and storage from receiving a vast number of products which do not come here now, but would come this way were it not for the drawbacks to which they would be made subject. Brooklyn warehousemen have recently been moving on Congress to have the customs regulations so amended with respect to the time for the payment of duties that foreign goods intended for the American market will not, in accordance with a present practice, be held in foreign warehouses until ordered for distribution in this country. This movement furnishes a key by which we may unlock a much broader situation. All over the Union, greatly to their own loss frequently, manufacturers are storing the products that are not yet ordered for consumption because it costs too much money to handle them and keep them stored in New York. A man building a factory does not wish to be compelled to build also a warehouse. He would much prefer shipping his goods promptly on completion to some entrepot where they could be at once exposed or held for sale and stored. But sending them to New York is often out of the question while storage and transportation within and around the city remain at prevailing costs, and so instead of sending them here he holds them in his factory until he receives an order from his New York factor. Then they are dispatched at once to their destination.

A knowledge of this fact should teach us that the goods that might be held in storage here do not by any means represent a definite quantity. The quantity would probably be twice as great could they be stored here at half the prevailing cost; and could it be made cheaper for the manufacturer to send them here than to provide storage room in his factory, it is safe to say that we should have almost an avalanche of goods descending upon our warehouses. The producer would then be prompted by every business inducement to send on his products as fast as they were turned out. He would feel even the danger of neglect were he to retain goods in his factory while competitors were gaining the advantage of holding their products directly in the market.

There is little reason to fear that the construction of warehouses will be overdone in this commercial centre. Unquestionably, there has seemed to be an overproduction already, and warehousemen have learned to tremble at the very suggestion of more room for storage. But with all deference to their judgment, we must be permitted to say that we think they have misapprehended the nature of their danger. Merchandise that ought to come here, and that would come here were it not for our extravagant system of local transportation and high-priced storage, has been made to pass through other channels in going from the producer to the con-

sumer, and our warehousemen have been made to suffer the consequences. It has been said that it costs about as much to handle a barrel of flour after it reaches the port of New York as it costs to bring it from Chicago. How then can we expect that any more flour will come this way than we need for our own consumption?

We say this much to allay any feeling of uneasiness over the measures that have been advocated in THE RECORD AND GUIDE. In proposing the construction of real water-front warehouses all the way from, say, Christopher street on the North River to Corlears Hook on the East River, passing around by way of the Battery, we are not threatening any particular section of the metropolitan district. We are only suggesting an improvement which we believe would vastly increase the commerce of the port to the gain of all sections. True, Brooklyn would suffer from such an improvement were she content to lie still; but now that her eyes have been turned towards the mainland we presume that she does not intend to lie still, and that she will be entirely competent to take care of her own interests without asking any favors. Were any interest to suffer on account of the construction of the proposed warehouses, we should expect it to be the dry-goods district, the grocery district, the iron trade district, and the "swamp" in New York. At first thought one might imagine that those districts would be left stranded by a movement that would carry their traffic down to the rivers and along the water front; but the demand for centrally-located factories is pressing in New York, and if the city looks out for itself we shall never expect to see a decline in values on any part of Manhattan Island. We shall certainly never expect to see it in that natural hub of the metropolitan district which may be said to lie between Canal street and the Battery.

There is a great deal to do in New York. The city is now a little more than sixty-five years old. It is much older than that historically; but it is only a little more than sixty-five years since it came out of its chrysalis state and began to try its wings. It is too young, therefore, to be altogether responsible for itself, and this is fortunate, for if it were not so its load of responsibility would be greater than it could bear. It has grown absolutely as it happened and almost without system or design. Down near the foot of Wall street, at a distance of several hundred feet from the river, men may be seen bailing water out of their basement offices with buckets after any unusual high tide, and there is no part of the water front in the city, except where nature has lifted the ground so high that it is almost inaccessible, that is not subject to invasion by the sea. Are we to leave the water front in this situation for posterity? If we do posterity will have very little reason to remember us gratefully.

This may sound like a diversion from the subject under discussion; but it is hardly to be called a diversion. A plan for replacing the dilapidated shells that line the exterior streets of the city could very well be made to comprehend a further plan for raising the street grades to a level that would elevate the mouths of the sewers above the level of high tide, and give us dry cellars in place of the malaria-breeding holes that are now commonly to be found under the buildings near the water front. This may sound like a startling proposition to people who have lived so long in a swamp that it has begun to seem like their natural habitat; but it is really a very quiet suggestion. An imaginary street grade eight or ten feet higher than the present grade could be established, and then all new buildings in the neighborhood to be affected by the change could be planned with the eventual elevation of the street in view, the first story above ground to finally be made the basement. We doubt if there are a hundred buildings between Canal street and the Battery located on the low ground that would not be rebuilt within twenty years if this plan were adopted. Most of those old shells would probably be rebuilt within ten years, and at the end of ten or twenty years the few remaining buildings that were too substantial to be torn down could be raised to conform to the new grade. Then the streets could be filled in at trifling cost, and the lower part of New York would be reclaimed. The difficulty of the undertaking would be somewhat increased by the low grade of Canal street where it crosses Broadway. But we ought to be willing to make some sacrifices for the sake of posterity, especially when posterity will be called upon to foot most of the bills.

This suggestion is made for the benefit of our Public Works Department. The idea could be enlarged and made to apply to the entire city to advantage, for it is not a creditable conception in engineering which allows the sewers to discharge below the level of high tide at any point. As to the question of public expense, it has never in the past involved more than an estimate of the cost of filling in the streets, for the lots will always take care of themselves. But now that it has been neglected, the problem has become somewhat more difficult of solution. Or, it would be better to say, perhaps, that the situation offers a problem that it would take more time to solve. But it can be solved, and if our reigning Street Commissioner wishes to be more highly esteemed by posterity than he is by his contemporaries, he will address himself to its solution.

But whatever the grade of the streets, we wish to see our exterior

streets built over with good substantial warehouses without any unnecessary delay.

HAVE we not had enough of this census business? Is not the whole dispute rapidly degenerating into a noisy, futile, silly farce? What advantage, we should like to know, has been gained by the protest? Is it not apparent to everyone that the whole matter has been grossly mismanaged for the sake of petty partisan objects? No doubt exists among impartial men that both the city and the State have been unjustly treated in the census returns, and that under the new enumeration we ought to have at least one more representative in future Congresses. In so far as New York City is concerned, every defence or explanation offered by Superintendent Porter and his apologists admit that the population is larger than the beggarly 1,500,000 enumerated by the national agents, but claim that any deficiency is due to the absence of many families from the city in consequence of the hot weather. Thus, on their own showing, the authorities are convicted of not taking into account a condition of this character and providing exceptional means to meet an exceptional circumstance. We have never heard that because a family was out of town for a few months, that this fact deprived them of a residence in New York, or the privilege of being counted among the citizens of the metropolis. If they were not so counted, whatever the difficulties of enumeration, the census is so far defective. But it is useless further to continue the discussion on these lines; the questions raised have been thoroughly threshed. In making any calculations in the future we shall assume, until some better enumeration is made, that the police census is more nearly correct than that of the national authorities, and we presume all fair-minded people will adopt the same course. But this is not all. The responsibility for the failure to correct the national enumeration rests quite as much with our own local authorities as with Superintendent Porter. The matter came up about the time of the election, and it was made partisan from the start. Tammany wanted to divert the attention of the voters from local to national issues; its leaders wanted a good opportunity to shout against the Republican party, and they found it in this census matter. Consequently, they did all they could, not to obtain justice, but to inflame partisan feeling and perpetuate the struggle. In this they succeeded, thereby earning the hearty condemnation of all who place the interests of the city first. But now that the election is over, and the national authorities have been put in a state of mind prohibitory of any possible chance of obtaining another count, why not cease this chatter? The State is making itself ridiculous by that silly investigation of the Assembly Committee. Nothing will come of it at best but idle talk, and of that we have had enough in all conscience.

### Men and Things.

The writer of a recent article in a leading review advances the opinion that many people nowadays are getting a little too fine for marriage. According to this authority the culture of our time has tended to develop an order of highly-organized human beings, whose sensibilities have become so acute that contact with a grosser and commoner thing revolts them exceedingly. Life has become to them an exquisite proportion, whose terms are all expressed, and the minute an unknown quantity pokes in his murky head and intimates that he has been left out of the little scheme our super-sensitive friend is jarred. He wants none but the best of company. Of course, life has its rag-tag and bob-tail; the beggars do come to town; nay, more, they sit down on your very door-step; but the wise man need have none of them. He gathers unto himself the select; he picks from among them a few of the selectest—one, perchance, to sit at the head of his table, a few more to share his sunlight. With these he will wander among the pleasant groves of literature and art, and distilling therefrom a subtle essence, he will manufacture an elixir of soul and drink thereof deeply. He will go forth among the trees and mountains, to reflect on nature in the most cultivated way, and he will commit his thoughts to paper in soft, flowing language. And if, despite himself, he has to do a good deal of shuddering he can comfort himself with thinking of all that this shuddering means—how he is sensitive, refined and pure, and therefore naturally shrinks from things made of ordinary clay. Personally, I do not believe that these creatures are very common; neither do they embody, as some people have said, the ideals of modern culture. Indeed, it is nothing less than ridiculous to claim that people of this description exist at all as a tendency in preventing marriages. Perhaps it would be well if they did, for the only fitting mate for these gentry would be ladies of similar tastes; and under such circumstances we could wish that the law of heredity might be most wisely suspended that the insipidity should not be perpetuated. But in the cases of most of such chosen people, after, perhaps, some years of this cloistered refinement, they run up against some great, important, rosy-faced Fact, with a pair of lips suggestive of twenty-five children, and tailor-made clothes. It would very probably eat a good deal; it would be almost certain to play on the piano; and not unlikely would never have an idea in its head. Vanish super-sensitive refinement, thou art a pale thing. Enter love, which transcends sensibility. Our friends might write verses; but they would be very certain to balance income and outgo.

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When Mr. Super-sensitive does recognize facts he always recognizes them too much. It is his nature inevitably to go to extremes; just as it is his nature never to recognize all of the facts. His creed is to live in parts,

not in the whole. Nevertheless his little patch of the truth always puts on airs, as if it were the very robe of reality; makes faces at other little patches, wears a cocked hat, assumes a mighty swagger, and generally becomes fashionable, and parts its hair in the middle. Indeed, if it were not fashionable we may be sure that it would die young, for it needs sympathy and newspaper notices. Advertisement is the breath of its nostrils. Self-centred existence it has none. Among the facts of life which Mr. Super-sensitive is prone to lay heavily against his soul is that of human misery, the pitiful irony of life, the frailty of our resolutions and the tyranny of circumstance. Perhaps he, himself, may get a buffet or two from fate; at any rate he disregards the sage's advice and takes to heart the misery of others. His philosophy is not one of endurance and faith and effort; he has not learnt the lesson of mighty endeavor and small expectation. On the contrary, he goes off into a sort of didactic hysteria and makes faint hearts fainter by a lot of wordy snivelling. There is no Edipus that can solve his Sphinx's riddle. We must sit on the pedestal of that perplexing thing, and rail and moan and splutter about its awful mysteries. The spirit is similar to that of the poet in Shelly's *Alastor*, who sought to obtain knowledge in charnel-houses, and force some poor lone ghost to deliver a message, that he was incapable of obtaining by a sturdier and more persistent insight and effort. When the poet did strike something concrete it melted in his grasp, and he went to his untimely tomb, surrounded by such vernal pomp, in the vain effort to recover the one palpable thing in his life. But *Alastor* was animated by the desire for something better, while these gentlemen and ladies think that they have already got the best—which is something very bad, so that we must all be unhappy together. But you are sorry blunderers, my friends, and should trot off to some little island where you could be lonely and hysterical in each other's company and where you could chant your wails to a breeze that would be lost in the watery wastes. Meanwhile, this merry and miserable world could jog along its load a little lighter for your kindly absence.

\* \* \*

If there is anything which justifies English strictures on American manners and life it is the American answers to them. Our journalists, when one of these criticisms is forced on their attention, set about to "beat" it in the same spirit that a scurvy tradesman spares no scruple in distancing a dishonest competitor, giving him lie for lie, and bent only on out-Heroding Herod. I mentioned a couple of weeks since the spirited rejoinder of Henry Guy Carlton to some flippant remarks of Rudyard Kipling on San Francisco. Since then Nym Crinkle has been similarly exercised over the same gentleman's letter to an Indian newspaper about Chicago, and his spleen finds expression in the same admirable medium, the *New York World*. The temper of the article (which is simply a vulgar and abusive tirade) is shown in the heading, "Kiplingo." This is an ingenious and delicate little piece of wit, intended, I suppose, to intimate that Mr. Kipling speaks a jargon of his own. In the same spirit Nym Crinkle might be turned into Slym Wrinkle, but I should not plume myself on the effort, which is no more and no less silly than the addition of the *o* to Kipling's name. What follows upon "Kiplingo" may easily be anticipated. Here is a representative passage: "What takes the wind out of me is (What? O Lord!) that a cockey, Rajpootana stripling, who uses the Queen's English like a gargle, should think it necessary to put on the civeted airs of a London swell when he comes to measure the impact of a people with a continent. I believe that in the mess-rooms of Bombay this sort of thing is considered smart. At all events, it comes from the cholera-soaked alluvium of Hindoostan, where famine still hangs on the flanks of a hybrid civilization and superstition pays tribute to commercial greed." Where this sort of thing is considered "smart" I do not know, but the "impact of a people with a continent" doubtless throws off many strange places. Kipling's utterances, themselves, were not on a very much higher plane than this, reminding one in some measure of Carlyle in his dotage, but they were distinctly cleverer, and coming from a young man in peculiar circumstances they may be forgotten without any great sacrifice of national pride. Famine may still hang on the flanks of a hybrid civilization in Hindoostan, and superstition in that benighted country may pay tribute to commercial greed, but that life in India contains elements of more romantic interest than life in this country scarcely needed the exemplification of a comparison between the tales of Kipling and the novels of Howells. It is perfectly natural that a writer who has interpreted so well the rough life of soldiers and the more elusive Oriental mind, should be struck with a sense of the tameness and shabbiness of a people who are principally occupied in dollar-hunting. The transition must have been very abrupt and the reaction very strong, particularly in a man like Kipling, all of whose works show him to be a person very susceptible to external influences. I believe, however, with Mr. Crinkle that a larger experience will teach him wisdom; and, perhaps, if he favors us with another visit, he may be able to appreciate that wonderful thing—"the impact of a people with a continent."

### Important Decision to Sub-Contractors.

#### THEIR RESPONSIBILITY FOR BIDS.

An important decision to contractors and sub-contractors has been rendered by Judge McAdam and a jury. A prominent New York builder made a bid on a down-town building, including in his estimate the bid of a firm for tin pipe. This firm sent in an estimate of \$200 at first, which they subsequently corrected to \$248. The latter figure the builder put in and he was awarded the contract, the work to be proceeded with at once. A few days after this, the firm in question wrote that they had again made an error, and said they would want \$900 odd. The builder at once wrote telling them he had put in the bid of \$248, which had been accepted, that he was bound by it, and that if they did not go on with the work he would obtain other estimates, let the work out to the lowest bidder and hold them for the difference, or loss, if any. From this, by advice of counsel, they desisted and withdrew all bids.

The builder thereupon obtained two estimates, and let the work at the

lowest figure, which was \$614. He then sued the firm for \$366, the difference between \$614 and their bid of \$248. The Court awarded the builder a verdict, ordering the defendants to pay costs, with interest to date.

In a communication received on this subject from a contractor, he cites a similar case where a sub-contractor has wriggled out of his bid, for which the contractor will have to lose \$400, owing to the fact that the sub-contractor is irresponsible.

### Our Letter Bag.

[For answers to communications which do not appear this week see next week's issue.]

#### Editor RECORD AND GUIDE:

I have been asked to submit the following questions to you for your decision: "Has an architect of a building, in the course of erection and completion, the right to set apart for his own use any room or rooms in said building as his office without permission from the owner or agent of said owner?" I know of an architect who claims the right until the building is completed and accepted, and who has actually locked the doors leading to two rooms, claiming such space as his office until completion of the building.

Is there any law or custom to justify such a proceeding? Your answer will greatly oblige

WILLIAM V. KING.

[There is no law giving the architect such privilege. There may be a custom, but we do not know of it. The rights of the architect depend on the contract made between him and the owner. This contract may provide for the privileges to be employed by the architect; but in the case of an employment of the architect, without mention of such privileges, the question you present would depend on whether there is a general custom that architects may set apart and have the use of a part of the building for the purpose of an office, or place for keeping plans, specifications, etc.

If there were such a general custom, the parties would be presumed to contract in reference to it, and in such case, in the absence of provision or agreement to the contrary, the architect would be entitled to the privilege.

We think such a privilege to the architect would be fair in the erection of the large buildings in this city. Take for illustration any one of the large office buildings down town.

The time necessary for the construction, the different tradesmen all at work on their respective parts of the contract, the number of details, and the necessity of having plans and specifications at all times handy for reference, would seem to justify a privilege to the architect to use part of the building for the purpose named in the letter; and there may be such custom in the case of these buildings.

But the right depends on the terms of his contract or employment.

No doubt in the contracts prepared the architects provide for this privilege.

If a general custom exists that the architect may so use part of the building during its construction, the owner in employing the architect will be presumed to do so under that custom.

There seems to be a general custom, that all mechanics employed on the building may have privilege of keeping their tools and material in the building; and parties assume this in making the contracts, and in their relations after the contract.—LAW ED.]

### Filling Up the Harlem.

#### Editor RECORD AND GUIDE:

I noticed an article in one of our daily papers referring to the filling up of the Harlem River, which in my estimation is an outrageous act. After a number of years of hard labor and the expense of thousands of dollars I think it unjust, and the public ought to fight the schemers tooth and nail. It may be for the benefit of some big railroad king or kings that this scheme was set on foot, but we must not allow such a gross and unjust deed.

HENRY H. DREYER.

### About Licensing Architects.

#### Editor RECORD AND GUIDE:

In answer to your request for my opinion of bill introduced in the Legislature by Assemblyman Guenther, entitled, "An Act to regulate architecture," I think he ought to go a step further and prohibit any aspiring low-born mechanic to ever think of learning any more than the rudiment and drudgery of his trade. Make it a penal offense for him to burn the midnight oil in the study of any cause or science. Only allow high-bred college graduates to practice any profession. His motto should be in this blasted free country: "down with the plebeian." Only one royal road to learning. That is through our self-constituted societies presided over by Messrs. Pecksniff & Co., who will put 'em through for a consideration. Tugged out with the real genuine simon-pure original parchment, countersigned with P. & Co. on back, then let 'em loose and they will make the poor presuming sons of masons and carpenters take a back seat or draw inspirations through their quills. Just think of it. A common mason's graduate now fills the chair as head of the Building Department in this city (and he don't wobble round much in it, either). I have no doubt he has been guilty of studying architecture and construction to good effect outside of prescribed lines. What does this country want of common minds anyhow? Whenever we require a Ben Franklin, Edison, Arkwright, Jacquard, Pullman, etc., etc., we have only in the future to go to the fountain head, press a button and out pops the man we want. See that he has a suitable stamped and signed parch-

ment and a McAllister pedigree, and there you are. He may slang whang about a little against the irregular chaps already at work in the field. To appease him amend the act, declare all others irregular and of no account, and send them down to the foot.

Suggestions from a plebeian that stands by his Order.

THOMAS GRAHAM, Architect.

### Contract of Sale.

#### Editor RECORD AND GUIDE:

I recently purchased a piece of property at public auction at the Real Estate Exchange. In the terms of sale the name of the seller was not stated. Is the contract of sale valid? OWNER.

[It is not necessary that the name of the seller should appear in the terms of sale. The terms of sale indicate only the conditions under which the sale is made, and it is not necessary that they should be, or should contain, a complete contract between the seller and the buyer; but the auctioneer's memorandum of the sale should contain the name of the seller and of the buyer, and if the memorandum of the sale entered by the auctioneer does not contain the name of the seller that the contract of sale would be invalid.—LAW ED.]

### "Bellamyism" in New Haven.

#### Editor RECORD AND GUIDE:

I have read with interest the article in a recent issue in which you say: "Some of the newspapers have been making merry over the message of Mayor Sargent, of New Haven, to the Common Council of that city. In addition to certain other recommendations, Mr. Sargent advises that the gas, electric light, city railroads and other natural monopolies of New Haven should be owned and operated by the public authorities for the public benefit. This our wise newspaper friends have called pure Bellamyism, the implication being that Mayor Sargent is a hair-brained crank."

You go on to give an account of the action of the Chamber of Commerce recently regarding a system of rapid transit for New York to be operated by the city and for the city's benefit.

I do not know who the journalists are whose merriment you refer to, but such merriment reminds me forcibly of the "cracking of thorns under a pot" alluded to in Holy Writ. Such "Bellamyism" (as these wiseacres deem it) has been carried on for many years by municipalities, even in monarchical countries. A notable instance of this is the City of Glasgow, which owns and operates the street railways, the gas works, the water supply and other great "plants," all of which are carried on for the behoof of the inhabitants and at a handsome profit which flows into the city treasury, besides paying for the lighting and watering of the streets, lanes, alleys, and even the furnishing of light for passages and stairs. I have not at hand all the points with which I could enlarge on this matter, but the methods pursued by the city government of Glasgow has been the admiration of many American tourists and magazine writers.

I might go further and cite the fact that the railways of Prussia are owned and worked by the government of that country; and how the British government owns and controls the telegraph lines and gives the people all the telegraph facilities they require for one cent a word, besides doing all the government telegraphing, all on a paying basis, but I need not multiply instances both in this and other countries to show the wisdom of city governments (at least) controlling and operating the street railways, the gas and electric lighting, the water supply and the sewerage for the benefit and comfort of the indwellers first, and the replenishment of the city's coffers afterwards. If this be "Bellamyism" pray let us have more of it, and let the newspaper men who take exception to it try their cheap wit in other directions. Mayor Sargent's scheme is a sensible one and will earn the approval of all thinking men. GOTHAM.

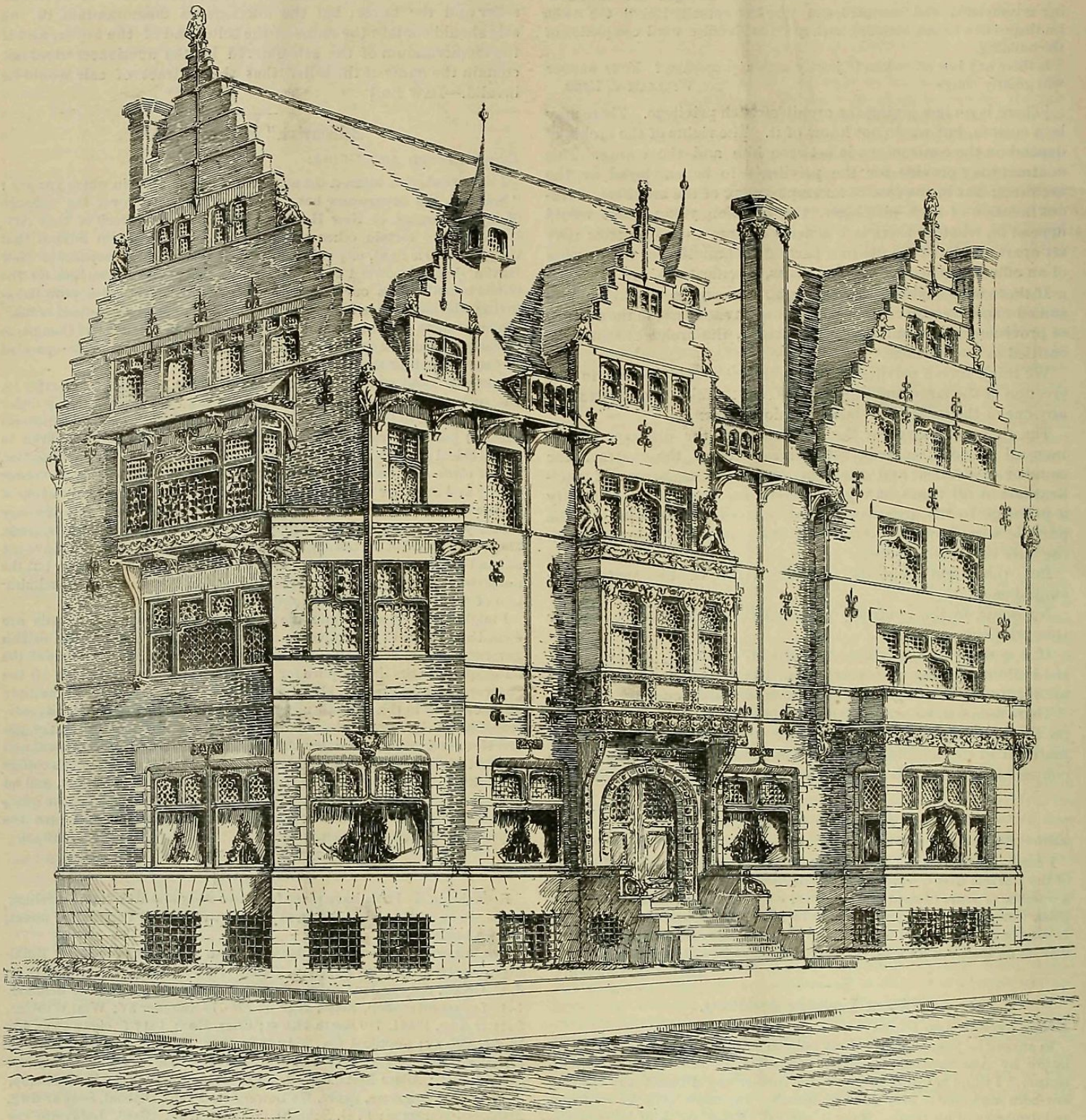
### Newark News.

Swinerton & Poole have plans for a two-story and attic frame dwelling, 20x53, to be built by H. A. Bliss, at Clinton avenue and Vanderpool street, at a cost of \$5,000.

The following is a list of the plans filed with the Superintendent of Buildings recently: Thomas Morrison, 2½-sty fr dwg, 20x40, 181 Lafayette st; J. C. Orben, 2-sty fr double dwg, 30x28, 178 South 7th st; Thomas Benfield, 1-sty fr carpenter shop, 20x40, rear of 759-773 Summer av; Wm. Winkler, 2 sty fr dwg, 18x44, 716 South 18th st; Chas. Hoch, 1-sty fr cigar shop, 12x 13, 302 15th av; Celluloid Co., 2-sty fr factory, 29x51, 32 and 34 Ashbridge st; M. F. Lauben, two 1-sty brk stores, 13x20, rear of cor Mulberry and Franklin sts; Adam Reitz, 3-sty fr dwg, 22x40, 17 Jacob st; M. G. Houch, 3-sty fr dwg and store, 23x42, 118 Bowery st; Frank Diebold, 3-sty fr dwg, 22x55, 504 Market st; F. G. Schmitt, 3-sty fr dwg, 23x60, Lafayette cor Polk st; Catharine Cleveland, two 2-sty fr dwgs, 21x41, 148 Elizabeth av; L. C. Fuller, 3-sty brk cutlery manufactory, 135x45, and lot 46x26, s e cor Dickinson and 4th sts.; Isaac Champeois, 3-sty brk dwg, 32x42.6, Spruce st, near Clinton av; W. L. Rhoades, 2-sty fr dwg, 25x28, 7th st and Bloomfield av; Peter Hauck, 3-sty fr dwg, 25x50, cor Central and Morris avs; J. M. Doremus, 1-sty brk storehouse, 65x35, rear 372 and 374 Broad st; J. H. Cummins, 3-sty fr store and dwg, 20x50, n e cor Clinton and Badger avs; F. W. Kaestner, 2-sty fr dwg, 16x26, 14th st and Avon av; G. G. Ackerman, 2½-sty fr dwg, 22x30, 440 Belmont av; J. Reiber, 3-sty fr tenement, 28x57, 251 Elm st; J. H. Dunn, two 2-sty fr dwgs, 22x40, 37 and 39 Ogden st; Almira Faitoute, 2-sty fr dwg, 25x34, 110 5th av; A. B. Bird, 2-story fr barn, 22x18, 44 North 3d st; Abby Coe estate, 2-sty fr dwg, 20x 30, 221 Broome st; C. Matthews, 3-sty brk varnish factory, 99x21 and 56x 21, cor N. J. R. R. av and Oliver st; Robt. Ballentine, 4-sty brk warehouse, 51x175, 147 and 149 Market st; T. A. Fischer, 2-sty fr dwg, 22x40, cor Avon av and 14th st; John Sohnele, two 2-sty fr dwgs, 16x28, cor Kipp and Rosests; Fred. Pier son, 2-sty fr dwg, 20x28, 140 North 4th st,

—EXAMPLES OF—

# Recent Architecture,—at home.

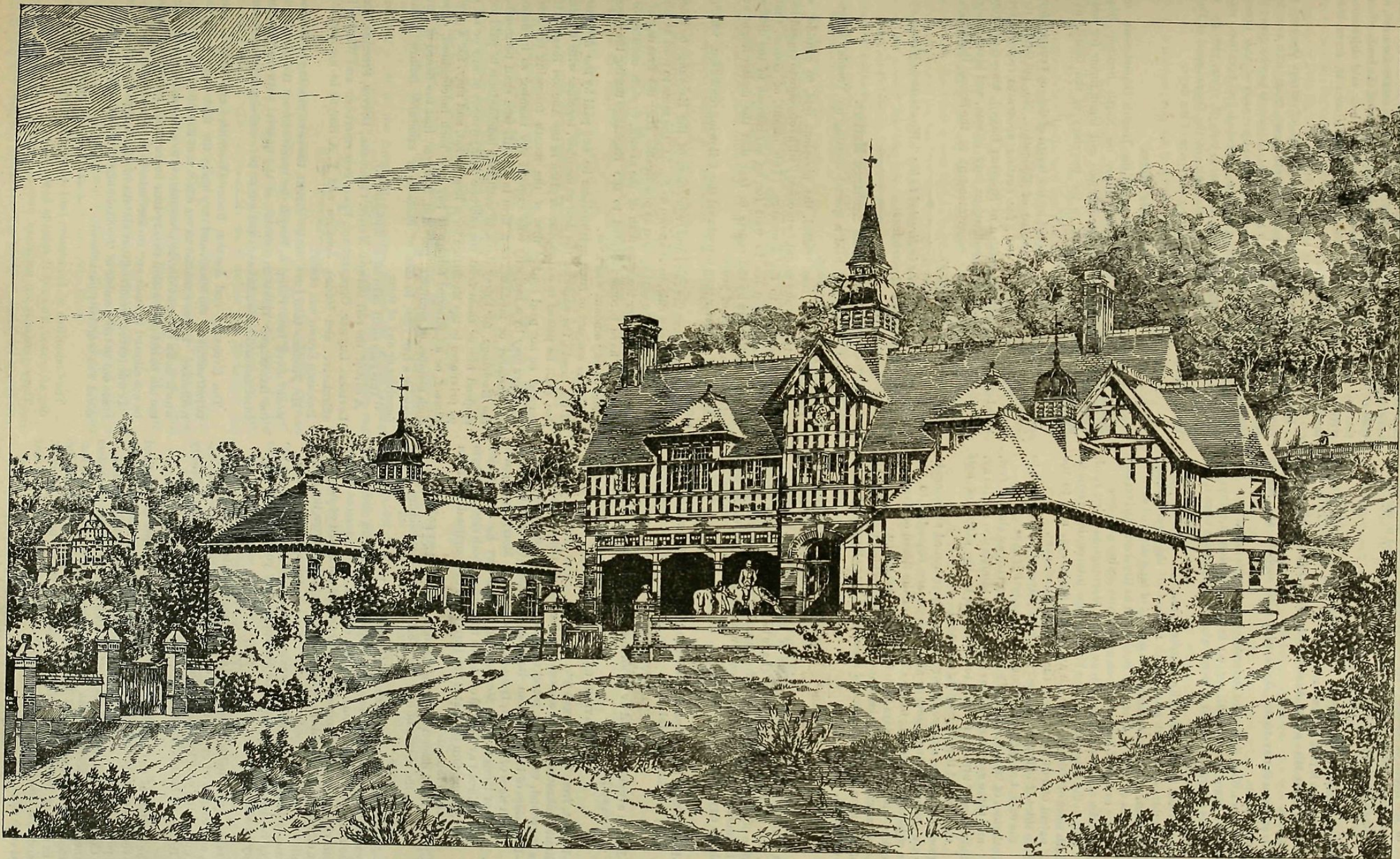


*Residence to be erected on the West Side.*

—Charles P. H. Gilbert, Architect.

— EXAMPLES OF —

Recent Architecture, — abroad.



STABLES, OTFORD, KENT.—MESSRS. ROGER SMITH & GALE, ARCHITECTS.

**Important to Property-Holders.**  
**BOARD OF ASSESSORS.**

No. 27 CHAMBERS STREET,  
NEW YORK, Feb. 19, 1891.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

**PAVING, ETC.**

- No. 1.—100th st, from the Boulevard to Riverside Drive, with granite blocks and laying crosswalks.  
No. 2.—118th st, from 8th av to Morningside Park road, with granite blocks.  
No. 3.—106th st, from 8th av to the Boulevard, with asphalt, and laying crosswalks.  
No. 4.—73d st, from West End av to Riverside Drive, with asphalt.  
No. 5.—26th st, from 10th to 11th av (so far as the same is within the limits of grants of land under water), with granite blocks, and laying crosswalks.  
No. 6.—94th st, from 2d to 3d av, with granite blocks.

[The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on—

- No. 1.—Both sides of 100th st, from the Boulevard to Riverside Drive, and to the extent of half the block at the intersecting avenues.  
No. 2.—Both sides of 118th st, from 8th av to the Morningside Park road, and to the extent of half the block at the intersecting avenues.  
No. 3.—Both sides of 106th st, from 8th av to the Boulevard, and to the extent of half the block at the intersecting avenues.  
No. 4.—Both sides of 73d st, from West End av to Riverside Drive, and to the extent of half the block at the intersecting avenues.  
No. 5.—Both sides of 26th st, extending easterly from 11th av abt 650 feet, and to the extent of half the block at the intersection of 11th av.  
No. 6.—Both sides of 94th st, from 2d to 3d av, and to the extent of half the block at the intersecting avenues.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or any of them, are requested to present their objections in writing to the Chairman of the Board of Assessors at their office, within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessment for confirmation on the 21st day of March, 1891.

No. 27 CHAMBERS STREET,  
NEW YORK, Feb. 24, 1891.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

**SEWERS.**

- No. 1.—East 149th st, bet Railroad av East and Courtlandt av, and in Morris av, bet 149th and 151st sts.

**PAVING.**

- No. 2.—Boston avenue, from 3d av to 167th st, with trap blocks and laying crosswalks.

**REGULATING, GRADING, ETC.**

- No. 3.—Rose st, from 3d to Bergen av.

[The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on—

- No. 1.—Both sides of 149th st, from Railroad av East to Courtlandt av; both sides of 150th st, from Courtlandt av to Morris av; south side of 150th st, from Morris av to Railroad av East; east side of Railroad av East, from 149th to 150th st; both sides of Morris av, from 149th to 151st st; and west side of Courtlandt av, from 149th to 151st st.

- No. 2.—Both sides of Boston av. from Teasdale place and 3d av to 167th st, and to the extent of half the block at the intersecting streets and avenues.

- No. 3.—Both sides of Rose st, from Bergen to 3d av.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to the Chairman of the Board of Assessors, at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 26th day of March, 1891.

The sale of lands and tenements for unpaid assessments for local improvements, and confirmed by the Board of Revision and Corrections of Assessments during the year 1886 and prior thereto, is to take place at the County Court House, on Monday next, at 12 o'clock.

In the matter of the application of the Board of Street Opening and Improvement to acquire title to that part of George street (not yet named by proper authority): Extending from Boston road to Prospect avenue.

The Commissioners of Estimate and Assessment give notice to owners and others affected thereby, that they have completed their estimate and assessment, and that all persons having objections thereto shall present them in writing at their office, No. 280 Broadway, on or before April 17, 1891, and that they will hear objections for ten days subsequent to that date at such office.

In the matter of the application of the Board of Street Opening and

Improvement, relative to acquiring title, wherever the same has not been heretofore acquired, to

Railroad av W. (although not yet named by proper authority), extending from Morris av to East 165th st, in the 23d Ward.

The Commissioners of Estimate and Assessment in the above-entitled matter, give notice to all persons interested in this proceeding, and to the owner or owners, occupant or occupants, of all houses and lots and improved or unimproved lands affected thereby, and to all others whom it may concern, that they have completed their estimate and assessment, and that all persons interested in this proceeding, or in any of the lands affected thereby, and having objections thereto, do present their said objections in writing, duly verified, at office, No. 280 Broadway (Room 4), on or before the third day of April, 1891.

In the matter of the application of the Board of Street Opening and Improvement, relative to the opening of 118th street, from 10th avenue to Morningside avenue, West, in the 12th Ward. Notice is hereby given that the bill of costs, charges and expenses, incurred by reason of the proceedings in the above-entitled matter, will be presented for taxation, on the 10th day of March, 1891, and that the said bill of costs, charges and expenses has been deposited in the office of the Department of Public Works, there to remain for and during the space of ten days.

**Contractors' Notes.**

Sealed proposals will be received at the Health Department, until March 10th, for furnishing earth filling on North Brother Island. Plans may be examined, and specifications and blank forms for bids or estimates obtained by application to the secretary of the board, at his office, No. 301 Mott street, New York.

Sealed proposals will be received by the Board of School Trustees for the 24th Ward, at the hall of the Board of Education, No. 146 Grand street, until Wednesday, March 11, 1891, for heating apparatus required for the new building in course of erection at Spuyten Duyvil, known as Primary School No. 46. Plans and specifications may be seen, and blank proposals obtained at the office of the Superintendent of the School Buildings, No. 146 Grand street, third floor.

*The attention of readers is directed to the "Wants and Offers" at the end of the Real Estate Department.*

**Real Estate Exchange Matters.**

The Board of Directors held a special meeting on Tuesday afternoon, George R. Read in the chair.

The meeting had been called, the president said, to consider what amendment to the rules might be necessary with reference to unpaid indebtedness of members to the Exchange. This meant, of course, that the board had determined not to wait for an adjustment of the difficulties with the auctioneers by the courts in fear that the matter might not be settled for a couple of years.

Mr. C. W. Luyster then introduced the following resolution, which was seconded:

"Resolved, That the rules and regulations of the Exchange be amended by inserting a new rule, to be known as No. 5A, the same to read as follows:

"A notice shall be sent as soon as practicable after the first day of each month, and not later than the fifth of the month, to each member or firm who shall have become indebted to the Exchange during the preceding month in any amount whatever.

"If the amount of such indebtedness be not paid by the fifteenth day of the month the name of the firm or member, together with the amount due, shall be posted in a conspicuous place in the Auction Room. If such amount be not paid by the first of the month following the Board of Directors may by a majority vote suspend any member so in default or any member or members of a firm in default who shall be members of the Exchange, for thirty days, or until such indebtedness be paid, or may suspend him or them from the exercise or enjoyment of any or all rights or privileges in the Exchange for a like period, and may, for a repetition thereof, or a continued failure to pay any such indebtedness, expel any such member or members: provided, however, that the Board of Directors may by a like vote, in case of mistake or excusable failure, remit such penalties or any of them.

"This rule shall take effect immediately."

A call of the roll showed Messrs. Cammann, Deeves, Fromme, Harnett, Leviness, Luyster, Oppenheimer, Read, Schermerhorn and Warren in the affirmative, and Messrs. Johnson and P. A. Smyth in the negative. J. Romaine Brown was absent.

Mr. Fromme then gave notice that at the next meeting of the board he would move that Philip A. Smyth be removed from the secretaryship of the Exchange. This is an outcome of the quarrel between the Board of Directors and the auctioneers and has no personal significance whatever.

The Exchange and Auction Room Committee met shortly after the adjournment of the board, and they made the first move under the new resolution. It was a motion to the effect that the bill of Jas. S. McQuillen, who is not a stand-holder, be presented, with a demand for payment, and if the bill be not paid within twenty-four hours from the time of demand he be not allowed to make any further sales in the Exchange.

It was further resolved that all bills for Exchange fees or stand rents be made out to the member of the Exchange in whose name the choice of the stand was originally purchased.

The Committee on Legislation held its regular weekly meeting on Tuesday afternoon, Thomas F. Murtha in the chair.

There were only ten members present, and, as the meeting proceeded, several of these left, until there were scarcely enough members to transact business.



Constant A. Andrews reported for the Sub-Committee on City Finances that in their opinion the committee should take no action on Senate bills Nos. 3 and 113, which had been referred to them. These bills call for an issue of bonds for additional school-houses and further street paving.

Joseph C. Levi, a lawyer who drafted the amendment to the short form mortgage, reported adversely by the Pending Legislation Committee, then addressed the committee, showing how necessary it was to have the rent and receivers' clauses, which are the subjects of his amendment, shortened.

Mr. Levi in the course of his address referred to the charges made by the Register, which, he said, he thought were more than the legal rates, if not positively illegal and extortionate. He said he intended to investigate the matter.

The short form amendment was referred back to the Pending Legislation Committee for suitable action.

Assembly bills No. 512 and 541, providing for the inspection by the Police Department of scaffolds and for railings around the same, were referred to the Building and Mechanic's Lien Law Committee.

Senate bill No. 339, incorporating a bridge company with powers to construct a bridge from New York, between 52d and 80th streets, to Long Island City, with piers on Blackwell's Island, and bill No. 344, improving the Boulevard, between 156th street and Inwood street, were referred to the City Improvements Committee.

E. L. King has proposed E. C. Prescott for membership.

### Legislation at Albany.

ALBANY, N. Y., Feb. 26.—Among the bills in the Assembly ordered to a third reading is the one which provides that on the sworn complaint of any citizen of New York City to the Board of Health that any gas works give forth an obnoxious odor the said board shall summons witnesses and property-owners to a hearing, and if it be found that a nuisance exists the gas company shall be compelled to give a bond of \$50,000 to abate the nuisance.

The reply of Comptroller Myers to the Senate resolution concerning changes in the tax laws was submitted to the Senate this morning. The Comptroller deprecates any hasty legislation at present, and is of the opinion that the wisest course will be for the Legislature to appoint a commission of some of the heads of the city government experienced in matters concerning taxation to report their conclusion to the next Legislature. He said the present tax laws are defective, but cannot be corrected by patchwork amendments. Since the present laws were enacted, he says, methods of business have materially changed, and he is of the opinion that many persons would give up their city residences rather than submit to the inquisitorial listing system.

In the Senate, the bill relative to the filing of chattel mortgages of telegraph and telephone companies passed.

Senator Stewart introduced this week a bill enabling the Mayor of New York to appoint a commission of five to revise the City School laws.

The Assembly Committee on Commerce and Navigation has reported favorably on T. D. Sullivan's bill, incorporating the New York and Brooklyn Tunnel Company.

The Assembly Judiciary Committee has reported favorably the bill relating to acknowledgments to deeds and mortgages.

The Assembly's City's Committee has reported favorably the bill for an air garden over the 42d street reservoir; also the bill authorizing the issue of \$2,000,000 worth of school bonds for New York City.

A bill has been introduced into the Assembly appropriating \$250,000 for a Soldiers' and Sailors' Memorial Arch within the plaza adjacent to the southeasterly entrance to Central Park.

The Senators passed the Lease Guaranty Company's bill. The Senate Judiciary Committee has reported favorably the Short Form Deeds and Mortgages bill.

The Senate has passed the bill for the repeal of last year's act, requiring County Clerks to keep a record of the amount unpaid on mortgages.

The Assembly Committee has reported the bill which provides that the tenement houses in New York City shall not be used for lodging houses, private schools, stables, or the storage of rags.

A bill has been introduced into the Assembly giving the Police Commissioners in cities power to examine scaffolding, tackle, etc., used in the construction and painting of buildings, so as to insure the safety of the same.

There is a bill in the Assembly amending section 392 of the Code of Civil Procedure, relative to the limitation of actions by executors and administrators.

### New Incorporations.

A certificate of incorporation was filed in the County Clerk's office on February 24th by the Davidson Sons Marble Co. The objects of this company are the sawing, dressing, etc., marble, granite and stone for the erection of buildings, etc. The capital stock is \$100,000, divided into 1,000 shares of \$100 each. The names of the incorporators are Alexander and John A. Davidson and Albert Voss.

Articles of association were filed by the Enterprise Savings and Loan Association on the same date. They propose to purchase and improve real estate. The capital stock is to be divided into shares of \$100 each. The names of the officers and trustees are Louis H. Schneider, Walter H. Jones, Frederick O. Ernesty and thirteen others.

The Fiske Associated Co. filed a certificate on February 25th. The objects are the purchasing and improving of real estate. The capital stock is \$175,000, divided into 1,750 shares at \$100 each. The names of the trustees are Charles H. Fiske, Richard Stacpoole and John Smith.

### Special Notices.

The estate of Wm. Lynch offer to let or lease in part or whole the valuable dock property fronting on the Harlem River, between 155th and 160th

streets, near the terminus of the West Side elevated roads. This is an excellent opportunity for parties looking for sites for factories, coal or lumber yards, or any business requiring spacious docking facilities at a point convenient to the centre of the city. Particulars can be obtained from the estate, corner 8th avenue and 156th street.

### Can the City's Revenues be Increased?

VALUABLE FRANCHISES THAT DO NOT YIELD THE CORPORATION SUFFICIENT REVENUE—HOW RAILROAD, GAS-LIGHT, TELEGRAPH, ELECTRIC LIGHT, STEAM-HEAT AND OTHER CORPORATIONS USE THE PUBLIC HIGHWAYS WITHOUT ADEQUATE COMPENSATION—OTHER POINTS OF INTEREST TO TAXPAYERS.

Comptroller Myers, in an interview with a representative of THE RECORD AND GUIDE, published in this paper on October 17th last, made the statement that valuable city franchises had been frittered away in the past, and that the city, by looking after the franchises which it now controls, could increase its revenues and thus aid in reducing taxation. The Comptroller, when seen a few days ago, reiterated this statement, and when his attention was called to the fact that the large steam, gas, electric light, telegraph, telephone and other corporations—railroads excepted—pay practically nothing to the city for the use of the streets, he conceded that this was inequitable.

"Do you not think that those companies who use the city's streets should pay for the privilege?"

"I most certainly do," was his reply.

Continuing, the Comptroller said: "After all, our city is excellently governed. When I first came into office I expected, from the general newspaper talk, that I would find affairs considerably out of gear, but it has been a surprise to me how well conducted I have found the city's affairs generally. Every item, as far as I know, in the matter of appropriations, is scanned closely. The franchises granted in the past were so granted under the *regime* of old New York. We have now a new New York, and for several years past no franchises have been frittered away. For instance, it was the custom many years ago for the city to give docking privileges on condition that the grantees would keep the streets adjoining in repair. Now, any such property owned by the city is leased at high figures. In other words, privileges that were once worth little are now extremely valuable, and should be paid for accordingly. There is only one way of obtaining adequate compensation from the various corporations using our public streets, and that is, for the Legislature to give the city authority to make a charge therefor, such charge to be regulated on the basis of income or profits. This would only be fair to the city, which has handed over hundreds of miles of streets to those corporations, which certainly should pay a fair sum for the privilege."

"Has not the city at present authority to tax those corporations?"

"No," was the reply; "their charters give them their present rights, and the city cannot, of course, act in contravention of such charters. The remedy is to get the Legislature to impose certain charges on the different companies using the streets."

With the object of ascertaining what sources of income are neglected or insufficiently charged for by the city at this moment, THE RECORD AND GUIDE has instituted an inquiry into the receipts of what is known as "The General Fund." These receipts include all revenues derived from franchises granted and owned by the city, together with income from various other sources over and above the amount collected from the tax levy. An analysis of the numerous items of The General Fund shows that in the large majority of cases the receipts could not have been increased. They are to some extent revenues derived from charges fixed by law, and to some extent receipts from sources that could not be increased to any appreciable amount. In a number of cases, however, the amounts received by the city are ridiculously low, such as in the case of the New York Steam Heating and Power Company, which yielded only \$15 last year. In a few other instances—and they are notable—the city receives no revenue whatever for the use of its streets. Let us take some of these items seriatim.

#### NEW YORK STEAM HEATING AND POWER COMPANY.

This corporation paid the city \$15.06 in 1889. The revenue which it pays is 3 cents per running foot for new conduits laid. For 502 feet laid in 1889 the city received the nominal income stated. This is all that corporation paid for the use of the public highways that year. No annual charge is made for the pipe laid.

#### OIL PIPE-LINE FRANCHISE.

This yielded the city \$319 in 1889. The pipe-line conduits are used by the Standard Oil Company. The quantity of pipe laid is fixed, and the annual revenue is a stated one. The sum of \$319 seems a very low figure to charge this rich corporation for the privilege. The pipe runs from the East River, nearly opposite Hunter's Point, across the city westward to the North River. The oil is conducted through the pipe which is laid across the East River, from Hunter's Point, and flows to the North River, where it is laden in vessels to various points of destination.

#### SURFACE AND ELEVATED RAILWAYS.

This source of revenue has been greatly neglected in the past. The streets of New York belong to the people. They are paved, cleaned and kept in repair at the expense of the people. If they were owned by a private individual or corporation they would represent hundreds of millions of dollars in actual value, and such an individual or corporation would find it necessary, in order to obtain an income on the capital expended, to charge all persons using the streets and deriving a revenue from their use. The railroads which run through the streets of New York City are in possession of a great franchise, for the use of those streets enables them to receive large—in some cases very large—profits on the capital they have invested in fixed and rolling stock used in such streets. Thus, it would seem just that they should contribute to the corporation owning and keeping in

repair such streets—and this corporation happens to be the city—a fair and equitable proportion of their gross or net earnings. For many years they had paid, with one or two exceptions, but a nominal sum into the City Treasury for this franchise, and it was only a few years ago that they began to be charged  $\frac{1}{2}$  of 1 to 5 per cent on their gross receipts. This yielded in 1889 the sum of \$115,188. In addition to this, licenses on street cars yielded \$69,802. Two of the railroads pay, also, a stipulated sum per annum, the Broadway & Seventh Avenue Company \$40,000, and the Houston, West Street & Pavia Ferry \$1,000. The total receipts from all sources, both surface and elevated railroads, was \$225,990.

Here is a means of revenue from which the city should receive a much larger sum. One can readily understand how, in a small city, where it is desirable to assist the building up of the place, the railroads should be taxed nominally, or even not taxed at all; but in a city like this great metropolis, where horse cars and elevated road cars are more or less crowded during all hours of the day, and where railroads are, on the whole, paying high dividends to their stockholders, it is preposterous that they should be taxed so lightly. The capital stock of all the railroads in New York City, exclusive of the New York Central, New Haven, Harlem and New York & Northern roads, is, in round numbers, about \$50,000,000, and their net income, after paying all operating expenses, about \$6,000,000. The capital stock of these roads does not, however, show their total liabilities, for there is their bonded debt, which would add \$56,000,000 more.

Is it just that the street railroads of New York City should use the public highways, which have cost the city so many millions to pave and keep in repair, without paying a fair sum for the use of such streets? It would seem but equitable either that these roads should pay more to the city for their franchises, or that the people should receive a slight reduction in the rate of fares.

We give below a list of the street railroads of New York City, showing their capital stock and bonds, gross and net receipts, as given in the Railroad Commissioners' report for 1889, together with the amount paid by each company to the city in percentages, etc., as it appears in the Comptroller's report for that year. It should be distinctly borne in mind, however, that this article is dealing with franchises for the use of the city's streets only, and does not take into consideration the taxes paid by the different corporations—railroad as well as others—on their real and personal estate, which is altogether a different matter. Therefore the amounts under the head of "paid to city" represent charges for a franchise, and must be kept distinct from taxes on property owned. Such taxes on all the companies aggregate a large sum, but that is beside the question. The following is the list:

Road.	Stock.	Funded debt.	Gross earnings, 1889.	Net earnings, 1889.	Paid to city, 1889.
Manhattan Elevated Road...	\$36,000,000	\$40,000,000	\$8,587,489	\$3,929,298	Note
Bleecker st**	900,000	700,000	62,500	62,500	...
Broadway & 7th av**	2,100,000	2,200,000	1,542,699	548,250	†\$8,835
Central Crosstown	600,000	250,000	216,567	73,795	†19,723
Central Park, N. E. Rivers...	1,800,000	1,200,000	581,933	...	...
Chambers & Grand sts.	800,000	...	9,888	14,595	4,522
Christopher & 10th st	650,000	185,000	254,719	68,246	4,509
Dry Dock, East Broadway & Battery	1,200,000	840,000	825,390	265,227	8,214
Dry Dock Certificates of Indebtedness.	1,200,000	...	...	...	†37,500
42d & Grand st Ferry	748,000	236,000	349,547	111,999	2,400
42d, Manhattanville, e.c.	2,500,000	2,725,000	397,274	92,619	12,965
Houston, West st & Pavia Ferry	250,000	500,000	234,548	50,319	†3,650
Harlem Bridge, etc.	350,000	67,000	175,631	3,851	...
New York Central	...	...	...	...	500
New York Elevated**	...	...	...	...	††25,657
South Ferry	150,000	160,000	6,711	deficit	...
Suburban Rapid Transit	16,000,000	...	...	...	...
23d st	600,000	417,500	648,191	154,654	6,179
2d av	1,862,000	1,600,000	858,068	139,615	5,893
3d av	2,000,000	3,500,000	1,404,191	424,246	...
4th av	...	...	809,497	202,358	Note
6th av	1,500,000	500,000	662,936	141,762	4,400
8th av	1,000,000	1,000,000	622,847	122,990	...
9th av	761,800	...	196,634	16,130	1,040
Total	\$53,571,890	\$56,080,500	\$18,524,410	\$6,413,634	\$25,990

\*Three years to Sept. 30, 1889. †In settlement of car license fees, between 1870 and 1885. ††Two years' car licenses. \*\* Now leased. ††† On account of back payments due to the city. † Less than one-half issued. Deficit—Central Park, etc., \$336,356; South Ferry, \$3,373.

NOTE.—Although no payment appears in the Comptroller's report, the Comptroller, in a talk with a reporter of THE RECORD AND GUIDE, stated that the Manhattan Road has paid the city \$5,200 per annum for several years on all its lines. The city is now suing the road for a very large sum alleged to be due on percentages owing to the city on elevated roads in past years. Again, the Fourth Avenue Road was exempt from paying a percentage till 1891, after which it will be charged 3 per cent on its gross receipts on part of its line.

Thus, on a gross income of about \$18,000,000 in 1889, and a net income of about \$6,000,000, the roads paid the city \$25,990, of which over \$80,000, it is estimated, was for license fees and percentages due in previous years.

Of the several railroads a number paid no licenses for cars whatever, while other roads paid no percentage at all. Still other roads paid nothing at all to the city, among them being the Suburban Rapid Transit and the Fifth Avenue Stage Cos. It might be asked why the cars of one company are charged a license while others are not, and why some companies, rich ones to boot, are not charged percentages while others are.

Again, the New York Central Road contributes only \$900 for the use of the streets of New York City. This is a charge for the "ten dummy engines used in the city." The Central uses the dummy street lines, not to speak of a great city thoroughfare between 42d street and the Harlem River and beyond, and all the city charged that road in 1889 was \$500 for the franchise.

GAS-LIGHT COMPANIES.

There seems to be only one gas company in New York that pays anything into the City Treasury for the use of the streets, and that is the Equitable Gas-Light Company. The amount paid to the city by that company last year was \$431.21. The other companies pay nothing. Gas-pipes are laid in nearly every street which has been opened in the city, and it would seem as though these companies which make large profits should either pay more into the City Treasury or charge the people less for light.

The Consolidated Gas Company has thirteen branch offices, works, etc., in the city, and the Standard Gas-Light Company five offices. There are one or two other companies of minor importance. The capital stock of these companies is over \$50,000,000, and their profits are very large. The Equitable only pays on new pipe laid down, not on pipe already laid.

ELECTRIC LIGHT COMPANIES.

It does not appear that the electric light companies contribute anything to the city for the use of the streets. They comprise the Edison, United States, Brush and other companies, with a capital stock of over \$15,000,000.

TELEPHONE COMPANIES.

These companies should form a source of revenue to the city for they use the streets more or less. They are practically under the control of one company, and as the franchise is a valuable one there should be some income to the city from it. At present the income is nil.

FERRY RENTS.

The sum realized from this source last year was \$326,559. The majority of the ferries which run from points in New York City are paying in the estimation of Comptroller Myers, too low a sum for the privilege, though in future, he says, they will pay a reasonable sum, as the franchises will be put up at auction when they expire.

DOCK AND SLIP RENTS.

The income from this source is quite important, having been \$1,521,602 in 1889. In past years these privileges were granted on very easy terms, and as contracts and leases expire hereafter they will be renewed on a basis that will be more equitable to the city than in the past.

STREET VAULTS.

The revenue from this source in 1889 was \$104,945. The city charges 75 cents per square foot of superficial area for the use of the street space. This should be regulated according to the value of the space required. It is manifestly unjust to charge the same per square foot on an unimportant street, in Harlem, or on 2d or 10th avenue, as is charged on Broadway. A rate should be made according to the value of the space. If this were done a larger revenue would certainly accrue to the city. An owner of Broadway property who wants 250 superficial square feet of sub-street space should pay more for it than \$187.50 per annum.

TELEGRAPH, MESSENGER AND CABLE COMPANIES.

Outside of the assessed valuation of their property these companies pay nothing to the city for the use of its streets.

SIMON STERNE'S VIEWS.

Simon Sterne, who has given some attention to the question, said: "It is monstrous that franchises should be given away by the city in perpetuity. Under no circumstances should they be granted for a longer term than fifty years. There is no doubt that the gas, heat and other companies using the public thoroughfares should make a fair return to the city for the privilege. The surface railroad companies now pay, I think, pretty well for their franchise in most cases, and while we should saddle the companies that are making large profits with fair charges, it is inadvisable for us to charge the new companies in the same proportion. For this reason: in the up-town districts which are sparsely populated, it would not pay capitalists to sink their money if they had to pay the same percentage on their receipts as the roads on the line of Broadway, or, say, south of the Central Park. And it is here where I wish to strongly criticize the Cantor bill. This measure was passed in haste, under the public excitement attending the Broadway Railroad bribery disclosures, and, like all hasty legislation, it is defective. Its result is to practically give a monopoly to all the roads in existence at the passing of the bill, and to stop capitalists from building any roads hereafter. For, the large percentages offered in public competition for franchises for new roads are too ruinous for capitalists to stand by such offers made. We see this in the fact that, with one exception, there has not been a new road built since the passing of the Cantor Act. The 28th and 29th street cross-town road has its tracks down, but I understand the high percentage offered on the receipts deters capitalists from going into the enterprise. I would suggest that a board should be instituted, comprised of a few of the principal city officials, the President of the Chamber of Commerce and one or two other prominent business men, who shall have power to regulate the charges to railroad and other corporations using the streets, such charges to be made on a fair basis, and each case to be treated on its merits. A uniform system of taxing corporations may sometimes not subserve the public interest and convenience, which is of primary importance, and that is why a board should be instituted to impose a charge of a reasonable character on each corporation using the city's streets and water fronts."

COMPTROLLER MYERS ON MUNICIPAL OWNERSHIPS.

A representative of THE RECORD AND GUIDE saw the Comptroller with the object of ascertaining his views as to the ownership by the city of gas, light, heat and other public necessities. The Comptroller replied:

"I am not in favor of the municipal ownership of these necessities. That is all very well in Europe, but I do not believe in it here, under a Republican form of government. I think the supplying of those necessities should be left to private enterprise. In this country every man should have a chance to enter into business of every description, and the municipality ought not to swallow up everything."

"But experience in Europe has shown that where municipalities have owned their own gas, etc., the people have obtained it at a much lower cost than it is supplied under private enterprise, and this has also been shown in certain towns and cities in the United States," ventured the writer. "Why should the gas companies of New York City charge the people \$1.25 per 1,000 cubic feet when it costs them less than half that sum?"

"The Legislature should regulate the price of all public necessities," replied the Comptroller, "and allow a charge to be made which shall give the companies a fair, but not an exorbitant, profit."

When the Comptroller spoke of municipal ownership being out of place

in a Republican country, the writer, presuming that he inferred the application of the same principle to national ownership, said: "What about the Post-office? Is that not owned and run by the government?"

"That is altogether a different thing," was the reply.

"Why so," pursued the writer. "Could not a private corporation run the Post-office and perform the same functions as satisfactorily?"

To this the Comptroller reiterated his previous answer.

The attention of readers is directed to the "Wants and Offers" at the end of the Real Estate Department.

Rapid Transit Schemes.

Another public hearing was held by the Board of Rapid Transit Railroad Commissioners, at which several schemes with which the public has been made familiar were explained and advocated by their respective promoters. Ex-Register of the Treasury, Lucius E. Chittenden, President of the People's Rapid Transit Company, presented the formal petition of that company for a franchise to construct its four-story viaduct system through the centre of the blocks contiguous to Broadway.

This scheme has been amplified since its last public appearance by the addition of an underground railroad and conduit system—presumably so that it should have the advantage of "all the modern improvements." Mr. Chittenden considers it the only practical solution of the rapid transit problem, and gave some interesting details of cost, not heretofore published, which he said were the results of painstaking investigation by a competent corps of engineers.

According to these the total cost of the real estate for the right of way, consisting of a strip 75 feet wide, from the Battery to Spuyten Duyvil, and thence by a surface road extension to Tarrytown, would be \$51,971,000; the cost of fire-proof construction of the viaduct structure, four stories high on the average, to be of solid arches of masonry, \$34,378,951; the cost of the viaduct railroad, stations and equipment, \$18,401,952; and the interest accumulations during construction, \$5,000,000, would make a total of \$109,751,993 as the cost of the right of way, reconstruction of buildings and completed railroad ready for operation.

From this he figured out an income of \$9,476,500 net per annum. Outside of the Greathead system this scheme has been the most elaborately presented of all the schemes suggested to the commission. Col. John J. McCook, of counsel for the Chittenden Company, who was one of the advisers of the original elevated railroad company, said that in the light of his fifteen years' experience with rapid transit matters, this viaduct scheme was financially and mechanically practicable. The only question to be determined was whether productive real estate in New York City, at its present prices, would pay a reasonable income—4 or 5 per cent. If the commission was satisfied of this fact, the viaduct system would undoubtedly pay.

Lawson N. Fuller and others spoke for the extension of the present elevated railroad system. The commission will hold another public meeting in two weeks.

The Disagreement Among the Bricklayers.

The International Union of Bricklayers is an organization which takes in the bricklayers' unions throughout the United States and Canada. The union assesses its membership from time to time to cover the cost of strikes in different parts of the two countries, and recently made a levy upon the bricklayers' unions of this city for that purpose. Union No. 7, whose assessment is said to be in the neighborhood of \$4,000, declined to pay, urging that the assessment was unjustly heavy, and it ceased its membership in the International Union. The members of the sister unions of bricklayers in this city affiliated with the International propose to quit work on Monday on all jobs where members of Union No. 7 are at work, if No. 7 does not pay the assessment levied on them by the International.

Should Union No. 7 hold out, it will not only be the means of stopping all bricklaying work on a number of buildings throughout the city, but it will break the agreement between the Master Builders' Association and the Bricklayers' Unions of this city, which is in force till May 1, 1891, whereby both organizations agree that bricklayers shall not quit work or strike until committees from both organizations—masters and journeymen—shall arbitrate upon the difficulty. It will thus be seen that the case is one of interneine trouble among the journeymen, and not a difficulty between masters and workmen.

Union No. 7 is one of the largest and wealthiest in the country. It has a membership of over 2,000, and owns its own building. It has some of the most skillful workmen, and they are engaged on many important buildings. The union has not been unanimous in declining to pay the assessment, for about 200 members have withdrawn, not wishing to be affected by any difficulty that may arise.

The Arbitration Committee of the Mason Builders' Association and the Joint Arbitration Committee of the Bricklayers' Unions of this city met at the Building Trades' Club on Tuesday evening to discuss a renewal of the well-known agreement now in force between the associations and the unions. This agreement is made from May till May each year, and it is the custom of both Arbitration Committees to meet about the end of February in every year to arrange whether the agreement shall continue in force for another year. This is done so that the master masons shall know where they will stand in the event of their undertaking new contracts for the forthcoming year. On Tuesday evening the difficulty in the way of renewing this agreement seemed to be the defection of Union No. 7, and until the trouble about their assessment is settled amicably the association and the unions are not in a position to renew the agreement. There were present on Tuesday evening; Messrs. W. S. Harrison (in the chair), Timothy Mahoney, Marc Eidlitz, Edward Franke, Alex. Brown, Jr., and Jos. Schaeffler, of the Committee of Arbitration of the Mason Builders' Association; and Messrs. Geo. W. Smith, John Doyle, Thos. P. Quinn, Benj. F. King, Joseph Kraemer and A. Mueller, of the Joint Arbitration Committee of the Brick-

layers' Unions. The signing of the agreement was postponed till the settlement of the difficulty with Union No. 7.

Last night a committee from Union No. 7 met the members of the Mason Builders' Association at the Building Trades' Club to discuss the situation. The meeting was still in progress when THE RECORD AND GUIDE went to press, but it is understood that an effort was made to get Union No. 7 to arbitrate with a committee from the International Union with a view of paying an assessment. Union No. 7 appears willing to pay some assessment, but evidently wants to have the amount largely reduced below that levied.

The Committees of Arbitration of the Mason Builders' Association and the Bricklayers' Unions will meet again at the Building Trades' Club this evening to discuss the signing of the agreement between the two organizations for another year from May 1, 1891. It is hoped that Union No. 7 will by that time have arranged its difficulty with the International, thus permitting of the agreement being signed and also hedging off the possible strike next week.

The World of Business.

TRAFFIC OF THE SAULT STE. MARIE CANAL.—The business through the Sault Ste. Marie Canal is far greater than that through the Suez Canal, though the actual period during which the Sault Canal is open to navigation is only about two-thirds as long as in the case of the Suez. Although to the six days shorter season (compared with 1889) must be added a loss of 88½ hours through the breaking of a lock valve, the business done shows an increase of 20 per cent over that of 1889, and last year showed a like advance on the business of 1888. The principal items of the last two years' business are as below:

	1890.	1889.
Vessels, number.....	10,597	9,579
Lockages, number.....	4,970	4,684
Registered tonnage, net.....	8,454,435	7,221,935
Freight towage, net tons.....	9,041,213	7,510,022
Passengers, number.....	24,856	25,112
Coal, net tons.....	2,076,925	1,629,197
Flour, barrels.....	3,239,104	2,228,707
Wheat, bushels.....	16,217,370	16,231,854
Other grain, bushels.....	2,133,245	2,044,384
Iron ore, net tons.....	4,774,768	4,095,857
Manufactured and pig iron, net tons.....	116,327	57,580
Salt, barrels.....	179,431	168,250
Copper, net tons.....	43,729	33,456
Silver ore, net tons.....	3,432	5,947
Lumber, 1,000 feet B. M.....	361,929	315,854
Unclassified freight, net tons.....	371,294	312,410

The freight carried in 1890 is valued at \$10,221,870,000, as against \$8,373,254,715 for that carried in 1889. There is a slight decline in the number of passengers and in silver ore. The decline in grain transported is more than made up by over one million more barrels of flour. The total increase of freight, 1,525,190 tons, and of registered tonnage, 1,232,500, is important.—*Engineering and Mining Journal.*

THE MANUFACTURE OF TURKISH CARPETS.—A correspondent of the *Levant Herald* describes in a recent communication the mode of producing so-called Turkey carpets. They are, he says, principally made in the towns of Oushak, Ghiordes, Koula, Demirgi, Melas, Ladik, Pergamos and Sparta, and are exported for the most part to England and America. Oushak, the seat of the trade, is a town of about 20,000 inhabitants, most of whom are occupied in carpet making, the actual number of looms at work being 500. Koula and Ghiordes have populations of about 15,000. Demirgi has become a carpet-weaving town within the last six or eight years, owing to an accident. Years back the town was destroyed by fire, and the inhabitants, too poor to reconstruct their habitations, emigrated to Ghiordes, where they learned the art of carpet making. As soon as they had saved some money they returned and rebuilt their native town, setting up looms of their own. Their carpets were not a success at first, but they managed to improve them, and now they are superior both in texture and color to those of Ghiordes. Ladik, Pergamos and Melas are rug-producing centres. At Sparta the industry has just been introduced. The manner of weaving is primitive. The wool, which is obtained from the fat-tailed sheep reared by the Turks on the highlands, is washed by men in the neighboring streams, and spun on the wheels by the old women of the town; it is then sent to be dyed, after which it is sold to the manufacturer. The looms consist of two thick poles fixed firmly in the ground at a distance from each other; two others are joined, one above and the other below, and to these the warp or chain of carpet is attached. At the foot of this loom the weavers sit cross-legged, sometimes as many as ten in a row, each working at a two-foot width of carpet. The yarn is taken from bobbins suspended above their heads and tied to the warp; it is then cut with a sharp knife and the pile and wool driven together by means of a comb. A carpet can be made of any length, but its width depends on the size of the loom. Notwithstanding that this is a primitive mode of proceeding, it is not without its advantages, for, inasmuch as the texture must be looser than the machine-made carpets, the colors can blend more easily, and the carpet or rug becomes softer and more pliant to the tread. The weavers are all women; they are daily chaperoned to the loom by an old woman, who sees that they work diligently. Although the cold in winter is intense, and the workers suffer considerably, they will not accept the humanitarian efforts made to procure them some comfort. Mr. d'Andria, one of the largest carpet merchants in Smyrna, offered to build for them a large factory with glass windows wherein they could work comfortably, though it blew a tempest without. Whether from fear of being seen, or from some equally valid reason, they refused this kind offer, and continued to work in wretched hovels barely fit for pigsties, warming their frozen fingers over the smouldering contents of braziers. During the reign of Abdul-Aziz bright colors were in vogue, and the manufactures had recourse to mineral dyes; now, however, the fashion has gone out, and they have reverted to vegetable pigments—volonea for white and brown, yellow berries for green and yellow, madder roots and cochineal for red, and indigo for blue.—*London Times.*

THE DEVELOPMENT OF THE SOUTH.—The *Manufacturers' Record* gives a table showing the new enterprises organized in the Southern States during the past five years, which we condense as below:

	1890.	1889.	1888.	1887.	1886.
Iron furnaces.....	56	50	19	29	28
Machine shops, etc.....	136	144	126	103	68
Agricultural implements.....	18	11	16	25	11
Furniture factories.....	68	74	68	55	23
Cotton mills.....	63	111	70	77	9
Mining and quarrying.....	551	605	461	562	174
Woodworking.....	622	1,066	796	726	448
Iron and steel works.....	106	67	40	71	26
Cotton seed oil mills.....	40	99	27	18	4
Total.....	3,917	5,135	3,618	3,430	1,575

The production of pig iron was for the first half of the year 961,960 net tons, and the production for the last half is estimated at fully 1,000,000 tons, or an aggregate of 1,751,756 gross tons; a probable increase over last

year of 25 per cent, as against 19 per cent for the whole country. The miners' strike in Alabama has practically reduced the production of that State to a little more than eleven months, and may amount to a shortage of about 70,000 gross tons in the year's production. There has been a marked increase in the appliances for utilizing pig iron in the matter of rolling mills and foundries, and a start has been made in steel making, which, however, has been much retarded by the attitude of the parties owning the basic steel patents.

The cotton crop is estimated at 8,000,000 tons, which is a gain of nearly 700,000 tons on the crop of the preceding year, which had the largest crop up to that time. The proportions of the crop taken by Northern and Southern mills, during recent years, have been as follows:

	1884-85.	1885-86.	1886-87.	1887-88.	1888-89.	1889-90.
North.....	1,419,689	1,777,676	1,679,658	1,787,121	1,780,486	1,792,850
South.....	266,000	340,000	397,929	443,373	486,603	549,478
Total.....	1,685,689	2,117,676	2,077,587	2,230,494	2,267,089	2,342,328

The number of national banks organized in the South during the year was 104, with an aggregate capital of \$10,935,000. Texas organized 63 of these, with a capital of \$5,950,000. The ratio of net earnings to the capital and surplus of all the national banks in the South was, for the last fiscal year, 9.98 per cent. In Texas it was 12.10 per cent, and 16.25 in Louisiana. Neither the banks nor business generally have been injured by the late monetary disturbances, only two national banks having failed during the year, and those closed their doors through the dishonesty of the officials, who have been arrested. The total assessed value of property for 1890 was \$4,493,596,536, as compared with \$2,913,436,495 in 1880; the increase for last year being \$270,000,000, as against an average for the ten years of \$160,000,000.

**ARGENTINE RAILWAYS.**—Amongst the Foreign Office papers issued recently is one containing a report by Mr. Consul Bridgett, upon the railways of the Argentine Republic. At the end of 1889, he states, the total length lines in operation was 5,030 miles, and 6,023 miles were in process of construction. The total capital invested was \$249,908,000, representing with the dollar at par £50,000,000. Of the twenty systems the total receipts during the last year amounted to \$35,240,000 (£7,048,000), and the expenses to \$24,410,000 (\$4,882,000). The net revenue was thus \$10,830,000 (£2,166,000). The gains, however, were very irregularly distributed. Thirteen of the systems made a net profit of \$12,103,000 (£2,420,600), while the other seven systems worked at a net loss of \$1,273,000 (£254,600)—the loss, of course, to be made good to the holders of the guaranteed loans by the National Government, which in this way had to pay in 1889 a sum of \$2,731,000 (£546,000). The total responsibility of the government in respect of railway guarantees in event of none of the lines being able to effect a payment towards reimbursement of outlay on guarantee is given as \$3,342,100 (£684,400). Mr. Bridgett speaks rather hopefully of the prospects of the lines. "Some railways," he says, "pass through large tracts of sparsely populated country, but should the tide of immigration, which has momentarily ceased, again set in, and these lands become peopled and cultivated, and so create traffic, there is no reason why Argentine railways should not continue to offer a fairly remunerative investment." Unfortunately, these conditions to which Mr. Bridgett points as necessary for the profitable working of the lines are not at present, at all events, in the way of being realized.—*The Economist*.

**THE NITRATE COMBINATION.**—It is stated that the long-protracted negotiations of the nitrate producers for the restriction of the output of nitrate have at last been brought to a successful issue. The production, it is said, is to be limited to 900,000 tons per annum, of which three-fifths are to be furnished by English companies, and two-fifths by the local producers, and it is added that very heavy penalties are to be inflicted for any breach of the agreement. If the statement be correct, it is evident that the English companies have had to make greater concessions than was intended, as their claim was to furnish 70 per cent of the total supply. But however that may be, the smooth working of a combination of this sort is not to be expected. For one thing, the Chilean Government, which depends for a considerable portion of its revenue upon duties levied on nitrate, is not likely to be content to see its income reduced in order that the nitrate producers may earn more money, and the government is, of course, in the position to make its opinion felt. Apart, moreover, from that, the position of the different nitrate companies is very diverse, some of them being able to produce at very much less cost than others, and it is hard to believe that the most favorably situated will be content to make heavy sacrifices in order that the least favorably situated may pay large dividends. The fact that heavy penalties are to be imposed for breach of agreement goes for nothing, because it has been found in other cases that the courts will not enforce penalties for a breach of agreement of the kind.—*Economist*.

**MILEAGE OF EXPRESS COMPANIES.**—The following shows the mileage operated by the different express companies Oct. 1, 1890, as announced by the joint traffic committee of the companies:

Adams.....	24,330
American.....	38,730
National.....	1,369
Northern Pacific.....	5,058
Pacific.....	21,042
Southern.....	21,740
United States.....	21,345
Wells, Fargo & Co. (railroad mileage).....	22,801
Total.....	156,415

—*Express Gazette*.

**Important to House-Owners.**

[COMMUNICATED.]

To every owner of houses containing modern appliances, the question of plumbing repairs is one of peculiar interest.

Sanitary experts say that the plumbing in over a hundred thousand houses in New York City alone, is not adequately constructed to protect the traps from siphonage; this embraces houses built prior to 1882, and many of later date. To owners of such houses, we would suggest a most economical and perfectly reliable remedy: Use the McClellan Anti-Siphon Trap Vent.

This little device can be attached to any trap already in use, without cutting walls or floors, without the necessity of vacating the premises, and with small inconvenience to the occupants.

It is a vast improvement upon the long lines of vent pipes, which so destroy and mar houses already constructed, and are so expensive.

The McClellan Vent is most inexpensive, and an experience of several years has demonstrated its perfect reliability; and since, in every way, it meets all the requirements of the Sanitary Code of the Health Department, you can use it with perfect confidence, and save yourself much annoyance and money.

For further information, read "The Sewer-Gas Question," sent free by addressing The Du Bois Manufacturing Co., 245 9th avenue, New York City.

**The Annual Report of the New York Life Insurance Co.**

In another column will be found the very satisfactory annual report of the New York Life Insurance Company. This report showed assets on January 1, 1890, amounting to the enormous sum of \$101,027,322.46. Last year the total income of the company was \$32,158,100.08; and its total assets on January 1, 1891, had increased to \$115,947,809.97. The surplus, according to the company's standard, amounts to \$14,898,450.86. The assets are invested as follows: United States bonds and stocks to the value of \$68,867,546.16; real estate amounting to \$14,341,917.35; and bonds and mortgages aggregating \$19,446,083.13. The assets of the company have increased during the decade from \$43,188,934 to \$115,947,810; the annual income from \$8,964,719 to \$32,158,100; and the insurance in force from 135,726,916 to 569,338,726.

**Correction.**

In our issue of the 21st inst., in plan No. 149 of Projected Buildings, the owner's name appeared, through an error in transcription, as S. Goldberg instead of S. Goldenberg, as written in the plan filed.

The attention of readers is directed to the "Wants and Offers" at the end of the Real Estate Department.

**Real Estate Department.**

The week just closed has not been a remarkably profitable or interesting one in real estate circles. The celebration of Washington's birthday on Monday, and the bad weather on other days of the week, have interfered materially with the consummation of the sales under way. The prevailing conditions have not altered to any extent, and the market is practically what it has been for a month past.

At auction this week many of the houses offered have been bid in for the owners. Especially is this true of private houses on the West Side. Such holdings have but seldom met with a successful sale in the Auction Room in a market like the present one, where both parties to sales are cool and calculating in negotiating for any property. At present owners are confident and well satisfied with their real estate, making few concessions, and, on the other hand, buyers are not enthusiastic enough to make any large increase in their bids, so that sales have been and now are very hard to close. Negotiations at private sale for business or fancy property, brokers tell us, are more difficult to close with the seller than with the buyer, and so deals hang fire for weeks and months at a time.

Loans are much easier to place now than they have been for some time, and this plenty of money bids fair to continue. During the week a number of mortgages have been made at 4 per cent, and a great many others at 4½, and there seems to be no good reason why this state of affairs should not continue.

There was a large crowd in the Auction Room on Tuesday when the sales commenced, but, notwithstanding this fact, many of the properties offered sold at low prices and others could not be disposed of at any reasonable figure.

The three-story dwelling, No. 14 Perry street, was among the first offerings. It is built upon a lot 22x95, and is about 45 feet deep; \$11,000 could remain on mortgage at 5 per cent. The first bid of \$11,000 was made by an old 9th Warder, "Father" Jerry Pangburn, as he is called. After an interesting competition the property was sold for \$15,400 to Fanny R. Herzog. Another down-town parcel was No. 3 Duane street, containing less than half a city lot, upon which stands a four-story building. It was sold to John P. Field for \$10,775. By order of the executors No. 31 West 11th street, a three-story dwelling, with stable in rear, on lot 26.8x103.3, was offered. It started at \$18,000, and quite a lively competition ensued between contending parties until \$24,600 was reached, when R. W. Taylor became the purchaser. For the same estate the five-story tenement and stores, on lot 24.8x105, No. 565 3d avenue, north of 37th street, was sold for \$25,000. On the West Side, No. 108 West 69th street, a four-story 20-foot dwelling, renting at \$1,900 per annum, sold for \$28,100 to Henry Hughes. The adjoining house was bid in, and two others offered could get no bid. Three houses on 90th street, east of Columbus avenue, offered by the same owner, also failed to sell. The legal sales embraced little that was interesting.

The list of offerings on Wednesday contained very little of interest. A three-story dwelling on Washington place, between Macdougall street and 6th avenue, on lot 22.4x96.2, started at \$12,000, the amount of the mortgage, and sold for \$23,500 to Z. T. Piercy. The lower east side was represented by No. 114 Eldridge street, which was purchased by Henry Waters for \$13,000. Farther up town Ascher Weinstein made a purchase. It was the three-story 18.9 foot dwelling, No. 112 West 47th street, which brought \$16,900.

Auctioneer Richard V. Harnett opened the suburban lot season when on Thursday he offered about one hundred and thirty lots in the 12th Ward belonging to the Dyckman estate. When the bell rang for commencing the sales there was such a crowd in the Auction Room that one could scarcely move around, and this in spite of the bad weather which, it was thought, would prevent many from attending. The great majority of those present were of course interested in the lot sale, as the other offerings of the day did not amount to much. Those in charge of the sale had reason to be proud of the assemblage they had brought together, for it was made up of people who looked well-to-do, of both sexes, and who, as the sale progressed, showed that they had more than a spectator's interest in it. Early in the sale Mr. Harnett announced that the lots fronting on the Ship Canal had been disposed of at private sale. On Terrace View avenue corners brought from \$925 to \$5,500, the latter figure being for the corner of

Broadway, containing a little over two lots. Inside lots on the same avenue brought from \$525 to \$910 each. Prices on Kingsbridge road were from \$875 to \$960, on Jacobus and Van Corlear's places from \$750 to \$975, on Jansen avenue from \$525 to \$825, and on Teunissen place from \$525 to \$800 each. The buyers included J. Romaine Brown, B. P. Fairchild, A. J. Connick, T. J. McLaughlin, Wm. L. Brown, P. J. Moran, F. Schuck, Jere. Johnson, Jr., A. E. Lawrence, S. T. Knapp, N. Morris, Owen McCracken and Vought Bros. The total realized from the 131 lots was \$106,325, or about \$817 per lot. The Dyckman estate sale held last October included a number of scattered parcels, none of them in the immediate vicinity of the lots sold last Thursday, so that a profitable comparison is impossible. Other suburban property, situated in Fordham on Kingsbridge and Highbridge roads sold well. A two-story cottage on nearly twelve city lots on the former road sold for \$10,500, while the adjoining house and plot of about three lots on the corner of the two roads brought \$7,750. A number of city parcels offered were bid in, as will be seen by reference to another column.

Foreclosure sales were the order of the day on Friday. Six flats on 98th street, west of Central Park West, sold to the plaintiff for \$65,000, as against \$77,792 due for mortgages and costs. In a similar suit the southwest corner of West End avenue and 70th street, a five-story flat sold for \$44,000. There was \$39,909 due upon it.

On Tuesday, March 3d, James L. Wells will sell by order of the executors of the estate of Marcus L. Cobb, deceased, the four-story and basement brick building No. 179 Greenwich street, near Cortlandt street; the four-story brick double tenement with two stores, No. 134 Broome street; and two attractive cottages, each in excellent order, Nos. 972 and 974 East 168th street, just east of Boston avenue.

On Tuesday, March 3d, John F. B. Smyth will sell the two five-story and basement brick apartment houses, on the plots 31.3x100.5 each, Nos. 309 and 311 East 70th street; the four-story brick tenement with a store, on the northwest corner of 1st avenue and 21st street; the six-story brick double tenement with two stores No. 176 Rivington street, and the Astor leasehold No. 320 West 55th street, a three-story, high stoop, brown stone dwelling.

On Tuesday, March 3d, Smyth & Ryan will sell the three-story brick dwelling, lot 16x99.11, No. 359 East 62d street.

On Tuesday, March 3d, Smyth & Ryan will sell four choice lots, 25x99.11 each, on the north side of 182d street, 150 west of 10th avenue, and an undivided half interest in No. 130 Greenwich street, 25.6x99, with a four-story stone front building on the front and a one-story frame dwelling in the rear.

On Wednesday, March 4th, Richard V. Harnett & Co. will sell the four-story brown stone dwelling No. 29 East 73d street; the four-story brick tenement No. 106 Thompson street; three plots, 75x200 each, on the northeast corner of Shonnard place and Palisade avenue, Yonkers; the five-story and basement brick flat No. 185 Amsterdam avenue; and by order of the executors of the estate of John M. Tilford, deceased, the two five-story brick flats, on a plot 25.6x211.8x34x191.3½, at No. 28 Greenwich street.

On Wednesday, March 4th, John F. B. Smyth will sell, by order of the executors of the estate of Michael Mulry, deceased, the five-story brick tenement on the northwest corner of Canal and Ludlow streets; a five-story brick tenement at Nos. 13 and 15 Ludlow street, and the five-story brick tenement, with the same on rear, at No. 17 Ludlow street. On the same day Mr. Smyth will also sell, by order of the executor of the estate of Sophia Lighston, deceased, the four-story brick tenement No. 98 Avenue C.

On Wednesday, March 4th, James L. Wells will sell in partition, for the estate of Philip Smith, deceased, the flats and dwellings at Nos. 827, 829, 831, 833 and 835 3d avenue, the southeast corner of 51st street; the frame store, dwelling and lot at Nos. 202, 204, 206 and 208 East 51st street; the three-story brown stone dwelling on the southwest corner of 8th avenue and 14d street; and the three-story brown stone dwelling, lot 18x95, No. 1465 Lexington avenue, near 95th street.

On Wednesday, March 11th, William Kennelly will sell, by order of the Supreme Court in partition, No. 14 Dey street, No. 34 Great Jones street, No. 108 Houston street, No. 44 Vesey street, Nos. 441 to 447½ Pearl street, No. 21 to 27 Chambers street, No. 435 Pearl street; a plot on 8th avenue, near 89th street; a plot on 89th street, near 8th avenue; No. 174 East 128th street, and some property in the town of Westchester.

On Saturday, March 14, the referee will sell at the Court House, Long Island City, by order of the Supreme Court, a valuable water front, with land under water, at Astoria, L. I., between the East River and Orchard street, near Perrol avenue, and within seven minutes' walk of Astoria Ferry. The property fronts 100 feet on the River, and has a house with sixteen rooms, lawn, boat-house, sea wall, etc., being suitable for residence or factory purposes.

CONVEYANCES.

	1890.	1891.
	Feb. 21 to 27 inc.	Feb. 20 to 26 inc.
Number.....	242	209
Amount involved.....	\$4,297,874	\$2,967,607
Number nominal.....	70	72
Number 23d and 24th Wards.....	38	38
Amount involved.....	\$101,736	\$87,067
Number nominal.....	16	10

MORTGAGES.

	1890.	1891.
	Feb. 22 to 28 inc.	Feb. 21 to 27 inc.
Number.....	248	224
Amount involved.....	‡42,768,927	\$2,505,690
Number at 5% or less.....	110	101
Amount involved.....	\$1,639,750	\$1,311,640
Number at less than 5 per cent.....	16	26
Amount involved.....	‡40,362,200	\$495,500
Number to Banks, Trust and Ins. Cos.....	30	38
Amount involved.....	‡40,733,000	\$499,500

‡Includes mortgage given by the Manhattan and Metropolitan Elevated Railroad Companies to The Central Trust Company for \$40,000,000.

PROJECTED BUILDINGS.

	1890.	1891.
	Feb. 22 to 28 inc.	Feb. 21 to 27 inc.
Number of buildings.....	50	68
Estimated cost.....	\$710,955	\$1,459,750

Gossip of the Week.

SOUTH OF 59TH STREET.

Jos. Kassel has sold to Reuben Satenstein the northwest corner of Norfolk and Broome streets, 42x75, for \$87,000. Mr. Satenstein gives in exchange to Mr. Kassel 57 Hester street, a six-story house, and the house 40 East Broadway, leasehold, for \$56,000. Brokers, A. Rappeport & Co.

Wm. A. White & Sons have sold No. 123 Mercer street, a four-story building, on lot 25x100, on private terms.

Geo. R. Read has sold for Wm. De Groot, No. 8 West 32d street, a four-story brown stone dwelling, 25x60x98.9 for about \$60,000.

John N. Golding has sold for the Lamson estate to George B. Post, the architect, No. 11 West 21st street, a four-story brown stone dwelling, 27x100, on private terms.

J. Romaine Brown & Co. have sold for Harris Mandelbaum to S. L. Lederer the house No. 238 West 37th street, on private terms.

Gonon & Macdonald have sold for Wm. Ottmann No. 128 East 52d street, a three-story brown stone house, 20x60x100.5, on private terms, and for Leopold Kruger and others the four-story brick house, 21x80x98.9, No. 138 East 31st street, for \$20,000.

Howard G. Badgley has sold for Thomas McBride to Marcus B. Bookstaver the two five-story brick tenements, Nos. 414 and 416 West 56th street, for \$45,000.

Hulbert Peck has sold for Mrs. Anna N. Hawkins, No. 334 West 28th street, a three-story high stoop brick dwelling house, 21.6x50x98.9, for \$16,000, and for Hermann F. Hooks No. 333 West 35th street, a four-story brick dwelling, 17.10¼x60x98.9, on private terms.

Wm. R. Mason has sold for Miss Kate Cregan No. 238 West 38th street, a three-story brick dwelling, 18.9x50x98.9, for \$12,700; and for Henry David the three-story dwelling, No. 129 West 26th street, 21.10½x42x98.9 for \$14,000.

Henry Waters and Samuel Levin have purchased from Mary A. Buchan the lot No. 136 Eldridge street, 25x87.6, for \$17,800, and have resold the same to Michael and James J. Larkin, for improvement, for \$18,300.

Ascher Weinstein has purchased from a Mr. Mollin, No. 748 9th avenue, a four-story frame building front and three-story frame building in the rear, on lot 25x100, on private terms, and from Samuel Sloan, No. 112 West 47th street, a three-story and basement brown stone dwelling, 18.9x50x100.5, on private terms.

W. B. Taylor & Sons have sold for Mrs. J. A. Macy the four-story brown stone house, No. 19 West 47th street (Columbia College leasehold), on private terms.

The four-story brown stone dwelling No. 149 East 37th street has been sold.

Samuel W. B. Smith has sold No. 561 Greenwich street, 25x100, for \$30,000.

Samuel Kempner has purchased the three four-story brick tenements Nos. 339 to 345 East 32d street.

The Knevals estate have sold to C. G. Martin & Bro., No. 102 East 30th street, a five-story, English basement, brown stone dwelling, on lot 20x80, on private terms.

NORTH OF 59TH STREET.

The Hamersley estate, it is reported, have sold the seven lots northeast corner of 60th street and 5th avenue for \$500,000, for improvement. The purchasers are, among others, Cornelius and Wm. K. Vanderbilt, Robert and Ogden Goelet and W. Watts Sherman, who are members of the club which has just been organized, and which will be called, it is said, the "Park Club."

B. J. Brady has re-sold the residence, No. 46 West 85th street, purchased from John P. Paulson a short time since, to J. S. Robinson, of Watertown, N. Y., for \$65,000. This house is one of the elegant 25-foot residences built by Chas. H. Bliss. The companion house adjoining sold two years ago for \$67,500. This is the second gentleman from Watertown, N. Y., who has purchased on the West Side in the past month; the other being Uriah Lott, who paid \$91,000 for one of the Deeves' houses on 81st street.

John J. Brown has sold to Charles Bucki the four-story brick and brown stone dwelling with dining-room extension, on lot 25x102.2, No. 112 West 79th street, for \$65,000.

Slawson & Hobbs have sold for Terence Farley's Sons to Estelle Schuyler, No. 135 West 71st street, a four-story brown stone dwelling, 20x60x102.2, for \$40,000, and for J. B. Smull to Chas. I. Freedman, No. 63 West 76th street, a four story limestone front dwelling, 20x57, and extension, x102.2, on private terms.

James Brown has sold to Mrs. Harriet Rionda No. 141 West 93d street a three-story brown stone front dwelling, 20x52 and extension x102.2, on private terms; to Josephine Steinwetter No. 145 West 93d street, a similar house, and to T. S. Wilson, also on private terms, No. 149 West 93d street, a similar dwelling.

William H. Leonard and Jeremiah J. Byrnes have sold sixteen lots on the Fort Washington Ridge road to Mr. Denis Shea for \$26,000.

Howard G. Badgley has sold for Marcus B. Bookstaver to Thomas McBride the three-story and basement brick and stone residence, with full lot, No. 750 St. Nicholas avenue, near 148th street, for \$27,000.

J. Romaine Brown & Co. have sold for J. G. Julian to G. Achenbach one lot on the Grand Boulevard, north of 110th street, for \$8,000; and for Andrew J. Connick eight lots on 209th street, between 9th and 10th avenues, at \$700 each. The same firm has re-sold these eight lots at \$800 apiece.

Geo. J. Hamilton has sold No. 41 West 90th street, a four-story brown stone dwelling, on lot 19x100, for \$30,000.

Isaac M. Dyckman has sold the forty lots in the 12th Ward, fronting on the Ship Canal, Broadway, Terrace View avenue and Luyden street, for \$41,000. The purchaser is Alexander T. Van Nest.

Mrs. S. J. Lozier has sold the three-story high stoop house, No. 157 West 92d street, to Mrs. Caroline Gardner. Broker, J. W. Stevens. Size 18x50x102.2.

W. H. Scott has sold the four-story brick and brown stone front dwelling, 25x60, and extension x102.2, No. 143 West 79th street, for \$65,000.

George G. Rockwood, the photographer, has resold the house No. 166 West 93d street, which he recently purchased from W. P. Anderson, to Thomas L. Jordan.

H. J. Anderson has sold to C. H. Peffer No. 168 West 93d street, a three-story dwelling, 18.6x50x102.2, on private terms. This is one of the houses built by W. P. Anderson.

Thom & Wilson have sold the three-story brown stone dwelling No. 139 West 92d street.

Adler & Herman have sold to S. J. Miller, No. 1794 Columbus (9th) avenue, a five-story brick and stone tenement and stores, 25x65x75, on private terms.

J. P. Harper has sold No. 132 East 60th street, a four-story brown stone dwelling, on private terms.

It is reported that the estate of David Dinkelspiel has sold three lots on the north side of 69th street, 150 feet east of Columbus avenue.

John H. Parker has sold the northeast corner of 115th street and Madison avenue, a five-story flat, for \$50,000.

LEASES.

Trinity Corporation has leased to Samuel Kempner, Nos. 63-69 North Moore street, for a term of twenty-one years. Mr. Kempner will improve the plot by the erection of two six-story warehouses.

Mrs. Bently has leased to Wm. H. House the three-story dwelling No 162 West 93d street, for three years, at \$1,500 per annum.

Brooklyn.

Fred. J. Stone has purchased from W. M. Hawkins the eight-story, partly fire-proof, apartment house, known as the "Montague," 52x96x100 in size, and situated at Nos. 103 and 105 Montague street, the consideration being under \$200,000. Mr. Stone some years ago purchased this property, in an exchange, from Wm. Ziegler, and sold it to Martin & Brother, who resold it to Mr. Hawkins.

Corwith Bros. have sold the three-story frame double tenement with stores, 25x50x100, No. 196 Huron street, for James McCurdy to Alice McWilliams for \$5,850; and the two-story and basement brick dwelling, 22x36, on lot 25x100, No. 264 Eckford street, for Caroline Webb to Johanna Mitchell for \$4,400.

J. P. Sloane has sold for John and Edward Connolly the three two-story frame dwellings, each 16.8x30, on plot 50x100, Nos. 140, 140½ and 142 Dupont street, to John W. Baskerville for \$4,500.

William Walsh has sold the lot, 20x80, on the northeast corner of 4th avenue and 55th street, to Ernest Sass for \$1,800.

CONVEYANCES.

	1890.	1891.
	Feb. 20 to 26 inc.	Feb. 19 to 25 inc.
Number.....	251	258
Amount involved.....	\$886,312	\$951,247
Number nominal.....	70	88

MORTGAGES.

	1890.	1891.
Number.....	206	223
Amount involved.....	\$756,176	\$914,332
Number at 5 per cent. or less.....	113	112
Amount involved.....	\$569,484	\$582,295

PROJECTED BUILDINGS.

	1890.	1891.
	Feb. 21 to 27 inc.	Feb. 20 to 26 inc.
Number of buildings.....	91	104
Estimated cost.....	\$441,625	\$495,900

Out Among the Builders.

It is said that the northeast corner of 5th avenue and 60th street, seven lots, reported sold to the new club, in which Robert and Ogden Goelet, Cornelius and Wm. K. Vanderbilt, W. Watts Sherman and others are interested, will be improved by the erection of a fine club-house, to cost half a million dollars.

G. A. Schellenger will furnish plans for the ten four-story brick and brown stone dwellings, which, as we reported some time ago, T. C. & Geo. Edgar intended to build on 75th street, 400 feet west of 9th avenue. The houses will cost about \$35,000 each, and will be 20x56 in size, with an extension 12x16.

Edward Wenz has plans under way for two five-story brick and brown stone flats and stores, each 25x96.11, to be erected by John Hickey on the southeast corner of 110th street and Lexington avenue, and the northeast corner of 109th street and the same avenue. The buildings will have every modern improvement, and they will accommodate three families on a floor. The cost will be \$80,000.

J. H. Duncan has plans under way for four four-story brick and stone dwellings, 25x60 each, with butler's pantry extension, to be built for C. W. Luyster on the south side of 74th street, between 8th and 9th avenues. The cost has not been estimated.

Kurtzer & Rohl have plans under way for a five-story brick, stone and terra cotta flat, 25x74, to be built for F. Hoch at No. 2321 1st avenue. The building will have stores in the first story, and will cost about \$16,000.

Schneider & Herter are preparing plans for a six-story tenement and store, 44.6x75.2, to be built at Nos. 251 and 253 Delancey street, by Henry Herter. They are also drawing plans for six five-story flats, 25x89.3 each, to be built by Edwin S. Updike, Sr., on the south side of 106th street, 150 feet east of 5th avenue; for three six-story tenements and stores, 25x105.1, lots 109.1 each, to be built on the southeast corner of Delancey and Clinton streets, by Weil & Meyer; and for a five-story and basement flat, 25x87.6, to be built by S. Rokenbaugh, at No. 76 East 4th street.

James Carlew will build five first class private houses on the south side of 74th street, 300 west of 9th avenue. They will be 20x58 in size, with extension, and are to be finished in hard woods. No architect has been selected as yet nor has the cost been definitely settled upon.

Andrew Spence will shortly file plans for a five-story flat, 30x96 in size,

to be built by Timothy Whyte on the southeast corner of Morningside avenue and 118th street.

Samuel Kempner will erect two six-story warehouses at Nos. 63 to 69 North Moore street, from plans by H. Dudley.

R. R. Davis has plans for two five-story flats, 25x82 each, to be built on the north side of 101st street, 100 feet east of Columbus avenue, by Wm. M. Walsh.

W. H. C. Hornum has plans for a five-story tenement, 25x88.5, to be built on the northeast corner of 3d avenue and 161st street, by Paul E. Decker.

Charles Sidney will furnish plans for a two-story frame hotel and pavilion, 50x60, to be built by Chas. C. Wendell on Fort George avenue, between 194th and 195th streets, at a cost of \$8,000. The house will be in the castellated Rhenish style.

Michael and James Larkin will build a five-story tenement on the lot, 25x87.6, No. 136 Eldridge street.

Out of Town.

NASHVILLE, TENN.—The recent competition, for the new theological seminary, of the Fiske University, was decided in favor of Charles D. Marvin, with W. E. Griggs, of Waterbury, Conn., as associate architect. Mr. Marvin has about completed the details of plans for the new building, which will be a four-story and basement structure of stone and brick, with slate roof and finished with natural wood throughout. It will have a frontage of 127 feet, with two wings at either end, one 89 feet and the other 63 feet deep, inclosing an open court. A tower will ornament the northeast corner. Accommodation will be provided for 150 students, class and lecture rooms. Steam heat has been decided on, but the exact character of other conveniences has not been definitely determined. The cost will not be far from \$50,000.

WATERTOWN, N. Y.—C. H. Smith has completed plans for remodelling, enlarging and modernizing the Baptist Church of this place, and for the conversion of the old Sunday-school building into a parsonage. The church is to be enlarged by a 10-foot extension on Mills street and will have entire new fronts on both Mill and State streets, with a bell and clock tower at the corner of the two streets, 18 feet square and 125 feet in height. The church will be practically rebuilt of limestone with trimmings of St. Lawrence marble. The new windows will be stained glass, the roof of slate, and the interior woodwork of birch. The new parsonage adjoining will be a three-story brick and shingle finished frame dwelling, 20x60 in size. The contracts for this work have been let, and work will be begun early in March. \$20,000 will be spent on the improvement, which secures to the town a noticeable and picturesque edifice.

NEWARK, N. J.—Walgrove & Israels are busy with plans for a new church to be built at New York avenue and Prospect street for the Second Reformed Church Society. The building will be 65x70 in size, of brick and stone, with a square tower at one corner. It is to be Romanesque in style and will be furnished with stained glass windows taken from the old church and finished in ash. The estimated cost is \$20,000.

ROSELLE, N. J.—O. S. Teale has completed plans for a frame chapel, 65x94, to be built here for the Congregational Society. The building will be in the Gothic style of architecture, with towers, porte cochere, stained glass windows and shingle finished exterior. The interior finish is to be of rough plaster. Cost, \$18,000.

WINDSOR BEACH, LAKE ONTARIO, N. Y.—The Rome, Watertown & Ogdensburg Railway Company will build a new frame station here from plans drawn by Leicht & Havell. The building will be 40x125, with covered promenades on either side some 200 feet long. The second story will be arranged and finished for hotel purposes, and the building throughout is to be finished in natural woods and is to cost \$12,000.

HAVERFORD COLLEGE, PA.—Constable Bros. have plans on the boards for three stables, to be built at this place by Wilcox, Lesley & Farrelly.

BRYN MAWR PARK, YONKERS, N. Y.—A. R. Duryee, of New York, will furnish plans for a two-story and attic stone, frame and shingle dwelling, 31x37, to be built on Mile Square road for Prof. Jenness Richardson, at a cost of \$5,000. Mr. Duryee will also furnish plans for a similar dwelling, 30x40 in size, to be built on Palmer avenue, for Robert Weir, at a cost of \$4,500.

BAYONNE, N. J.—Leicht & Havell are the architects for the following houses to be built there this spring: One two-story and attic frame, 22x47.6, to cost \$4,000, to be located at 33d street and Avenue B, for H. N. Hardy; a similar dwelling, 25x44, for H. L. Spearing, which is to cost \$3,500, located at 4th street and Garrison avenue; another, 20x49 in size, to cost \$2,500 for Wm. Lindsay, on 10th street, near Avenue C; another for John Ducker, Jr., 21x42, to cost \$2,000, at No. 38 East 49th street; three for I. Morecraft, to cost \$2,000 each, and a three-story frame tenement, 25.6x54, to be built on Avenue D, near 44th street, for J. Wanner, which will cost \$3,000.

BERGEN POINT, N. J.—Dr. F. H. Boynton will build a two story frame dwelling, 34x48, from plans by O. S. Teale. The cost is placed at \$4,500.

NETHERWOOD, N. J.—W. J. Bower, of Newark, has plans for a two-and-a-half-story frame dwelling, 38x30, to be built at this place for Samuel H. McQuoid at a cost of \$4,000.

NEWARK, N. J.—Leicht & Havell have drawn plans for a two-story and attic frame dwelling, 28x54, with tower and hard wood finish, to be built on Fairmount avenue, near 13th avenue, for Frank Wadsworth, at a cost of \$4,500; and for alterations to be made in the residence of Louis Hannon, at 245 South 8th street. A new tower, entrance and bay window will be added, and the interior of the attic story altered and finished. Cost not estimated.

TOWER HILL, S. I.—Wm. Hall will build a two-story and attic frame cottage, 20x43.6, to cost \$2,800, from plans by Leicht & Havell.

CRANFORD, N. J.—Leicht & Havell have drawn plans for a two-story and attic frame Colonial dwelling, 30x37, to be built at a cost of \$4,000 for E. K. Adams.



WASHINGTON HEIGHTS, for speculation or investment; two plots of two lots each, no rock; between 10th av and Boulevard, below 155th st.; rare chance. "OWNER, 118 West 129th st."

FOR SALE OR LEASE—Sites for factories, coal yards, brick yards, &c.; with or without dock front on the Gowanus Canal. THE BROOKLYN IMPROVEMENT CO., 3d av, cor 3d st, Brooklyn.

YOUR ATTENTION is called to the six four-story and basement brown stone houses with three-story extension, 153-163 West 8th st; built by day's work; hard wood throughout; tiled bath-rooms; parquet floors; porcelain tubs; spacious closets; prices, \$32,000 and \$34,000. Apply on premises or to owner, CHAS. H. PARSONS, 252 Washington st.

OWNER going to the country will sell his house in Brooklyn for \$10,000, part cash; it is a beautiful house in a lovely neighborhood; four-story high stoop brown stone, 14 rooms, in perfect condition. For full description, address, OWNER, box 174 RECORD office.

3-STORY, close to Mt. Morris Park, size 17x50x100, \$16,000; 8th st, near Park av., size 18x55x100, \$16,500; 35th st, near Park av, size 18x55x100, \$19,000. BRUDI & BETTY, 1216 3d av.

3D AV., YORKVILLE.—Five-story, two stores, size 25x86x100; price \$30,000. BRUDI & BETTY, 1216 3d av.

5-STORY SINGLE FLAT, near Mt. Morris Park; must be sold in consequence of sickness; size 19.8x75x100; price \$19,500. BRUDI & BETTY, 1216 3d av.

CORNER ON PARK AV., YORKVILLE.—Two houses, one store, corner 30x80, adj house 20x80; price for both \$85,000. BRUDI & BETTY, 1216 3d av.

3D AV., HARLEM.—Five-story, two stores; size 28x85x100; price \$31,500. BRUDI & BETTY, 1216 3d av.

THREE-STORY BASEMENT BROWN STONE house, 18.9x50x100.5; excellent condition; fifteen rooms. 137 East 49th st.

FOR SALE, four-story, large extension, first-class private dwellings, south side of 83d st., west of Central Park West; hardwood trim; all latest improvements in construction have been adopted. Titles will be guaranteed by policies of the Title Guarantee and Trust Company, 55 Liberty st., New York. JNO. LIVINGSTON & SON, 130 East 71st st.

10TH ST., near 1st av, five-story, two stores; price \$38,000. BRUDI & BETTY, 1216 3d av.

DESIRABLE INVESTMENT.—Eight-story apartment house; best location in Brooklyn; all rented; might exchange equi y over \$125,000 at 4 1/2. Feb. 28 1aw4w. Apply, 60 Broadway, Room 311.

FOR SALE—Owner leaving city, offers desirable corner stores and apartment property; good order; all rented; location central; good paying investment for somebody. Address OWNER, P. O. Box 41, Brooklyn.

FOR SALE, FLATS—Eight-room apartments; four stories; choice location; new swell fronts; rent, \$2,724; near elevated; \$8,000 cash, balance mortgage; net income, \$1,200. OWNER, 854 Lafayette av., Brooklyn.

FOR SALE, HOUSE—Three stories and basement; swell front; all modern improvements; nice location; all new modern buildings; \$1,500 cash, balance mortgage; price less than cost to builder. OWNER, 854 Lafayette av., Brooklyn.

\$11,000—GREAT BARGAIN—220 Edgecombe av., three-story brick, 18x45. DR. KEENEY, 215 West 14th.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 27.

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

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Eldridge st, No. 114, e s, 112.6 s Broome st, 19x87.6, three-story brk building with store, \$13,000.

WM. KENNELLY & BRO.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Division st, Nos. 1 and 3, s e cor Catharine st, 38.6x70.9x33x71.3, five-story brk building, 13,850.

Table listing real estate sales with columns for address, price, and agent. Includes entries like 113th st, s s, 125 e Lenox av, 25x100.11, vacant, 6,500.

A. H. MULLER & SON.

Table listing real estate sales with columns for address, price, and agent. Includes entries like West Washington pl, No. 76, s s, 22.4x96.2, three and four-story brk dwell'g, 23,000.

JAMES L. WELLS.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Highbridge st, s e cor Kingsbridge road, 42.1x123.6x57.10x98.3, two-story frame dwell'g with stores, vacant, 7,750.

SMYTH & RYAN.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Perry st, No. 14, s s, 22x95, three-story brick dwell'g, Fanny R. Herzog, 15,400.

J. F. B. SMYTH.

Table listing real estate sales with columns for address, price, and agent. Includes entries like 60th st, No. 229 W., n s, 25x100.5, four-story double tenem't. (Bid in), 4,000.

L. J. PHILLIPS & CO.

Table listing real estate sales with columns for address, price, and agent. Includes entries like West End av, No. 117, s w cor 79th st, 25.5x100, five-story brk flat with store, Chas. A. Fuller, (Amt due \$39,909), 44,000.

OTHER AUCTIONEERS.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Central Park West, No. 468, w s, 20 s 107th st, 30.11x100, five-story brk flat, Wm. Noble, (Amt due \$29,078), 37,250.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Eastern Parkway, n e cor Montauk av, 20x90, vacant, A. Osburg, 480.

Summary table for sales: Total \$112,133, Corresponding week 1890 \$212,362.

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S occur, preceded by the name of the grantee they mean as follows:

1st—Q. C. is an abbreviation for Quit 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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

FEBRUARY 20, 21, 23, 24, 25, 26.

Table listing real estate sales in New York City with columns for address, price, and agent. Includes entries like Allen st, No. 205, w s, abt 115 s Houston st, 16.8x87.6, three-story frame (brk front) store and tenem't, 16,000.

BROOKLYN, N. Y.

WEEK ENDING FEBRUARY 26TH.

Table listing real estate sales in Brooklyn with columns for address, price, and agent. Includes entries like Barbey st, w s, 125 n Stoothoff av, 180x45, vacant, James Ogilvie, \$297.







3d av, Nos. 2369-2375 } begins 3d av, s e cor  
129th st, Nos. 202-230 } 129th st, runs east 405  
x south 99.11 x west 195.6 x southwest 9 x  
northwest 25.1 x north 4.1 x west 180 to av, x  
north 100, four four-story brk tenem'ts with  
stores on av; No. 203 129th st, four-story brk  
store and tenem't, rest vacant. Walter B.  
Horn and Evelyn L. his wife to The Manhat-  
tan Railway Co. B. & S. Feb. 20. nom

23d and 24th WARDS.

Andrews pl, n s, 150 e Grand av, 50x100. Men-  
del W. Greenberg to Sarah Marks. Mt. \$3,-  
250. Feb. 26. 7,250

Brooklyn, to Thomas H. Mannion. Feb. 19.  
1,500  
College av, e  $\frac{1}{2}$  lot 183 map by Andrew Find-  
ley, Mar. 14, 1851. Lucy O'Donnell widow  
to Caroline O'Donnell. Jan. 17. gift  
College av, e  $\frac{1}{2}$  lot 196 same map. Same to  
Olivia and Teresa O'Donnell. Jan. 17. gift  
College av, s e cor Hoffman st, 50x50. Con-  
tract. Thomas F. Hyland to Henry J. Cas-  
trop. Feb. 21. 1,000  
Decatur av, n w s, 341.6 n e Southern Boule-  
vard, 75x110. Twenty-fourth Ward Real  
Estate Assoc., New York, to Henry Wiech-  
mann. Feb. 24. 3,400  
Intervale av, e s, 200 n Westchester av, 37.6x  
100. James McCafferty and Gertrude E. his  
wife to George W. Flagg. Feb. 24. 650  
Ryer av, e s, lot 409 map part C. Berrian prop-  
erty, Fordham, 25x100. The West End Co-  
operative Building and Loan Assoc. to Sarah  
E. Tiernan. Feb. 1. 3,000  
Stebbins av, s e s, 33 s w Home st, 22x9. Re-  
lease mort. Silas D. Gifford and Charles B.  
Beck exrs., &c., Charles Bathgate to Maria  
A. wife of Adolph J. Wuytack. Jan. 31. nom

LEASEHOLD CONVEYANCES.

Barrow st, No. 74. Assign. lease. William A.  
Brewer, Jr., and ano. exrs. Thomas Hope to  
Daniel Birdsall. 1,000  
Broome st, No. 243. Assign. lease. Charles A.  
Burger to Augustus W. Weismann. nom  
Thomas st, Nos. 85-89. William G. and Wil-  
liam F. Weld to Horace K. Thurber. 21  
years, from Feb. 1, 1891, per year. 7,200  
13th st, n s, 150 e 5th av, 19.9x103.3. Lease-  
hold. Foreclos. William B. Bristow to W.  
Jennings Demorest. Feb. 26. 6,050  
Av A, No. 39. Assign. lease. Joseph A. and  
Emma Hoffmann to Jacob Becker. 19,500  
3d av, e s, 140 n 17th st, 19x80. Assign. lease.  
Marie Peyroux individ. and with Louise P.  
Wycherley extrs. Joseph B. Peyroux to  
Louise P. Wycherley. 9,000

KINGS COUNTY.

FEBRUARY 19, 20, 21, 23, 24, 25.

Adelphi st, e s, 208 n Atlantic av, 50x100.  
Francisco Tepedino to Antonio Mugno.  $\frac{1}{2}$   
part. Mt.  $\frac{1}{2}$  of \$4,000. \$4,700  
Bergen st, s s, 200 w Troy av, 25x127.9. Samuel  
W. Grierson to Isaac Halstead. 800  
Bergen st, s s, lot 40 map of O. Stokely prop-  
erty, old 9th Ward now 24th Ward, not filed,  
25x127.9. Frederick E. Halstead to Isaac  
Halstead. nom  
Box st, s s, 115 w Oakland st, 20x100, h & l.  
Margaret Risler, Westfield, Mass., to John  
Conlon, Long Island City.  $\frac{1}{4}$  part. B. & S.  
500  
Brooklyn and Jamaica plank road, s s, inter-

section centre line Jefferson av, runs north to  
centre of said road, x west to point 175  
e Sumner av, x south to centre of block,  
x east along centre line of Jefferson av,  
x north to beginning. Wm. Mayo Little. 10  
Brooklyn and Jamaica plank road, centre line,  
275 e Sumner av, runs south 25.2 to centre of  
block, x west 99.7 x north 47.2 to centre of  
said road, x east to beginning. Franklyn  
Kelly to Martha E. wife of George P. Pren-  
dergast. B. & S. 4,000  
Butler st, s s, 175 e Nostrand av, 56.3x100,  
h & l.  
Butler st, s s, 250 e Nostrand av, 18.9x100,  
h & l.  
Joseph P. Puels to Charles M. Marsh, Morris  
Plains, N. J. Mt. \$18,400. exch  
Boerum st, s s, 125 e Graham av, 25x100. John  
Dittrich, Lippman Reizenstein and Henry  
Roth to Agnes C. Haug and Jacob her hus-  
band. Mt. \$5,000. 10,500  
Broadway, n e s, 50 n w Covert st, 25x88.10.  
Release mort. Virginia A. Kleine to Peter  
Johnson. nom  
Same property. Release mort. Same to same.  
nom  
Same property. Release mort. Title Guar-  
antee and Trust Co. to same. 9,000  
Bedford st, s w cor Division st, 75x94. Release  
of dower. Maria J. Tice to Charles Lockett.  
nom  
Bleecker st, e s, 255.3 n e Evergreen av, 19.9x  
100, h & l. Ernestine wife of Charles F.  
Gastmeyer to John E. Heitman. Mt. \$2,800.  
5,500  
Bradford st, w s, 125 n Eastern Parkway, 25x  
100. James A. Henry to Robert Carlisle.  
Mt. \$4,000. exch and 175  
Chauncey st, n s, 175 w Reid av, 20x100.  
Thomas F. Larkin to Henry Collins. Sub.  
to mort. 4,600  
Chauncey st, s s, 173 e Saratoga av, 19x100, h  
& l. Adriana Smith to Thomas A. Mc-  
Whinney and Jacob Aronson. nom  
Chauncey st, s s, 154 e Saratoga av, 19x100.  
Same to same. All liens. nom  
Covert st, s e s, 90 n e Central av, runs south-  
east 100 x northeast 369.4 x northeast 40.8 x  
southeast 27.1 x northeast 100 to Hamburg  
av, x northwest 125 to Covert st, x southwest  
510, Ida L. T. Ledoux to Isabelle B. Booth. nom  
Covert st, s s, 100 e Knickerbocker av, 35x100.  
Geneva C. wife of Frederick C. Stopenhagen  
to James W. Clark. 1,000  
Clifton pl, s s, 285 e St. James pl, 20x100.  
Martha M. widow and Wm. Campbell to  
John L. Young. 9,500  
Clinton st, w s, 342.10 n Pierrepont st, 22.9x  
111.9. Elizabeth Coates, Albany, to Henry  
H. Cochran. 13,500  
Clinton st, w s, 342.10 n Pierrepont st, 22.9x  
111.9. Henry H. Cochran to David B. Cocks.  
Mt. \$10,000. nom  
Cook st, n s, 307 e Bushwick av, 22x100. Jen-  
nie K. Ewell extr. and Joseph S. Stout extr.,  
&c., Andrew V. Stout to Anton Kissel. 1,000  
Court st, e s, 40.9 s Warren st, 20x81.2x20x83.5.  
Patrick Fox to Caroline W. Birck. 8,000  
Dean st, s s, 50 w Utica av, 104x115.2x62.2x  
87.11. Susan E. wife of Melvin Brown to  
Gertrude P. Wood. C. a. G. 4,000  
Decatur st, s s, 25 w Reid av, 16.9x100. Joel  
F. Tyler to George A. Murray. 5,850  
Decatur st, n s, 180 e Sumner av, 60x100. Re-  
lease mort. Francis P. Furnald, Jr., to Han-  
nah E. Stoutenburg. 5,500  
Decatur st, n s, 200 e Sumner av, 20x100.  
George B. Stoutenburg to Kate R. Sweeney.  
Mt. \$5,000. 7,500  
Decatur st, s s, 90 e Ralph av, 240x100. Release  
mort. Wm. Ziegler to Charles M. Marsh. 12,500  
Decatur st, s s, 100 e Ralph av, 216x100, hs  
& ls. Charles M. Marsh to John Broad. C.  
a. G. Sub. to mort. exch  
Same property. John Broad to William J.  
Northridge. Mt. \$2,100. nom  
Denton pl, s e s, 180 n e 1st st, 20x90. Ellen  
wife of and Isaac A. Newcomb to Francesco  
and Rosa Gallo. Mt. \$750. 1,750  
Dikeman st, s w s, 275 s e Richards st, 20x100.  
Release mort. Samuel Jacoby to Patrick  
Hayes. 600  
Degraw st, s w s, 220.5 n w 5th av, 19.2x100.  
Peter Kelly to Ely Traman. Mt. \$3,750. 6,750  
Degraw st, s s, 412.2 w 5th av, 19.3x100. Same  
to Ella J. Halloway. Mt. \$3,750. 6,650  
Dooley st, w s, adj Agnes Corson and Ruth A.  
Lundy, Sheepshead Bay, 35x164.4x29.7x171.9.  
Ruth Ann Lundy to Richard Corson. nom  
Duffield st, e s, 100 n Johnson st, 133x100.  
Sarah Schlansky to Jacob Finkelstone, of  
New York. nom  
Erasmus st, s s, 72.5 w from land Protestant  
Reformed Dutch Church, 50x134, Flatbush.  
Mary Garvey to Ellen Dungan. gift  
Ewen st, e s, 25 n Conslvea st, 25x75. Ed-  
mund J. Walsh to August Lang. Mt. \$4,000.  
6,600  
Freeman st, n s, 175 w Liberty st now Oakland  
st, 25x100, h & l. Lissett M. wife of Thomas  
Instone to Thomas Instone. nom  
Frost st, s s, 125 w Leonard st, 25x50.10x26.6x  
41.7. Thomas Rice to Mary wife of Martin  
Carroll. nom  
Front st, n s, 196 e Bridge st, 21x101.6. Edward  
Hawson to Edw'd P. Farrell and Bridget A.  
Barn, of Hudson County, N. J. nom  
Fulton st, s s, 50 e Ralph av, 25x100. Dorothy  
L. Laimbeer individ. and trustee Wm. Laim-  
beer to Robert J. McManamy. 5,500  
Fulton st, n s, 20 w Verona pl, 20x80. Nelson  
Hamblin to John H. Bahrenburg. Mt. \$4,000.  
12,500













W. Ledoux. Decatur st, s s, 76 e Patchen av. 26x82x17.3x82. Feb. 18, 1 year. 1,000  
 Same to Ida L. T. Ledoux. Covert st, s e s, 90 n e Central av. P. M. Feb. 20, demand. 25,252  
 Same to same. Same property. Building loan. Feb. 20, demand. 43,600  
 Box, George H. to George Potts and Thomas H. Truman. Stone av, e s, 80 n Somers st, 20x90. Feb. 7, 1 year. 800  
 Brown, Catharine wife of William B. to Julia A. Smith. 43d st, n s, 258.4 e 2d av, 16.8x 100.2. Feb. 19, 5 years. 500  
 Brownell, Asa C. to Carrie V. Mesick. Smith st, n e cor State st. P. M. Feb. 21, demand. 17,000  
 Burck, Caroline W. to George I. Murphy. Court st. P. M. Feb. 19, 3 years, 5%. 2,500  
 Buser, Charles to Philip Schweickert. Sheeps-head Bay road, n e cor West 5th st, 62x70x50 x102. Feb. 24, 3 years, 5%. 500  
 Baker, John G. and Charles L. Lincoln to William M. Burr et al. exrs. Calvin Burr. 9th st. P. M. Nov. 24, 1890, due Feb. 16, 1892. 9,000  
 Barney, Mary A. wife of and Nathan to John S. Nugent. Hancock st, n s, 470 e Bedford av, 20x100. Feb. 25, 1 year. 1,000  
 Blodgett, Susan mortgagee to Jane F. Thomas. Statement that amount due on mort. made by Jane F. Thomas, Sept. 24, 1889, is 1,800  
 Bonar, Charlotte A. to Abram S. Hewitt. Bedford av, s e cor Taylor st, 20x100. Feb. 25, 5 years, 5%. gold, 8,000  
 Broad, John to The Title Guarantee and Trust Co. Decatur st, s s, 100 e Ralph av, 12 lots, each 18x100. 12 mortgs., each \$4,500. Feb. 20, 3 years 5%. 54,000  
 Same to Charles M. Marsh, Morris Plains. Decatur st, s s, 140 e Ralph av, 216x100. P. M. Feb. 20, due Feb. 24, 1892. 21,000  
 Callahan, Elizabeth B. and Rebecca A. to William J. Callahan trustee James Callahan. Greene av, s s, 185 e Clason av, 20x100. Feb. 16, 1 year, 5%. 5,000  
 Calile, Carrie A. wife of and Elmer E. to Frank O. Peterson. 11th st. P. M. Feb. 20, installs. 1,600  
 Carpenter, James O. to Aloy W. Momeyer. Pacific st. P. M. Feb. 20, 2 years, 5%. 2,250  
 Chatfield, Margaret E. wife of and Elmer S. to Freeman Clark and ano. trustees Eibe Steers. 19th st, w s, 200 s Av A, 50x100, Flatbush. Feb. 2, due Feb. 1, 1894, 5%. 3,800  
 Christie, Estella mortgagee with The Title Guarantee and Trust Co. mortgagee. Extension of mort. Feb. 6. nom  
 Clark, James W. to Geneva C. Stopenhagen. Covert st. P. M. Feb. 20, 1 year. 800  
 Clark, Lawrence W. to Marie E. Jacobson. High st, No. 257, n w cor Navy, st, 22.6x60; High st, No. 261, n s, 45 w Navy st, 22.6x60. Feb. 24, due July 1, 1891. gold, 2,600  
 Cummings, William B. to Bulmer Lumber Co. (Lim.) Decatur st, n s, 100 w Howard av, 100x100, Feb. 13, demand. 2,500  
 Cochran, Henry H. to The Brooklyn Trust Co. Clinton st. P. M. Feb. 20, 1 year, 5%. 10,000  
 Collins, Henry to Thomas F. Larkin. Chauncey st. P. M. Feb. 20, 1 year. 325  
 Cook, William J. to Christopher W. Wilson. Gates av, s e s, 450 n e Central av, 25x115.6x 25.9x121.7. Feb. 21, due Aug. 20, 1891. 1,500  
 Same to same. Gates av, n w s, 300 n e Central av, 25x108.9x25.1x107. Feb. 21, due Aug. 20, 1891. 1,500  
 Cook, William J. to The Williamsburgh Savings Bank. Gates av, s e s, 125 s w Hamburg av, 25x121.7x25.9x115.6. Feb. 20, 1 year, 5%. 3,750  
 Same to same. Gates av, n w s, 275 s w Hamburg av, 25x107x25.1x108.9. Feb. 20, 1 year, 5%. 3,750  
 Corell, Philipp to Kate M. Creagh. Liberty av, s s, 40 w Van Siclen av, 20x100. Feb. 20, due Feb. 1, 1894, 5%. 2,000  
 Craig, Anne C. to John Bruggner. Madison st, s e s, 152 s w Knickerbocker av, 18x100. Sub. to mort. \$2,500. Feb. 11, due April 1, 1891. 300  
 Craig, George A. to John C. Austin and George Mohrmann. Madison st, s e s, 278 s w Knickerbocker av, 15x100. Feb. 21, due May 1, 1891. 500  
 Same to Richard Mcrissey and Owen Reilly. Madison st, s e s, 314 s w Knickerbocker av, 18x100. Feb. 24, 3 months. 500  
 Same to Kaspar Wahler. Madison st, s e s, 386 s w Knickerbocker av, 18x100. Sub. to mortgs. Feb. 24, due Sept. 1, 1891. 762  
 Same to same. Madison st, s e s, 422 s w Knickerbocker av, 18x100. Sub. to mortgs. Feb. 24, due Sept. 1, 1891. 762  
 Cummings, William B. to Joseph P. Fuels. Decatur st, n s, 100 w Howard av, 100x100. Feb. 12, demand. 2,500  
 Curtin, Charles J. and George A. Rees to Rebecca F. Forman. Lots Nos. 199 and 200 block 7 map J. Snediker property, 26th Ward. P. M. Feb. 20, 2 years, 5%. 300  
 Daley, Maria widow to John W. Dill, Jr. Mill st, s s, 100 e Columbia st, 20x100. Jan. 31, due Jan. 1, 1896. 350  
 Deppe, Rosa to Julius F. Wiegel. Knickerbocker av, s w s, 25 s e George st, 25x100. Feb. 17, 5 years, 5%. 2,500  
 Diack, George A. to Margaret MacGregor, Jersey City. Nostrand av, w s, 75.7 s Bergen st, 20x100. Feb. 3, 3 years, 5%. 2,000  
 Doherty, John to Leah Hughes. Ewen st, w s, 55 n Ainslie st, 25x100. Feb. 21, 3 years, 1,200  
 Drake, John J. to Adolph Vanreia. Lot of woodland at Flatbush, bounded westerly by land of Johannes Remsen, easterly by wood-

land of Jacob Voores and north and south by woodland of Derick Remsen. Feb. 19, 3 years. 400  
 Dramen, Bernhard to Gilbert S. Thatford. Thatford av. P. M. Feb. 18, 10 years 1,000  
 Dyer, Edwin to The People's Trust Co. Tillary st, n s, 20 e Lawrence st, 38.6x51. Feb. 20, due Feb. 20, 1892, 5%. 3,000  
 Eppinger, Jacob and Elizabeth his wife to Maggie Zweifel extr. Peter Zweifel. Carroll st, n e s, 112.6 n w 3d av, runs northeast 75 x southeast 12.6 x northeast 31.5 x northwest 20 x southwest 6.4 x northwest 16.6 x southwest 100 to st, x southeast 24. Feb. 12, due Jan 1, 1894, 5%. 2,500  
 Erickson, Charles A. to Samuel W. Thomas et al. exrs. William H. Thomas. 78th st, n s, 285 w 3d av, 75x109.4, New Utrecht. Feb. 20, 1 year. 1,000  
 Same to same. 78th st, n s, 210 w 3d av, 75x 109.4. Feb. 20, 1 year. 1,000  
 Flanagan, Catherine to The West Brooklyn Land and Improvement Co. 47th st, New Utrecht. P. M. Oct. 25, 1890, due Sept. 25, 1895, 5%. 520  
 Framan, Ely to Peter Kelly. Degraw st. P. M. Feb. 21, due March 1, 1894. 1,930  
 Fuchs, Frederick and Margaretna his wife to Elizabetha Bertsch Ivy st, n w s, 166.8 s w Central av, 16.8x100. Feb. 17, due March 1, 1895, or installs, 5%. 725  
 Fitzgibbons, William P. to Williamsburgh Savings Bank. Ewen st, n w cor Conselyea st, 25x100; Conselyea st, n s, 125 w Gramham av, 25x100. Feb. 25, 1 year, 5%. 6,000  
 Gallo, Francesco and Rosa to Ellen Newcomb Deuton pl. P. M. Feb. 25, 3 years, 5%. 750  
 Graham, Ellen wife of and James F. to Joseph Wechsler. Ocean Parkway, Flatbush. P. M. Sub. to mort. Nov. 1, 6 months, 5%. 3,100  
 Gunther, Emil to Jacob Manneschmidt. Madison st. P. M. Sub. to mort. \$2,000. Feb. 24, installs. 900  
 Same to Title Guarantee and Trust Co. Same property. P. M. Feb. 24, 1 year, 5%. 2,000  
 Geary, Mary A. J. to The Brooklyn City Co-operative Building and Loan Assoc. Concord st, s s, 53 e Gold st, 20x63.10x19.5x63.9. Feb. 19, installs. 1,000  
 Golding, Celia F. to The Brooklyn City Co-operative Building and Loan Assoc. 50th st, s w s, 100 s e 6th av, 25x100.2. Feb. 19, installs. 1,025  
 Golding, Celia F. wife of and Charles H. to John H. O'Rourke. 56th st. P. M. Jan. 15, 3 years or installs, 5%. 300  
 Goodburn, Mary E. to Alexander J. Stewart. Herkimer st, s s, 57 w Gunther pl, 19x87. Feb. 18, 1 year, 5%. 900  
 Gough, Thomas to Whitfield Terriberry. Lots 307 ar 4 308 plot No. 2 map heirs Garrett Stryker, Grave end. P. M. Feb. 24, 1 yr, 5%. 20  
 Greifenstein, Frederick J. to John H. Scheidt. Evergreen av. P. M. Feb. 21, 5 years, 5%. 2,500  
 Hagedorn, Charles to Robert R. Willets treasurer of the Monthly Meeting of the Religious Society of Friends. 2d st. P. M. Feb. 5, 3 years, 5%. 4,300  
 Hagedorn, Charles to The Title Guarantee and Trust Co. 16th st, s s, 83.10 e 3d av, 3 lots, together 84.10x90, 3 mortgs., each \$7,000. Feb. 19, 1 year, 5%. 21,000  
 Hallbeimer, Max to Hannah Lewis. Myrtle av, n s, 100 e Sumner av, 25x100. Sub. to mort. \$9,300. Feb. 17, 1 year, 2,000  
 Hearn, John to The Harlem Co-operative Building and Loan Assoc. Gates av. P. M. Feb. 16, installs. 2,500  
 Heisman, Hyman to Catharine J. wife of Seba M. Bogart. Grand st. P. M. Feb. 18, 5 years or sooner, 5%. 5,500  
 Hembury, William D. to Alfred Ogden. Louis pl. P. M. Feb. 17, installs. 2,100  
 Henckl, Mary wife of and Herman to Jane A. Lutkins. 7th st, n e s, 272.5 n w 7th av, 18.9 x100. Feb. 24, 4 years, 5%. 4,000  
 Hunter, Allen M. to Wilson M. Powell. Rockaway av, w s, 100 s Fulton st, 20x100. Feb. 24, 3 years, 5%. 4,000  
 Harkins, Esther to Town of New Utrecht Co-operative Building and Loan Assoc. 28th st, No. 198, s w s, 325 n w 5th av, 25x100.2. Feb. 24, installs. 1,000  
 Hicks, Gilbert to William Abrams, Pearsalls, L. I. Flatbush av, e s, 130.4 s Diamond st, 28x102x28x100, Flatbush. Feb. 16, 5 years, 5%. See Conveys. 2,800  
 Halstead, Isaac to Title Guarantee and Trust Co. Bergen st. P. M. Feb. 19, due Aug. 25, 1891. 6,000  
 Hartmann, William J. to William Kammann. Sumpter st, s s, 325 e Ralph av, 25x100. Jan. 5, 1 year. 200  
 Heins, John D. to The F. & M. Schaefer Brewing Co. Columbia st, No. 234. Saloon lease. Feb. 21, due Feb. 1, 1892. 1,000  
 Hirsch, Emil, Jr., to Anton and John Amann. Willoughby av, s e s, 250 s w Knickerbocker av, 25x100. Feb. 24, 1 year, 5%. 1,300  
 Hopkins, Harry F. C. to R. Cummings' Sons. Sumpter st, n s, 216.8 e Hopkinson av, 33.4x 100. Feb. 25, 1 year. 800  
 Hunt, Charles F. to The People's Trust Co. Putnam av, s s, 210 w Throop av, 20x100. Feb. 24, 1 year, 5%. 5,000  
 Iuozzo, Michele to Jacob Eppinger. President st. P. M. Feb. 12, due Jan. 1, 1894. 2,000  
 Janson, Augusta to John Schaefer. Ellery st, s s, 100 w Marcy av, 25x100. Feb. 21, 1 year, 5%. 500  
 Johnson, Per Olof to Mathilda E. Haemer.

Dikeman st, s w s, 235 s e Richards st, 20x100. Feb. 17, installs. 100  
 Jackson, Walter E. to George Eade. 56th st. P. M. 2d mort. Feb. 7, 5 years, 5%. 500  
 Jones, John to Emily Myers. Norman av. P. M. Feb. 24, 3 years 5%. 8,500  
 Jones, Samuel B. mortgagor with James H. Mullarkey trustee James Sullivan mortgagee. Extension of mort. Feb. 20. nom  
 Kaiser, Adam, August Todebusch and Charles Rissler to Kings County Savings Inst. Broadway, n w cor Cornelia st, 45x100. Feb. 21, 1 year, 5%. 2,200  
 Kershner, Sophie to Robert A. Lindsay. Lafavette av, n s, 65 e Tompkins av. P. M. Feb. 21, 1 year, 5%. 2,350  
 Kettelhardt, Henry and John Wichern to James Cassin. 2d av, n e cor 52d st. P. M. Feb. 18, 3 years, 5%. 2,500  
 Knight, Henry W. to Title Guarantee and Trust Co. Decatur st, n s, 55.2 w Ralph av, 2 lots, each 17.7x80. 2 mortgs., each \$3,500. Feb. 20, 3 years, 5%. 7,000  
 Krapp, Jr., John to Henry L. Nostrand. Jackson st, New Utrecht. P. M. Feb. 24, 3 years, 5%. 1,500  
 Kuhnla, Hannah to Williamsburgh Savings Bank. Hunsdale av, w s, 100 s Liberty av, 50x100. Feb. 19, 1 year, 5%. 1,000  
 Kristeller, Louisa H. to John H. Muller. Pulaski st. P. M. Feb. 24, 2 years, 5%. 1,000  
 Lamb, James H. to Title Guarantee and Trust Co. Herkimer st. P. M. Feb. 19, demand. 2,000  
 Lanpher, Henry S. to Brooklyn Trust Co. McDonough st, s s, 200 w Patchen av, 3 lots, each 16.8x100. 3 mortgs., each \$3,750. Feb. 19, 1 year, 5%. 11,250  
 Leffer, Fannie M. wife of William H. to Lizzie H. Chamberlin. 84th st, New Utrecht. P. M. Feb. 19, 3 years. 1,200  
 Leighton, Jennie wife of and Charles P. to Title Guarantee and Trust Co. Lafayette av. P. M. Feb. 24, 3 years, 5%. 2,000  
 Leubke, John C. to John B. Meyenberg, Jr. Vernon av, n s, part of sections 2 and 3 map Henry V. Vanderveer, Flatbush; Vernon av, n s, extends from Rogers av to Prospect st, —x150, Flatbush. Error. Feb. 2, due Feb. 1, 1894, 5%. 4,000  
 Levin, Barnet and Max Gittelsohn to Edward L. Snyder and ano. exrs. Samuel Fengs. Thatford av, e s, 125 n Belmont av, 25x100. Feb. 14, 3 years. 1,800  
 Lindsay, James to Jacob A. Carpenter. 60th st, n s, 40 e 11th av, 20x100. Feb. 19, 2 years. 800  
 Little, Raymond and Ophelia B. his wife to Julius H. Seymour. Cambridge pl, e s, 303.6 n Gates av, 14x100. Feb. 18, 6 months. 560  
 Littleton, Christopher to John M. Gardner. 7th av, s w cor 16th st, 19.8x75. Sub. to mort. \$2,500. Dec. 17, 1 year, 5%. 500  
 Lockitt, Charles to Henry Blatchford. Bedford st, s w cor Division st, 94x75. Feb. 9, 3 years. 9,000  
 Ludlam, Edward, trustee Daniel G. Farnham dec'd mortgagee to Alexander Fritz owner. Statement that amount due on mortgage made June 23, 1868, by James N. Crow is 5,500  
 Larson, Otto to The South Brooklyn Co-operative Building and Loan Assoc. 45th st. P. M. Feb. 24, installs. 4,000  
 Leslie, Fannie wife of and Alexander F. W. to Joseph Wechsler. Ocean Parkway, Flatbush. P. M. Sub. to mort. Nov. 1, 6 months, 5%. 3,100  
 Linquti, Francisco to George D. Wheeler exr. Nancy B. Wheeler. President st, s s, 300 w 4th av, runs south 100 x west 25 x north 50 x again north 87 to st, x east 37. Feb. 24, 5 years. 2,350  
 Lubrsen, Diedrich to Jane Delano and ano. exrs. Benjamin F. Delano. Lexington av. P. M. Feb. 24, 5 years, 5%. 3,000  
 Maguire, Charles E. to Fanny Dreher. Sheffield av, e s, 206.3 s Glenmore av, 18.9x100. Feb. 25, installs. 500  
 Same to same. Sheffield av, e s, 187.6 s Glenmore av, 18.9x100. Feb. 25, installs. 500  
 Same to same. Sheffield av, e s, 150 s Glenmore av, 18.9x100. Feb. 25, installs. 500  
 Maguire, James J. to Bedford Co-operative Building Loan Assoc. Brooklyn av, w s, 150 s Union st, 25x80. Feb. 2, installs. 400  
 Main, William A. to Eloise C. L. Woodruff. Lincoln pl, s s, 140 w 6th av, 20x100. Feb. 20, due Jan. 1, 1894, 5%. 4,000  
 Maroney, Annie E. to William F. Corwith. Java st. P. M. Feb. 18, 3 years. 900  
 McNerny, Clara W. wife of and Thomas J. to Jacques Sandmeyer exr. Rebecca Grove. 15th st, s w s, 318.5 n w 7th av, 16.8x100. Feb. 24, 3 years, 5%. 1,000  
 McManamy, Robert J. to Dorothy L. Laimber extr. William Laimber. Fulton st. P. M. Feb. 16, 5 years, 5%. 4,500  
 McNamee, Patrick to Frank S. Bradford et al. exrs. Samuel I. Hunt. North 10th st. P. M. Feb. 18, due May 1, 1894, 5%. 1,750  
 Merritt, Smith S. to Williamsburgh Savings Bank. Kosciusko st, n s, 219.9 e Tompkins av, 18.9x85. Feb. 19, 1 year, 5%. 2,200  
 Metzler, Martin and Catharine his wife to George F. Schuil e. Douglass st, s s, 180 e Smith st, 20x100. Jan. 2, due Jan. 1, 1896, 5%. 2,000  
 Miller, Andrew to Alvah P. Blanchard. St. Marks av. P. M. Feb. 21, due July 1, 1891. 6,850  
 Miller, Melchior to John D. Noeth. Sumpter st, n s, 150 w Hopkinson av, 25x100. Feb. 18, 1 year, 5%. 1,200  
 Minto, Robert F. to Stephen B. Sturges. Cen-

tral av, s e cor Linden st, 114x150.4x103.6x150. Feb. 14, demand. 16,500  
 Morris, David E. to The Greenpoint Savings Bank. Eckford st, e. s, 111 n Van Cott av, 25 x100. Feb. 16, 1 year, 5%. 3,500  
 Mostkowitz, Hyman to Emma Cavanagh. Watkins st. P. M. Feb. 21, 3 years. 550  
 McNulty, Peter H. to John J. Bouton. Livingston st. P. M. Dec. 16, due May 1, 1894, 5%. 6,000  
 Merkslee, Cornelius to Mary N. wife of John W. McLaren. Van Voorhis' st. P. M. Feb. 24, due May 24, 1894. 975  
 Monjo, Catharine J. wife of and Louis to Catharine M. Gomez admr. Domingo Gomez. President st, No. 856, s s, 312 w 8th av, 20x100; Bergen st, n s, 291 e Vanderbilt av, runs north 110 x west 45.11 x north 3 x northeast 59.9 x southeast 130 x southwest 59.1 to st, x west 14.9; Dean st, n s, 173.9 w Grand av, 87.8x110; Dean st, n s, 65 w 6th av, 60x77.6; Dean st, n w cor 6th av, 65x77.6; Hooper st, s s, 201 w Bedford av, 19.7x100; St. Marks av, n e cor Vanderbilt av, 80x141; Dean st, s s, 174.6 e Vanderbilt av, 70.6x110; Court st, n e cor Bergen st, 50.6x84.6x50.2x78.3; Carroll st, s s, 327 w 7th av, 34.5x131.3x34.6x150. Feb. 24, installs. 4%. 66,000  
 Mugno, Antonio to Francisco Tepedino. Adelphi st, e s, 208 n Atlantic av, 50x100. 1/2 part. Feb. 24, 5%. 700  
 Muller, Frank to Katharine Altenbrand. Georgia av, w s, 66.8 s Virginia av, 33.4x75. Feb. 17, 3 years. 300  
 Nolan, Winifred M. and Ellen F. Bain heirs of Ellen L. and Thomas Bain to The Irving Savings Inst. Underhill av, s w cor Bergen st, 56x80. Feb. 21, 1 year, 4 1/2%. 1,000  
 Norris, William H. and William Bowers to John Baker. 4th av, n w s, 30 s w 13th st, 140x86.10. Sub. to mort. \$68,000. Feb. 24, due April 27, 1891. 5,000  
 O'Brien, Frank N. to Robert Thomas. Broadway, s w cor Ellery st, 65.4x28.9x25.10 to st, x66.6. Feb. 16, 1 year, 5%. 1,000  
 Orton, Isabelle to Mary G. Manning. Madison st. P. M. Feb. 25, due March 2, 1894, 5%. gold, 6,000  
 Prendergast, Marsha E. wife of George F. to Franklyn Kelly. Jamaica and Brooklyn plank road, centre line, 275 e Sumner av. P. M. Feb. 25, due May 1, 1891, installs. 3,750  
 Paepke, Meta to Emil Lazansky. Melrose st, s e s, 123 s Irving av, 25x100. Feb. 20, due March 1, 1894. 500  
 Pape, Diedrich to John G. Cozine and James Gascoine. Evergreen av, north cor Jefferson av. P. M. 2d mort. Feb. 19, installs. 2,500  
 Peterson, Andrew G. to The South Brooklyn Co-operative Building and Loan Assoc. 22d st, s s, 883.4 w 5th av, 16.8x100. Feb. 18, installs. 3,125  
 Phillips, Mary E. wife of and George to Libbie S. Russell. President st, n s, 108 e 5th av, 16.8x95. Feb. 21, due May 1, 1892, 5%. 2,800  
 Quinn, Francis to Ernestus S. Gulick. Pearl st, e s, 237 s Concord st, 30x102.9. Feb. 19, 1 month. 250  
 Ramsdell, David J. to Celestine Preterre. Jay st, e s, 27.4 s High st. P. M. Feb. 16, due May 1, 1894. 6,000  
 Raynor, Esther J. widow to Edward Smith. Wilson st, s e s, 100 s w Bedford av, 22.6x100. Feb. 18, 5 years. 2,000  
 Reddy, James to Elizabeth Skinner. 1st av, e s, 75.2 s 55th st, 25x100. Feb. 19, due July 1, 1893. gold, 1,500  
 Rehbein, Adolph to James Sharkey. 4th av, s e cor 22d st. P. M. Feb. 20, 1 year, 5%. 2,000  
 Robbins, Thomas H. to Lillian F. Naylor. St. Marks av, s s, 168 e Vanderbilt av, 16x131. Feb. 19, 1 year. 1,000  
 Rogers, George to Conrad G. H. Steffens. Rutledge st, s s, 366 e Bedford av, 20.9x100. Feb. 6, 3 years, 5%. 1,000  
 Rosenblat, Charles to Pauline Hartmann. Thatford av, No. 253. Dec. 29, installs. 500  
 Russell, Susanna E. C. wife of and Walker C. to Cornelius S. Stryer, Gravesend, L. I. City. Hancock st, n s, 140 w Marcy av, 22x100. Feb. 18, due Aug. 15, 1891. 2,000  
 Ryerson, Catherine F. to Ella B. Van Beuren. Utica av, w s, 77.9 n St. Marks av, 50x100. Feb. 24, due Jan. 1, 1894. 1,000  
 Ruh, Henry to Francois Ballay. Lewis av, s w cor Floyd st. P. M. Feb. 24, 5 years, 5%. 6,000  
 Sandford, Jennie M. wife of and Martin V. B. to Charles Pratt & Co. Pacific st. P. M. Feb. 19, installs. 1,600  
 Sedmeier, August to The Williamsburgh Savings Bank. Suydam st, n w s, 200 n e Hamburg late Johnson av, 10 lots, each 25x100. 10 mortg., each \$3,000. Feb. 24, 1 year, 5%. 30,000  
 Schink, Wilhelmina wife of and Frederick to Lewis Du Bois. 5th av, s e s, 25 n e 14th st, 33x97.10. Feb. 19, due June 1, 1891. 4,000  
 Schuh, William and Joseph to Henry J. Struse. Bogart st, w s, 76.6 s Stagg st, 25.6x108.10x25 x103.8. Feb. 12, due Jan. 1, 1894, 5%. 3,500  
 Shumacher, Maria to Claus Guken, Jamaica, L. I. Meeker av, Nos. 95, and 103 Russell st, being Meeker av, n w cor Russell st, runs north 40 x west 60 x southeast 64.7 to av, x east 31. Feb. 19, due Jan. 1, 1896, 5%. 2,500  
 Siegel, Minnie widow mortgagor with Louise wife of William L. Wilde mortgagee. Extension of mort. Feb. 11. nom  
 Sinclair, Ellen T. to Thomas Behan. Park av, s s, 75 e Spencer st, 25x32.3. All title. Feb. 19, note. 300  
 Steinkamp, Carl to The South Brooklyn Savings Inst. Union st. P. M. Jan. 31, 1 year, 1,200

Solan, Honora wife of and Michael to The S. A. Wood's Machine Co. Sumner av, w s, 117 s Willoughby av, 16.6x80. Feb. 20, due May 1, 1891. 1,875  
 Stouenburgh, George B. to Augustus K. Adams and ano. trustees Clara T. Adams. Decatur st, n s, 200 e Sumner av, 20x100. Feb. 20, 3 years, 5%. 2,579  
 Same to Henry Colton exr. Reuben Parsons. Same property. Feb. 20, 3 years, 5%. 2,421  
 Same to Emma Reiner. Decatur st, n s, 220 e Sumner av, 20x100. Feb. 20, 3 years, 5%. 5,000  
 Same to Franklyn Kelly. Decatur st, n s, 180 e Sumner av, 20x100. Feb. 20, demand. 4,660  
 Sullivan, Hannah wife of and Philip to Albert W. S. Proctor. Vanderbilt av, w s, 25 n Pacific st, 25x75; Vanderbilt av, e s, 49.4 n Dean st, 24.9x70. Feb. 20, due March 1, 1891. 400  
 Same to William C. Yeoman. Vanderbilt av, w s, 50 n Pacific st, 25x75. Feb. 19, due May 1, 1893. 3,000  
 Sullivan, Hannah wife of and Philip to Albert W. S. Proctor. Vanderbilt av. P. M. Feb. 19, due May 1, 1892. 2,500  
 Sutton, Richard H. to Josephine D. Powers. Liberty av, s s, 100 e Crescent st, 25x100. Feb. 24, 4 years. gold, 800  
 Schellbass, Annie E. to Edward Oppenheimer. Georgia av. P. M. Feb. 25, 3 years. 850  
 Smith, John F. and August B. to Henry B. Davenport. Jerome st. P. M. Feb. 24, installs. 1,000  
 Sposito or Esposito, Giovanni E. and Geoswell and Marietta his wife to Sarah Arons. Union st, s s, 910 w Columbia st, runs south 100 x west 25 x north 7.5 x northeast 2.5 x northwest 2 x north 92.2 to st, x east 25. Sub. to mort. \$3,000. Feb. 24, 3 years, 4%. 3,200  
 Stouenburgh, Hannah E. wife of and George B. to Williamsburgh Savings Bank. Decatur st, n s, 80 w Sumner av, 20x100. Feb. 24, 1 year, 5%. 4,500  
 Same to Hattie S. Crowell. Decatur st, n s, 100 w Sumner av, 2 lots, each 20x100. 2 mortg., each \$7,500. Feb. 24, 1 month. 15,000  
 Same to same. Decatur st, n s, 80 w Sumner av, 60x100. Feb. 24, 1 month. 5,000  
 Stahl, Bernhard to Frederick A. Ecks. Hancock st, s s, 297.4 e Patchen av, 18x100. Feb. 21, 1 year, 5%. 700  
 Totten, Abraham W. mortgagee to Hubert H. Rousseau. Statement that amount due on mort. made March 31, 1869, by said Rousseau is 1,500  
 Same to Hannah wife of George S. Brewster. Statement that amount due on mort. made April 14, 1868, is 1,500  
 Tyler, Frank H. to The Bedford Co-operative Building Loan Assoc. Decatur st, s s, 592.8 w Ralph av, 17.8x100. Feb. 2, installs. 1,000  
 Same to same. Decatur st, s s, 575 w Ralph av, 17.8x100. Feb. 2, installs. 1,000  
 The Bay Ridge Park Improvement Co. to The Long Island Loan and Trust Co. Ovington av, &c.; State road, &c., New Utrecht. P. M. Feb. 5, 3 years, 5%. 130,000  
 The Excelsior Savings Bank mortgagee to Estate of John Malone present owners. Statement that amounts due on mortgage made by John Malone June 18, 1870, is 2,400  
 Tilney, Thomas J. to Robert F. Tilney. Macon st, n s, 200 w Reid av, 50x100. Amount, time of payment and interest omitted in mort. but endorsed. Feb. 17. 2,310  
 Underwood, Agnes L. wife of and Henry W. to Julius H. Seymour. 1st st, s s, 136 w 6th av, 18x100. Feb. 18, 6 months. 326  
 Vennie, Andrew to Louisa W. Taylor, Boston, Mass. Fulton st, n s, 50 w Ralph av, 25x100. Jan. 29, due Feb. 1, 1894. 2,000  
 Vien, Francis X. and Louise his wife to The Printers' Tool and Supply Co. Luquer st, n s, 129.2 w Court st, 20.10x100; Luquer st, n s, 150 w Court st, 20.10x100. Feb. 21, note. 700  
 Volckening, Gustav J. to Ferdinand F. Volckening. De Kalb av, n w cor Throop av, 22.11 x100. Feb. 18, 3 years. 1,200  
 Van Wart, Olivia wife of and David to Mary J. W. Simpson. McDonough st, s s, 60.1 e Sumner av, 17.6x100. Feb. 20, 5 years, 5%. 4,000  
 Velders, John N. to Hannah C. Young. Kosciuszko st. P. M. Feb. 25, installs. 2,650  
 Walker, John F. to The Greenpoint Savings Bank. Van Pelt av, n w cor Humboldt st. P. M. Feb. 24, 1 year. 2,200  
 Wiedemann, Adolph to Silas A. Condict. Thatford av. P. M. Feb. 25, 2 years. 258  
 Wilde, John, Montclair, N. J., to Charles H. Roberts. McDonough st. P. M. Feb. 24, 2 years 5r sooner. 1,800  
 Woods, Albert to Nassau Co-operative Building and Loan Assoc. Barbey st, e s, 100 n Hegeman av, 20x100. Feb. 24, installs. 1,000  
 Weil, Louis and Josephine to Henry Noll. Ellery st, n s, 325 e Marcy av, 25x100. Feb. 12, 1 year, 5%. 1,000  
 Wilkenfeld, Hirsh to Gilbert S. Thatford. Lots 361 and 362 map G. S. Thatford. Jan. 5, 2 years or installs. 350  
 Walsh, Marcella to Prudence W. Boynton. President st. P. M. Jan. 30, 3 years or installs, 5%. 1,800  
 Warmworth, John to Alfred C. Clark. Coopers-town, N. Y. Marion st. P. M. Feb. 20, 3 years, 5%. 1,000  
 Waterman, Henry to Ada Waterman. Dunham pl, e s, 105.10 n Broadway, 34x92.6. May 1, 1884, 10 years. 5,000  
 Watson, Thomas A. to Alfred J. Pouch. Coventry st. P. M. Feb. 21, due Feb. 23, 1894, 5%. 4,500  
 Same to same. Eldert st. P. M. Feb. 21, due Feb. 23, 1894, 5%. 4,500

Same to same. Hamburg av, cor Covert st. P. M. Feb. 21, due Feb. 23, 1894, 5%. 4,500  
 Same to same. Hamburg av, cor Eldert st. P. M. Feb. 21, due Feb. 23, 1894, 5%. 4,500  
 Weingard, Morris to Frederick Bebreus trustee Frederick Bebreus dec'd. Gerry st, s s, 200 w Throop av, 25x100. Feb. 18, 3 years, 5%. 500  
 Wells, Jr., Henry E. to Julia W. Barr. Hancock st, s s, 90 e Sumner av, 17.6x80. Feb. 24, 3 years, 5%. 5,000  
 Wittmann, Mathilde wife of and Rudolph C. to Carrie Eng's mortgagee. Declaration correcting error in mortgage and charging interest of Mathilde Wittmann. Feb. 9. nom  
 Wood, Gertrude P. to Susan E. wife of Melvin Brown. Dean st. P. M. Feb. 19, 3 years, 5%. 2,500  
 Yarber, Ernest D. to Alexander Underhill, Jr. Howard av, e s, 98 s Herkimer st, 69x93. Feb. 21, note. 4,342  
 Yander, John and Megdalena his wife to Mary J. wife of Philip L. Batz, Jr. Dean st, s s, 403.1 w Rochester av, 25x214.7 to Bergen st. Feb. 24, due Jan. 1, 1894. 1,500

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

FEBRUARY 20 TO 26--INCLUSIVE.

Ahern, Maurice to The Rector, &c., of Trinity Church. \$6,500  
 Anderson, Charles W., Montclair, N. J., to The State Mutual Life Assur. Co. of Worcester, Mass. 5,000  
 Baker, John G. admr. Jacob S. Baker to Isabella M. Hayes et al. extrs. and trustees Stephen Hayes. 6,000  
 Boggs, William to Edward and Patrick Marrin. 15,000  
 Brenneman, Charles to Caleb D. Gildersleeve. 2,075  
 Brown, J. Romaine to Louise wife of John C. Livingston. 6,098  
 Bliss, George to Marie E. Jacobson. 10,000  
 Bohnet, John, Jr., and ano. extrs. and trustees Mary Braun to Sophie Bohnet. 4 assignm'ts. nom  
 Cushman, James S. and ano. extrs. Laura E. Smith to Ella M. Smith. 1,507  
 Same to same. 3,516  
 Cronly, John E. to Martin M. Lewis. 2,000  
 Cohn, Sigmund to Joseph Wunsch. 1,112  
 Durant, William W., Saratoga Springs, N. Y., to The Mutual Life Ins. Co. of New York. 57,500  
 Greene, Richard A. extr. Margaret Philips to Hamilton Rickaby extr. Sarah B. Philips. order of Court  
 Goerl, Catharine, Norwalk, Conn., to Martin Goerl, Norwalk, Conn. 3,000  
 Gross, Hyman to Charles H. Dugliss. 2,000  
 Gray, James F. to The Murray Hill Bank. 2 assignm'ts. nom  
 Herman, Fannie to Raimund Meyer. 1,560  
 Haas, Otto and Ferdinand exrs. Caroline Haas to Otto Haas. 1,200  
 Hall, Thomas R. A. and William H., of William Hall's Sons, to William and Charles E. Hall. nom  
 Jacobson, Marie E. to William Boggs. 8,000  
 Janeway, Jacob J. and ano. extrs. George J. Janeway to James G. Janeway. nom  
 Lowenstein, Anna to Francis M. Marks. nom  
 Lowenstein, Helene et al. exrs. Moritz Lowenstein to Helene Lowenstein. 14,301  
 Same to same. 11,717  
 Lubrs, Henry to John H. and Louis C. Lubrs. 10,000  
 Lichtenauer, Joseph M. to Caroline Bowne. 15,000  
 Leggett, Thomas H. extr. and trustee Thomas H. Leggett to The Broadway Savings Inst. 4,500  
 Levi, Joseph C. trustee to Harriett B. Knight and ano. guards. of Annie W., Mabel H., Grace R. and Emma M. Knight and Florence J. Solomon. 7,000  
 Same to Harriett B. and Joseph N. Knight trustees Charles Knight dec'd. 8,000  
 Same to same. 2,500  
 Mahon, Martin and Edward Coyne to Mary Deaken. 1,500  
 McCormack, Michael to James Rogers. 3,000  
 Morrell, Nellie B. wife of Francis L. to Robert L., Dora I. and Ada H. Morrell, Julia B. Peck and Isabel de P. Kelley. 6,333  
 Middlebrook, Frederic J., Brooklyn, to Pauline Etlinger. 10,029  
 Same to James N. Platt trustee George A. Osgood dec'd. 18,027  
 Same to Carrie Ridley. 5,031  
 Meyer, Siegmund T. to Lee Wolff trustee. nom  
 Same to same. nom  
 O'Connell, Eleanor F. to Sarah H. Whitlery. 1,000  
 Phelan, James J. to Anna Lowenstein. 2,500  
 Potter, Jane extr. William H. Potter to Francis Mitchell. 1,017  
 Potts, John R. to Carrie M. Potts. nom  
 Purdy, Moses O., Mt. Pleasant, N. Y., to Moses G. Wright. 2,500  
 Robison, Alina B. to Frances E. Bates. nom  
 Remsen, Phoenix to The Farmers' Loan and Trust Co. nom  
 Stoehr, Christian to Andrew Koch. 10,000  
 Shaw, John C. extr. David L. Baker to Oscar F. and John C. Shaw exrs. William Shaw. 7,500  
 The Farmers' Loan and Trust Co. to Margaret J. Smith extrs. E. Delafield Smith. order of Court  
 The McElwee Manufacturing Co. to Edwin S. Updike, Sr. 1,200

Table listing legal transactions and judgments for Kings County, including items like 'The Manhattan Life Insurance Co. to The German-American Real Estate Title Guarantee Co.' and 'The West Brooklyn Land and Impt. Co. to Elizabeth E. Hutter widow.'

Table listing legal transactions and judgments for Kings County, including items like 'The West Brooklyn Land and Impt. Co. to Elizabeth E. Hutter widow.' and 'Truman, Thomas H. and George Potts to Abraham Simon.'

Table listing legal transactions and judgments for Kings County, including items like '24 Colligan, Elizabeth—Health Dep't..' and '25 Clark, John—R A Greacen..'

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

NEW YORK CITY.

Table listing judgments for New York City, including entries for Feb. 21, 25, 26, 27, 28, 29, 30, 31, such as '21 Alf, Margaret—C R Evertz..' and '25 Alf, Margaret—C R Evertz..'

Table listing judgments for New York City, including entries for Feb. 21, 25, 26, 27, 28, 29, 30, 31, such as '24 Colligan, Elizabeth—Health Dep't..' and '25 Clark, John—R A Greacen..'

KINGS COUNTY.

FEBRUARY 19 TO 25—INCLUSIVE.

Table listing legal transactions and judgments for Kings County, including items like 'Alexander, George F. to Julia B. Moores.' and 'Alexander, George F. to Raeburn Latour-ette & Co.'

24 Hill, Edward L—Carrie Hill... costs	89 01	25 Miller, Barbara—Health Dep't....	209 87	24 Selbie, John H—W E Tefft.....	2,185 25
24 Hill, Henry H—A E Darling.....	4,795 99	25 Menken, Mortimer M—Bank of		25 Schulhoff, Henry—Louis Panz.....	38 11
24 Hall, James T—Rockwell Young....	105 38	Commerce in Buffalo.....	1,161 13	25 Shorter, Frederick } Edwin Wal-	
24 Hamm, Frances M—A M Copeland....	71 00	25 Mannheim, Mina—Simon Strauss....	139 07	25 Shorter, William } lace.....	126 07
24 Hessen, Henry L—George Ehret....	2,305 22	25 Masher, John—the same.....	45 63	25 Sause, Richard E—H W Knapp....	127 74
24 Halpern, Louis—C H Kelly.....	143 99	25 Muldoon, William H—George		25 Shanks, James—William Brauns-	
25 Henderson, John J—T F Gallagher..	932 63	Sparth.....	282 99	dorf.....	200 90
25 Hillery, James M—Henry Shinger-		25 the same—John Lehne.....	267 45	25 Sanford, Watson F—John Nordine..	154 98
land.....	126 70	25 Moore, Irby M—George Drentel....	356 50	25 Shanks, James—John Morrow....	795 38
25 Hellwig, Eugene—Henry Zeimer....	3,124 11	25 Morris, Thomas—T F Gallagher....	932 63	25 Sandrowitz, Herman	
25 Haag, Henry B—Jacob Gottschalk..	281 00	25 Mazullo, Pietro—Abraham Rich-		25 Sandrowitz, Philip	
25 Horstmann, Henry J—Rebecca		man.....	71 25	25 Sandrowitz, David	
Horstmann.....	856 66	25 Mihn, Theodore—Stephen Wool-		Shulman, F	
25 Heine, Bernhard—Henry Herr-		ridge.....	275 72	Simon, Leopold	
mann.....	90 40	25 Machby, Samuel—Alois Kohn....	71 81	26 Sweetser, Edward R—L K Wilmer-	
25 Hazard, Rowland N—Gloucester		25 Mackey, Joseph F—A H Dakin....	39 43	ding.....	92 65
Iron Works.....	23,269 32	25 Moison, Dolphias F—James Mat-		26 Stephens, Richard W—Thomas Ver-	
25 Hawkins, Elisha D—Kiernan News		hews.....	92 45	non.....	5,043 90
Co.....	100 72	25 Morrisson, Richard J—Bank of the		26 Sealey, David—J W Steinebach....	89 59
26 Horstmann, Henry J—F & M		Metropolis.....	448 74	26 Speed, John Gilmer—E A Landon..	111 34
Schaefer Brewing Co.....	1,064 48	25 Murray, Sarah T—D G Yuengling,		26 Stampfer, William—Isaac Gold-	
26 Hanse, James—Heap's Patent Earth		Jr, Brewing Co.....	128 88	maon.....	173 47
Closet Co.....	967 45	26 Martin, Irvin A—G C Lyman.....	174 10	26 Seaman, John H—Mary A McGuire	
26 Heinrich, Frederick—Charles Reilly,		26+ Mullin, John—Marcus Fleischhauer	134 02	costs	108 39
comm'r.....	110 00	26 Macaulay, John L—J R Palmer		26 the same—M A Ryan... costs	107 67
26 Hall, William—Thomas Orr.....	29 12	costs	134 53	26 Schwabeland, John—ohn Simmons	393 97
26 Holzmann, Jacob—H W E ichs....	1,092 15	26 Motechman, Ernst—Sarah A Black-		26 Staley, Robert H—Charles Hamilton	307 59
26 Hunt, William H—Emil Dieckerhoff		wood.....	62 00	26 Seale, Mary Ella—Charles Seale	
27 Hildebrand, Charles P—S L Good....	3,448 65	26 Mackaye, Steele—Edwin Fowler....	188 41	costs	42 82
27 Horowitz, Isaac—Adolph Rosenz-		26 Martin, John H—Mary A McGuire..	108 59	26 Strait, Ebenezer S—Henry Crofut..	1,082 05
weig.....	33 87	26 the same—M A Ryan... costs	107 67	26 Schnabel, Alfred A—F R Jones,	
27 Hummel, Abraham—J M Winter-		26 Meehan, James F—Henry Elias B Co	50 00	trustee.....	538 29
roth.....	156 41	27 Maloughney, Edward F—Suzella		26 Sidney, Frederick—J A Brown....	162 15
27 Hewlett, Charles—J A Roebings....	925 21	Fakler.....	543 43	27 Scriba, Augustus M—John Le Bou-	
25 Irlon, Johannes—Hugo Meyer... costs	164 70	27 Merritt, Cornelius—Catharine A		27 Sturmdorf, Leon—E M Townsend..	1,836 21
26 Imming, Charles H—Heaps Patent		Hallahan, admr.....	73 18	27 Steele, John R—D G Yuengling, Jr,	
Earth Closet Co.....	967 45	27 Moore, Robert P—C A Smith.....	102 93	Brewing Co.....	324 45
21 Journeay, Edward—G A Castor....	65 51	27 Myers, Lewis—M A Brokman... costs	86 78	27 Schulhafer, Emanuel—I H New-	
Jordan, Henry J } Christina Linde-		24 McDowell, William H—M L Vail..	136 26	haus.....	135 61
Jordan, Sarah } burg.....	101 75	25 Mackey, Joseph F—A H Dakin....	39 43	27 Swift, George F—R W Taylor....	316 58
25 Jamp, Julia A B—J D Rieper.....	84 02	26 Macaulay, John L—J R Palmer....	134 53	27 Samaria, Ida—Emilio Arecco.....	99 66
25 Johnson, Charles M—William Obly..	88 65	26 Mackaye, Steele—Edwin Fowler....	188 41	27 Schmidt, Edmund P—E J Denning..	123 67
27 Johnson, Harriet R—J B Cosby....	724 30	27 McCann, Thomas J—Jonas Stolts..	161 98	27 Schmidt, Gustavus A—F A Green..	1,466 46
21 Kreuzer, John H—Benjamin Lil-		26 Noon, Thomas—Coleman Brewing		25 Smith, Edward—Bank of Commerce	
lard.....	502 89	Co.....	125 60	in Buffalo.....	1,161 13
21 Klueber, Leopoldine—Schoellkopf,		21 Nelson, Charles—Schoellkopf, Hart-		27 Smith, John McIntyre—C J L	
Hartford & MacLagan (Lim).....	295 03	ford & MacLagan (Lim).....	295 03	Lynch.....	110 60
24+ Kuenemund, Henry—Eliza Kohler..	39 17	24 Newman, Gustave—Phillip Mansch..	370 77	21 The Barnegat Park Co—W A Shaw..	1,116 86
24 Knapp, Eliza—Mayor, &c... costs	38 50	27 Nagle, John E—Christian Armbrus-		21 Wyoming Pacific Improvement Co	
24 Kroenke, Erns A—Joseph Dora-		ter.....	67 48	—U S Transfer and Exchange As-	
magen, Jr.....	75 00	26 O'Donnell, Lina C—Mary A Smyth	390 35	soc.....	40,752 93
24 Kirchner, Louis—D M Koehler....	317 35	26* O'Neill, Ann S—Patrick Morgan....	617 59	21 The Union Switch and Signal Co—	
24* Kerin, James—Marvin Safe Co....		27 O'Keefe, Michael—S C Boehm....	323 64	f W Miller.....	2,168 03
costs	46 08	21 Phillips, David J—T E Smith.....	70 00	24 Athletic Association of Bath Beach	
24 Kelly, Thomas—People State N Y..	1,500 00	21 Pine, Ethan A—F C Leubuscher....	84 50	—R R Hunt.....	302 49
25 Kneupel, Frank H—Jacob Gott-		21 the same—the same.....	95 50	24 The Metropolitan Nat Bank—S E	
schalk.....	361 00	21 Paine, William—Elizabeth W Al-		Claggett..... costs	110 60
25 Katz, Sigmund—Frederick Sonnen-		drich.....	1,110 60	25 Finch Stove Co—W K Finch.....	528 73
berg.....	168 50	21 Petersdorf, Max—M L Simon.....	609 50	25 The German Evangelical Lutheran	
25 Kuehule, George—U S Illuminating		24 Partridge, Charles F—M C Com-		Trinity Church—William Hilgers	409 03
Co.....	450 76	stock.....	388 11	The Manhattan Rail-	
25 Kahn, Samuel—W E Iselin.....	4,263 93	24 Picker, Frances—Jane Bennett....	1,199 26	way Co	
25 the same—the same.....	2,494 44	25 Paolontonia, Rosa—Emma Kranitz	111 62	P J War-	
25 the same—C A Auffmordt....	3,914 30	25 Polacek, Ludwig—Frederick Son-		ren.....	298 60
25 the same—W A Hardt.....	6,837 77	neberg.....	168 50	25 The Metropolitan Ele-	
25 the same—R S Frost.....	2,094 87	25 Post, Emma A—H H Crisp.....	836 20	vated Railway Co	
25 the same—the same.....	5,072 23	25 the same—Bank of Harlem... costs	132 55	26 C S Philips Patent Process Tobacco	
25 Knowland, Frederick—George Swar-		*Plaut, Isaac S } W E Iselin....	4,263 93	Growing and Curing Co—Isaac	
brick.....	203 15	*Plaut, Ralph } R S Frost.....	5,072 23	Goldmann.....	321 71
25 Kornhauser, Dewitt H—Emil Oel-		25 the same—C A Auffmordt....	3,914 30	26 The Royal Oak Benefit League—	
bermann.....	334 50	25 the same—W A Hardt.....	6,837 77	Margaret Rimmer.....	98 27
26+ Knowles, Francis C—Maria Nichol-		25 the same—R S Frost.....	2,094 87	The Manhattan Railway } J M	
son.....	69 50	25 the same—W E Iselin.....	2,494 44	Levy....	1,662 43
26 Kavanagh, Dennis I—Henry Elias		26 Platt, Spencer C } Bertha E Martin,		26 American Zylonite Co—Citizen's	
Brewing Co.....	50 00	Platt, Nathan C } admr... costs	103 10	Nat Bank.....	2,536 91
26 Klein, August—George Ehret....	457 86	26 Payne, Carrie—Emma W Ellison..	73 01	26 Albany Venetian Blind Co—J G	
26 Krueger, Charles—Nathan Lacken-		Pratt, Devise J—Charles Schles-	276 90	Wilson..... costs	93 77
bruch.....	147 29	inger.....		27 Manhattan Railway Co—Agnes	
27 Kelly, John A—Peters & Calhoun		27 Pierce, Susan L—E H Wootton		Mellwitz.....	422 57
Co.....	148 84	costs	362 31	27 Lindholm Mfg Co—G H Alexander	622 27
21 Latschaw, Zachariah—Sarah M		26 Quick, Woodward F—D J Carroll..	589 53	27 The C S Philips Patent Process To-	
Beach.....	184 29	21 Robertson, Alexander R—J A Don-		bacco Growing and Curing Co—	
24 Lafferty, James V—Standard Gas		ald.....	90 86	Brooklyn Citizen.....	352 16
Light Co.....	83 51	21 Romain, James H } Jacob Levi-		27 The Howell Cold Air Refrigerating	
24 Levi, Jacob—Jane Bennett.....	1,199 26	Romain, William G } berg.....	307 18	Co—John Glass, Jr.....	1,842 49
24 Loeffler, Samuel—J O Bache.....	122 22	21 Reilly, John J—L J Apgar.....	101 75	27 the same—the same.....	1,888 64
24 Levinski, Max—A J Bleistift.....	42 50	21 Rewald, Samuel—James Hevaban..	538 53	27 the same—the same.....	1,329 65
24 Lesselbaum, Isaac—William Dattle-		24* Rylatt, Matthew H—Standard Gas		27 the same—the same.....	1,486 18
baum.....	134 09	Light Co.....	82 51	27 the same—the same.....	1,716 23
24 Lowerre, George H—M H Ellis.....	1,514 79	24 Ringler, Frederick A—C A Breck..	91 85	27 The Mayor, Aldermen, &c—E A	
25 Lansing, Gouverneur K—Eliza Koh-		24 Rindermann, Emil—F D Van Horen	25 00	Kingsley.....	312 34
ler.....	539 73	24 Ruck, John—W F Fisher & Co....	1,601 54	27 Continental Dynamo Co—Independ-	
25 Leslie, Henry J—Herndon Morsell..	263 00	25 Ruck, John—J W Haaren.....	1,040 69	ent Bung Co.....	122 70
25 Lustig, Moritz—U S Electric Light		25 Robinson, Andrew J—Eliza Kobler..	539 23	27 The Ashland Coal and Iron Railway	
and Power Co.....	82 20	25 Roche, David F—Kiernan News Co	100 72	Co—Frederick Walsh.....	48 14
25 Loewenstein, Jacob E—State Bank.	77 17	26 Russell, John F—John Crandall....	323 44	21 Tobin, Robert—W H Simmons.....	178 17
Loewenstein, Samuel		27 Rockefeller, Noah B—George Kitch-		24 Trowbridge, Francis E—C C P Clark	2,450 00
25 Loewenstein, Henrietta } Emil Oel-		ell.....	1,700 70	24 Tinkham, Charles F—F D Curtis..	33 58
Loewenstein, Jennie } bernmann	334 50	27 Riccietelli, Joseph—Emilio Arecco..	99 66	24 Tisch, Martin—J M Winterbottom	
Loewenstein, Ida		27 Rice, Albert H—Charles Schesinger	191 94	costs	114 33
26+ Lewis, David C—Max Wolff.....	309 81	21 Salzman, Israel—Morris Levy....	193 03	25 Truelich, Alfred—William Rich....	97 45
26 Lippus, William C—Columbus		21 Shaw, John C—F L Wellman.....	88 00	21 Unverzagt, Charles H—Charles Mc-	
Watch Co..... costs	77 45	21 Sullivan, Daniel—J S Calkins.....	188 27	Greevy.....	59 50
27 Logemann, Diederich G—W F Red-		21 the same—Edward Walsh.....	117 50	27 Ungrich, Louis } Daniel Ma-	
lich.....	382 03	21 the same—Patrick Burns.....	53 13	Ungrich, Louis Kosuth } hony....	899 39
27 Loehr, Jacob—George Ehret.....	490 93	21 Stark, Tobias—John Hartmayer....	9,160 44	21 Von Gerichten, Michael—John Hart-	
27 Lewis, Frank—Michael Gormelty		21 Starin, Myndert—John Koster.....	104 86	mayer.....	9,160 44
costs	82 21	21 Steinbugler, Lawrence—Charles		25 Viemeister, George A } Moses	
27 Leverich, Henry M—E S Fowler....	283 14	Parker.....	110 41	Viemeister, Edmund C } Weis....	673 94
27 Lee, Nicholas J—Germania Bank....	149 38	24 Sullivan, Daniel—Gustav Scharn-		26 Volk, Emanuel—L J Bruck.....	218 81
27 Laebmann, Edmund—W F Redlich	887 14	berger.....	267 50	21 Van Pelt, Thomas C—W H H Childs	138 16
21 Miller, Isaac—Z S Westbrook.....	3,704 01	24 the same—George Guttroff....	109 55	24 Van Zandt, Teresa—O M Farrand..	165 04
21 Murray, Sarah T—D G Yuengling,		24 Sheldon, Cevendra B—Jersey City		27 Van Hoesen, Thomas C—Anna E	
Jr, Brewing Co.....	240 75	Horse Manure Trans Co.....	149 62	Gillies.....	276 35
21 Marx, Louis—J B Huntting.....	71 81	24 Samuels, Alexander R—Standard		27 Van Name, George W—Frederick	
24 Mars, Henrietta A—E E Farley....	309 11	Gas Light Co.....	82 51	Anderson.....	32 99
24 Meigs, Charles B—J F Waring.....	172 01	24 Schultz, Charles J—Carnegie, Phipps		21 Wattles, George C—L T Griffin....	3,702 60
24 Mulch, Theodore H—William Ur-		& Co (Lim).....	8,104 36	21 Willershausen, George—Valentine	
bach.....	221 12	24 the same—Carnegie Bros & Co		Cook.....	443 09
24 Morris, Abraham—Nathan Gumbi-		(Lim).....	5,910 09	21 the same—the same.....	494 64
ner.....	121 61	24 Stafford, William H—M A Stafford	4,551 84	21 Walsh, James E—G S B Worthen....	80 49
24 Meyer, Louis—E A Hartwig.....	174 12	24 Stokes, John W—William Brew-		21 Wagner, August—Louis Muller....	77 70
24 Murray, John M—People State N Y	1,500 00	ster.....	42 55	21 Weil, Samuel—L S Samuel.....	1,768 40
25 Munzinger, John C—C H Preyer....	131 44				

Table listing names and amounts for various individuals, including Welsh, Richard J., Walker, Joseph, and others.

Table listing names and amounts for various individuals, including O'Connell, John, O'Hara, Kate, and others.

Table listing names and amounts for various individuals, including Krakauer, David, Kamak, Rachel, and others.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Amory, William N., Armfield, William W., and others.

Table listing names and amounts for Kings County, including The Lindholm Mfg Co, The Lindholm Mfg Co, and others.

Table listing names and amounts for Kings County, including Krakauer, David, Kamak, Rachel, and others.

SATISFIED JUDGMENTS.

NEW YORK.

February 21 to 27—Inclusive.

Table listing names and amounts for Satisfied Judgments in New York, including Alexander, Morris, Bowman, Frank, and others.

Table listing names and amounts for Satisfied Judgments in New York, including Krakauer, David, Kamak, Rachel, and others.

KINGS COUNTY.

February 20 to 26 Inclusive.

Table listing names and amounts for Kings County, including Ashley, John J., Ashley, Frank M., and others.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City, including Pleasant av, No. 352, and others.

Jane E. Browning, owner, and Browning Bros., contractors..... 800 00

21 One Hundred and Thirty-fifth st, No. 17 W., n s. H. E. Carolina agt J. W. Fisher, owner, and F. R. Mears and J. W. Fischer, contractors..... 75 00

21 Forty-fourth st, Nos. 16-20, s s, abt 300 w 5th av, 75x100. Passaic Rolling Mill Co. agt John S. White, owner, and Cheney & Hewlett, contractors..... 2,465 09

21 Fifth av, n e cor 127th st, 99, 11x160. Riverside Bridge and Iron Works agt Hector, &c., St. Andrews P. E. Church, owners, and Mahoney & Watson, contractors..... 536 00

21 One Hundred and Thirty-fifth st, No. 15 W., n s. Thomas Conwell agt John J. Fisher, owner, and same and F. R. Mears, contractors..... 97 00

24 Fifth av, No. 855, e s, 30 s 6th st, 40x120. Jones & Co. agt Francesca De Barrios, owner, and John F. Hovey & Son or Hovey & Co., sub-contractors, and D. S. Hess & Co., contractors..... 368 06

24 Lexington av, No. 643, e s, 50 n 54th st, 25x100. Candee & Smith agt Regina Grossmayer, owner, and Browning Bros., contractors..... 885 77

24 One Hundred and Fifty-first st, n s, 100 w 8d av, 25x100. Richard Patterson agt Anthony Rinschler, owner, and George Coors, contractor..... 54 30

24 One Hundred and Twelfth st, No. 66, n s, 25 e St. Nicholas av, 25x100. J. G. Falton & Co. agt John and Mary Boylan, owners and contractors..... 211 10

24 Amsterdam (10th) av, n w cor 88th st, 100x100. Graff & Co. agt William R. Bell, owner, and same and James Fretretch, contractors..... 294 00

24 Birmingham st, Nos. 2 and 4, n s. Nathan Rubenstein agt H. Krulewicz and Salvador Angine, lessees, and David Kaplan, contractor..... 116 25

24 One Hundred and Seventeenth st, No. 19, n s, 75 w Irving pl, 25x100. Canda & Kane agt Louis Eiseman, owner, and Eburn F. Haight, contractor, and John Keleher, sub-contractor..... 290 87

24 Ninety-sixth st, n s, 150 w 9th av, 50x100.11. John Allen agt Daniel R. Gillie, debtor, and John Doe, owner..... 1,084 58

24 Fifth av, n w cor 116th st, 100x125. Allen & Campbell agt John Walker, debtor and owner..... 1,966 46

25 Crotona pl, w s, 125 s 171st st, 25x100. H. H. O'Connor agt Mary J. McGrath, owner, and Samuel B. Leary, contractor..... 31 50

25 Tenth av, n w cor 59th st, 100.5x200. Bradley & Currier Co. (Lim.) agt Rachel Cohnfeld, owner, and same and Hollister & Friedline, contractors..... 4,285 00

25 Washington st, Nos. 175 and 177, e s, R. E. Greenwich st, Nos. 170-174, w s. Jenkins, assignee Consolidated Ice Machine Co., agt N. Y. Steam Co., owner and contractor..... 42,000 00

25 Arthur av, w s, 400 s Pelham av, 25x100. John Creeden agt Frank Ciniello & Ciniello, owners, and Vingipura & Ferrari, contractors..... 150 00

26 Fifth av, No. 855, e s, 30 s 67th st, 40x—. B. H. and Walter Jones agt Francesca De Barrios, owners, and D. S. Hess & Co., contractors, and John F. Hovey & Son or John Doe, sub-contractors..... 369 50

26 Seventeenth st, No. 119, n s, 75 w Irving pl, 25x—. Canda & Kane agt Louis Eiseman, owner, and John Keleher and Eburn F. Haight, contractors..... 290 87

26 One Hundred and Thirty-fifth st, No. 17 W., n s. Michael Kennelly agt John W. Fisher, owner, and Frederick R. Meres, contractor..... 28 00

26 One Hundred and Thirty-fifth st, Nos. 15 and 17 W., n s. Patrick Devine agt same..... 19 75

26 Fifty-third st, s s, 150 e 11th av, 150x—. John Hagen agt Eva Stafford and E. A. Lovell, owners and contractors..... 42 00

26 Liberty st, No. 126, s w cor Greenwich st, 73.3x56.8. S. B. and W. C. Althouse and E. R. Leonard agt Theodore A. Have-meyer, owner, and Cheney & Hewlett, contractors..... 450 00

26 One Hundred and Sixteenth st, n s, 50 e Madison av, 50x100. A. A. Conkey agt Patrick J. Quinn, owner, and S. M. Saunders, contractor..... 53 20

26 Briggs av, e s, 345 n Southern Boulevard, 50 x100. Church E. Gates & Co. agt Louis Koele, owner, and The North River Lumber Co. and Herman & Blum, contractors..... 445 26

26 Third av, w s, 38 n 153d st, 50x—. Same agt Daniel Reynolds, owner, and The North River Lumber Co. and Herman & Blum, contractors..... 213 04

26 Twenty-third st, No. 18 E., s s. Jones & Co. agt Mrs Edward and John Brooks exrs. estate Edward Brooks, owners, and David Lindenborn, contractor..... 1,167 80

26 Fourteenth st, s s, 88 w Av C, 25x100. Benedict McIlroy & Fowler agt William H. Muldoon, owner and contractor..... 1,827 69

26 Henry st, Nos. 172 and 174, s w cor Jefferson st, 50x100. Friedlander & Green agt H. Pasinsky, owner, and P. J. Connor, contractor..... 950 00

26 Eighty-sixth st, No. 343 E., n s, 25x100.8. Nathaniel Wise agt Therese Amend, owner and contractor..... 1,118 23

27 Madison st, Nos. 231 and 233, n s, 50 e Jefferson st, 50x100. Walsh & Crowley agt Harriet B. Webster, owner, and Michael H. Barry, contractor..... 750 00

27 Seventy-fifth st, n s, 100 w West End av, 275x100. American Fortice Powder Mfg Co. agt Jacob Lawson, owner, and John Phelan & Co., contractors..... 174 53

27 Ninety-second st, n s, 225 e Amsterdam av, 125x100.8. Ryan & Rawsley agt Ferriter & Rossell, owners and contractors..... 2,250 00

KINGS COUNTY.

Feb.

19 New Utrecht av, n w s, 20 n e 63d st, 100x100. New Utrecht, Trautmann & Rank agt Angel Perez, owner and contractor..... \$60 00

19 Pacific st, n s, 200 e Stone av, 50x100. R. Cummings' Sons agt J. C. Truax, owner and contractor..... 401 48

20 Gold st, w s, 479.4 s Willoughby st, 16.2x 115.6. W. H. & J. T. Bierds agt Henry De Zavala, owner and contractor..... 600 00

20 Second st, s s, 108.3 e 5th av, 60x100. Hobby & Doody agt John L. Lansdell, owner and contractor..... 902 47

21 Gold st, w s, 479.6 s Willoughby st, 16.2x 115.6. David Stone agt Henry De Zavala, owner and contractor..... 132 40

21 Howard av, e s, 161 s Herkimer st, 100x50. S. C. Prescott & Son agt Samuel Appelt, owner and contractor..... 155 00

24 Vanderbil av, w s, from Butler st to Plaza st, 103x220x—x266.8. Comins & Evans agt The Brooklyn Riding and Driving Club, owners, and W. Bugbee Smith, contractor..... 695 00

24 Putnam av, s s, 213 e Reid av, 114x90. John W. Neily agt same..... 805 00

24 Sixth st, Nos. 225-231, n s, 100 e 4th av. William B. Sheridan agt Hugh J. Keenan and Thomas Sanderson, owners and contractors..... 1,300 00

24 Gold st, w s, 479.4 s Willoughby st, 16.2x 115.6. A. S. Nichols & Co. agt Henry De Zavala, owner and contractor..... 221 35

24 Same property. T. B. Willis & Bro. agt same owner and contractor..... 132 40

24 First pl, No. 120, s s, 225 e Court st, 25x100. Smith & Fraser agt John J. Kierst, James Finley and John J. Leary, owners, and James Finley, contractor..... 150 00

24 Bleeker st, s s, 233.4 w Knickerbocker av, 66.8x100. Walter T. Klots & Bros. Sons agt Charles E. Hallock, owner, and Wm. E. Hallock and R. E. Montgomery, contractor..... 419 84

25 Pacific st, n e cor Kingston av, 80x96. Thomas Hanlon agt Franklin J. Fellows, owner and contractor..... 352 17

25 Pacific st, s s, 100 e Rockaway av, 106x100. John Tisch agt Raymond C. Schreppers and Elias Klaiber, owner and contractor..... 245 00

25 Bergen st, n s, 200 w Kingston av, 100x114.5. Thomas Hanlon agt Franklin J. Fellows, owner and contractor..... 735 00

25 Lewis av, s e cor Greene av, 100x200. H. F. Burroughs & Co. agt Moses Schlansky, owner and contractor..... 1,235 37

25 Pacific st, s s, 100 e Rockaway av, 100x106. John Tisch agt Raymond C. Schreppers and Elias Klaiber, owners and contractors..... 245 00

26 Ridgewood av, s w cor Linwood st, 80x125. William Danmar agt Frederick Sands, owner, and Isaac Newton, contractor..... 110 00

26 Gold st, w s, 479.4 s Willoughby st, 16.2x 115.6. Jacob May agt Henry De Zavala, owner and contractor..... 656 48

26 Garfield pl, n s, 58 w Fisk pl, 98x100. Simpson Sheppard agt Benj. F. Hobby, owner, and James Plunkett, contractor..... 156 50

26 Greene av, s w cor Marcy av, 50.3x100. J. M. Pilcher & Co. agt Adam Schultz, owner, and John W. Nutt, contractor..... 3,039 85

26 Marion st, n s, 130 w Hopkinson av, 50x100. A. C. Becker agt Chas. Hunt, owner, and A. M. Sager & Bro., contractors..... 169 62

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Feb.

21 Attorney st, No. 168 1/2, e s. Nathan Hutkoff agt Leopold Brand and Gabriel Galef. (Lien filed Jan. 18, 1890.)..... \$207 50

24 Bleeker st, Nos. 92-96, s w cor Mercer st, 72 x119. Wm. H. Arnott & Co. agt Rachel Cohnfeld. (Feb. 10, 1891.)..... 83,939 32

24 Same property. James Elgar agt same. (Feb. 12, 1891.)..... 13,422 67

24 Same property. William Bryan agt same. (Feb. 11, 1891.)..... 6,307 00

24 Willis av, w s, extends from 134th to 135th st—125. William and Hannah Kurm agt Cavinato Bros. (June 23, 1890.)..... 600 00

24 One Hundred and Twenty-eighth st, s s, 366 w 5th av. John McGee agt A. C. Fountain and J. H. Summerhays. (Feb. 11, 1891.)..... 55 98

24 One Hundred and Thirty-second st, s s, 325 e 5th av, 85x100. Michael Zeten agt G. W. Meyer and Geo. Wilkes & Co. (Feb. 9, 1891.)..... 509 00

24 Convent av, n w cor 143d st, 100x100. G. B. Robbins & Co. agt L. M. Hartwell. (Jan. 30, 1891.)..... 40 16

24\* Willis av, Nos. 477 and 479, w s, 100 s 147th st, 50x—. Theodore Malzacher agt Sophia Stark and Henry Piering. (Jan. 8, 1891.)..... 63 00

25 Park av, Nos. 503-509, n e cor 59th st. Morse, Williams & Co. agt Andrew J. Garvey. (Dec. 17, 1890.)..... 466 00

25\* Ninety-ninth st, Nos. 61-69 W., n s. David Conover agt William F. Lennou. (May 23, 1890.)..... 1,728 20

25 Eighty-ninth st, No. 322, s s, 282 w 11th av, 21x—. John Zimmerman and Peter Biershenk agt Garrett L. Van Cleve. (Nov. 10, 1890.) (Released)..... —

25 Same property. J. M. Gaff, W. M. Seymour and J. H. Forshaw agt same. (Nov. 11, 1890.) (Released)..... —

25 Harlem River, s w bank, abt 25 n 147th st. (Dauntless Rowing Club boat house property.) 35x85. W. H. Berrian agt The Dauntless Rowing Club of New York, H. W. Walter, president. (Sept. 14, 1889.)..... 1,465 00

26 Forest av, No. 818, e s, 160 s Denman pl, 16.6 x100. Church E. Gates & Co. agt Bertha Speil. (Jan. 26, 1891.)..... 120 31

26 Henry st, Nos. 172 and 174, s w cor Jefferson st..... —

26 Jefferson st, No. 27, e s..... —

26\* Nathan Moeslin agt Henry Pasinsky and John Fish. (Jan. 19, 1890.)..... 3,450 00

26\* Ninety-ninth st, Nos. 61-69, n s, 100 e 9th av, 125x100. Eugene and R. F. Staubandt agt William F. Lennou. (July 25, 1890.)..... 804 00

26 Eleventh av, n e cor 27th st, 25x100. W. R. Bell agt T. E. Crimmins and Breen & Nason. (Feb. 24, 1891.)..... 243 46

26\* One Hundredth st, n s, 150 e 3d av. P. Devlin agt Philip H. Smith and Henry O'Hare. (Feb. 7, 1891.)..... 1,600 00

26\* Same property. Henry O'Hare agt Philip H. Smith. (Feb. 7, 1891.)..... 1,635 00

26\* One Hundred and Fifty-first st, Nos. 667 and 669, n s, 180 w 3d av. John Olen agt A. Rinschler and Bengt Bengtsson. (Feb. 5, 1891.)..... 40 00

27 Amsterdam or 10th av, n w cor 59th st, 100.5 x200. S. Nichols & Son agt Rachel Cohnfeld. (Feb. 5, 1891.)..... 3,507 20

27 Bleeker st, Nos. 92-96, s w cor Mercer st, 72.5x129. Alfred J. R. E. Zucker agt Rachel Cohnfeld. (Feb. 11, 1891.)..... 14,486 29

27 Boston road, No. 2121, w s, 63 n Samuel st, 37x107. B. B. Valentine agt Eugene T. Woolf. (Oct. 14, 1890.)..... 81 59

27 Eightieth st, s s, 106 e 10th av, 145x102.2. G. L. Schuyler agt M. & A. Schneider. (Dec. 18, 1890.)..... 814 80

27 Harlem River, west bank, abt 25 n 147th st, 35x85. Thos. Bailey agt The Dauntless Rowing Club. (Dec. 16, 1889.)..... 190 00

\*Discharged by depositing amount of lien and interest with County Clerk.  
 †Discharged by order of Court.

KINGS COUNTY.

Feb.

19 Central av, n e cor Linden st, 114x150. John Connelly agt Frederick Coleman, owner and contractor. (Jan. 13, 1891.)..... \$1,650 00

19 Fifth av, Nos. 529 and 531, s e s, 25 n e 14th st, 33x100. Hobby & Doody agt Wilhelmine Schink, owner, and William Wingerath, contractor. (Feb. 4, 1891.) (Deposit)..... 130 05

20 Fourth st, s s, 97.10 e 6th av, 440x100. Washington Bulkley agt Henry B. Fanton and Charles B. Moses, owners and contractors. (Jan. 24, 1891.) (Order of Court)..... 1,238 85

21 Pacific st, s s, 200 e Brooklyn av, 100x107. Thomas McCann agt George Phillips, owner and contractor. (Feb. 19, 1891.)..... 599 00

21 Rogers av, n e cor Butler st, 26x100. Morris Marcus agt John Freeman, owner, and James R. Brown, contractor. (Jan. 12, 1891.) (Deposit)..... 24 00

21 Sumpter st, Nos. 231-243, 125x100. Michael Huntzinger agt William Barden, owner, and L. Wenzel and Jacob Jurgens, contractors. (Jan. 21, 1891.)..... 11 09

21 Sutter av, n s, 25 w Watkins st, 25x100. Rudolph Reimer agt Simon Schnopper, owner and contractor. (Nov. 6, 1890.)..... 228 65

24 Madison st, Nos. 1234-1256. Kasper Wahler agt George A. Craig, owner and contractor. (Jan. 19, 1891.)..... 2,625 67

24 Madison st, s e s, 278 s w Knickerbocker av. Morrissy & Reilly agt same owner and contractor. (Jan. 20, 1891.)..... 1,000 00

25 St. Marks pl, s s, 182.2 e 4th av, 25x100. William Wingerath agt Amalia Grupe, owner, and Bernhard Muller, contractor. (Feb. 6, 1891.)..... 252 00

25 Linden Boulevard, s s, 175 e Rogers av, 75x 203.5. Flatbush. Edgar S. Homan agt Henrietta M. Tاملing, owner and contractor. (Dec. 29, 1890.)..... 511 56

25 Sheffield av, e s, 150 s Glenmore av, 18.9x 100..... —

25 Sheffield av, e s, 168.9 s Glenmore av, 27.6 x100..... —

25 R. Cummings' Sons agt Charles E. Maguire. (Feb. 12, 1891.)..... 515 00

26 Putnam av, s s, 215 e Reid av, 120x100. Thomas Sheffield agt John Hennessy, owner and contractor. (Feb. 24, 1891.)..... 753 00

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter and b'r for builder.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Broome st, No. 200, five-story brick flat, 25x48 and 52, tin roof; cost, not given; Eva Myers, 214 East 79th st; ar't, H. Horenburger; m'n, H. Arlt; c'rs, Zimmerman & Goldberg. Plan 196.

Maiden lane, Nos. 21-23, eight-story brick, stone and terra cotta building, 50.6x79.9 and 67.9, terra cotta, concrete and gravel roof; cost, \$100,000; lessees, F. K. and W. H. Hays, 1 West 30th st; ar't, J. R. Thomas. Plan 178.

Rivington st, No. 250, six-story brick, stone and terra cotta flat and stores, 25x78, tin roof; cost, \$27,500; Lowen & Halliday, 400 West 46th st; ar'ts, Herter Bros. Plan 202.

13th st, No. 712 E., one-story and attic brick stable, 25x100 and 33, tin roof; cost, \$6,000; J. Fischer, 192 Av C; ar't, L. F. Heinecke. Plan 199.

Broome st, No. 417, six-story and basement brick, iron and stone building, 25x101, tin roof; cost, \$16,000; L. S. Friedberger, 25 East 92d st; ar't, W. E. Mowbray. Plan 207.

Ridge st, No. 9, one-story glass, iron and frame store, 18x25, tin roof; cost, \$1,800; J. Overbeck, 441 Grand st; ar't, H. Horenburger; c'r, F. Sackett. Plan 205.

Stanton st, No. 224, one-story brick shop, 25x21.6, tin roof; cost, \$1,000; C. Pebler, on premises; ar't, B. W. Berger; m'n, F. Scharf. Plan 219.

Vestry st, No. 19, five-story brick, iron and stone building, 20.3x75 and 70, tin roof; cost, \$15,000; D. W. Cochran, 52 King st; ar't, A. E. Barlow. Plan 214.

BETWEEN 14TH AND 59TH STREETS.

16th st, No. 524 W., frame shed, 21x50, tin roof; cost, \$100; lessees, New York Chemical Works, 100 Reade st; b'r, C. Schierer. Plan 188.

19th st, Nos. 452 and 454 W., three-story brick stable, 50x88, tin roof; cost, \$18,000; R. Fitzpatrick, 53 West 129th st; ar'ts, Walgrove & Israels. Plan 182.

34th st, No. 161 W., one-story frame shop, 18x30, tin roof; cost, \$500; lessee, Agnes E. Rollen, on premises; ar't, H. Davidson. Plan 198.

51st st, No. 407 W., five-story stone flat, 25x87, tin roof; cost, \$20,000; Anna M. Out, on premises; ar't, J. W. Cole. Plan 187.

57th st, No. 110 W., four-story and basement brick, stone and terra cotta dwell'g, 23x82.5, tin roof; cost, \$30,000; W. Finns'r, s w cor 10th av and 59th st; ar'ts, De Lemos & Cordes. Plan 200.

48th st, n s, 100 w 9th av, two five-story stone flats, 25x110, tin roofs; cost, \$25,000 each; ow'rs and b'rs, L. and K. Ungrich, 260 West 135th st; ar't, M. V. B. Ferdon. Plan 212.

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

62d st, No. 40 E., three-story brk stable, 24.8x100.5, metal roof; cost, abt \$12,000; H. W. Putnam, 15 East 48th st; ar't, M. Hutchison; m'n, J. Batton. Plan 197.  
 84th st, n s, 86 e 1st av, five-story brk flat, 20x104, tin roof; cost, \$20,000; Margaret Brennan, 405 East 88th st; ar't, J. Hauser. Plan 180.  
 2d av, s e cor 87th st, five-story brk and stone flat, 40x83, tin roof; cost, \$40,000; W. R. Stewart, attorney, 17 North Washington sq; ar'ts, Renwick, Aspinwall & Russell. Plan 183.  
 2d av, e s, 40 s 87th st, five-story brk and stone flat, 60.8x80, tin roof; cost, \$55,000; ow'r and ar't, same as last. Plan 184.  
 5th av, No. 874, four-story brk and stone dwelling, 45x125, tile roof; cost, \$150,000; Margaret C. Inman, 20 West 56th st; ar't, R. H. Robertson; m'ns, Robinson & Wallace. Plan 189.  
 121st st, No. 227 E., five-story brk flat, 25x90.11, tin roof; cost, \$22,000; H. D. A. Banhabr, 2154 2d av; ar't, J. C. Burne. Plan 217.  
 Lexington av, e s, 80.11 n 120th st, two-story brk building, 25x34, tin roof; cost, \$3,000; J. Reims, 147 East 121st st; ar't, J. C. Burne. Plan 218.  
 2d av, No. 1548, two-story brk building, 14.9x60, tin roof; cost, \$4,000; P. Reynolds, 208 East 86th st; ar't, C. H. Dalbauser. Plan 209.

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

Boulevard, n w cor 83d st, seven-story brk and stone flat, 70.2x104, tin roof; cost, \$125,000; Georgianna M. Aridon, 25 West 58th st; ar't, E. L. Angell. Plan 203.  
 84th st, s s, 91 e Amsterdam av, two five-story brk and stone front flats, 27.6x90, tin roofs; cost, \$28,000 each; R. J. McGirr, 159 East 121st st; ar'ts, Thom & Wilson. Plan 185.  
 84th st, s s, 118 e Amsterdam av, five-story brk and stone flat, 29x92, tin roof; cost, \$28,000; ow'r and ar'ts, same as last. Plan 186.  
 92d st, s s, 150 w Boulevard, one-story frame shed, &c., 75x140.10; cost, \$3,500; Jas. Trapp et al., 121 East 63d st; ar't, D. W. King. Plan 191.  
 75th st, s s, 4 0 w Columbus av, six four-story and basement brk and stone dwell'gs, 21 and 20x58, tin roofs; cost, \$20,000 each; Taylor & Giblin, 45 West 90th st; ar't, G. A. Bagge. Plan 216.  
 87th st, s s, 100 e Columbus av, six four-story and basement brk and stone dwell'gs, 18x20 and 22x56, with extension, tin and slate roofs; cost, abt \$25,000 each; ow'r and ar't, C. Buek & Co., 264 Columbus av. Plan 220.  
 92d st, s s, 400 w Columbus av, five three-story and basement stone dwell'gs, 20x52, tin roofs; cost, \$15,000 each; J. Brown, 164 West 92d st; ar't, G. F. Pelham. Plan 210.  
 103d st, n s, 132 e West End av, four three-story and basement stone dwell'gs, 17x50 and 54, with extension, tin roofs; cost, \$15,000 each; ow'rs and b'rs J. J. Egan and Daniel Hallecy, 273 West End av; ar't, M. V. B. Ferdon. Plan 213.

NORTH OF 125TH STREET.

128th st, s s, 100 e Lenox av, three and two-story brk stable, 38x99.11, tin roof; cost, \$7,500; J. J. Farley, 1990 Madison av; ar't, G. Robinson, Jr. Plan 221.

23D AND 24TH WARDS.

Southern Boulevard, s w cor Bainbridge av, four-story brk school and convent, 215.8x50 and 55, slate and tin roof; cost, \$140,000; Rev. T. F. Lynch, president, 30 Mott st; ar'ts, Le Brun & Sons; m'ns, Burke & Co.; cr, P. Walsh. Plan 181.  
 16d st, s s, 146 e Prospect av, two-story and basement frame dwell'g, 20x40, slate roof; cost, \$4,000; T. Flood, 82 West 105th st; ar't, F. S. Barus. Plan 190.  
 Anderson av, w s, 50 n 186th st, one-story frame shed, 50x100, tar and gravel roof; cost, \$1,000; lessee, C. Van Wert, 115 West 97th st. Plan 194.  
 Mott av, e s, 392 n 138th st, rear, five-story brk shop, 50x35, gravel roof; cost, \$10,000; F. Bacon, 19 West 24d st; ar't, H. E. Ficken. Plan 179.  
 Sedgwick av, e s, 59 l n Anderson av, two-story frame dwell'g, 16.8x45, shingle and tin roof; cost, \$3,600; J. P. Baible, 437 West 35th st; ar't, D. W. King; cr, L. H. Schneider. Plan 193.  
 Tremont av, No. 936, two-story frame dwell'g, 35x48, tin roof; cost, \$5,500; Isabelle M. Blood, Jefferson av; ar't, F. L. Bloom. Plan 195.  
 Trinity av, e s, 121 n 165th st, four three-story brk dwell'gs, 18.9x38, tin roofs; cost, \$4,500 each; ow'r and b'r, J. A. Knox, Marion av, Fordham; ar't, J. De Hart. Plan 201.  
 Webster av, e s, 75 n Anna pl, three three-story frame dwell'gs, 15.4x48, tin roofs; cost, \$4,500 each; Sarah C. Ottiwel, 75 Lexington av; ar't, L. Kaysser. Plan 192.  
 Perot st, s w s, 21 s e Armand pl, two-and-a-half-story frame dwell'g, 16.4x2, tin roof; cost, \$4,000; D. G. Dimon, 83d st and Boulevard; b'rs, S. L. Berrian. Plan 206.  
 Spofford st, n s, 23 e Barretto st, two-story frame dwell'g, 18x30, shingle roof; cost, \$2,200; W. M. Browne, 1 Union pl, Brooklyn; ar't, N. Vickers; cr, C. A. Beercroft. Plan 208.  
 142d st, No. 729 E., frame shed, 12x20, tin roof; cost, \$50; lessee, C. Mathus, 721 East 144th st. Plan 215.  
 151st st, No. 560 E., four-story brk and stone flat, 26.8x74, tin roof; cost, \$9,000; J. B. Buese, 562 East 151st st; ar't, A. F. A. Schmitt. Plan 211.  
 Lincoln av, w s, 50 n 135th st, four-story brk stable, 25.1x95, tar and gravel roof; cost, \$12,000; J. G. Riley, 545 East 129th st; ar't, R. E. Rogers; m'ns, J. & W. C. Spears; cr, W. E. Eldred. Plan 204.

KINGS COUNTY.

Plan 280—Thatford av, w s, 200 n Livonia av, one two-story frame store and dwell'g, 18x32, tin roof; cost, \$1,800; Pauline Hartmann, Watkins st and Sutter av.  
 281—Rockaway av, w s, 150 n Eastern Parkway, two three story frame stores and tenem'ts, 25x55, tin roofs; total cost, \$8,200; B. J. Pink, 76 Pennsylvania; ar'ts, Danmar & Fischer; b'r, L. Ratner.  
 282—Freeman st, s s, 225 w Manhattan av, one four-story frame (brk filled) tenem't, 25x60, tin roof; cost, \$5,500; Henry Eulenberg, on premises; ar't and b'r, D. Eggers.  
 283—Etna st, n s, 100 e Richmond st, one two-story and attic frame dwell'g, 20x36, tin roof; cost, \$2,600; Elizabeth Leighton, Richmond st, near Jamaica av; b'r, Edward B. Mould.  
 284—46th st, s s, 100 w 6th av, three two-story and basement frame (brk filled) dwell'gs, 20x38, tin roofs; cost, each, \$2,500; A. A. Newman, 3d av, cor 48th st; ar't, T. Bennett; b'rs, Raymond Bros.  
 285—Eldert st, n w s, 170.8 w Central av, ten two-story frame (brk filled) dwell'gs, 19x45, tin roofs; cost, each, \$3,000; L. J. Lippman, 191 Prince st; ar'ts and b'rs, L. J. Lipman & Co.  
 286—North 1st st, s e cor Berry st, one four-story brk pearl button factory, 44.4x48.7x85.9x88, gravel roof, brk cornice; cost, \$8,000; L. S. and J. H. Lawlis, 249 Centre st, New York; ar't, B. Finkensieper.  
 287—Dumont av, n s, 25 e Thatford av, one two-story frame store and dwell'g, 18x30, tin roof; cost, \$2,200; Levin & Gettleton.  
 288—Fulton st, s s, 160 e New York av, one one-story frame (brk filled) stable, 21 and 65x120, gravel roof; cost, \$5,000; Bernhard Schumacher, Fulton and Marcy avs; ar't, J. Shiriden; b'rs, E. J. Rutan and J. Shiriden.  
 289—Carroll st, n s, 250 w Bedford av, one two-story brk dwell'g, 20x32, tin roof, wooden cornice; cost, \$3,000; Daniel Gill, Crown st, near Bedford av.  
 290—Jackson st, s s, 225 e Ewen st, one four-story and cellar basement (brk filled) color works, 25x60, tin roof; cost, \$7,000; Valentine & Co., Ewen and Jackson sts; ar't and b'r, M. Hellyer.  
 291—Nostrand av, w s, 30 n Monroe st, one four-story brk store and tenem't, tin roof, iron cornice; cost, \$8,500; Wm. Irvine, 395 9th st; ar't and b'r, J. C. Burne.  
 292—Nostrand av, n w cor Monroe st, one four-story brk store and tenem't, 30x81, tin roof, iron cornice; cost, \$11,500; Wm. Irvine, 395 9th st; ar't, J. B. Burne; b'r, not selected.  
 293—Hamilton av, s s, 28 e Henry st, one four-story brk store and tenem't, 27.6x52, tin roof, wooden cornice; cost, \$6,500; John Canfield, 262 Hamilton av; ar't, H. L. Spicer.  
 294—Franklin av, s e cor Park pl, five four-story frame (brk filled) stores and tenem'ts, 24x19x48, tin roofs; cost, total, \$30,000; Thomas Monahan, 633 Douglass st; ar't, W. M. Coots; b'r, day's work.  
 295—Hancock st, s s, 175 w Tompkins av, six three-story and basement sandstone dwell'gs, 21x45, tin roofs, wooden cornices; cost, \$7,000; ow'r and b'r, Wm. H. Reynolds, 305 Hancock st; ar't, J. D. McAuliffe.  
 296—Hudson av, s e cor Concord st, one five-story brk factory, 75x65x45, gravel roof, brick cornice; cost, \$14,000; J. Gray, 323 Washington av; ar'ts and cr's, I. D. Reynolds & Son; m'n, C. Collins.  
 297—57th st, s s, 100 w 3d av, five two-story basement (brk filled) and attic dwell'gs, 20x40, tin roofs; cost, each, \$2,800; Wm. S. Hasson, 117 16th st; ar'ts, H. S. Spicer & Son.  
 298—Rockaway av, e s, 180 n Glenmore av, four two-story frame dwell'gs, 20x45, tin roofs; cost, \$2,000 each; Michael Sullivan, Flatbush; ar't, M. F. Walsh.  
 299—Arlington av, n s, 33 and 67 e Elton st, two two-story and attic dwell'gs, 20x31, tin roofs; cost, each, \$3,200; Anna M. Beach, 128 Cambridge pl; ar't, L. F. Schellinger; b'rs, J. & L. Lemaire.  
 300—Quincy st, s s, 100 w Throop av, ten two-and-a-half-story and basement brown stone dwell'gs, 18.9x42, tin roofs, iron cornices; cost, each, \$4,700; ow'r and ar't, Harry A. Sibley, 389 Jefferson av.  
 301—Quincy st, s s, 287.6 w Throop av, twelve two-story and basement brown stone dwell'gs, 18.9x42, tin roofs, iron cornices; cost, each, \$4,200; ow'r and ar't, same as last.  
 302—Putnam av, s s, 95 w Stuyvesant av, ten three-story and basement freestone dwell'gs, 20x45, tin roofs, iron cornices; cost, \$8,000; E. H. Bishop, 647 Putnam av; ar't, J. E. Dwyer; b'r, day's work.  
 303—Covert st, s s, 100 e Knickerbocker av, one two-story frame stable, 16x20, tin roof; cost, \$350; ow'r and b'r, J. W. Clark, 352 Evergreen av; ar't, E. Dennis.  
 304—Dean st, s s, 215 e Rogers av, three three-story and basement brk and Belleville stone dwell'gs, 20x45, tin roofs, terra cotta cornices; cost, each, \$8,000; Elliott McCormick, 233 Union st; ar't, G. P. Chappell; b'r, F. J. Ashfield.  
 305—Putnam av, s s, 140 e Bushwick av, four three-story and basement freestone dwell'gs, 17.6 x42, tin roofs, iron cornices; cost, each, \$5,000; Brock & Linderman, 815 Lexington av; ar't, J. E. Dwyer; b'r, day's work.  
 306—Hancock st, s s, 24 e Lewis av, seven two-and-a-half-story and basement brk and brown stone dwell'gs, 18x45, tin roofs, iron cornices; cost, each, \$5,000; McWhinney & Aronson, 925 Wythe av; ar'ts, Langston & Dahlander.  
 307—7th st, n s, 200 w 5th av, three three-story brk tenem'ts, 16.8x45, tin roofs, wooden cornices; cost, each, \$4,500; M. Miller, 261 13th st; ar't, G. M. Miller.  
 308—Liberty av, n s, 50 e Sheridan av, one one-story frame dwell'g, 22x26, tin roof; cost, \$500;

John Ficken; ar't, L. F. Schillinger; b'r, F. Gunderman, Jr.

309—Washington st, e s, 93 n Concord st, two one-story brk stores, 35.10x45, tin roofs, wooden cornices; cost, each, \$1,000; Henry P. De Graaf, 2018 5th av, New York; ar'ts, Walgrove & Israels

310—Kingsland av, w s, 225 n Herbert st, one one-story frame store, 13x18, tin roof; cost, \$350; Edward Blankes, on premises; ar't, H. Vollweiler; b'r, J. Shoch.

311—2d av, e s, 125 s 13th st, one one-story frame stable, 25x30, tin roof; cost, \$100; ow'r and b'r, John Donovan, 157 1/2 4d av.

ALTERATIONS NEW YORK CITY.

Plan 252—8th av, No. 322, interior alterations; cost, \$20; lessee, H. Semon, on premises; ar't, E. W. Greis; b'r, C. Regelman.  
 253—West st, Nos. 193 and 194, repair damage by fire; cost, \$18,000; M. J. Mahony, 126 West 87th st; ar't, J. Wolf.  
 254—Waverley pl, No. 184, interior alterations, walls altered for tenement and store; cost, \$7,500; J. W. Ketcham, 166 West 10th st; ar't, T. S. Godwin; b'r, G. H. Fox.  
 255—Burling slip, s e cor Water st, interior alterations for new closet, walls altered for new front; cost, \$1,300; P. H. Fay, 336 Madison av; ar't, J. MacDonald.  
 256—3d av, s e cor 45th st, interior alterations; cost, \$400; lessee, M. Sedwith, 719 3d av; ar't, A. O'Connor; cr, J. Morgan.  
 257—42d st, No. 30 E., interior alterations; cost, \$1,000; E. C. Post, at'y, 20 East 27th st; b'r, C. W. White.  
 258—45th st, No. 11 E., walls altered, interior alterations and new plumbing; cost, \$1,600; Elizabeth S. Van Winkle and one, on premises; ar't, D. & J. Jardine.  
 259—42d st, Nos. 206-210 E., four-story extension, 25 and 8x30 and 27, walls altered, interior alterations, new iron stairs; cost, \$12,500; Mayor, &c., City Hall; ar't, G. W. Debevoise.  
 260—120th st, No. 513 E., windows altered for exits; cost, \$750; ow'rs and ar't, same as last.  
 261—22d st, No. 522 W., walls altered; cost, \$300; R. Beck, 516 West 22d st; m'n, J. H. Slocum.  
 262—Grand Boulevard, s w cor 141st st, two-story and basement extension, 29.6x40, moved to next lot, new foundation and window cut in wall; cost, \$8,000; F. W. Seagrist, Jr., on premises; ar't, J. Wolf.  
 263—Lexington av, s w cor 112th st, one-story extension, 14.10x25, and walls altered; cost, \$2,500; H. Remers, 177 Stag st, Brooklyn; ar'ts, Ogden & Son.  
 264—Broadway, No. 1440, one-story extension, —10; cost, \$1,000; lessee, G. G. Rockwood, 259 West 88th st; ar't, C. True.  
 265—77th st, Nos. 498 and 410 E., one-story extension, 20x30, walls altered and interior alterations; cost, \$2,600; G. F. Werner, on premises; ar't, C. True.  
 266—125th st, No. 261 W., sash and roof repaired; cost, \$700; C. W. Palmer, agent, 66 West 127th st; cr, C. R. Montfort.  
 267—Mott st, No. 103 and 105, walls altered and new elevator; cost, \$2,000; J. W. Hamburger, 3 East 128th st; ar't, C. Mettam; b'rs, Arnott & Co.  
 268—1st av, Nos. 1441 and 1443, interior alterations; cost, \$75; lessee, S. Lewy, on premises; ar't, J. C. Burne.  
 269—3d av, Nos. 706 and 708, interior alterations; cost, \$250; F. Woblert and ano., 204 East 53d st; b'r, P. Roberts.  
 270—2d av, No. 945, interior alterations, cost, \$50; estate J. S. Young, 245 Broadway; cr's, Cox & Cameron.  
 271—170th st, s s, 100 w Audubon av, building raised 4 feet, interior alterations and walls altered; cost, \$1,000; Mrs. L. Scheidecker-Gillet; ar't, F. S. Schlesinger.  
 272—Carmines st, No. 42, one-story extension, 20x40; cost, \$1,000; lessees, J. G. Merron, on premises.  
 273—162d st, No. 688 E., moved to rear; cost, \$200; J. Holtz, 225 West 35th st; ar't, C. F. Lobse.  
 274—27th st, No. 128 E., two-story extension, 15.4x20.4; cost, abt \$2,500; D. Ahearn, on premises; ar't, G. P. Graves.  
 275—Hester st, No. 111, interior alterations, walls altered and new front; cost, \$1,000; S. Federman, 23 1/2 Allen st; ar't, F. Ebeling.  
 276—184th st, n s, 150 e Ryer av, raised one story, interior alterations, walls altered; cost, \$3,000; P. Ryan, Morris av and 184th st; ar'ts, French, Dixon & De Saldern.  
 277—9th st, No. 216 E., interior alterations, walls altered; cost, \$2,200; E. Kearney, 10 East 30th st; m'n, B. W. Brown; cr, E. Marden.  
 278—2d av, No. 655, repair damage by fire; cost, \$400; Catharina Hopp, on premises; cr, J. McLoughlin.  
 279—Catharine st, s e cor Monroe st, interior alterations and walls altered; cost, \$3,000; R. Moss, exr., 653 Lexington av; ar't, A. Spence.  
 280—34th st, No. 17 W., one-story extension, 25x33.6; cost, \$3,500; lessee, J. Kurtz, 471 Larra-more st, Brooklyn; ar't, T. G. Stein.  
 281—11th st, No. 512 E., new show window; cost, \$350; W. Conrad, on premises; cr, J. Glasbramer.  
 282—Hudson st, No. 167, repair damage by fire; cost, \$750; J. Pyle, 315 West 45th st; b'rs, Holmes Bros.  
 283—Christie st, No. 141, interior alterations and new vestibule; cost, \$1,000; Camp Memorial Church, Governor's Island; ar't, J. E. Ware.  
 284—55th st, No. 10 E., raised one story and

roof altered; cost, \$2,500; W. L. Davis, att'y, on premises; ar'ts, McKim, Mead & White.

285—Boston av, w s, 100 s Jefferson st, new show windows and new roof; cost, \$1,000; J. Stahl, on premises; b'r, W. J. Pragnell.

286—Broome st, Nos. 161 and 163, walls altered and new fronts; cost, \$1,200; M. Konigsberg, 13 Ludlow st; ar't, H. Horenburger.

287—Norfolk st, No. 30, interior alterations; cost, \$150; J. Friedman, on premises; ar't, H. Horenburger.

288—62d st, No. 233 E., one-story and basement extension, 10.8x16; cost, \$500; A. I. Bleistift, 233 East 62d st; ar't, H. Horenburger.

289—Broadway, No. 1248, window altered and new door; cost, \$250; lessee, J. Hutchinson, on premises; ar't, J. S. Cochran's Sons; c'rs, Wood & Tohnie.

290—Duane st, Nos. 108 and 110, new elevator; cost, \$1,000; J. H. Heroy, 66 West 48th st; ar'ts and m'ns, F. & W. E. Bloodgood.

291—98th st, No. 324 E., interior alterations and new windows; cost, \$250; J. King, on premises; ar't, W. Graul.

292—39th st, No. 317 W., new front; cost, \$250; Elizabeth Stover, 449 West 42d st; c'r, W. H. Ash.

293—Southern Boulevard, No. 506, new store front; cost, \$600; lessees, H. F. Siemers et al., on premises.

294—64th st, No. 211 W., new store front; cost, \$105; Anastasia Cashman, 207 West 64th st; c'r, W. Raale.

295—Eldridge st, Nos. 77 and 79, new store fronts; cost, \$1,200; M. Goldberg, 322 East 86th st; ar't, F. Wandelt.

296—Waverley pl, Nos. 190-194, repaired; cost, \$2,000; H. Levy, 25 Market st; ar't, F. Wandelt.

297—3d av, No. 2150, interior alterations and repairs and new front; cost, \$2,000; J. Muller, on premises; ar't, J. P. Walther.

298—151st st, No. 562 E., one-story extension, 20x17, and windows altered; cost, \$500; J. B. Buese, on premises; ar't, A. F. A. Schmitt.

299—Cambreling av, w s, 433 s Pelham av, 24th Ward, raised one story, interior alterations and windows changed; cost, \$750; H. J. Tiffin, on premises; c'r, L. A. Soule.

300—St. James st, s s, 125 w Davidson av, moved to new foundation and walls altered; cost, \$1,000; Frances A. Jones, 433 West 22d st; ar't, F. T. Camp; c'r, S. H. Mapes.

301—125th st, No. 149 W., cellar walls altered; cost, \$500; F. Hollender, 27 East 4th st; ar't, H. Kafka; m'n, J. Mueller.

302—84th st, No. 6 E., one-story extension, 15.6 x 15.6; cost, \$600; H. Arnold, 7 East 83d st; ar'ts, Schickel & Co.

303—Broadway, No. 1213, new show window and cornice; cost, \$450; lessee, M. Minden, 59 West 30th st; c'r, R. H. Casey.

304—11th av, s w cor 39th st, new store front; cost, \$350; Geo. Wiley, 325 West 34th st; c'r, J. C. Byrne.

305—34th st, No. 56 E., raised one story and roof altered; cost, \$2,000; H. C. Sturges, 40 East 36th st; b'r, G. Holliday.

306—16th av, No. 734, new show window; cost, \$600; lessee, P. McDermott, 460 West 5th st; c'r, A. Mitchell.

307—Broome st, No. 147, interior alterations and walls altered; cost, \$600; I. Goldstein, 60 Catharine st; ar't, H. Horenburger.

308—Canal st, No. 83, interior alterations and walls altered; cost, \$1,000; lessee, N. Goldesman, 43 Eldridge st; ar't, F. Ebeling.

309—52d st, No. 218 E., raised two stories, five-story extension, 20x6, interior alterations, walls altered and new front; cost, \$7,000; M. Koch and ano., 88 Av B; ar't, B. W. Berger.

310—3d av, No. 1919, one-story extension, 17x16, interior alterations; cost, \$900; Sangburn & Adams, 71 Broadway; m'n, J. W. Crawford; c'r, J. Newman.

311—129th st, No. 162 E., extension raised one story; cost, \$1,500; G. Feld, on premises; ar't, A. Arctander.

312—129th st, No. 202 E., raised 10 ft., interior alterations, roof altered and general repairs; cost, \$2,500; T. McGuire, 219 East 127th st; ar't, A. Arctander.

**KINGS COUNTY.**

Plan 94—Berry st, e s, 100 n North 11th st, one-story frame extension, 50x75, gravel roof; cost, \$2,000; New York Stamping Co., on premises; ar't, W. H. Beers; m'n and b'r, W. J. Moran; c'r, not selected.

95—Schermerhorn st, No. 54, new show window; cost, \$50; H. Hyams, 101 Court st.

96—Plymouth st, No. 210, flat tin roof; cost, \$25; Truslow & Co., 202-214 Plymouth st; b'r, A. C. Buckley.

97—State st, n s, 100 e Boerum pl, add one story to factory; cost, \$2,100; Ronalds & Co., on premises; ar't and b'r, J. J. Bentzen.

98—Atlantic av, No. 367, one-story brk extension, 25x40, gravel roof; cost, \$2,000; the Freeland estate, 123 Prospect pl; ar't, J. B. Callahan; b'rs, J. Andersen's Sons and J. F. Richartz & Bro.

99—Broadway, Nos. 287-291, one-story brk extension, 7x37, gravel roof; cost, \$3,000; James R. Howe, 188 South 9th st; ar't, B. Finkensieper; b'rs, M. Smith and Marinus & Gill.

100—Herkimer st, No. 1224, two-story brk extension, 7 and 8.6x12, tin roof, wooden cornice; cost, \$400; Bertram Fitch, 12 Herkimer st; b'rs, Reilly & Dayton and W. H. Anderson.

101—17th st, No. 231, three-story brk extension, 14x12 and 3.6x6, interior alterations; cost, \$1,000; F. J. Donohue, 646 5th av; ar't W. H. Wirth; b'rs, F. Connelly and J. Stabler.

102—Shepherd av, w s, 300 s Liberty av, add one frame story; also two-story brk extension, 7x20, tin roofs, interior alterations; cost, \$800; ow'r and ar't, J. A. Holwell, Shepherd av, Glenmore av; b'rs, H. Cook and F. E. Van Duyne.

103—Clinton st, No. 368, one two-story and basement brk extension, 25x12, tin roof; cost, \$1,000; Mrs. Olive Thompson, on premises; b'r, not selected.

104—Park av, n w cor Walworth st, raise 2 feet 6 inches and build cellar under same, internal alterations; cost, \$1,000; P. McNamee, on premises; ar't, S. Harbison; m'n, not selected.

105—Smith st, No. 45, internal alterations; cost, \$300; M. Hood, 49 Smith st; m'n, Thomas McDonald; c'r, Oliver & Davis.

106—Suydam pl., No. 18, one one-story brk extension, 7x10x16, tin roof; cost, \$550; Mr. Farnell, on premises; m'n, Wm. Beyar.

107—Broadway, Nos. 1895-1897, internal alterations; cost, \$500; J. Scheffel, 1895 Broadway; ar't, James Wolfenden; c'r, Jos. Hodgson; m'n, not selected.

108—Miller av, w s, 175 s Fulton st, shore up house and build cellar; cost, \$100; G. McGuigan, 93 Van Sielen av; m'n, R. Cook.

109—Fulton st, Nos. 63 and 65, internal alterations; cost, \$1,200; Mary E. Lynch, 236 St. Johns pl; b'r, not selected.

110—14th st, No. 29, one two-story frame extension, 22x22, tar and gravel roof, cost, \$250; ow'r, ar't and b'r, F. J. W. Bursch, 576 4th av.

111—Schenck av, e s, 150 s Liberty av, one one-story frame extension, 13x13 and 15, tin roof; cost, \$800; John Helgans, on premises; c'r, John Pohlmann, Jr.

112—Central av, n e cor Gates av, one one-story frame extension, 33x20.6 and 91.7 and 93, tin roof; cost, \$500; Charles Werner, on premises; ar't, Th. Engelhardt; m'n, not selected.

113—Bedford av, No. 1191, interior alterations; cost, \$1,500; Henry J. Grau, on premises; ar'ts, Langston & Dahlander; b'r, not selected.

114—Washington av, e s, 67 n Concord st, one one-story frame extension, 17.4x17.4 and 20, tin roof; cost, \$500; Henry P. De Graaf, 2018 5th av; c'rs, Walgrove & Israels.

**MISCELLANEOUS.**

**BUSINESS FAILURES.**

**N. Y. ASSIGNMENTS—BENEFIT CREDITORS.**

Feb.

24 Kehoe, Christianna R. (retail furniture business, at No. 267 West 125th st), to Oliver C. Dubois; preferences, \$4,580.

24 North River Lumber Co. (doing business at 130th st and North River), to Samuel E. Paul; without preferences.

**KINGS COUNTY.**

**GENERAL ASSIGNMENTS.**

Feb.

21 Goff, Azro to Zacheriah G. Wilson.

24 Case, Alfred L. to William D. Bennett.

24 The Veale Bag and Package Co. to William D. Bennett.

**PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.**

\* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

New York, Feb. 24, 1891

**REGULATING, GRADING, ETC.**

169th st, from Franklin av to 167th st.

Brook av, from a point 487 s 132d st to south curb line of 150th st.†

**PAVING, ETC.**

Brook av, from a point 487 s 132d st to the south curb line of 156th st.†

**CHANGE OF GRADE.**

99th st, bet 3d and Lexington av.\*

**APPROVED PAPERS.**

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending February 21, 1891. \*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

**FLAGGING, CURBING, ETC.**

131st st, s s, from Amsterdam av to Boulevard.

**REGULATING, GRADING, ETC.**

65th st, from Av A to w s of Exterior st } also curb- 66th st, from Av A to w s of Exterior st } stones set 67th st, from Av A to w s of Exterior st } and d side- 15th st, from 3d to Courtlandt av } walks 156th st, from 3d to St. Ann's\* } flagged. 190th st, from Amsterdam to Audubon av.

**MAINS.**

Baxter st, bet Canal st and Park row; water.

Bristow st, from a point 210 s Jennings st, south to Stebbins av; water.

167th st, f. om Prospect to Rogers pl; gas.

177th st, from Jerome av to Me Ombs Dam road; gas.

Clifton (61st) st, from Caldwell to St. Ann's av; water.

19th st, from East River to factory of N. Y. Ice Co., 10-inch pipe for conducting salt water, at owners' expense.

106th st, bet 1st av and Harlem River, across the Harlem River and crossing Wards Island to East River; water.

110th st, from 1st av to East River; gas.

124th st, bet Willow av and Southern Boulevard; water.

Park av, w s, bet 122d and 124th sts; gas.

Valentine av, from 179th to 184th st.

**GAS LAMPS ERECTED AND LIGHTED.**

110th st, from 1st av to East River.

165th st, from Prospect to Rogers pl.

177th st, from Jerome av to Me Ombs Dam road.

Park av, w s, bet 122d and 124th sts; gas.

Valentine av, from 179th to 184th st.

10th av, in front of No. 794; two lights.

**PAVING, ETC.**

Dover st, from Pearl to South st; granite block.

**BROOKLYN BOARD OF ALDERMEN.**

BROOKLYN, Feb. 20, 1891.

**CULVERTS.**

4th av, n w cor Baltic st.†

**ELECTRIC LIGHTING.**

Stagg st, bet Bushwick and Graham av.s.†

Sumpter st, bet Saratoga and Rockaway av.s.\*

**FENCING VACANT LOTS.**

Dean st, s s, bet Carlton and Vanderbilt av.s.

Hancock st, n s, bet Stuyvesant and Lewis av.s.

Macon st, w s, bet Stuyvesant and 2d av.s.

St. Johns pl, s s, bet 6th and 7th av.s.

Sumpter st, n s, bet Hopkinson and Rockaway av.s.

Sumpter st, n s, bet Saratoga and Hopkinson av.s.

Hopkinson av, e s, bet McDougal and Sumpter st.s.

Hopkinson av, e s, bet Hull and McDougal st.s.

**FILLING IN VACANT LOTS.**

Degraw st, n s, bet Nostrand and New York av.s.

Douglass st, s s, bet Nostrand and New York av.s.

New York av, w s, bet Douglass and Degraw st.s.

Nostrand av, e s, bet Douglass and Degraw st.s.

**FLAGGING.**

Butler st, n s, bet Rogers and Nostrand av.s.

Butler st, s s, bet Rogers and Nostrand av.s.

Douglass st, s s, bet Hoyt and Bond sts.

Hancock st, bet Summer and Lewis av.s.

Harman st, n s, bet Bushwick and Evergreen av.s.

Hancock st, bet Stuyvesant and Lewis av.s.

Harman st, bet Evergreen and Central av.s.

Macon st, w s, bet Stuyvesant and Reid av.s.

Sackman st, bet Liberty av and Fulton st.

St Johns pl, s s, bet 6th and 7th av.s.

Sumpter st, n s, bet Saratoga and Hopkinson av.s.

Sumpter st, n s, bet Hopkinson and Rockaway av.s.

**GAS LAMPS, ETC.**

Carlton av, w s, bet Atlantic av and Fulton st.

Evergreen av, e s, bet Cedar st and De Kalb av.

Johnson av, s s, bet Bushwick pl and White st.

Johnson av, s s, bet White and Bogart st.s.

Johnson av, s s, bet Bogart st and Morgan av.

Hopkinson av, e s, bet McDougal and Sumpter st.s.

Hopkinson av, e s, bet Hull and McDougal st.s.

Liberty av, bet Essex st and East New York av.

Rogers av, e s, bet Butler st and Park pl.

Nostrand av, w s, bet Butler st and Park pl.

**GAS LAMPS, ETC.**

Bedford av, n e cor South 1st st; at owners' expense.†

**GRADING, PAVING, ETC.**

34th st, bet 4th and 5th av.s.

Atlantic av, bet A-hof and Elton st.s.\*

Schenectady av, w s, bet Bergen and St. Marks av.

11th av, bet 15th and 16th sts; at owners' expense.†

**NUMBERING.**

North 11th st, bet Driggs st and Union av.†

**ADVERTISED LEGAL SALES.**

**REFEREES SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 to 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.**

Walnut st, s s, 50 e 8th av, 25x100, by Peter F. Meyer. (Amt due \$999)	2
135th st, n s, 104 e Southern Boulevard, 100.7x75, by W. R. Brown. (Amt due \$29,565)	2
East Broadway, No. 117, s w cor Pike st, 46.9x85, three-story brk tenem't with stores, by Peter F. Meyer. (Amt due \$21,227)	3
50th st, No. 120, s s, 250 w 6th av, 25x100.5, two-story brk stable, by D. P. Ingraham & Co. (Amt due \$20,114)	3
137th st, s s, 80 e Willis av, 18x100, by D. P. Ingraham & Co. (Amt due \$12,977)	3
Av A, No. 1094, e s, 17.1 s 59th st, 16.8x75, three-story stone front dwell'g	}
63d st, s s, 250 e 11th av, 50x100.5, vacant	
Madison av, Nos. 1570-1573, s w cor 106th st, 100.11 x 100, five five-story brk flats with store in corner flat, by R. V. Harnett. Amt due \$5,442; prior mortgages, \$115,000	3
14th st, No. 232, s s, 450 w 7th av, 25x100.3, five-story brk (stone front) dwell'g, by E. F. Raymond	4
Amsterdam (10th) av, e s, 75 s 163d st, 25x100, vacant, by A. H. Muller & Son. (Amt due \$30,719)	4
Lexington av, No. 1455, e s, 37.8 s 95th st, 18x95, three-story stone front dwell'g	}
8th av, No. 2695, s w cor 143d st, 24.5x100, five-story brk tenem't with stores	
Willis av, s s, 100 s 137th st, 19x80, by D. P. Ingraham. (Amt due \$15,070)	4
2d av, Nos. 1945-1951, n w cor 100th st, 100.11x100, four five-story brk tenem'ts with stores, by Jas. Bleecker & Son	4
144th st, n s, 100 e 16th av, 67.8x99.11; Nos. 403 and 461, two four-story brk dwell'gs; Nos. 463-467, three three-story brk dwell'gs	4
141th st, No. 456, n s, 214.3 e 16th av, 100.99.11, three-story brk dwell'g	
144th st, n w cor Convent av, 94.5x99.11, four three-story brk dwell'gs	
by John F. B. Smyth. (Amt due \$38,048; prior mortgages, \$—)	4



Undercliff av, n w cor 148th st, 99.11x100, vacant 148th st, n s, 100 w Undercliff av, 75x99.11, vacant by Horatio Henriques. (Amt due \$7,396; sub. to other morts.)

KINGS COUNTY.

Chauncey st, Nos. 408-412, s s, 268 e Saratoga av, 57x100. Furman st, No. 73, s e cor Middagh st if continued, 25x50. Furman st, No. 75, e s, 25 s Middagh st if continued, 25x50.

LIS PENDENS, KINGS COUNTY.

Herkimer st, n s, 100 e Saratoga av, 37.6x100. Hall Sash and Door Co. agt Matthew P. Thornton; action to set aside deed; att'y, F. P. Bellamy.

Laura L. Lambden agt William L. Young: partition; att'y, John F. Coffin. Newell st, es, 111.8 n Norman av, 16.8x100. Julius C. Lehman assignee William A. Hoar agt William H. H. Hoar; action to set aside deed; att'y, Henry Daily, Jr.

RECORDED LEASES.

NEW YORK.

Broadway, No. 922. Rodie S. Borynuge to Louis Struerver; 10 years, from May 1, 1891. Broadway, No. 1149. Aaron A. Fishel, Abraham I. Adler and Samuel Schwartz, of Fishel, Adler & Schwartz, to Marius Panon; 8 years, from May 1, 1891.

60th st, No. 108 W. George J. Hamilton to Hannah Wise; 3 years, from May 1, 1889. 75th st, No. 241 E. David Moss to Nathan Bass; 5 years, from March 1, 1891.

CHATELLES.

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.

FEBRUARY 20 TO 26—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Aylward, J W. 83d st and Amsterdam av.... D G Yuengling, Jr, B Co. \$3,073 Amrhein, George. 266 E 10th.... G Bechtel, exr of. 1,000 Blume, Otto. 74 E 12th.... F & M Schaefer B Co. (R) 2,500

Grippentrog, Katharine. 1843 3d av....P & W Ebling B Co. 2,500
Grube, Charles. 1099 2d av....J Doelger's Sons. 300
Gruber, Arnold. 221 Washington ...Beadleston & W. 8,000
Gombossy, Ignatz. 494 Broadway....S Mollner. 100
Restaurant Fixtures.

Egger, Jacob. 18 Gansevoort ... J J Coogan. 159
Ervin, Levina. 506 10th av. ... Alexander Bros. 102
Edmunds, Lillian. 200 W 41st ... J Baumann. 369
Erlach, Marie. 1578 Av A....H Van der Wyk. 112

Barbarito, Eleanor. 675 11th av....A Petroue. 116
Barber Fixtures.
Basile, Giovanni. 747 1st av....G Lordi. Barber Fixtures. (R) 116

HOUSEHOLD FURNITURE.

MISCELLANEOUS.

Metz Bros. 1509 2d av... W H Butler. Safe.	800
Meyer, H M. 710 Washington... J Meyer. Ex-press Fixtures.	800
Mullen & Mallethou... Campbell P P Co. Press. (R)	739
Murray, William. 460 W 15th... C Tompkins. Horses, Carts, &c.	1,385
Mann, Isaac. 94 Walker... Campbell P P Co. Press. (R)	56
Martin, M B. Brooklyn. American Writing Machine Co. Typewriter.	100
Matty, M & Co. 335 E 77th... P Mattie. Tools.	50
McClary, J A. 25 Broad... American Writing Machine Co. Typewriter.	65
Same. 91 Wall... same. Typewriter.	65
Same. 23 Commerce... same. Typewriter.	65
McMurray, R T & Bros. 143 Centre... Mosler Safe Co. Safe.	13
McWilliams Printing Co. White and Elm sts... Conrow Bros. Printing Fixtures. (R)	1,575
Medeine, P C. 12 Old slip... American Writing Machine Co. Typewriter.	85
Monahan, M J... J Gottsleben. Coupe.	650
Montandon, F. 117 Clinton pl... Mosler Safe Co. Safe.	128
Morton, Edward. E3 Broadway... Marvin Safe Co. Safe.	150
Maher, Patrick. 75th st and Western Boulevard... J Brosen. Horses, Trucks, &c.	1,500
Marrano, G and D. 98 Av B... A Marrano. Confectionery Fixtures.	350
McDermott Bros. Middletown, N Y, and 150th st... H Low, exr of. Machinery. (R)	2,448
McNamara Bros. 1860 3d av... I Gunther et al. Butcher Fixtures.	500
Morstatt, G W and M. 227 and 229 W 29th... J C Klatzl. Machinery. (R)	1,500
New, Richard. 839 6th av... A D Puffer & Son. Soda Fixtures.	287
Nadel, L & M. 168 Rivington... A Heidlinger. Butcher Fixtures.	150
Oddo, Giovanni. 461 W 27th... S Dragno. Barber Fixtures.	188
Osborne, Thomas. Av A and 91st and 92d st... T A Jackson. Machinery.	4,300
Ossenbrunner, Chas. 1 Marion... L Rothschild. Press, &c.	1,500
Pariser, Moritz. 56 East Broadway... N Spitzer. Bottler Fixtures.	250
Payurr, Nicolo. 241 Elizabeth... D Carguilo. Barber Fixtures.	75
Pons, Frederick. 219 Hudson... National Cash Register Co. Register.	200
Pascale, Vito. 72 University pl... G Pascale. Barber Fixtures.	130
Perlman, C O. 171 Forsyth... Chas Beck Paper Co. Machinery.	179
Perlman, Isaac. 165 Mott... Chas Beck Paper Co. Machinery.	325
Perri & Co. 118 Mulberry... Marvin Safe Co. Safe.	140
Purdell, Richard. 439 W 17th... F McElduff. Express Fixtures.	100
Reynolds, E J. 834 Broadway... Mosler Safe Co. Safe.	110
Rogers, N. 200 Bowery... Mosler Safe Co. Safe.	250
Ross, C T. 1686 Broadway... Mosler Safe Co. Safe.	125
Richardson & Gibb. 49 and 51 Rose... Campbell P P Co. Press. (R)	1,250
Rippe, Nathan. 65 Canal... M Zimmermann. Butcher Fixtures.	600
Rovenger, John. 194 Madison... J Stewart. Machinery.	65
Roos, Frank. 270 Allen... T Nass. Barber Fixtures.	195
Rudden, Thomas. 228 West Houston... J H Lippe. Coach.	610
Schaub, Elise. 34 1st... G Indelekofer. Butcher Fixtures.	250
Schenitzke & Bovers. 1624 2d av... H Immen. Grocery Fixtures.	800
Schuepp, Michael. 434 E 73d... W H Armstrong. Horses, Ice Carts. (R)	1,500
Schulz, Julius. 439 E 23d... H Vogel. Barber Fixtures.	230
Sheflin, Daniel. 112 E 106th... J Cunningham, Son & Co. Coach. (R)	157
Schwentner, Bruno. 61 Bond... M Howard. Photographic Fixtures.	300
Sherman, W P. 269 Pearl and 310 and 312 E 11th... Fidelity I and G Co. Office Fixtures. Horse, Wagon, &c.	300
Silverberg & Prazer. 64 and 66 John... Marvin Safe Co. Safe.	175
Sinclair, James. 13 E 42d... National Cash Reg Co. Register.	225
Stohn, Hermann. 429 W 48th... A Schoellkopf. Butcher Fixtures.	100
Striem, Benjamin. 442 8th av... A Jacobs. Cigar Fixtures.	500
Sapere, Pasquale. 276 6th av... R Rossi. Barber Fixtures.	140
Scholz, Bruno. 92 2d av... R Kohlmann. Barber Fixtures.	500
Smith, H P. 573 W 34th... A F Sharloro. Barber Fixtures.	150
Steingut, Simon. 31 3d av... B Dobshitz. Office Fixtures.	250
Stoker, J A. Brook and Elton avs... R Stoker. Horses, Trucks, &c.	600
Salomone, Vicenzo. 784 Courtlandt av... G Taccinelli. Shoe Shop Fixtures.	80
Stoothoff, H C. 72 John... John W Scott & Co. Press, &c.	841
Tolles, J H. 2009 8th av... S T Williams. Machinery.	1,100
Troppauer, Morris. 141 Norfolk... A Kurtz. Barber Fixtures.	150
Turner, C A. 1925 Vanderbilt av... J F Paulsen. Horses, Trucks.	800
United States Novelty Co. 352 and 354 Water... Mosler Safe Co. Safe.	140
Van Eupen, Theodore. 307 Bowery... J Restel. Dental Fixtures.	650
Yetter, J J. 130th st and 4th av... C P Boune. Wagons, Horses, &c.	304
Zugner, Mrs L L. 2916 3d av... Nuffor & L. Coach.	193

**BILLS OF SALE.**

Arndt, Theodore. 352 9th av... H Reiss. Drug Fixtures.	3,500
Brody, Samuel. 137 Pitt... H Rigelhaupt. Horse, Wagon, &c.	80
Ballmann, August. 358 E 10th... M Ballmann. Cigar Fixtures.	1
Cochran, Patrick. 334 E 39th... Ellen Cochran. Saloon Fixtures.	1,000
Fendrich, Max. 273 East Houston... H Morgenstern. Coffee Saloon.	625
Goldbach, Julia. 205 E 76th... Lowenthal & Meyers. Cigar Fixtures.	1,500

Guterolf, Annie M. 138 7th... C Hess. Saloon Fixtures.	700
Hais, Frank. 402 E 47th... C Rudolph. Horses, Wagons, &c.	25
Hartfield, J C. 92 Pine... J W Hartfield. Machinery.	13,500
Hempstead, Elias. 157 South... Otis Bros. Elevator.	350
Judas, Rosa. 59 Cannon... S Harris. Grocery Fixtures.	190
Kochman, H. 141 Bridge... W Stanig. Store. Fixtures, &c.	200
Kries, H L. 223 East Houston... H Von Glahr. Grocery Fixtures.	810
Murphy, P J Co. 1644 10th av... R Hill. Grocery Fixtures.	1
Magnus, Adolph. 649 2d av... H Isaacs. Furniture.	408
Rowan, Michael. 421 West st... W McGinness. Saloon Fixtures.	1
Same. 1446 2d av... E Rowan. Saloon Fixtures.	1

**ASSIGNMENT OF CHATTEL MORTGAGES.**

Geismann, Henry to M Weimann. (Mort given by Rudolph & Feil, Jan. 23, 1891.)	200
Miller, G N to T E Noys. (H H Wisnag, Dec. 3, 1890.)	---
Same to same. (Sept. 12, 1890.)	---

**RELEASE.**

Eberle, David to J Eberle. (April 25, 1889.)	200
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**KINGS COUNTY.**

**FEBRUARY 19 TO 25—INCLUSIVE.**

**SALOON AND RESTAURANT FIXTURES.**

Ahrens, H. 102 Greenpoint av... Williamsburgh B Co.	\$250
Albert, A. 95 Graham av... L Eppig.	701
Bartscherer, J. 19 Fayette... Burger & H B Co.	650
Corrigan, Mrs A. 133 Hudson av... Budweiser B Co.	300
Dwyer, J J. 2541 Atlantic av... J J Reilly.	1,200
Graves, W. 177 Atlantic av... J Ruppert. (R)	1,500
Greene, T F. 1019 3d av... E Ochs.	1,700
Heins, J D. 234 Columbia... F & M Schaefer B Co.	1,000
Hanley, T. 72 Dean... T C Lyman & Co.	360
Heins, L. 1186 Bedford av... H G Wilmerling.	4,500
Keim, F J. 170 McKibbin... Burger & H B Co.	150
Kelly, G W. 81 Columbia... Kubsam & H B Co.	875
Kelly, F J. 172 Court... T C Lyman. (R)	244
Kopke, J. 959 Gates av... W Ulmer. * (R)	1,500
Lock, G. 93 Eagle... H Greenfield.	700
Mahoney, J. 227 Bond... L I Brewery.	1,000
Meehan, M. 85 Hudson av... Budweiser B Co.	200
Metzler, M. 442 Atlantic av... Obermeyer & L.	375
Murray, P F. 576 Clinton... Mary E Lynch.	1,554
Powers, J M. 286 Colur bia... J Fitzsimmons. (R)	3,000
Pritchard, J, Jr. 304 Bedford av... Obermeyer & L. (R)	600
Queern, B. 145 Central av... Welz & Z.	500
Robinson, F. 639 5th av... I M Hathaway.	2,500
Schork, L. 1249 Flushing av... M Seitz. (R)	350
Schneider, J K. 28 Thornton... Burger & H B Co.	400
Senbert, P. 12 Throop av... Obermeyer & L. (R)	300
Stanz, J. Atlantic av and Elton st... L I Brewery.	500

**HOUSEHOLD FURNITURE.**

Albert, C. 411 Malbone... Alexander Bros.	110
Almack, T M. Washington and Prospect sts... Cowperthwait & Co.	137
Boaren, J... Fidelity I & G Co.	150
Barrett, Katie. 207 Ten Eyck... G Fennell & Co.	152
Blum, Margt. 99 Tompkins av... Platt & C.	147
Bowne, W R. 1842 Atlantic av... Platt & C.	225
Corbin, H. 1873 Pacific... Mullins & Sons.	134
Cederand, A F. 86 South 8th... Cowperthwait & Co.	123
Cornwell, Mrs E. 247 Livingston... Brooklyn F Co.	157
De Vere, J. 463 Carlton av... J Moriarty.	210
Drew, J. 124 Prospect... Cowperthwait & Co.	114
Eagan, Annie A L. 21 2d... E D Phelps. Piano.	320
Ehlenberger, H. 301 Stockton... F J Brechtel.	199
Ferri, M. 296 9th... Mullins & Sons.	195
Fitzgerald, Mrs F. 2054 Fulton... Brooklyn F Co.	209
Florenzie, C W. 1209 Fulton... Platt & C.	132
Farrow, G. 84 Vanderveer... Cowperthwait & Co.	180
Forner, N. 674 Warren... Brooklyn F Co.	136
Gould, J H. Nostrand av, cor Prospect pl... M Schulz & Bro.	244
Gwatkin, Ida. 142 Jefferson av... Platt & C.	136
Heimann, H. 127 Tompkins av... Alexander Bros.	141
Howard, Lillie. 30 Hanover pl... Platt & C.	250
Hageman, Emma. 1076 3d av... B M Cowperthwait & Co.	171
Hemstron, C. 397 Putnam av... Brooklyn F Co.	327
Johnson, F. 104 Myrtle av... E Driscoll.	168
Judson, Ada. 658 Bedford av... M Bierman.	135
Latour, M M. 76 Rogers av... Fennell & P.	243
McGraw, J F. 124 Sands... L Z Murray.	192
Same... same.	134
McKeon, L. 964 Myrtle av... I Mason.	112
McCormack, R. 66 Willoughby... Platt & C.	387
McCarrick, Annie. 10 Seabring... J Michaels.	149
Mosato, Emma. 18 Utica av... Cowperthwait & Co.	133
Moulton, Amelia A. 304 Clifton pl... A H King & Co. Carpets.	159
Nordbrock, Louise. 93 Middleton... A Schulz.	274
Nason, J H. 518 Halsey... L Z Murray.	400
Perry, Nellie T... Cowperthwait Co.	479
Percival, J M. 425 Tompkins av... Brooklyn F Co.	185
Pfeffer, Lizzie. 592 Union... J Michaels.	159
Porter, Mrs I W. 296 Livingston... D Moriarty.	154
Rutzer, C. 266 Rodney... A Schulz.	206
Sanders, Mrs C. 164 High... J Mullins.	201
Siegel, Mrs C A. 111 Withers... Alexander Bros.	178
Simonson, Mrs W. 58 Fleet pl... D Moriarty.	136
Snowdon, Annie. 167 Huntington... J Michaels.	143
Stokeley, Virginia E. 944 Greene av... N Kaplan.	710
Smith, T J. 147 Franklin... I Mason.	120
Valentine, Minnie. 490 North 2d... S J Evans.	105
Valentine, W E. 932 Madison... E Driscoll.	133
Versfelt, Emma M. 450 Bedford av... A Schulz.	183
Wurzweiler, Alice. 238 Jay... L Z Murray.	194
Williams, Caroline M. 34 Skillman av... A Schulz.	313

Winter, G. 392 South 4th... A Schulz.	201
Wise, Mary. 293 9th av... A Pearson.	122

**MISCELLANEOUS.**

Alband Bros. 115 Troy av... Jabury Bros. Horses.	322
Same... A B Shatton. Pie Route.	268
Bergland, P W. 251 Fulton... S D McLure. Machines.	1,500
Binder, C. 163 Tillary... E Geiss. Wagon.	18
Brewster, C H. 634 Pacific... A M Stein & Co. Horses. (R)	300
Blohm, J. 73 North Elliott pl... J H Blohm. Milk Route.	500
Croner, W. 318 5th av... E E Spencer & Co. Machine.	225
Carroll, W T and J R Marion... D McCarthy. Bark Edna L Woods.	3,500
Connor, J and J Guyan. 133 and 138 Franklin... B Weill. Horse, Ice Wagon, &c.	155
Dorgeval, P. Lorimer st... Atwood Machine Co. Machinery. (R)	15,422
Dwyer, J J. 2541 Atlantic av... Lamson C S S Co. Register.	165
Eaton, A. 1081 Broadway... D F Greham. Horse.	238
Enright, J. 16 Dunham pl... Waterbury Brass Co. Machinery. (R)	466
Fisher, H. 225 State... Spalding & Bros. Machinery.	500
Fuge, T J. 510 4th av... G Hearl. Fixtures.	200
Hall, W H. 241 and 243 W 15th st, New York... D B Treadwell. Horses, &c.	1,000
Heil, F J and J Schusser. 1146 Myrtle av... J Muth. Wheelwright Fixtures.	600
Hildebrandt, C P. 37th st, bet 7th and 8th avs... E Koch. Florist. (1/2 int.)	640
Kelly, E L... S Davis. Horses.	500
Kimball, W. 419 Fulton... D L Hawkins. Tools.	400
Krahmer, J E. 2123 Fulton... Minnie Kromer. Furniture Van.	160
Kenney, J. 479 Grand... P O'Hara. Bakery Fixtures.	1,000
Kindleman, F. 361 Central av... R Gewert. Bologna Business.	1,000
Kniffin, F R. 337 4th... P B Bracken. Horses, Trucks, &c.	400
Linn Pros. 1936 Fulton... J Linn. Butcher Fixtures.	1,000
Lubeck, J. 188 Smith... Puffer & Sons Mfg Co. Soda Apparatus. (R)	335
McLeod, J N. 290 Graham... Prentiss Tool and S Co. Lathes, &c.	575
Maxon, C E. 107 Furman... H Koschnick. Horses and Trucks.	750
McCrooken, H H. 673 Gates av... C R Henry. Undertaker Fixtures.	350
McLaughlin, T. Garrison st and Flushing av. Horse.	150
Miller & Zerbe. 70 West... Prentiss Tool and S Co. Lathes, &c.	388
Mullen & Mallethou... Campbell Printing Press and Mfg Co. Presses. (R)	740
Murphy, E F. 81 Duffield... Bennett & G. Fixtures.	1,160
McLaughlin, J. 706 De Kalb av... P B Bracken. Horses & Trucks.	115
Seals, S H and O M Lyon. 139 3d av... O Lyon. Horses, &c.	2,500
Smith, J B. 338 Atlantic av... J Downey. Wagon.	125
Sulzbach, M. Livonia av... J Embach. Horse.	350
Schaefer, J. 39th st, near 3d av... J Cunningham Son & Co. Hearse.	650
Schlansky, Sarah. 808A Greene av... J Finklestone. Jewelry.	1,000
Simonson, H J. Waverly and De Kalb avs... J Cunningham Son & Co. Carriage. (R)	230
Same... same. Coach. (R)	296
Solau, Honora wife of M. Porter and Calhoun sts... S A Woods Mach Co. Machinery.	1,025
Tomlinson, E E. 23 Vandewater, N Y... B Frost. Machines.	1,000
Union Elevated R R Co... Central Trust Co. All property rights and franchises. (R)	7,000,000
Walker, J E. 20 and 22 Jacob st, New York... Maria Walker. Presses, &c. (R)	3,000

**BILLS OF SALE.**

Bollmann, G. 293 Bushwick av... S L Ulrich. Saloon.	1,950
Bettison, J C and F B Wright. 105 Willoughby st and 26 Boerum pl... G A Hawkins. Laundry Fixtures.	25
Crook, W H. 280 Grand... Margt Crook. Furniture.	200
Crook, W H. 1280 Grand... Martins, Hoag & Co. Grocery Fixtures.	130
Donner, P. 82 Leonard... C Stahl. Bakery.	325
Giehl, G. 179 Graham av... Leibinger O B Co. Saloon.	1,800
Kamienski, W. 116 Ellery... Leibinger & O B Co. Saloon.	nom
Neidig, E. 38 and 40 Ainslie... L Neidig. Horse, &c.	nom
Pick, Anna. 1281 Broadway... C Ludwig and ano. Butcher Fixtures.	250

**ASSIGNMENTS OF CHATTEL MORTGAGES.**

Sammis, G W to Morris Blau. (Mort given by W P Brazil, July 31, 1889.)	nom
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## NEW JERSEY.

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

**ESSEX COUNTY.**

**CONVEYANCES.**

Allen, W L—A S Allen. South 10th st...	\$1,500
Arnold, George—E H Snyder, South Orange...	6,500
Balbach, Edward, Jr—Balbach Smelting and Refining Company, 24 tracts on Passaic River...	90,000
Same—same, 18 tracts in the vicinity of River st and the Morris Canal...	100,000
Same—same, 17 tracts vicinity River st...	200,000
Same—same, Ferguson st...	2,500
Same—same, w s Ferguson st 325 n Market st 75x100...	6,500
Balbach, Edward, Sr—E Balbach, Jr, w s Ferguson st 325 n Market st 75x100...	6,500
Same—same, 17 tracts Newark...	1

Table listing names and addresses, including Begley, M E - M Foley, Bergen st., Bingham, A R - M N Stapleton, East Orange, Blake, J L - R McCabe, West Orange, Blackwood, G W - F H Craig, East Orange, Blakeslee, H K - J I Hatfield, Emmett st., Blewitt, David - R A Hoyt, Van Buren st., Blumenheim, Rosa - L Baier, Ridge st., Brackin, T W - J W Williams, Chester st., Breintnall, J H et al - A Horwitz, Nelson pl., Britchford, F G - E Wilton, Summer av., Brown, Joshua - J E Brown, Clinton., Brown, M C - C A Clark, Bloomfield., Burnham, F G - T Welwood, Brunswick., Buchanan, Paul - C Reis, Court st., Buttle, William - A Kellner, s s Elm st 500 e Mulberry st 25x110., Carter, K B - D Martin, Hillside av., Same - J Skelly, Johnson., Coe, A B - M P Coe, Belmont av., Coe, M P - A W Jones, Belmont av., Cooley, J H - M W Nivan, Montclair., Dodd, Anzi et al exrs - A Horwitz, Nelson pl., Dunn, J H - L A Downey, n s Ogden st 150 n Oriental st 25x100., Egner, Frederick - B Ryan, Orange., Fidelity Title and Deposit Company - J Hart, Pennsylvania av., Fleming, A J - H N Wright, Gotthart av., Foley, Mary - J Begley, Bergen st., Fulcher, Fred'k - S Fulcher, Camden st., Gahn, Peter, Jr - C Koegel, Bruce st., Garrison, W P - L Garrison et al, West Orange., Gimbarnat, Theophilus et al - H N Wright, Gotthart st., Gladding, T S - R H Williams, Montclair., Goldsmith, W H - A J Glass, Clinton., Greathead, E R - W Stamsby, South Orange., Green, C H - St Pauls African Meth Episcopal Church, Orange., Halsey, S C - A Lemassena, Jr, s s Brunswick st 108 w D O Scott 27x112., Hancock, Peter - D A Paris, s e s Jefferson, 240 from Ferry st 30x95., Harfield, A L - H K Blakeslee, Emmet st., Heddens, Lydia - T F Dougherty, Vanderpool st., Hettler, Henry - G Heinkel, Ferry st., Hine, E W - W H Mosher, Livingston., Hoffman, E A - G H Gill, Milburn., Howell, J E - P M Leonard, Rutgers st., Same - M A Hetherington, Rutgers st., Jackson, N B - R R Owen, East Orange., Same - R M Sanger, East Orange., Jackson, S B - J M Fritz, Montclair., Same - E White, East Orange., Kasch, Martin - J C Nagele, Walnut st., Keen, J L - F A Terhune, Mt Prospect av., Kidder, W F - S Watson, East Orange., Klink, John - F L Wendum, Jones st., Lemassena, Andrew - F Mackin, Verona av., Leonard, Patrick - H P Fleming, Orange., Lindsley, E T - I Ball, East Orange., Littell, Jane - H A Chittenden, Montclair., Little, Raymond et al - H W Underwood trustee, Belleville., Lowell, S V - D Evertz, North 11th st., Lyon, D M - H G Cordley, Bloomfield., Matthews, C B - S H Dodd, East Orange., Maurer, Frederick - G H Hathaway, East Orange., McDonald, Eugene - G A Richards, Waydell st., Mitchell, A P et al - F Maurer, East Orange., Moore, W T - W H Conover, 6th av., Morehouse, Edwin - The Star Society, Livingston., Morris, Charlotte - B Voigt, s e cor 16th av and South 6th st 100x75x78x170x87x20., Nesler, C L - K Fish, Clinton., Noll, Michael - A Noll, Bloomfield., Noll, Tecla - A Noll, Bloomfield., Oakley, D T - W A Oakley, East Orange., Owens, M A - H N Wright, Gotthart st., Peck, Cyrus - W J Pain, 4th st., Pell, M J - A L Hatfield, Wright st., Pincost, G W - B G Schwartz, Bloomfield., Ports, E C - C A Van Riper, Orange., Pier, Isaac, special master - S Webber, Jr, Caldwell., Pierson, H S et al - M E Jerolamon, Newark Meadows., Reeber, Wm - M Bleier, Sayrs st., Richards, A R - M A Reed, Bloomfield., Riker, William - F Kastner, South 14th st., Kimback, Andreas - C Kimback, Livingston., Ryan, Bartlett - F Egner, Orange., Langer, R M - N B Jackson, East Orange., Satterthwaite, T E - S F Nairn, Franklin., Sheldon, Sarah - S D Hanna, Parker st., Smith, F H - E C Werdenfeller, Broad st., Smith, E H - N B Weeks, Caldwell., Stiles, Benjamin - H Weseman, South Green st., Stockinger, Christian - C Stockinger, Kossuth st., The Mutual Life Ins Co - L S Shutz, Orange., The Order of St Benedict - F X Schnurr, Kossuth st., The trustees of the Colored M E B Church - C H Green, Orange., Thompson, F E et al - M Meyer, Washington st., Tichenor, F M - T F Dougherty, Vanderpool st., Van Riper, C A - A S Potts, Orange., Van Steenberg, William - J H Dunn, Ogden., Voigt, Bada - F P Grub, 16th av., Voigt, Bada - C Morris, rear 16th av., Ward, M H - J Robinson, 5th av., Wester, Marie - The Mercer B and L Assoc, w s Boyd st 125 n Kinney st 25x100., Wild, Charles - F Wild, Longworth st., Wilson, C F - C B Pruden, North 7th st., Wilton, Samuel - F G Britchford, Summer av., Wood, Andrew, T Ferguson, Orange., Wright, F C - H N Wright, Gotthart st., Wright, W P - H N Wright, Gotthart st., Wright, H N - B M Shanley, Gotthart st.

MORTGAGES.

Table listing mortgage details, including Anderhub, Anton - Jno Iffland, n e cor Hunterdon and 14th sts., Beam, C H - Half-Dime Savings Bank, Orange., Bobb, Adam et al - Howard B & L Assoc, Lake st., Bryce, P L - G C Pfeiffer, Washington av., Carter, K B et al - E B M Wilkinson, Broad and Bigelow sts and Elizabeth, Johnson, Hillside, Belmont and Badger avs., Chambliss, John A et al - E C Hannegan, East Orange., Clark, C A et al - Bloomfield B & L Assoc, Bloomfield., Cody, David - Newark B & L Assoc, East Kinney st., Colle, E M et al - G L Peck, East Orange., Cardley, H G - D M Lyon, Bloomfield., Cory, A B - Woodside B & L Assoc, Montclair av., Cronham, J E et al - Star Co-operative B & L Assoc.

Table listing names and addresses, including Diem, Fred'k et al - Mich'l Pfeifer et al, Niagara st., Dimmick, Wm - Montclair B & L Assoc, Montclair., Dodd, Mary et al - L B Dodd, Bloomfield., Doland, E J et al - Marcus Sayre, North 5th st., Downey, L A - Newark B and L Assoc, Ogden st., Emens, E F et al - E F Berry, East Orange., Evertz, Daniel et al - S V Lowell, North 11th st., Firth, John - Chas Heath, East Orange., Fish, Kate et al - C L Nesler et al, Chadwick av., Godley, Amelia - L D Condit, East Orange., Guenther, Philipp - Security B and L Assoc, n w cor Hawkins st and Newark & N Y R R., Harris, Richard et al - J B Dusenberry, Ferry st Hart, Jeffery - Fidelity Title and Deposit Co, Penna av., Same - same, Penna av., Same - same, Penna av., Same - same, Penna av., Same - same, Penna av., Same - same, Penna av., Same - same, Penna av., Hatfield, A H - same, Wright st., Hauch, Margaret - Enterprise B and L Assoc, Bowery st., Heinkel, Geo - Fred Bonykamper, Ferry st., Henn, Henry - Newark Fire Ins Co, Spruce st., Heyeck, Louis - Chas Bried, n e cor 16th av and South 19th st., Holmes, A D et al - E E Houston, East Orange., Hoyt, R A et al - Fred'k Bonykamper, Jr, et al exrs, Van Buren st., Kellner, August - C H Gottwald, Elm st., Kleinschmidt, Wm et al - P Ballantine & Sons, Plane st., Klotz, Samuel - Howard Savings Inst, Market, s 65,000., Koegel, Christian - Peter Gahn, Jr, Bruce st., Langerman, J H - Roseville B and L Assoc, East Orange., Lehman, A M et al - J S H Clark et al, Gould av., Lehman, Ottilia - Wm Hill, n e cor Morris and 14th avs., Leonard, P M - J F Shanley, Lush st., Libby, S E - A E Lum, n e cor Orchard and Pennington sts., Little, Raymond et al - Jennie Skinner, Belleville., Lyons, S M - Jno Jelliff et al, Clinton., Mackin, Sarah et al - M E Kernaghan, South 17th st., Same - same, South 17th st., Maidens, C A - Montclair B and L Assoc, Montclair., Maurer, Fred'k - A P Mitchell et al, East Orange., McCabe, Alexander et al - J L Blake, West Orange., McGirr, David - Esther Andrew et al, Franklin., McGrath, Pat'k - E D Gardner et al, Condit st., Milne, Annie et al - State B and L Assoc, Spruce st., Moore, D E - C A Crofutt, East Orange., Neill, James - W M Brown, West Orange., Noll, Annie et al - Mich'l Noll, Jr, et al, Bloomfield., Novak, Jno et al - Standard B and L Assoc, Charlton st., Paris, D A - Peter Hancock, Jefferson st., Poppke, G W et al - C V Stoutenburgh, s e cor Bank and South 7th sts., Reimers, Mary - O-car Naundorff et al exrs, N J R R av., Reinger, A E T - Julius Haase et al, South 8th st., Roh, Anna et al - A M Lehmann, South 7th st., Ryno, M E et al - G W Blackwell, East Orange., Schlegel, Wm et al - Eliz Schneider, Frankfort st., Schnurr, F X et al - Order of St Benedict of New Jersey, Kossuth st., Schrack, C A et al - J L Bassett, East Orange., Siggins, John - Fred'k Woodruff et al trustees, Orange., The Jefferson Club - Theo Mead et al trustees, West Park st., The J Freeman Shoe Mfg Co - Orange Savings Bank, Bloomfield., Trengrove, James - M E Halsey, Milburn., Voigt, Bada et al - Charlotte Morris, s e cor 16th av and South 6th st., Waag, C H - M D Ball, South Orange., Weidenfeller, E C et al - F H Smith, Broad st., Wellwood, Thomas - Mut Life Ins Co of New York, Brunswick st., Windum, F L - Washington B and L Assoc, Jones st., White, Edw'd - L B Johnson, East Orange., Whitehome, K B et al - P S Pierson, Caldwell., Wild, Catharine - Security Savings Bank, Longworth st., Williams, I A et al - C A Brewster, 13th av., Williams, J W et al - State B and L Assoc, Chester st., Williams, R H - A L Edmonston, Montclair., Wilton, Eliz et al - C A Brewster, Summer av., Witz, Wm et al - Elizabetha Knapp, Camden st., Wuensch, Henry - E T Simonton, Charlton st., Wylie, R T - Paul Buchanan, Bank st.

CHATTEL MORTGAGES.

Table listing chattel mortgage details, including Bugz, O T - Aaron Ward et al, furniture., Burns, Thomas et al - Peter Hauck, saloon., Butz, Chas - Hill's Union Brewery Co, beer boxes and bottles, horse, wagon and harness., Krauss, Otto - F J Kastner, saloon and dining-room., O'Grady, John - The Home Brewing Co, saloon., Overlack, Bernard - Fred Lisiewski, saloon., Piez, Catherine - Wm Baeder, brewery stock., Richards, Hugh - Jno Bennett, machines., Ritter, Fred'k - H F Coffin, stock of meats., Schaeztle, Jos et al - A B Ziegele, musical instrument., Sturm, Sigmund et al - Chas Korn, groceries, & Taft, Royal - J E Nichols et al, horse, harness and groceries., Thauer, J B - M F Dodd, furniture and store fixtures., Thompson, E M - Peter Hauck, saloon.

JUDGMENT.

Table listing judgment details, including Baker, W S - J H Seed et al.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyance details, including Ackerman, N B - P F Armstrong, J City., Angelbuch, Anthony and H L O Meyer, by sheriff - H E G Luytie, J City.

Table listing names and addresses, including Anderson, Helen - Emily C Simpson, Kearney... Arlington Homestead Assoc - Mary A Reday, Kearney., Barnes, T C - J Schwarzwalder, J City., Bassert, Alois - Catharine Bauman, J City. 3 morts., Bliss, Amelia F - C Rohloff, J City., Bock, Louis, by sheriff - J G Bebus, North Bergen., Briesen, Ida C - Mary Phelps, Weehawken., Buckmann, Michael - C Schwarz, West Hoboken., Central New Jersey Land and Improvement Co - G W Oliver, Bayonne., Clar., William - C Judge, J City., Cobb, Catharine C - H Crawshaw, J City., Condict, Fillmore - T Keyworth, Kearney., Cassidy, Annie - D Keely, Bayonne., Cornelison, J M, by exrs and trustees - T Harrington, J City., Currie, James, by trustees - A Billings, Bayonne., Davis, Sarah A - R F Routh, Bayonne., Drescher, Chas, by trustees - Jane E Drescher, West Hoboken., Same - same, West Hoboken., Dooley, Martin and Mary Roundtree, by sheriff - Aletta C Thomas, J City., Dwyer, T G - H J Bonn, Union., Edwards, W D - Maria Mangels, J City., Ege, H N, by exrs - C Judge, J City., Fallon, Mary A, Jr - Mary A Fallon, Sr, Harrison., Fallon, Mary A - J R Riordan, Harrison., Farrant, H W - Maria L Farrant, Bayonne., Fischer, Christian H - J D Hopke, J City., Fischer, Ernest - H Fischer, Hoboken., Same - same, Hoboken., Fish, W C - W J Montgomery, J City., Flucke, B C and W M by special guard - Jas Hamilton, Jr, J City., Fincke, Anna H, Chas L, Jr, and C M by special guard - same, J City., Gilbert, Margaret - A Klipstein, Kearney., Glasser, Franz - J Reilly, J City., Golden, W P - P Forster, North Bergen., Gross, Maria - R E Taylor, Bayonne., Haneey, M J - A McKeever, J City., Hansen, F C - H Lock, Union., Hayford, C W - O H Hayford, J City., Heckscher, J G and Matilda C Van Rensselaer - O Frommel, Hoboken., Heested, A N - Margaret Cebrure, Bayonne., Helme, G W - O A Herbert, J City., Herbst, Catharine - P Herbst, J City., Heylgeist, Catharine - H Klein, Guttenburg., Heylgest, Conrad, by devisee - H Walker, Guttenburg., Hill, O S - J J Bruttel, Guttenburg., Hilliard, Ann P - T Voss, J City., Howard, Mary A - W N Butler, J City., Hughes, Joseph - J Morrison, Weehawken., Hughes, Margaret J, by sheriff - Provident Institution for Savings, J City., Hintze, Gerhard - Rebecca Von Drehle, West Hoboken., Kelly, Daniel - J Cassidy, Bayonne., King, O R - H V Condit, J City., Klein, Matthias - H Klein, Guttenburg., Knowles, Adelaide - Helen E Du Bois, J City., Krause, F C L - C Eppler, J City., Ludwig, George - J Ludwig, Hoboken., Mager, Henry - G Haupt, Guttenburg., Matthiessen, F O, trustee - F O Matthiessen., McIlhiney, James - J Lewis, J City., Miller, Catharine H - M Lynch, West Hoboken., Murray, Sarah - W J McKeeney, J City., Naylor, R E - Maria Gross, Bayonne., Newmann, Mary - S Walsh, J City., Nichols, E H - L Williams, J City., Same - C McSweeney, J City., O'Rourke, Catharine - R C Miller, Union., Parker, A S - A W Schuler, Kearney., Pinnell, Chas and John Gardner - J H Symes, Union., Schneider, Henry - M Brickmann, West Hoboken., Schuler, A W - J Parker, Kearney., Schumann, Emil - Johanna Stern, J City., Skelly, Mary - L Fitzpatrick, Hoboken., Smith, Edwin - The Newark Bank Co, Harrison., Steeger, Frederick - A Engelbrecht, J City., Steinhoff, Edward, by special guard - T O Dwyer, Union., Stern, Chas - E Schumann, J City., Syms, Susan H - Rachel M Syms, West Hoboken., The Riverside Land Co - A Tag, North Bergen., Thomas, Aletta C - J Tierney, J City., Toffey, J J - H Pottinger, J City., Traphagen, W C - E Asmus, West Hoboken., Van Horne, John by exrs - Daniel J Lewis, J City., Van Reppen, Anna C - D D La Bau, J City., Van Wageningen, Jacob - Elizabeth Van Winkle., Von Diehle, Rebecca - J McClineghen, Weehawken., Voss, Emil - A H Jatzen, J City., Walker, James and Margaret L - V A De Canio, Union.

MORTGAGES.

Table listing mortgage details, including Armstrong, P F - N B Ackerman, installs., Becker, Adolph - J Fort, 3 years., Bergeman, Elizabeth - Provident Institution for Savings, 2 years., Broe, Hannah - W H Kezel, 5 years., Bruttell, J J - O S Hill, Guttenberg, 5 years., Brickmann, Michael - J B Bewa, North Bergen, 2 years., Brigham, L F - D W Laurence, 1 year., Burke, Maria - M Abernety, 5 years., Campbell, Fannie - H Kortland, North Bergen, 3 years., Christ, Christopher - S A Roberson, Bayonne, guarantee payment of a judgment., Class, Gustav, Jr - J J Conway, Union, 3 years., Collin, Alexander - H Walker, Guttenberg, 3 yrs., Dessart, V E - Mary A Riday, Kearney, 1 year., Earle, Maria C - E Richard, North Bergen, 3 yrs., Eppler, Carl - C H Muller, 3 years., Farrant, H W - Maria L Farrant, Bayonne, 1 yr., Fitzgerald, Louise - Hoboken Bank for Savings, Hoboken, 1 year., Fountaine, Benoit - S Ackerman, West Hoboken, 1 year., Franz, Adolph - J Fracie, 2 years., Galvii, William - F J Matthews, 2 years., Grant, Mary - G W Van Winkle, Bayonne, 3 yrs., Hartley, Mary - Mary Heerey, 3 years., Howe, Catharine - Eliza K Buck, 1 year., Hepper, Arnold - Minnie H Linn, 3 years., Herbst, Peter - Margaretta Schumacker, 6 yrs.

Johnson, Mary C—The Centreville B and L Assoc, Bayonne, installs.....	2,000
Lateman, Elizabeth—Susan J Wortendyke, 3 years.....	1,800
Lewis, Daniel—Lincoln B and L Assoc, installs.....	1,800
Lewis, John—Madison B and L Assoc, installs.....	800
May, Joseph—Lincoln B and L Assoc, installs.....	1,000
McGrath, Alice—Monticello M B and L Assoc, installs.....	400
Meares, John—J Parker, Jr, Kearney, installs.....	325
Monaghan, Ann—Hudson Trust and Savings Inst, West Hoboken, 3 years.....	300
Morrison, James—Josephine Hughes, Weehawken, 3 years.....	900
Ockert, Max—M Salinger, West Hoboken, 1 year.....	500
Ogden, T P—Sarah A Ogden, 7 years.....	4,300
Ostwaldt, Julius—The Hudson Trust and Savings Inst, Union, 5 years.....	6,000
Reimann, Adolph—Katharine Goldstein, Union, 3 years.....	5,000
Roberts, Frank B—J H Chasner, Kearney, 5 years.....	2,300
Rohloff, Chas—Phoenix L and B Assoc, installs.....	1,300
Routh, R F—Greenville B and L Assoc, Bayonne, installs.....	5,110
Schwarzwalder, Joseph—The Jersey City B and L Assoc, installs.....	2,000
Same—F C Barnes, 3 years.....	600
Simpson, Emily C—Helen Anderson, Kearney, 2 years.....	350
Syms, Susan H—Rachel M Syms, West Hoboken, 2 years.....	2,800
Tierney, James—Starr M B and L Assoc, installs.....	800
Voss, Theodore—Ann P Hilliard, 5 years.....	600
Wickler, Anton, Jr—The Industrial M B and L Assoc, installs.....	4,200
Williams, Llewellyn—Peoples' Co-operative B and L Assoc, J City, installs.....	500
Wulff, Ernst—M J Cannon, Hoboken, 1 year.....	1,050

CHATTEL MORTGAGES.

Burger, Joseph, Union—Wm Peter Brewing Co, saloon, &c.....	875
Cahill, Edward, Hoboken—Margaret K Cahill, dry dock.....	1,400
Christ, Christopher, Bayonne—S A Roberson, frame building.....	250
Clarke, J W, Hoboken—C Leach, horses, coupe, harness.....	100
Cliffcorn, Christopher—Beadleston & Woerz, saloon and lease.....	600
Crawford, John—J L Beckham, saloon.....	55
Ferenzy, Joseph, Bayonne—J Valent, saloon, &c.....	300
Fieberting, George, Weehawken—The William Peter Brewing Co, saloon, &c.....	696
Gerster, Joseph, West Hoboken—J Berger, saloon fixtures, &c.....	900
Goodman, Samuel, Bayonne—H Klein, cigar business.....	800
Hegemann, Conrad, North Bergen—H Hageman, farming implements, horse, wagon, &c.....	1,500
Kimmerly, Louis—The Home Brewing Co, saloon, &c.....	500
Kruse, George—D D Flemming, horses.....	200
McCloskey, Patrick—J D Manning, horses, wagon, harness, &c.....	355
McGrath, Kate—Jordan & Moriarty, furniture.....	70
O'Neill, J H and Attie O'Neill, Harrison—J O'Neill et al, piano.....	55
Pasel, Otto, Hoboken—J Lischke, stock and fixtures, store.....	120
The International Wine Co—F H Smith, Jr, bottling business, wines, brands, &c.....	1,000
Tighe, William—The Lyon & Son Brewing Co, saloon fixtures.....	600
Wickerbrandt, Fritz, Hoboken—Rubsam & Hermann Brewing Co, saloon fixtures.....	493

BILLS OF SALE.

Burger, Joseph, West Hoboken—J Gerster, saloon and lease.....	1,750
Hageman, Henry, North Bergen—C Hageman, farming implements, horse, wagon, &c.....	2,900
Mattern, Sarah, Margaret Reed, Ellen Regan and Mary Hill—I Voss, frame building.....	100
Meyers, Christina, extrx of Robert Assel, dec'd, Hoboken—J Germann, newspaper route, cigar and stationery store.....	150
Studi, John, Union—J Burger, saloon and lease.....	875

JUDGMENTS.

Christ, Christopher and Casper (Christ Bros)—G Welscher.....	279
King, J A and T A Freitag—I Smith.....	335
Revel, Justinus—His & Zellweger & Co.....	415
Sheridan, John—B S Payne.....	190
United Electric Traction Co—E & H T Anthony & Co.....	216

BUILDING MATERIAL MARKET.

**BRICKS.**—Demand for Common Hards does not improve to any extent, there is a liberal supply available and the market as a whole has a dull tone, with cost still ruling easy all around. There is no special complaint over the line of valuation, if any fault-finding at all, and if price alone was the consideration the disagreeable condition of affairs would find speedy relief. But owing to bad weather, buildings are not progressing, and buyers will not load their storage capacity with a stock for which they have no immediate outlet. The prospects of supply are that within a week all up-river points, as far as Kingston, at least, will be represented in the offerings, as the river is free of ice to that city. This additional variety will give buyers as great a choice as they enjoy at any time of the season. Some Haverstraw yards, however, have shipped all their brick. Still the supply remaining is of good quality and in quantity to meet all demands. The extra quality of Haverstraw and Long Island still commands the best market and at prices from \$8.00@8.25 per M. Former grades are held by very force of the quantity and at prices which are quoted \$5.50@5.75, although some sales have been made at lower figures. Advices at hand as we close indicate heavy floods along the line of the upper Hudson, and more or less damage to brick yards, but there seems to be no idea that it will have any special influence here. The threatened trouble among local bricklayers' unions looks something like a Kilkenny cat fight, and does not for the present influence the tone of the market, but if continued may prove serious enough to become quite an important factor in curtailing the opening spring business. Pales have rallied again, and the offering of desirable quality finds a very good demand at \$2.75 up to \$3 per M. The inquiry for North River Fronts is reported as still showing up well, and manufacturers seem confident of disposing of all they have on hand previous to the opening of the new season.

**GLASS.**—Foreign window glass appears to hold a generally good sort of market and there is certainly very little complaint over the situation from the majority of operators. It is probable that occasional small irregularities occur on price in view of repeated claims to that effect, but no official recognition of them, and steadiness is the tenor of most reports. Domestic production does not improve its position and it is thought can make no gain for some time to come. Some operators are anxious to perfect a new combination and work steadily to that end, but as yet against considerable odds, as the opposition seems to be determined and withal a little bitter, owing, it is said, to old scores to be paid off dating back to the failing of the pooling attempt just at the turn of the year. Prices are irregular but with general chances in buyers' favor. Plate glass is not unusually active, but in a quiet sort of way considerable stock passes into consumption and operators find affairs in good enough shape to prevent grumbling, and on prices former figures are quite generally obtained.

**HARDWARE.**—Trade is not opening up quite so freely as some operators had expected. Custom has been heard from in many quarters, but gave smaller orders than usual, and did not meet ideas entertained by many of the dealers and manufacturers regarding existing wants. With all that, however, the actual movement is increasing somewhat, and there is a hope that as spring opens the run of orders will be fuller, and the call of a more positive character. Selections have a tendency to keep within the bounds of thoroughly staple goods, though exceptionally from among builders' hardware some of the fancies are picked out for house trim, especially on local and nearby suburban orders. Values appear to be pretty steady, according to most reports, though there does not in all cases appear to be quite the solid report sellers would like to have.

**LATH.**—Somewhat larger arrivals have come to hand, with an increase of business accordingly, and the trial indicated continued advantage in hands of receivers. Dealers seem satisfied to accept the statement that only small quantities are now on the way to this market, and as they are carrying light accumulations, do not hesitate to negotiate for desirable parcels as they may from time to time become available. A strengthening factor has been found in the increase of out-of-town inquiry, which not only places receivers in a more independent position, but acts as an incentive to stir up the call from local custom. On the other hand, however, consumption does not promise more than an average, and there is no exhaust for any very full supply.

**LIME.**—Dealers are moving somewhat carefully in the matter of present purchases. None of them appear to have any very large amount of accumulation on hand, and must come into the market from time to time; but they appear unwilling to anticipate their wants, and will not stock up freely. There is some doubt still about consumption in the early spring and also a belief that shipments from Maine will be at least fair, which, in conjunction with State product moving forward by rail and some St. John make afloat, creates a temperate feeling regarding supplies. Finishing is least wanted, and common can be placed with greatest care.

**LUMBER.**—Conditions remain very much the same as last week, trade moving fairly, with, if anything, a tendency toward improvement, and in a general way there are really no new features to suggest. Our local distributive line of operators occupy a wide and scattered district, and hence there is a great deal of irregularity in the manner of developing business according to the immediate class of custom catered for; yet there seems to be progress making that must gradually bring all to a participation in a renewal of animation. The gain in volume of goods going into consumption naturally has more or less beneficial influence upon the position of offerings for fresh supplies, and there is more negotiation over bulk lots; but the buyers' attitude is not one of any special anxiety, and also shares sufficient independence to combat successfully most attempts to raise the line of cost. Through reports of our exchanges, as well as some private correspondence shown us by local operators, matters seem to be waking up a little at interior points, yet with rather more conservative strain than ordinary. A good season is evidently quite generally expected at fairly sustained and remunerative values, but with the exception of some of the special cuts in coarse woods and favorite varieties of hard, there is as yet no pronounced claims for any great inclination toward a higher level of cost. It looks very much as if winter work in the woods had accomplished about all expected in the way of cutting logs, and there is nothing as yet to indicate that they will fail to reach the mills in due course of time.

Eastern Spruce fluctuates in tone according to supply and demand; but in general features the market as a whole undergoes very little variation. While, as we have already recorded, there has been inquiry enough since the first of the year to take care of a very fair amount of stock, and make narrow stuff worth almost as much as the larger and ordinarily more popular sizes, buyers have simply provided against well-established and natural wants, and refused to anticipate the future, except where it was necessary to book orders for special cuts and deliveries. There is more hope in matter of consumption than a few weeks ago; but buyers have not the scarce and costly transportation charges against them of a year ago, and some of them claim that early and plentiful cutting can be depended upon. Receivers, too, while making no admissions really adverse to their own interests, are nevertheless noticeably adopting a somewhat more conservative tone in average expression of views.

Piling still receives favorable comment upon present and prospective conditions. Supplies in chains are reduced and broken in assortment, actual consumption is going ahead, and is claimed to be so planned out that it must surely increase, and receivers are confident they could place a large supply now without an effort. Indeed, it is believed that considerable stuff is already under contract. In confirmation of local claims, recent letters from New Brunswick state that the quantity of piling gotten out for the State market this season is greater than ever before.

Hemlock operators abate none of their cheerful prognostications regarding the market. Recent investigation, it is claimed, demonstrates the fact that the product of the Pennsylvania section cannot overrun last year, and is more likely to show a shortage, while the chances for demand are in every way as good, if not better. Even very near the mills custom is plenty, while buyers from New Jersey, our own State, and the Eastward are already making the demonstrations that ordinarily precede more direct

and satisfactory negotiation. Furthermore, it is now quite generally understood that manufacturers have really formed no combination to arbitrarily control production or fix prices, and that goes a great way in giving custom a greater measure of confidence.

White Pine, without any indication of a coming boom, certainly has better words said for it than at this time last season, or even at the turn of the year. Local operators, in addition to hopes in regard to the export trade, are quite confident that in various ways consumption must increase, but are not influenced by a fear of a shortage or much if any addition to cost. All recent advices from the West and Northwest have come in the same cheerful refrain, indicating that manufacturers are quite sure to start out upon a firm basis and with an intention of giving the position a trial for all it may be worth, and are quite confident the production will not run too heavy to be readily handled. Advices from Canada continue to report a small cut of logs, but admit big stocks of lumber in many localities, with mill men in more or less financial straits, and should enforced realizing take place it may for a while make some difference in the result as against present calculations.

Yellow Pine seems to have a market like the texture of the wood itself—solid and substantial. No very great amount of random offering is wanted just now, except of the most attractive character; but consumers and dealers go along placing their specials in godly number, and find it necessary to pay about former rates in all cases. General consumption this year will be good. An enthusiastic operator, who is in charge of the southern end of business for one of our large concerns, was encountered lately, while here on a flying trip. He claims to have assurance already of much better trade than last year, and says the product cannot deteriorate in favor, except at much higher cost. He looks for an increased export business and further expansion of home outlets, meeting the suggestion of a possible overdoing of matters, with the claim that other woods must suffer so long as consumers can obtain yellow pine.

Carolina Pine can as yet be reached in sufficient quantity for all demands, and at about former cost, but sellers claim that such conditions will not last long. Already a great deal of regular custom has been "heard from," and while that did not in all cases mean actual orders given, it placed matters in such shape as to show pretty clearly that the want of supplies is commencing to be felt in a more general manner and must soon be satisfied.

Hardwoods if in good condition and attractive quality are pretty sure to find some attention all along the alphabetical list from ash to walnut. And, by the way, speaking of walnut, we have noticed in some of the trade journals a statement that the little better call for that wood developed an offering of rather more stock at primary points than was thought to exist. Such a result, however, was not unnatural as the long neglect of walnut must have led to some accumulation, but after the first flush of desire to realize passes, buyers are not likely to get much advantage. Poplar, of course, is quoted irregularly, it always retains that feature, but seems to be selling fairly all the while. Advices from primary sources carry the impression that there will be a full supply of poplar logs this season and generally of good quality. Quartered oak retains all the favor it has previously found with a broad class of custom and operators claim it is not the difficulty in finding an outlet for that class of stock, but in getting a supply to fill the waiting outlet. Reports come from the interior of quartered oak selling at \$2.30@2.50 per M above rates current at this time last year, but it is believed to have been on special rather than general deals. Now and then some one asks about cherry, but upon hearing the old extreme line of valuation for anything at all fine generally concludes that something else will have to be taken. The export trade is a little uncertain, but not indifferent toward really first-class lots well adapted to the foreign market.

GENERAL LUMBER NOTES.

ENGLAND.

The following, from London *Timber Trades Journal*, will be of interest to shippers of Black Walnut. It is taken from a recent yearly review:

The demand for black walnut logs, especially for medium to large diameters and prime qualities, has been steady and continuous. During the first six months great difficulty was experienced in inducing shippers to send anything like the required quantity of first-rate board logs, and prices of medium sizes and quality range from 4s. 6d. to 4s. 9d. Much higher figures could have been realized at any time for prime shipments of large average, and this was clearly demonstrated before the close of the year, when at an auction sale 5s. 11d. per foot was paid for about one hundred and twenty logs of excellent quality and dimensions. At the same time a similar quantity of the same brand also brought 5s. 7d. unseasoned, but a portion of the logs turned out of very poor quality when landed, and much inferior to previous consignments. The consumption has been large, and the results generally satisfactory. The wholesale cabinet trades have taken a greater quantity than usual, and it seems probable that this useful wood will, to some extent, further replace mahogany in the manufacture of chairs. \* \* \* \* \* It may be useful to shippers to take the opportunity of stating that by the slightest care and improvement in their form of shipping better relative values would often be secured. For instance, it not infrequently happens that the inclusion of a small proportion of either rough or small-sized logs, containing but few aggregate feet contents, will seriously interfere with the sale of the parcel entire, and also appreciably reduce the price at which it is sold. If, therefore, regular export houses in the United States would take more trouble in this respect in the future, and marshal their shipments into several grades or brands, greater reliance would be placed upon the different marks, and a better out turn yielded to sellers. At present practically only one brand is used by each shipper. Owing to the causes referred to, the value frequently varies from 6d. to 9d. per foot, and it is impossible to buy any individual parcel without careful and previous inspection exact. A numerous quantity of poor and inferior lots, chiefly of the B S mark, have been sent forward, but it is difficult to understand how the wretched prices obtained can have justified the outlay involved. These remarks also apply to numerous small consignments of inch boards, which have also realized poor figures. It cannot be too distinctly affirmed that there is no remunerative outlet for rubbishy logs, planks or boards, and that a sufficient quantity are usually obtainable in ordinary or better class parcels. A new feature in the trade has been the arrival of planks and boards of good quality and manufacture, for which advanced prices have been paid. They have,

however, contained so far too much narrow stuff, and their value will be greatly enhanced if this defect be remedied in the future.

THE SOUTH.

The following extracts are from a letter recently printed in a trade contemporary from a correspondent at Mobile, Alabama:

Although the influence of the monetary panic in England has not been lost, the timber trade with that country has been improving steadily during the past four weeks. The panic and the holiday season acted as a damper upon both shipments and consumption of timber, but as people cannot cease building warehouses, railroads and ships, there continued to be a demand for yellow pine timber and this demand has been greatly increased because of the temporary lull in operations caused by the panic. Matters are not yet in the best shape, but are improving with such rapidity that the timber merchants here are well pleased with the outlook.

Timber is coming in freely from the upper country, the recent rains having given a good floating stage of water in the rivers tributary to this port. The price per contract for timber of 100-foot average is 13 cents. This is based on the new classification of hewed stuff, and is equivalent to about 12 cents under the old classification, which was not as strict as the new.

It is noticed, also, that it is easier this season to get vessels to charter for this port than heretofore. The ship owners are slowly but surely discovering that they can do a favorable business under the blanket charter, this charter being one under which they pay \$2 a ton for all the expenses the vessel is to bear in this port. This puts the vessel upon the same expense account as it would have were it to enter at Pascagoula, Miss.—Ship Island—which has had the advantage of Mobile in the matter of cheap handling of timber vessels. Of course, we have our long channel passage to act against us, but every year this channel becomes deeper and more easily navigated. \* \* \*

The money market continues adverse to an expansion of the timber trade, yet leading shippers say that sales are as good now as at any time in their experience. Sawed timber brings on the other side of the water, 35 feet average, c.i.f., 50s. Hewed timber, 100 cubic feet average, 15s. 6d. The advantage of these prices is recognized when it is shown that freights are considerably lower than at this time last year, and tonnage is fairly plentiful. The stock of timber in England and on the continent is wearing off nicely and our timber merchants are looking forward to a very nice season.

The timber and lumber trade with South America, and particularly with the Argentines, is very dull right now. We hear that things are improving down there, but we do not yet feel the effect of such improvement. The tremendous lumber trade we did last year with the River Plate has fallen off to a mere nothing in comparison.

In return, however, we have increased in remarkable degree our shipments to Cuba. The business with that island has almost taken the place of that with South America, which shows that we are well off. We gain one customer where we lose another. Like a wise merchant, all we have to do is to have the goods. They will command a market somewhere at all times.

Every now and then some one down here wakes up to the fact that, judging by the way we are chopping timber, we are getting away very rapidly with all the good stuff that is within reach. One of my friends informed me of late that he had just made a close personal examination of the situation in this neighborhood, and finds that on an average there are not 800 sticks of 40-foot average timber to the square mile. That is only one stick and a quarter to the acre. Another well-posted man tells me that an investment in untapped timber land will pay better than any other method of increasing one's capital. An expert woodsman says that the timber is being cut in a wasteful manner, and is sold very much below its value. In fact, nothing is charged for nature's work, and the timberman is satisfied if he gets pay for his personal efforts and the machine work expended in preparing the stuff for market.

THE WEST.

A recent article in the *Timberman* has the following:

The white pine industry is in an exceedingly good condition as to values. The large product of the mills last year instead of resulting in lower prices has apparently not interfered with values, but the stock is worth more money to-day than a year ago, and the markets have less stock in sight.

Considering that the Canadian tariff was reduced \$1 last year, it is noticeable that no apparent depreciation in lumber has resulted from this decline in the tariff; in fact lumber that brought \$19 per thousand in the East from Green Bay points last spring, sold in November, the same month that marked the change in the Canadian tariff, for \$20, and similar stock if it is sold this spring to the east end of Lake Erie will bring \$21 in all probability.

Dealers who have been looking around among the manufacturers with a view to investigating the field before placing contracts for their season's stock, report that the feeling at mill points regarding prices is very firm. As matters now stand, it looks to them as though the manufacturer would at least attempt to secure unto himself the lion's share of the advance which has occurred on lumber since last fall.

In some sections of the North loggers are disposed to complain now because snow has come, because it covered up their ice roads. Drivers were unable to follow the trenches with their sleds, and it was several days before anything like good roads could be made. In the main, however, snow has been a boon to the loggers, and they only hope that it will stay on the ground for four weeks at least.

The correspondent of *Northwestern Lumberman*, in a recent letter from Nashville, Tenn., remarks:

The present rise is amply sufficient to permit all the logs on the up river and all its tributaries to be run, and heavy arrivals are expected when the river begins to fall. Owing to the swiftness of the current, the crookedness of the stream and numerous jagged, overhanging limestone bluffs, rafts cannot be safely run on a head rise, but must be held back until the rise at the mouth of the river reaches its maximum height. Whatever may be the prospect for next year it is certain that this market will have an average log supply for this season.

NAILS.—The situation does not appear to depend so much upon demand as upon production, and the effort is still to get the latter down to a point more nearly adjusted to the outlet. Buyers, it is practically settled, invest only as a matter of necessity now, as most of

them have a good amount of stock well assorted and desire no special additions. About former valuations ruling, but selling basis now and then varies in buyer's favor. We quote Cut at \$1.80@1.85 per keg for car lots and \$1.90@2.00 per keg for parcels from store, for iron, and add 5@10c. per keg for steel. Wire, \$2.10@2.20 at mills, and 2.45@2.50 from store.

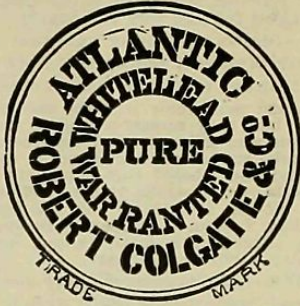
PAINTS, OILS, ETC.—Generally toward the end of the month a great many operators claim that particular period as a check upon trade, and the suggestion has come to us this week. Probably there may be something in it, but certainly not a great deal and only of a temporary character, as the average natural inclination of business is of an expanding tendency. Next month, with any kind of weather, should broaden out consumption materially in the way of house painters' assortments, and in any event distributors must keep themselves prepared for the wants of regular custom. Jobbers, in consequence, are likely to maintain a good trade, and are themselves now giving a somewhat better run of orders to manufacturers and importers. Supplies and assortments have thus far proven equal to about all the demands made upon them and we hear few intimations of anything wrong with values so far as the majority of staple goods are concerned. White lead remains very much as before except that somewhat larger orders are occasionally received. Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 1,000 lbs., 7 1/4c. net; in lots of 1,000 lbs to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons, one purchase, 5 3/4c.; 12 tons and over, one purchase, 5 1/4c.; dry white lead in bbls. 1 1/2c per lb. less than price in kegs. Lead in oil 12 1/2 lb. in tin pails, add 1c.; in 25 lb. tin pails, add 1 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms

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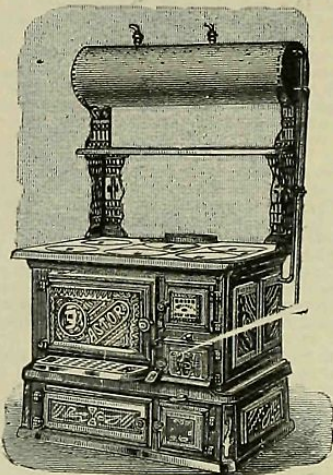
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on lots on 1,000 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil, while showing occasional evidence of some little irregularity, is not, on the whole, fluctuating to any marked extent, and the general line of business runs very fair, especially for the better qualities. We quote on general range at 54@55c. for Western, and 56@62c. for City. Spirits Turpentine remains about as before in all essential particulars. Demand is careful and non-speculative, but supplies well in hand, and owners expressing confidence over the situation. We quote at 40 1/2@42c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—Not quite so much animation claimed in any quarter, and some operators admit quite a dull, unsatisfactory sort of trade for the present. So long as they are not troubled with a surplus stock, however, they carry pretty steadily on a basis of about old rates. We quote Pitch at \$1.50@1.75 per bbl.; Tar at \$2.25@2.50, according to quantity, quality and delivery.

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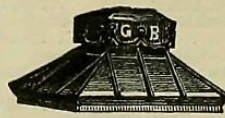
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