

NEW ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21st 1868.DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE, - - - - - CORTLANDT 1370

Communications should be addressed to

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

J. I. LINDSEY, Business Manager.

BROOKLYN OFFICE, 276-282 WASHINGTON STREET,

OPP. POST OFFICE.

"Entered at the Post-office at New York, N. Y., as second-class matter."

VOL. LIII. JANUARY 13, 1894. No. 1,348

ALL that can be said for trade and finance is that they are no worse than they were a week ago. It being reasonable to suppose that after such a long spell of bad times better ones should be near at hand, it is also reasonable to suppose that business generally as well as the stock market is awaiting some incentive to an upward movement, something that will awaken people out of their suspicion or indifference. Regarding the stock market particularly there are many issues that are selling below their value under a fair prospect of better times, but that market continues to be overshadowed by an adverse influence of one kind or another. At the moment a fear for the condition of the national treasury has succeeded to the malign influence of the Wilson Tariff bill, which was the inheritor of the powers of depression of the Silver Purchase law. The administration has given notice to Congress of the true condition of affairs in the Treasury and has fallen back on its dignity, apparently considering that it has now nothing to do but await the action of the legislative body, no matter how business outside may be suffering thereby. A similar course was pursued toward the silver question; it was only after months of appeal and in the face of financial disaster that the President was induced to call Congress together to consider it. Is the Treasury deficiency question to drag on in the same way and until it produces similar results? So far as can be now seen an issue of bonds is the only remedy. If, as is stated, there is strong opposition to the issue of a new, low interest, short time bond most suitable to meet this particular case, the sooner the opposition is met the better, or if it is thought that such opposition is insurmountable, the Secretary of the Treasury should meet the difficulty under the powers he already possesses. The appearance of friction between the banks and the Treasury as a result of inactivity of the latter has a decided tendency to make the outlook less hopeful.

LOOKING abroad it is found that the investor in English railway shares is now curious to learn what effect the bad business of the last half of 1893 will have on the forthcoming dividends. As, however, the railway companies do not publish statements of net earnings oftener than twice a year, and then only when the dividends are declared, this is wholly a matter of conjecture. However, notwithstanding the great coal strike the losses of earnings are not so large as on the American lines. On the great English lines the average loss is 6.9 per cent, the highest loss being only 18.8 per cent, and that on a line directly affected by the coal strike. Some encouraging conclusions are drawn from the fact that the manufacture of pig iron has been comparatively light for two years past and that only a small working stock was left on hand at the close of last year. Agricultural reports in England are not at all satisfactory, but there is hardly a doubt that business is improving there, finding its incentive in the activity at the great naval stations, and is only kept within its present limits by the prospect of an early dissolution of Parliament and the underlying fear that trouble is brewing in India as a result of the condition of the currency there. In France, as in the United States, 1893 was a year of panics, commencing with the Panama disclosures, resulting in the withdrawal of \$40,000,000 from the savings banks by small depositors and accompanied by an embarrassed national treasury. Customs reports shows that about \$36,500,000 of gold was imported in excess of exports, with an increase of only about \$400,000 at the Bank of France, consequently it is concluded that some hoarding is going on, though for what reason it would be very difficult to say, except that the cautious peasantry and bourgeoisie have got it into their heads that war is inevitable. In Germany the losses that have been made in foreign loans have affected confidence in the large banking agents who have been prominent in floating them to the extent of reducing quota-

tions and the shares of other banks have declined in sympathy. Some of the large iron centres of the Empire are reported to be more active than they were a few weeks ago. General business, however, continues to be depressed by the discussion of the proposed commercial treaty with Russia and the probability that the Reichstag will refuse to sanction it by its vote, and for other well-known reasons. The Austrian government is said to contemplate not only the withdrawal of the one florin notes, but also of the five florin notes: This measure would give a large field for the use of the silver the government has accumulated for some years past. Vienna is likely to be kept in good condition by the execution of public works, of which many are proceeding, and to which is to be added an underground electric railroad. Australia has been put into a condition of ease by the better market for its loans in London, which enabled heavy January interests requirements to be met there without the remission of large amounts of gold, which the colonies could ill afford to send.

HOW long is the American investing public going to stand the impudence of the self-elected reorganization committee, of which the two latest are the gentlemen who put out announcements that they will condescend to protect the interests of the Atchison and St. Louis & San Francisco, or the St. Louis & San Francisco and Atchison security-holders, as the case may be. Of course there are two distinct committees, but, as the two most important names appear on both, they are practically one, which in the circumstances of the case they should not be. These gentlemen have no authority whatever for forming a committee, except what they may hereafter obtain by the acquiescence of the security-holders in their acts. They say that they have done it "at the request of large owners of bonds," but as the securities involved amount to hundreds of millions of dollars, they cannot have the consent of a sufficient amount to justify their position. There ought at least to have been a meeting of bondholders, called by public announcement, to give them an opportunity of judging the fitness and competency of the gentlemen proposed. As it is, these committees are nothing more or less than tricks to obtain trust company and other business, to say nothing of fees for services, etc. The attempt to introduce this method of "protecting" the holders of securities of bankrupt corporations is finding prompt resistance in London; but here it has become the custom to submit to the dictum of certain people in these matters, so that it is a general thing to hear bondholders hope that "they"—referring to these interests—will not do this, that or the other, as if the speakers were helpless and had no power whatever of making themselves heard. In the present case the constitution of the committees is not only without warrant, but is unsuitable, from the fact that the interests in the two cases are not the same. Atchison has been brought down by the weight of allied lines, particularly the St. Louis & San Francisco, so that its security-holders might very well ask that the allied lines shall bear the burden of the reorganization, which it cannot do very successfully through a Committee ostensibly representing their interests, but really as much concerned about the St. Louis & San Francisco bonds. However, this or any other particular instance aside, security-holders ought not to permit the continuance of the practice of any body of men, who choose to do so, constituting themselves a Committee of advice on reorganization, but to insist upon the introduction and maintenance of a system through which the interests, motives and intentions of their would-be protectors can become known and by which guarantees can be obtained that their particular interests and not some ulterior and personal design will be served.

THE determination of the Cleveland administration to push the Income Tax measure is a mistake certain to prove politically dear. We are not interested, however, in the political aspect of the matter. Our regret that an effort is to be made to re-establish this old and once discredited method of taxation arises from the fact that if the attempt be successful another statute for the promotion of dishonesty will be in force. It must be clear to everybody that the conditions which make our present personal property tax a farce and a disgrace will operate even more powerfully in the case of an income tax. It is a queer thing that those who are pushing this measure ignore our past experience. The revenue obtained from the old income tax was a decreasing one, in spite of the rapid increase of national population and wealth, and yielded the Government what was practically the minimum amount at the moment when it was abolished. No doubt an income tax is a wise and equitable method for raising Governmental revenue, but the sentiment of a people has to be considered in all wise legislation, and a theoretically admirable law is practically a very bad one if it clashes with public feeling and produces wholesale perjury and corruption. We have pointed out more than once in these columns a method of taxing incomes which, we believe, would be unobjectionable. A tax upon rents would reach everybody's

pocket in proportion to its contents. This system is in force in France and works admirably. It is strange that it has not recommended itself to the administration.

The Dearest Article We Buy.

IT could easily be shown that upon the whole the American pays more for what he buys than anybody else under the sun. From national and municipal affairs down to the smallest private requirement that has to be satisfied with the preliminary of a cash payment no nation gets so little for its money as we Americans do. We are poor marketers, shiftless and thoughtless spenders.

There is one particular commodity, however, which possibly we as a nation buy at a higher price than any other article which we purchase wholesale. It is experience. The exorbitant figures that we give for the commonest fragment of this stuff, offered in so many markets and so freely everywhere, are ridiculous. Take, for instance, the cleaning of our streets. How stupendous is the sum this country expends annually in finding out how this common necessary service ought not to be done. Yet how abundant and how cheap is the right experience. There are scores of great cities which offer it to us for nothing. For another handy example there is the Rapid Transit problem in New York. Could the figures be arrived at, it would be instructive to calculate how many millions the Metropolis is paying to find out that it cannot possibly obtain the service its condition demands from a dummy commission, a parcel of politicians and the "influence" of the Manhattan Railroad. By and by, the measure of our experience will be complete, pressed down, running over. Then we shall figure up how much, how very much it and our gilt-edged regrets have cost us. Or consider for a moment how expensively we went to work to get experience eighteen months ago when we were threatened with an invasion of cholera. There was an ample supply of cheap effective knowledge as to how to protect ourselves from the scourge, obtainable in a dozen good markets, but we ignored it all. We trusted instead to Jenkins and to antiquated methods of quarantine which, but for supreme good luck, would have cost us perhaps many thousands of lives, and no one can hypothetically calculate how much money. So we proceed with the greater part of our affairs, and certain it is that but for our enormous natural resources we would have bankrupted ourselves long ago.

Mr. David A. Wells has made an attempt to estimate how much it has cost us to find out the fact demonstrated by medieval experience, that it is ruinous for a nation to debase its currency. He calculates that the recent panic, resulting from unscientific experiments with silver, entailed a national loss of certainly one thousand millions of dollars. We cannot accept, with any very great certainty, figures necessarily so problematic as figures like these must be, that purport to represent a multitude of facts so remote from the statistician's paper as those that made up the panic of last summer. At best, Mr. Wells' estimate is a rough generalization which reasonably means that the country lost very heavily by the confusion into which its commercial affairs was precipitated by crude, notional, and in some degree selfish experimentation with Silver. The events of last summer furnish another example of how dearly this country pays for its experience. We know now that the fire burns, and though of course we cannot regard our currency as permanently fixed, it is certain that in the future changes and experiments will be made with infinitely more caution and circumspection than ever in the past. We shall question more closely than we did monetary theories evolved in Colorado mining camps and amid conditions prevalent in Kansas boom-towns. We may even come to disagree with Senator Stewart, that to commune with Nature in the Wild West is a better way to acquire a stock of sound economic doctrine than to study the history of the world's experience with money.

But, as Mr. Wells preaches, the teaching of our recent economic disturbance will produce little fruit if we confine ourselves merely to one lesson and isolate our experience to the little circle of events which culminated in last year's panic. Our instruction must be given a wider range. Fully one-half of the political questions which we discuss and vote upon involve economic principles. The other half, one might add, are matters of morals. Now, unfortunately for us, the ballot is not a sufficient instrument for economic research, and the laws which govern finance and commerce are no more to be established or changed by party victory at the polls than the laws which govern the vital functions of the human body. We may decide by an overwhelming majority that the foreigner pays the customs duties, that intrinsic value can be determined by Congress howsoever that learned body pleases; but if the hard fact is not strictly in accord with Democratic or Republican theory we are merely going to the most expensive market in the world for a demonstration of the truth. The curse of this country, in matters of prime concern which need for proper determination, careful judgment, scientific training and a thorough knowledge of the world's experience,

is that every ignoramus, fool or crank has a voice. Every individual whose ignorance has been made active by a common school education (terminated when he was in his teens) and by the ferment produced by voluminous reading of cheap newspaper clap-trap considers himself equipped like a Nestor to preside at the nation's councils and pass ready judgments upon questions before which the wise hesitate. In political matters, mere cerebration is regarded as the full equivalent of sound thinking and judging. Especially in a country where democratic government prevails the polls should be reached only through the school and the university, and the more nearly synonymous or equivalent these two words are the better. No nation in the world needs as ours does "instruction in the fundamental and generally accepted principles of political economy," because in no nation as in ours are the people so frequently called upon to pass judgment upon questions which involve the fundamental and generally accepted principles of political economy. We heartily agree with Mr. Wells that political economy, meaning the lessons to be learned from the multitudinous experiments of the past, should be advanced to a higher position than it now holds in our educational system, and that the study of it "should be made imperative (attractive also, as it can be) on all students above a certain age and of fair mental capacity," and should be regarded as an essential of good citizenship. Were this suggestion adopted, this country would not be keeping company as at present with a multitude of cranks, blatherskites and demagogues. The wild theories that fly across the land at the sitting of every Legislature would retreat to their habitat in Western nooks and crannies (where, like other wild game, they would in time become extinct) and to obscure places in the East. The newspapers would print less, but say more. The country would be more at peace with sanity and reason, more in harmony with the teachings of human experience. Though, no doubt, mistakes would be made, they would be less frequent than at present, and the nation would not be constantly in the dearest market for elementary knowledge of the commonest matters.

WE have been compelled in recent years to hear a great deal about labor producing wealth, and there are doubtless a great many persons in the world, taught in the popular school of economics, who really believe that all the capital extant is an exclusive product of labor. But these are times to open the eyes of the blind. There are a great many more pins than holes just now; and if labor is so skillful at the production of capital it should set itself diligently at work boring new holes and furnishing places for these supernumerary pins. Its hands are multiform and well nigh countless. They are found reaching out for the provender of five cent restaurants, clutching for old clothes at eleemosynary distributing stores, and many thousands too many are even extended for charity at all hours of the day and night on the public streets. This seems like a very poor occupation for the collective digits that create wealth, and it leads to the impression that either their activities must be very badly directed or that there is a mistake somewhere which labor would find it to its advantage to discover and correct. There is a very serious mistake. The business man looks upon interest as more largely than anything else the creator of capital, and we may be sure that the business man is right. The amount of available capital in the world is measured by the excess of income over operative and living expenses, and when there is no longer such an excess men find that they are trying to walk on air. Then panic comes. Would it not be well for labor to stop trying to create capital by muscular exertion and look into this matter a little? It has a very large income, very much larger than that of any other social force. Yet it never seems to suggest itself to the laborer that he might contribute to the capital in use much more directly than he can contribute by his unaided hands. The hands are all right; but they must be directed by the brains. Is this talking in riddles? Well, perhaps so. We hardly expect to instruct the world very profoundly in a paragraph; but we present the riddle for the temporary employment of labor. It is working on half time now. It has abundant leisure for guessing, and if it can find out a way through which it may really and truly become a contributor to capital, it may be possible that the soup kitchens can be turned into at least ten cent restaurants, if not into the Delmonicos of the future.

WHEN it comes to a question of practical means for aiding the distress it must appear to every thinking person that the city authorities have it in their hands to contribute very largely to this end by carrying out some of the many improvements for which plans have been made and to some of which we referred last week. As we then pointed out, from a business point of view alone, this would be a good move. Private enterprise is unable at the moment to carry on its ordinary business undertakings in the volume necessary to prevent distress and cannot, of course, undertake great works because the necessary preliminary laws could only

be obtained at rates that would be prohibitive. With the city this is not so. It would probably not be able to borrow on quite the terms that it has been accustomed to do, but the small additional percentage, probably fractional only, it would have to pay for its money would be offset over and over again by the lessened cost of labor and materials. If any sensible course had been taken in the matter of rapid transit to put the city in a position to carry out the work itself on the failure of other ways of securing it, this work might now be begun with the greatest advantage to the community in many respects and particularly in providing work for the people who now need it. Help extended in this way would benefit the giver and receiver and have a reason and dignity about it that cannot be claimed for plans which include wood chopping or stone breaking such as have been adopted in other cities and cannot reach any but the class immediately above the professional pauper and below the day laborer. Such expedients belong of right to charities that seek to raise the depraved, but ought to have no place in the arrangements of a great municipality to meet an emergency such as is now confronting every great city in the country.

A MIDST much earnest talk and work on behalf of the needy unemployed there is also heard the cry of the man who in such emergencies as that which now confronts us is always found sitting in the highway calling on those who would help to desist, because nothing that they can do will be wholly free of mischievous results to society. If such a cry had any force it would paralyze all effort toward progress. Unfortunately, nothing we undertake to do is without injury to the few, however advantageous to the many, whether it is the building of a bridge, the making of a railroad, or canal, cutting a tunnel, or any other great work; they all call for a penalty in life and limb. It is true that when a great calamity falls upon a community and measures are taken to at least mitigate the suffering it brings some who are not hurt and not needy, in meanness of spirit and exuberance of greed creep in to get and do get help that was intended for a more definite destination and are made meaner and poorer souled by the ease with which they obtain gratuitous additions to their means. But shall it be said that because the very small minority of the people who make up the undeserving, indigent class, at the end of a few months find their ranks enlarged by an additional tramp or two, no help shall be given to the army of people who are needy not because they are naturally idle or depraved but because they are the victims of a commercial calamity? Looking at the extreme duty of the public from a humanitarian point of view, this is no time for sociological discussions of the academic sort. The thing to do is to organize for help. What is the best solution of the question, how to abolish poverty, can be discussed later on. There is no hurry about it; it has been under discussion for all recorded time, and in the beginning of the Christian era was in a sense abandoned, for then it was said: "The poor ye will always have with you." All civilized society has agreed that death by exposure or starvation is too severe a penalty even for the sin of professional idleness or depravity, by making provision of some sort for the shelter and sustenance of even the most dissolute criminal and depraved. So that with an army of destitute unemployed, whose condition is a result of the times and a positive inability to get employment, there should be now only one consideration, how can relief be obtained and how best administered?

The College Place Improvement.

FINAL REPORT OF THE COMMISSIONERS—THE AWARDS REDUCED BY \$143,525.

The Commissioners of Estimate and Assessment in the College Place Opening matter have at last completed their report upon the recommission ordered by Judge Lawrence, and filed it with the Commissioner of Public Works as required by law. As indicated in THE RECORD AND GUIDE three weeks ago, they endeavored to meet Judge Lawrence's objection by merely scaling down both the awards for the property taken and the assessments upon the portions remaining along the line of the improvement. The sum total of the awards is \$1,388,057.87, against \$1,531,582.84 found by the first report—a reduction of \$143,524.97. The total assessment will be \$1,412,409.26, of which the city pays, as owner, \$17,268.92, and in accordance with the agreement with the property-owners, one-half of the balance, or \$697,570.17, leaving an equal amount to be levied on the benefited area. None of the assessments on property off the line of the improvement have been changed by the new report.

HOW ARE YOU ASSESSED THIS YEAR?

Taxpayers in this city are advised that the assessment lists for the current year are now open and ready for inspection in the Department of Taxes and Assessments. The Board says in its notice:

"All persons believing themselves aggrieved must make application to the Commissioners of Taxes and Assessments, at this office, during the period said books are open, in order to obtain the relief provided by law.

"Applications for correction of assessed valuations on personal

estate must be made by the person assessed to the said Commissioners, between the hours of 10 A. M. and 2 P. M., except on Saturdays, when between 10 A. M. and 12 M., at this office, during the same period."

"Model" in All But the Management.

WHY THE LARGEST UNDERTAKING IN THE WAY OF CORPORATE IMPROVEMENT OF REAL ESTATE IN THIS CITY HAS PROVEN SUCH A DISMAL FAILURE.

If any one were asked to indicate the most novel and prominent feature of the real estate and building operations of this city during the last three years, the only answer he could rightly make would be, the increasing tendency toward co-operative operations. Within the period mentioned a large number of corporations have been formed, under the laws of this State, most of them, for the purpose of buying, improving and selling real estate. The motive, in most instances, has been to enable a number of individuals to join, with limited liability for all, in an enterprise or enterprises larger than any one of them cares to handle singly. The real estate interests of this city have taken kindly to all such efforts, as they do to all movements that tend toward the improvement and development of properties.

People who like to see a lively real estate market have observed this tendency with approval and have encouraged it and spoken of its manifold advantages to others. Theoretically, no objections of more than trivial character have ever been adduced against such operations, and the large majority of them—indeed, so far as is generally known, all of them, save one, have been so successful that every few weeks has seen some new one incorporated. But that one solitary exception has been characterized as the most stupendous failure as a business venture that was ever known to the real estate improvement industry in this city. Since it is always quoted in arguments upon the subject, as an illustration of the hazards and chances of failure that are supposed to attend such ventures, it would seem to be eminently proper to inquire into the case, and to ascertain, if possible, what were the causes of its failure, in order that similar faults might in future be avoided.

The enterprise which figures in real estate discussions in this negative and disappointing way, is the blocks of Model Houses, in 138th and 139th streets, between 7th and 8th avenues, that were built by David H. King, Jr., nominally for himself but really for the Equitable Life Assurance Society. Every real estate broker and most people who have been looking for homes in this city during the last two years are more or less familiar with the enterprise. Generally speaking, the plan was scientific in its conception, was worked out by architects and builders of the highest standing, and in the beginning and until some time after the houses were completed and put with brave ceremonies upon the market, betrayed no signs of weakness. The majority of real estate experts were agreed that no large real estate enterprise was ever put through in this country under more favorable auspices, and they would have hazarded considerable on their belief in its emphatic success—and, yet, it stands in the records as a colossal failure, and as such is a deterrent of similar enterprises.

The Equitable Life Assurance Society were the promoters of the enterprise. They owned the blocks upon which the houses were built, and still own them, with some of the adjoining blocks. They were constantly confronted with the question what to do with the property. They considered several propositions and rejected them, and finally, about three years ago, entered upon the project which now stands completed in all details—except the disposition of the houses. Architects of the highest standing prepared the plans for the subdivision of the property and the construction of the houses. Bruce Preece, James Brown Lord, and McKim, Mead & White are represented in the designs of the houses. The construction was entrusted to David H. King, Jr., in whose name the enterprise was conducted. Mr. King gave personal supervision to the mason work, rough carpentry and plumbing, and these parts of the work were executed in the most substantial and satisfactory manner. The interior finish and trim, which was poorly done, was sub-contracted to a Philadelphia firm. Only the main stories were finished in hardwood, the rest being stained imitation. Some of this wood-work looks now as if it had been put in green, and had since shrunk and warped, not a great deal, but enough to show poor workmanship. Some other criticisms, of little importance, have been made, such as that some of the doorways ought to have been larger, and that the iron railings on the stoops were cheaper than should be for buildings of their pretensions.

The houses and the enterprise in general were designed to attract a high class of investors and residents. The houses are referred to in an elaborate prospectus as "homes for professional and business men who appreciate the best and who can pay reasonable prices for it." The same prospectus says: "The architectural design is simple, yet harmonious. There is no monotony or baldness. Each house is set back from the street 12 feet. The long front, from avenue to avenue, is broken up by cross streets and another street runs at right angles the entire length of the block, as in Philadelphia, so as to give access to the rear of each house for grocery wagons and ash carts, and thus permit the 'business' part of housekeeping to be kept out of sight. These cross streets are not mere alleys, but broad enough for two wagons to pass, and are smoothly asphalted and closed by ornamental iron gates. The yards are inclosed with brick walls with handsome copings. The angles where the interior streets meet are rounded and the rear outlook (from the houses) is slightly and pleasing, with fountains and flowers at the intersections of the cross streets." All of this is found to be fully sustained by the present condition and appearance of the property. Large numbers of house hunters have visited and inspected it, and have almost without exception expressed approval

of the general plan of the subdivision by the cross streets and of the plans and external appearance of the houses. The interior finish has not pleased any of them, and the location has been generally condemned. But these were drawbacks that might have been offset by other advantages. All things considered the real estate interests are puzzled over the conundrum—Why have they not been sold? There are 130 of the houses, and but ten of them have been sold. Efforts directed towards their renting have resulted almost as poorly, only forty of them having been leased at rentals averaging about \$900 per year.

No fault can be found with the manner in which they were placed before the public. They were extensively and elaborately advertised and large numbers of interested persons were led to investigate them. What, then, is the reason for the failure of the enterprise? First of all it must be said that the promoters blundered most deplorably in the matter of location. It is said in explanation of their choice in this respect that the society had owned the property a few years and were not only deriving no income from it, but were under large expense for taxes and assessments every year. That is hardly an answer, however, to the criticism. They might have improved the property in a manner which would have returned them a fair income upon the investment. Any other owner would have been influenced in the selection of the improvements of such a property by the character of the structures in the vicinity, and by the openly and publicly manifest tendency of the residence movement. Had they done so, they would never have placed a group of houses designed for well-to-do people in such a location. The environment is as destructive to dwelling houses as the cannon at Balaklava were to the devoted six hundred. Flats to the right of them, flats to the left of them, flats in front of them, and factories and elevated railroad yards and coal bunkers behind them, constituted an environment in which such an enterprise could succeed only as an everlasting example of the thing not to do.

The location is too remote from the business centre to attract people who have to do business down town, and who want to be within reach of the best churches, theatres, hotels and clubs. It might be said in answer that the houses were not designed for society people or for people bound by hours to their daily employment. For whom were they then designed? For the retired leisure class? People who choose their homes without reference to their accessibility from the centres of business usually require surroundings and outlooks with some claim to natural beauty. The view from the King Model Houses is not altogether devoid of these. In one direction the car yards and coal bunkers of the elevated railroad impart a metropolitan aspect to the landscape; in another Convent Hill is in view, with the elevated railroad sharply outlined in the foreground, and with suggestions of the Hudson and the Palisades beyond; in the other directions streets richly paved and curbed with granite blocks and walled in with towering flats leave no room for doubt that the district is part of the great City of New York. The imagination has lots of things to play with; in summer it can wonder how much cooler it must be on the high ground beyond the elevated railroad, on Convent Hill and Washington Heights, or whether the Sunday stroll would be better up past the car yards towards the Macomb's Dam Bridge, or beyond the elevated railroad to Washington Heights, or down through the flat region to Central Park. It can vary this line of thought with inquiring why it is that it always takes so much longer than schedule time to get down and up town on the "L" road, and how long it will be before the long-promised rapid transit railroad will be built?

But this objection might have been overcome if house-buyers could have found anything in the prices to attract them. If the company had been alive to its opportunity and had been content with "Creating a Neighborhood," at a moderate and reasonable profit, there is every reason to believe that the enterprise might have been fully successful from the beginning. In the conditions governing the real estate market at the time, people were justified in expecting that these houses ought to sell at from \$4,000 to \$8,000 less than similar houses were selling for in the 70's, on the West Side. That would have been just about half the difference in the prevailing market values of the lots and would have allowed nearly twice the usual margin of profit. According to these figures, the houses should have been placed on the market at from \$14,000 for the smaller to \$26,000 for the larger and more expensively finished of them. These prices would have allowed a reasonable profit and might have been advanced after a sufficient number of houses had been sold to insure the success of the enterprise. But the company had other ideas. They demanded \$18,000 for the inside 17-foot houses on the north side of 138th street and the south side of 139th street, and \$26,500 for the 20-foot corner houses on the same block. The American Basement houses on the north side of 139th street, 18.2, 19 and 19.2 front and 51.10 deep, were fixed at \$23,000 and \$24,000. The houses on the south side of 138th street, 21.1 and 22 feet wide x 56.8 and 58.8 deep, were placed at \$28,000 for the inside and \$34,000 for the corners, 23x58.8. These prices seem to have been fixed upon because they were the prevailing prices for houses of similar size, but from two to three miles nearer the business section and in a residence neighborhood. Of course, the King houses could not compete on those terms.

Some time after the failure of the first effort to sell (through the medium of a special resident agent) the houses were placed in the hands of one of the most experienced and successful brokers in the city, with small concessions in the prices; that is, they were nominally placed in his hands, but really he was bereft of the usual power given to an agent under such circumstances, and was forced to refer all offers to an officer of the company who was "financing" the affair. He sold a few of the houses, but found the task of placing all of them beset by difficulties beyond his power to master. His judg-

ment of the financing of the enterprise was set forth in a letter to President Henry B. Hyde, of the Equitable Assurance Society, which reads as follows:

"We predicate this letter by stating that it is not intended to cast any reflection upon any one in the employ of your society, for we think their intentions were as earnest as ours, only we differed in our principles of so grand a Real Estate Transaction, neither is it written with any expectation on our part of any employment or position from your society.

"Before relinquishing the sale of the King Model Houses we wish to express our views more fully than we had time to do at our last interview, which you so kindly granted.

"The failure of the selling of the King Model Houses was owing to the management and prices asked from the beginning, and was not the fault of the construction of the property.

"We commenced the selling of small private houses on the 'West Side,' at from \$15,000 to \$18,000, seven years ago. The same houses are selling to-day at from \$22,000 to \$25,000. The majority of the sales were made owing to the fact that the first few who bought made a profit, and they brought their friends, which created a market.

"A year ago when the King houses were put on the market we received the price from your society and were asked to take the sale of the King houses, and wrote a letter to your society, stating that if you intended to adhere to the prices that were then put upon the property it would be a failure, which has been proven. Last summer when we were asked if we wanted to take the management of the selling of the property we replied in writing that if the price was started at \$15,000 we believed, at that late day, it could still be made a success; we were over-persuaded by your society to start them at between \$16,000 and \$17,000, and the great mistake we made was consenting to take the management at that price, for during the whole month of October we had about thirty bona fide offers of \$15,000, showing that by our advertising we brought the trade there, and had our judgment been acted upon we would have had thirty interested parties working with us, instead of which we have those that have bought working against us and regretting their purchase.

"It is not difficult to build 150 houses, but it is entirely another matter to create a neighborhood and sell them judiciously, particularly when the location is remote and the surroundings not attractive to house-owners.

"As for the management of the selling of your houses, which our contract called for, we never had it; for after we made the first sale your society gave us positive orders not to make any sale without first consulting. We had the price to sell at and if a party had offered us the price we could not have closed on the spot. * * * * Three purchasers, a prominent real estate broker in Harlem and many others said that we would not make a success of the King houses unless we were left alone. We were not interfered with in the advertising and we had on an average 250 people visiting the houses every Sunday, to say nothing of week days, and one of our firm was always on the premises on that day.

"If you conclude to rent all the property it will materially interfere with the sale, and in our judgment you will be surprised at the few who purchase after they have leased one of the houses and you will not realize more than 2 per cent net on the cost of the property."

All told, nine of the houses have been sold, to persons who under all the circumstances are subjects for real sympathy, and about forty have been rented at about \$900 per year each. There is now over three years' interest and taxes and cost of maintenance to add to the original cost of the houses, which can hardly be said to have improved in the meantime, if even they have not degenerated. Now, too, the market for such property is in the worst shape it has been in for years, and the opportunity for a successful sale of the houses, such as there was during 1891 and 1892, will not be seen again for some time, if ever. This it is that makes the failure of the enterprise so complete.

If these blocks of houses had been located west of the elevated railroad and on high ground where the temperature in summer is not so trying and where the prevalence of flats has not marked the district for tenement uses, and if the customs of the real estate market had been followed in their sale there is no one who doubts but that the enterprise would have been attended with success. The things which distinguish the King Model houses from other houses of their size and of equal cost of construction, are distinct improvements upon the common type. The designs are chaste and attractive, the plans very convenient and the workmanship in general all that could reasonably be expected. The interior and cross streets do certainly not diminish the value of the houses, and to our mind they add immensely to both their attractiveness and value. A rear entrance for the supply and service forces is a luxury withheld from the conventional New York town house and vouchsafed only to the fortunate owners of corner properties. And brick division walls are certainly better and more attractive than board fences.

Schemes of corporate improvement of real estate and of departure from stereotyped methods in residence construction ought not to be prejudiced or condemned because of the failure of the King Model Houses. Wherever the deviation from conventional lines does away with vulgar, inorganic ornamentation, and improves upon the bold, unfinished aspects of rear elevations and back yard arrangements, and dispenses with the expensive and unnecessary adjuncts, the deviation is in the direction of improvement and will receive the support of the public. The King Model Houses, located somewhere within the frontiers of the present residence section, and offered for sale upon terms which would afford a profit of from 15 to 20 per cent, would without doubt have proven a great success, not alone from the business standpoint, but from the artistic point of view as well. Even where they are they excel in plan and appearance any other two blocks of dwellings the city contains.

Legislation at Albany.

ALBANY, Jan. 12.—The Legislature's machinery got under motion this week with the appointment of the committees of the Senate and the Assembly. As a general thing these committees are well composed. Senator Saxton, the President *pro tempore* of the Senate, and Speaker Malby, of the Assembly, of course are accused of having surrendered the work of writing the committee lists to "Bosses," but this statement is untrue. Both Mr. Saxton and Mr. Malby are independent men, and behind the scenes they were for less yielding to the "Bosses" than perhaps the chief "Boss" would like to have them represented to have been. Both men stood out well against the putting of disreputable men in influential positions and as a consequence the committees are better than usual.

Senator Parsons, a former Mayor of Rochester, was made chairman of the Committee on Cities, and is therefore in a position to have considerable influence on city legislation. He is rather of a trimmer on political bills, but his record in the Legislature the past three years has been that of an honest man. The composition of the rest of the committee is good. Senator Reynolds, its second member, is a builder of Brooklyn, who, although only twenty-six years old, has made a fortune in the business. Senator Lamy, the third member, is a prosperous wholesale grocer from Buffalo. Senator Stapleton, the fourth member, is a lawyer of Morrisville, but is put on to represent Syracuse, which is in his district. Senator Robertson, the fifth member, is a manufacturer of Peekskill. Senators Ahearn and O'Donnell are from New York. One is a clerk and the other is an accountant.

With the exception of Hamilton Fish every member of the Assembly Committee on Cities lives in a city; and Mr. Fish practically lives in New York, as his law office and property are there. New York will have one representative upon the committee, James R. Sheffield, of the 11th Assembly District, who impresses one favorably. He is a young lawyer, and looks as if he had good judgment and courage; and it is known that he is free from entangling alliances. The other members are James E. Wells, of Syracuse, a real estate dealer; J. L. Whittet, a merchant, of Buffalo; John H. Burtis, a real estate dealer, of Brooklyn; James M. E. O'Grady, a lawyer, of Rochester; James Taylor, a lawyer, of Brooklyn; William M. Keenan, a lawyer, of Troy; Louis Davidson, a lawyer, of New York, and Cornelius Coughlin, a foreman of laborers, in Buffalo.

The session has begun with quite a flood of New York bills. One of them is a bill sweeping away the present Board of Police and substituting for it a Board consisting of two Democrats and two Republicans. Mayor Gilroy, in an interview a few days ago, said he favored such a "non-partisan" Board of Police as is constituted by the bill. Hence, there is a suspicion that there is an agreement between leading Democratic and Republican politicians for the passage of such a bill. One body of leading Republicans, however, it is known, rather distrust Mayor Gilroy and wish to pin him down to naming two eminent Republican citizens as Police Commissioners, in order to avoid the possibility of his appointing two disreputable Tammany Hall Republicans.

One singular feature of the political intrigue in progress regarding the Police Commissioners is that the bill legislating them out of office was not tendered to the three Republican Assemblymen from New York, Sheffield, Lawson and Robertson, but was taken to Howard Thornton, a Republican Assemblyman of Orange County. Mr. Lawson says that he is opposed to the bill. "I believe in single-headed commissions in New York," he said, "for the purpose of securing responsibility in government. If you have two men of each political party in charge of a city department you cannot determine responsibility; who is at fault if there are errors and who ought to be praised if the administration is a success."

The Senate Committee on Cities and the Assembly Committee on Cities both have charge of the Police Department. Their action upon the bill will be contemplated with a good deal of curiosity.

Two bills have been introduced for the consolidation of New York and Brooklyn. One comes from the Consolidation Commission, and provides for a gigantic Greater New York, composed of New York, Brooklyn, Richmond County, Long Island City and a big slice of Westchester and Queens Counties. The other bill was drawn up in Brooklyn, and was introduced yesterday by Senator Reynolds of that city. It simply provides for a vote in New York and Brooklyn the coming fall on the question of consolidation. The "For" consolidation ballot is to bear these words: "For consolidation of the Cities of New York and Brooklyn into one city, having an equal and uniform rate of taxation." The "No" ballot bears the reverse inscription.

Some big appropriation bills have been introduced relating to New York. Thus Senator Cantor has presented a bill authorizing the expenditure of \$2,500,000 upon new sites for school buildings and upon the buildings themselves; and Assemblyman Butts has introduced a bill for the erection of a new bridge over the Harlem River from 125th street and 1st avenue to Willis avenue, north of the river, at a cost of \$2,000,000. Then Senator Cantor has a bill appropriating \$250,000 for the completion of the bridge over the Harlem Ship Canal. Senator Cantor also introduced a bill yesterday abolishing the present boards of school trustees and authorizing the Board of Education to appoint five trustees for each one of twenty-four school districts, who are to come into office on the 1st of January, 1895.

Assemblyman Butts has introduced a bill giving a passenger a continuous ride over the New York Elevated Railroad Company's lines and those of the Suburban Rapid Transit Company's lines for 5 cents. In other words, Mr. Butts wants the passenger if he so pleases to take a car at the Battery and to ride to the terminus of the Suburban road beyond the Harlem for 5 cents.

A bill was introduced yesterday by Assemblyman Marrin which

legalizes all deeds to land in the 23d and 24th Wards which were recorded with the County Clerk of New York between January 1, 1874, and January 2, 1875.

Senator Guy, Democrat, and Assemblyman Lawson, Republican, have both introduced an important bill relating to the Riverside Drive and Park, at the request of the West Side Improvement Association. Both Mr. Guy and Mr. Lawson will heartily support the measure. The text of the measure is as follows:

Section 1. The Department of Public Works of the City of New York is hereby authorized and empowered to complete the construction of Riverside Park and Drive upon plans to be determined upon and prepared by the Commissioners of Public Parks or a majority of them and submitted to and approved by the Board of Estimate and Apportionment of said city. The said plans shall include a viaduct over 96th street where said Riverside Drive crosses said 96th street, with proper approaches north and south thereof.

Section 2. For the purpose of carrying out the work authorized by the last preceding section, the Controller of the City of New York is hereby required from time to time, when thereto directed by said Board of Estimate and Apportionment, to issue bonds or stock of the City of New York, in the manner now provided by law, to an amount not exceeding in the aggregate \$750,000 and bearing interest at a rate to be fixed by the said Controller, not exceeding 4 per centum per annum, the amount thereof to be expended in any one year not to exceed \$250,000. Said bonds, if issued, shall be payable from taxation and shall be redeemable in not less than twenty years from their date of issue.

Section 3. The said Commissioners of Public Parks may from time to time adopt plans for any part of the work provided for by this act, and upon the approval thereof by the Board of Estimate and Apportionment, as aforesaid, the work, labor and materials required therefor shall be done and furnished by contract, and all the provisions of law and the ordinances regulating the performance of work in said city by contract, made with the lowest bidder, upon public letting shall apply thereto. The said Board of Estimate and Apportionment, when so requested by the Department of Public Parks, may [issue bonds] in such amounts as the said Board of Estimate and Apportionment shall deem necessary for the payment of the work and materials to be done and furnished as aforesaid direct, said Controller to issue the aforesaid bonds or stock, provided, however, that the amount to be so issued shall not exceed in any one year the sum mentioned in the second section of this act.

Section 4. This act shall take effect immediately.

Assemblyman Lawson, also with a view to keeping nuisances at a distance from the Riverside Park and Drive, presented a bill forbidding the erection or operation within 400 feet of any park in New York of a brewery, distillery, slaughter-house, soap factory, candle, varnish, vitriol, glue, ink, turpentine or bone factory, any bone boiling factory, any factory for tannery, or to use any place for a dump for refuse articles.

Senator Guy and Assemblyman Lawson both introduced a bill giving to the Department of Parks of New York the care of the planting and preservation of the trees on West End avenue.

The Church Temperance Society sent Mr. Lawson a bill which he introduced that is intended to have the effect of reducing the number of liquor stores in New York. It provides that the proportion of saloons to population shall be as one to every 500 of population.

Assemblyman O'Grady, of Rochester, introduced a bill providing that all inspectors of election in New York and in fact all the election officers shall be appointed by the Board of Police upon the nomination of the chairmen of the great political parties, and that the election officers shall be equally divided between the Democratic and Republican parties. This act repeals the law of 1892, under which Tammany Hall names three election inspectors and the Republican "machine" names one.

A bill creating a pension fund for the physicians and other employes of the Board of Health was introduced by Assemblyman Lawson. It is to be created by all moneys paid for searches and transcripts of the records of births, deaths and marriages; secondly, all moneys collected as fines for violations of the sanitary code; and thirdly, all money paid by the United States Government for the care of immigrants suffering from contagious diseases.

An amendment of an interesting nature to Section 27 of Chapter 383 of the laws of 1849 is suggested by Mr. Lawson in a bill. The new rule added is printed in italics:

"The rules and restrictions for the use of water, printed on each permit, shall be notice to the water takers and shall authorize the exaction and recovery by process of law of any penalties which the Croton Aqueduct Board may impose in addition to cutting off the use of the water for any violation of the rules, and this section shall be printed on such permits. *But applications for such permits for tapping distributing pipe or service pipe to be laid or connection with main sewers and all repairs necessary thereto to be made shall be made by the owner or agent of the premises in writing and not by the plumber; and the Department of Public Works must, upon receiving and filing such application, issue such permits to the owner or agent of the premises.*"

Assemblyman Roche, of New York, has introduced a bill providing that workmen or laborers employed by any municipality shall receive "union wages," and that preference shall be given to citizens of the State of New York over "unnaturalized persons," and every contract hereafter made by the State or any municipal corporation for the performance of public works shall comply with these requirements.

Trucks are to be ruled off of 5th avenue, between 25th street and 59th street, between 2 o'clock and 7 o'clock in the afternoon, between October 1st and June 1st following, according to bills introduced by Senator Cantor and Assemblyman Sheffield.

PRESENT ASPECTS OF THE REAL ESTATE MARKET.

There is little, if any, occasion for modification, either by subtraction or addition, of our summary of the real estate market of last week. The utmost that can be said by way of change is that the market has held its own. In this connection we are often asked the question: "You don't hear of any good bargains in down-town or Broadway real estate, do you?" THE RECORD AND GUIDE has frequently remarked that there is no form of property so good to own at any time as property of that class. It is hardly ever in the market, least of all when prices of all other forms of property are tending downward, or are just getting to a perpendicular after a knockout blow. New York City real estate of the gilt-edged description—say, that which is situated well within the office district or any of the trade districts, purchased under the advice of a responsible broker, is better property to own as an investment than any other sort of property. People whose investments have been in that class of property since the 1st of June, 1893, have some occasion to pride themselves upon their judgment. Rents may have declined a little for the time being, but there has been no passing of dividends or doubt about the payment of fixed charges, nor has their capital been impaired. Their property is all there. They are their own receivers, and their dividends are declared monthly. So well are these general facts appreciated that even now, when the volume of investment money has been diminished by the panic in stock and bond properties by hundreds of millions, there are many persons on the lookout for investments in that class of real estate. We hear in many quarters of such cases, and are informed that but for the doubtful issue of general business from present conditions, some purchases would have been made. We think the opportunities for advantageous buying of this class of property are contracting. During the stress of the money panic in September, when money could not be obtained even on government bonds, some of these properties could have been obtained at very low prices, comparatively speaking. Now that money is easy—as easy as ever to obtain on such properties, there is no occasion for selling. The man who would sell now would find it very difficult to reinvest his money so safely or to so good advantage. He finds such property as good to own at any and all times as government bonds or as any other forms of investment property. This fact is fundamental. Such property is the last to yield to panicky influences, and when these are past it is the first to come into active use.

But this property is not the kind that makes a real estate market. It has for years been withdrawing more and more from the market. It is getting more and more into the hands of corporations and institutions, after which it ceases to hold any relation to the general market except as a basis for the calculation of values of contiguous property. But away from the centres of the office building and trade districts, and toward their frontiers, there is much property that is in the market and that has its speculative value. Again it can be said that if an intending investor will act with reference to these properties upon the advice of the broker or brokers whose field of operations includes the property under consideration, he will stand twenty chances to gain against one to lose. The broker who makes a specialty of such properties knows their history and is best able of all men to judge of their tendency. We could name several of them under whose advice such property has been purchased and improved during the last five years, with large profit to their client. In nearly every instance they have been able to secure tenants for the new building before the site was purchased. Property of this character includes all upon the frontiers of the dry-goods district, the office-building district, the jewelry district, the wholesale grocery and provision district, and the fine retail district, including that along the line of Broadway and 5th avenue, south of 59th street. There has been more or less speculative buying throughout these districts in the prosperous years since 1885, and the owners in many instances are holding their properties at prices which are justified only by the roseate hues of the future. But there are other properties, very many of them, which can be obtained at present bed-rock figures and which it will pay to buy and improve. That there is not greater activity in this line is due to the general hesitation to embark in business and that is found in every line of business. But building can be done so cheaply now that it ought to induce many to take early advantage of the conditions. Under competent guidance an investor ought to buy and build so that his finished property would cost him at least 25 per cent less than it would a year ago. And this does not mean that such a property would sell at any less than it could have been sold a year ago, for its value would be determined by its income-producing capacity from year to year, not during a season of panic alone.

Residence property continues to be, as it always has been, the most active property in the market. It is the field of operation of the larger number of operators, and the feature of most speculative effort. It has as its basis of security the inevitable growth and expansion of the city. If there has been any overproduction in improvements of real estate in this city it has been in flats, tenements and private dwellings. But most experienced brokers are of the opinion that the depression now weighing upon this class of property would have been avoided but for the unwise expansion of some speculative builders who attempted to build a dozen houses or flats with capital that was sufficient for the safe carrying of only three. Their equities were spread out so thin that it has taken but a few months' accumulation of interest, taxes and maintenance beyond their calculations to absorb their small investments and force them into liquidation. This liquidation has been going on some time and may continue a little longer, though there are circumstances which should soon put an end to it. Lenders are forced to consider this class of property more favorably now, because of the scarcity of

applications for loans on business property. Many that have been threatened with foreclosure proceedings are finding practical comfort in this fact. But the holders of vacant property throughout the residence portions of the city are holding their properties at prices which afford the building operator no inducements to buy. It is said for all such men that they are able to hold their lots until the return of normal business conditions; that there is but little such property left, and that they need only to hold where they are and people will be forced to come to their terms. All this is not to be gainsaid. If true, as seems probable, it but bespeaks the wonderful strength of New York City real estate, in which they and we have more confidence than those who do not know so much about it. But it remains true, nevertheless, of this, as of all other forms of marketable real estate—that so long as owners hold to their asking prices, to the prices that obtained before the financial panic, there will be but a poor market. Brokers, builders, operators, material men and money lenders are all alike involved in the present stagnation. From one point of view this stagnation is a healthy sign. It shows that New York City real estate is standing firm under shocks that have shattered fortunes in every other direction. It has successfully withstood the severest part of the strain. It would seem as if a little display of confidence at this time—a little relaxation on the part of owners, a little more courage on the part of operators, a little liberality on the part of lenders, and a season that promises little, from the present outlook, might be turned into one of general prosperity.

Notice to Property-Owners.

Comptroller Ashbel P. Fitch gives notice that the assessment for opening Featherbed lane from Aqueduct to Jerome avenue has been completed and is due and payable at the office of the Collector of Assessments and Clerk of Arrears, Room 31, Stewart Building. The assessment is levied on Blocks 261, 277, 279, 280, 294, 295, 299, 302 and 309. Payments made on or before March 5 will be exempt from interest; after that date interest will be charged at the rate of 7 per cent per annum from January 7.

Also, that the assessment for opening the streets and upon the property following, viz.:

150th street, between Bradhurst avenue and bulkhead line, Harlem River. Confirmed December 20, 1893. Assessment on north half Blocks 736, 850 and 961; south half Blocks 737, 851 and 962.

168th st, between 10th avenue and Kingsbridge road. Confirmed Dec 19, 1893. Assessment on Farm 55.

—have been completed and are similarly due and payable. Interest at 7 per cent from December 29 will be charged upon payments made after March 2 next.

* * * *

Assessments upon the property and for the purposes set forth in the following schedule have been completed and are open for inspection in the office of the Board of Assessors, No. 27 Chambers street:

Beginning at the northerly side of 17th street and North River and running easterly along 17th street to the westerly side of 6th avenue; thence southerly along the westerly side of 6th avenue to the south side of 16th street; thence easterly along 16th street (including south side of said street) to Broadway; thence northerly along Broadway to 25th street (including east side of Broadway, between 17th and 18th streets and between 24th and 25th streets); thence westerly along 25th street (including both sides of said street) to 6th avenue; thence northerly along 6th avenue (including both sides of said avenue to 27th street); thence easterly and including both sides of 27th street, about 325 feet easterly from 6th avenue; thence northerly running parallel to 6th avenue to 29th street (including both sides of 29th street, from 6th avenue to Broadway); thence northerly along Broadway to 32d street (including east side of Broadway, between 30th and 32d streets); thence easterly along 32d street (including both sides thereof to 5th avenue); thence northerly along 5th avenue to 40th street (including east side of 5th avenue, from 36th street to a point 100 feet north of 40th street and both sides of 38th and 39th streets, from Madison to 5th avenue); thence westerly along 40th street to the westerly side of 6th avenue; thence southerly along the westerly side of 6th avenue to the southwest corner of 38th street; thence diagonally to the northeast corner of 37th street and Broadway; thence southerly along Broadway to 36th street; thence westerly along 36th street to 8th avenue; thence southerly along 8th avenue to 35th street (not including therein south side of 36th street and east side of 8th avenue, between 35th and 36th streets); thence westerly along 35th street, and including both sides thereof, to 9th avenue; thence southerly along 9th avenue to 34th street; thence westerly along 34th street to 11th avenue; thence southerly along and including both sides of 11th avenue to 27th street; thence westerly along 27th street to North River; thence southerly along North River to 17th street, place of beginning; for alterations and improvements to sewers in 18th street, between the North River and 10th avenue.

Both sides of Railroad avenue East, from Harlem River to 158th street; also property included within the following area: Beginning at Railroad avenue East and the Harlem River, and extending in an easterly direction to the intersection of 135th street and Mott Haven Canal; thence northerly along Mott Haven Canal to a point distant about 100 feet south of 144th street; thence easterly and parallel to 144th street to the westerly side of Rider avenue; thence northerly and parallel with the westerly side of Rider avenue to the centre line of the block between 144th and 146th streets; thence easterly, parallel to 144th street, to the westerly side of Morris avenue; thence easterly to the northwest corner of 146th street and Courtlandt avenue; thence westerly along Courtlandt avenue to the northwest corner

ner of 153d street; thence northerly and diagonally to Railroad avenue West and 158th street; thence northerly along Railroad avenue West to 160th street; thence diagonally to the northeast corner of 161st street and Morris avenue; thence along Morris avenue to Fleetwood avenue (including both sides of 164th street, extending 300 feet east of Morris avenue); thence easterly and northerly, and following the line of Fleetwood avenue to a point about 100 feet north of Mott avenue (including a portion of Claremont Park); thence westerly along Mott avenue to Sherman avenue; thence southerly along Sherman avenue to Highwood avenue; thence westerly along Highwood avenue to Crestover avenue; thence southerly along Crestover avenue to Overlook avenue; thence westerly along Overlook avenue to Sheridan avenue; thence southerly along Sheridan avenue and including both sides thereof, to 162d street; thence westerly along 162d street to Mott avenue; thence southerly along Mott avenue to Railroad avenue; thence southerly along Mott avenue, including both sides of said avenue, to 138th street; thence westerly along 138th street to the Harlem River; thence southerly along Harlem River to Railroad avenue East, the place of beginning; for an outlet sewer and appurtenances in Railroad avenue East, between the Harlem River and 158th street.

Objections may be filed until January 30th; the lists will be transmitted to the Board of Revision and Correction of Assessments for confirmation, on January 31st.

Loaded for Tiger.

THE REAL ESTATE EXCHANGE DECLARES WAR AGAINST TAMMANY HALL—A CALL TO UNITED ACTION.

Tammany's intrusion into the business and property affairs of the people of this city is exciting wrath. The Real Estate Exchange has deemed it a sufficient aggravation for a most significant and unusual departure from the conventional policy of such an institution. The new Board of Directors, all of them actively engaged in various branches of the real estate business, found that the continued existence and prosperity of the Exchange, and the industries it represents, required defensive and retaliatory action against Tammany. Accordingly, with such color of secrecy as is usually deemed essential to the fulfilment of State proclamations, it held special and secret meetings last week, at which war against Tammany was unitedly agreed upon and a committee appointed to draft the declaration of war. It is said the draft first submitted was not as heavily shotted as was desired, and the committee was instructed to try again and to this time load for tiger.

The second effort was successful, as testify the preamble and resolutions unanimously adopted and declared at a special meeting of the Board held on Monday and at which all save two of the members were present.

The feeling against Tammany which called forth this determined protest and appeal to the people has been a long time gathering, but it is doubtful if it would have crystallized in sufficient force to produce such precipitation if Tammany had not directly interfered with the business of the Exchange. And even last week, when, as reported in THE RECORD AND GUIDE, the Exchange clothed its Auction Room Committee with full power to take such steps and do such things as seemed to it proper and necessary to restore the legal sales of real estate to the Exchange, it was supposed that that would for the time being constitute the full measure of its present action. But the Board of Directors had evidently concluded that the time for diplomacy—for negotiation and compromise, had passed and that the severity of the case required that corrective, constitutional measures should be adopted.

Inquiry made of President George R. Read elicited the following answer: "Of course these resolutions are but the beginning. They are to be followed up by vigorous action, but just what our course will be I am not now able to say to you. A committee was appointed to take that part of our work under consideration and to report a plan of operations to us as soon as they had arrived at a conclusion; they have not yet reported."

"Then it isn't the intention of the Exchange to content itself with the declaration of its position with relation to Tammany Hall?"

"Bless you, no! That is but the first letter in the alphabet, and there are twenty-five others." The Special Committee to which the plan of organization was intrusted consists of Cornelius W. Luyster, Chairman, and Messrs. D. Robinsen, Jr., and E. A. Cruikshank. Chairman Luyster said: "We have not yet reached a formal conclusion on the matter submitted to us, but we hope to in time for the special meeting of the Board which is to be held next Monday. I might say that we will probably report in favor of the organization of a political club, to be composed of members of the Exchange, and which will endeavor to carry out the line of action indicated in the resolutions. Through some such central organization created for the purpose we could give public expression to the Exchange sentiment and operate as a body, leaving the individual members to work in and with and through such organizations as the City Club, the Good Government Clubs, and kindred organizations of which there promises to be a sufficient number before election day comes around."

Mr. Peter F. Meyer, the recognized leader among the auctioneers who seceded from the Exchange and re-established the Broadway Salesroom, declined to talk for publication about the action of the Board of Directors of the Exchange.

Mr. John N. Golding, who remained with the Exchange some time after the Auctioneers' Association was formed, and was last among the auctioneers to join with the Association, said the trouble between the Exchange and the auctioneers all sprang, in his judgment, from the mistaken policy of conducting the Exchange as a money-making, dividend-paying institution. In order to make money to pay divi-

dends the Board of Directors had burdened the auction branch of its business with unjust charges and restrictions. The *entente cordiale* could be restored, he believed, if the Real Estate Exchange would reorganize on the following basis: "Have all stock retired and in its place issue bonds, the interest payable semi-annually. Create a certain number of seats at a certain price and sell them on the same plan as the seats in the New York Stock Exchange. Under no circumstances allow a person to sell his seat to any one who is not a full-fledged auctioneer or broker, and have the entire management of the Exchange in the hands of the members owning seats in the Exchange." He said the majority of the members of the Auctioneers' Association were Republicans, and deprecated the effort of the Exchange to give their differences a political bearing.

Trans-Harlem Happenings.

At the last meeting of the Board of Estimate and Apportionment, Commissioner of Public Works Daly announced that it was necessary to extend the 36-inch water main in the Southern Boulevard to improve the supply and distribution in the 23d and 24th Wards. He asked the Board to pay the necessary \$5,000 to be spent on the work by authorizing the transfer of the sum from the appropriation for the removal of the old gate house at 10th avenue and 118th street and construction of new gate house and connections for the year 1893 to the appropriation for laying croton pipes for the year 1894. The Board referred the matter to the Corporation Counsel. At the same meeting it was decided to issue \$10,500 worth of bonds to pay for the repaving of 3d avenue, between 168th and 169th streets.

* * * *

A petition, asking for a vote on the subject of the greater New York, is being circulated in the town of Westchester. The sentiment in favor of annexation to this city is growing stronger and acquiring new supporters every day.

* * * *

Arthur C. Botts has introduced into the Assembly a bill for the construction of a bridge from the corner of 125th street and 1st avenue across the Harlem River, to and along Willis avenue to 134th street. It is proposed to cost about two million dollars. A bill somewhat similar was introduced last year but did not pass owing to local opposition, but it is now understood that Mayor Gilroy will do his utmost to secure its passage this year. Mr. Botts introduced another bill regulating the fare of the Manhattan and Suburban Elevated Railroads to a uniform fare of five cents for a continuous passage.

* * * *

The following proposals were opened by the Board of Street Opening and Improvement of the 23d and 24th Wards on Tuesday last: For regulating, grading and setting curbstones and flagging sidewalks in 161st street, from Gerard avenue to the easterly curb line of Jerome avenue, and building a culvert at Cromwell Creek. Ten bids received, and the contract was awarded to Thomas Barry at \$26,014.75; for regulating, grading and setting curbstones and flagging sidewalks in East 167th street, from Prospect to Westchester avenue. Thirteen bids received, and the contract was awarded to Marrin Bros. at \$34,805.

* * * *

The North Side Board of Trade has been organized, and will hold regular meetings at 2533 3d avenue. Among the organizers are ex-Assemblyman James L. Wells, John W. Hotaling, O. J. Stephens, E. M. Pritchard, E. M. Bertine, Mathew Anderson, John De Hart, Alonzo Fogel, M. Geismann, M. C. Bartow, Jordan L. Mott, John Haffen and Charles W. Bogart. The prospectus says that the purpose is to organize an association composed of the active and energetic business men of the district above the Harlem for the material advancement of that section. Its work will be to diffuse information as to its many advantages as a business and commercial centre, as well as a district of homes; to attract capital, manufacturing interests and desirable residents; to promote the development and patronage of local business enterprise; to advance public improvements, and to encourage public spirit and a local community feeling. It is proposed to make the North Side Board of Trade a live, progressive and public spirited organization, non-political in character, and it is intended that it shall exert an influence which shall be felt far and wide. The committee on organization has been empowered to draft a suitable constitution and by-laws, also to secure one hundred names of prominent North Side business men as charter members and to select a list of officers for the organization. The officers to be elected are a President, ten Vice-Presidents, a Corresponding Secretary, a Recording Secretary, a Board of Directors and the following standing committees: Executive, Finance, Membership, Literature and Publication, Public Improvement, Water Ways, Real Estate, Legislative, Arbitration, House and Entertainment.

MUNICIPAL NOTES.

The Department of Public Works will receive proposals until 11 o'clock, on Thursday, January 18th, at its offices, Nos. 49 and 51 Chambers street, for

The construction of a viaduct approach from Ogden and Sedgwick avenues to connect with Jerome avenue approach to the new McCombs Dam bridge over the Harlem River, now being built, and for

The erection of tool-house and sheds in Central Park, near Transverse road No. 2 and 8th avenue. Separate bids are called for.

* * * *

The Dock Board will receive proposals at its offices, Pier "A," North River, until 11 o'clock, on Thursday, January 18th, for repairing the pier at the foot of West 44th street, North River.

Questions and Answers.

To the Editor of THE RECORD AND GUIDE:

Would you kindly answer the following questions in your next week's RECORD AND GUIDE: In case the street improvement in New York City builds a retaining wall, which is several feet higher than my lot, who is to blame if any one will fall down this retaining wall and get hurt? Who is to protect this? By doing so you oblige me very much.
A SUBSCRIBER.

Answer.—That would depend on a number of things which you don't tell us. What is on the other side of the "retaining wall?" The sidewalk, or what? Why don't people run the risk of falling into your lot now? Ought you not to have it fenced now, or should you not fence it, or fill it in, after the wall is built? We are unable to answer such questions advisedly.—LAW EDITOR.

To the Editor of THE RECORD AND GUIDE:

I rented a house for two years with the privilege of three years more and received 2½ per cent on one year's rental. If the lessee avails himself of the privilege what commission am I entitled to for the three years. Please answer in next week's RECORD AND GUIDE and oblige
A SUBSCRIBER.

Answer.—The Real Estate Exchange rule is: "Leasing for a term of three years and upwards, on gross rental (except by special agreement), 1 per cent. You did it for only two years, and upwards if the tenant takes his privilege. The rule for "a term of one and under three years" is 2½ per cent on first year's rental. This you got. The rules do not provide for your case. We should think you would be fairly entitled to 1 per cent on the gross rental for the additional three years if the tenant takes his privilege.—LAW EDITOR.

REAL ESTATE BROKERS' COMMISSIONS.

A broker introduced a purchaser to the owner, but he hesitated to buy at the latter's price; then the owner told the broker that "he did not know as he cared to sell the property;" that "the old woman didn't want to sell it." Thereupon the broker saw the purchaser and "told him the result of that." From the broker the purchaser "understood that the owner had withdrawn the property." Then the purchaser renewed the negotiation on his own account, and within three days, with hardly an appreciable effort, concluded the purchase for a price less than the offer made through the broker by just one-half the broker's fee. The General Term of the New York Court of Common Pleas decided (this December) in the suit of Ames against McNally, Judge Pryor writing the opinion, that such a state of facts must be submitted to the jury as they can say whether the property was honestly withdrawn and the broker discharged, or whether it was only a pretended withdrawal, and the subsequent sale to the very purchaser produced by the broker, and on substantially the terms proposed through him, were nothing more than an expedient to cheat him out of his commission.

BROKERS' COMMISSIONS.

Abraham vs. Goldberg. (City Court of New York—General Term November, 1893.)

Plaintiff, a real estate broker, being requested by the owner of a house to find a purchaser, sought defendant, took him to the house, and defendant requested plaintiff to apparently disappear from further negotiating in the matter, agreeing that if he bought the house to pay the commission in full. Plaintiff thereupon ceased all effort to earn a commission from the owner, and defendant purchased the property, certifying that there was no broker in the sale. Held, that defendant's promise to pay plaintiff the commission was made upon a valuable consideration.

Appeal by defendant from judgment entered on verdict of jury and from order denying new trial.

Van Wyck, J. The evidence is amply sufficient to have justified the jury in finding that in June, 1892, the plaintiff, a real estate broker, was requested by one Stocum, the owner of a house in process of construction, to seek for him a purchaser of the same when fully built; that the plaintiff immediately called upon defendant, with whom he had previously dealt in real estate transactions, both as his broker in selling and as the broker of the seller of property to him, and brought to his attention the fact that Stocum's house was for sale at the asking price of \$43,000, when completely finished, but possibly could be purchased for \$42,500; that plaintiff took defendant with him to look at the house, and together they fully examined same; that at this stage of the transaction defendant requested plaintiff to apparently disappear from all further negotiations in the matter, as shown by plaintiff's testimony, where he states that defendant said to him: "You know that you are my broker and you know very well that I am not buying without you, and I am not selling without you; I think I can do better myself with Mr. Stocum, and when I will buy myself I will pay you the commission in full. You keep away; don't talk with Mr. Stocum at all;" that thereupon plaintiff ceased all effort in the matter as regards the sale by Stocum to defendant, and refrained from making any other or further endeavor to earn a commission from Stocum by seeking and securing as his broker some person other than defendant to purchase the house, and that he remained silent as to his instigation of the purchase by defendant, and refrained from claiming any commission of the owner for the sale, which was eventually made by him to defendant, who "certified that there is no broker in the sale" in the contract he made with the owner to buy the house for \$42,150. Appellant's contention is that there is no consideration for the promise of defendant to pay plaintiff's commission. This promise is made upon valuable considerations. The plaintiff initiated the negotiations which eventuated in the purchase by defendant of Stocum, the owner, who had

in June requested plaintiff to secure a purchaser. This would entitle him to a commission from the owner except for his engagement with defendant to remain silent about it, thus inducing Stocum to rely on defendant's certification that there was no broker's commission and to fix the purchase price accordingly. He might have earned a commission from the owner by securing a purchaser other than the defendant except for his agreement to make no such effort. The judgment and order are affirmed, with costs.

McCarthy, J., concurred.

Judgment and order affirmed, with costs.

To the Editor of THE RECORD AND GUIDE:

Can you find room in your paper to answer the following question, the first asked by me since our subscription to you began? Last August, while summering in the country in this State, a farm was offered me, lock, stock and barrel, for \$3,500. I looked at the property and offered the owner \$3,000. She referred me to her agent, saying, in the presence of two witnesses, that whatever arrangement was made between him and me would be satisfactory to her. I saw the agent several times, and finally agreed to take the farm at \$3,100, paying him, at the same time, \$100, for which I hold his receipt, which specifies the amount of the transaction, and agreeing to pay the balance in cash about October 1st. I afterwards went to the farm and saw the owner. She said this time, too, in the presence of witnesses, that the arrangement made by her agent was satisfactory to her. I hired a man, whom she recommended, to take care of the stock and get in the crops, brought my buggy to the farm and left it there, made arrangements with her for her own occupancy of the farm until I should take formal possession, and engaged a lawyer to search the title.

On my next visit to the farm I could not see the owner, and my man told me that she had declared that she would not carry out the agreement. Returning to the city I wrote her to inquire into the matter, and to her agent also, asking him what was the trouble. In reply she said she had changed her mind and now did not wish to sell the property. Her agent's answer was that he was quite disgusted with her actions and had written her that he would have nothing more to do with the transaction. He told me that I could get the farm if I wanted it.

There was never a question about the price, which both principal and agent declared was satisfactory. I have either witnesses or documentary evidence to prove every step of the sale, but I am at a loss how to proceed to obtain the property. I shall be glad of your advice. If you cannot find space for it in your paper please drop me a line in the inclosed stamped envelope.
G. W. S.

Answer.—Sue the owner for "specific performance," asking the court to order her to give you a deed and possession at her expense or to send her to jail if she disobeys. But take your receipt and contract and witnesses' statements and documentary evidence to your lawyer. You can't get along without a lawyer.—LAW EDITOR.

Personal.

Charles L. Harrell, of the real estate brokerage firm of C. E. Harrell, who recently took unto himself a bride, from Boston, has just returned from a wedding tour in the South, of which he is a native.

Real Estate Market.

CONVEYANCES.

	1893.		1894.	
	Jan. 6 to 12, inc.	270	Jan. 5 to 11, inc.	242
Number.....				
Amount involved.....	\$4,744,816		\$3,261,093	
Number nominal.....	83		90	
Number 23d and 24th Wards.....	58		72	
Amount involved.....	\$103,180		\$144,905	
Number nominal.....	16		17	

MORTGAGES.

	1893.		1894.	
	Jan. 7 to 13, inc.	142	Jan. 6 to 12, inc.	115
Number.....				
Amount involved.....	\$4,548,761		\$3,247,718	
Number at 5 per cent.....	142		115	
Amount involved.....	\$2,923,755		\$2,039,831	
Number at less than 5 per cent.....	33		12	
Amount involved.....	\$712,779		\$131,700	
Number to Banks, Trust and Ins. Cos..	37		28	
Amount involved.....	\$2,777,050		\$801,500	

PROJECTED BUILDINGS.

	1893.		1894.	
	Jan. 7 to 13, inc.	44	Jan. 6 to 12, inc.	39
Number of buildings.....				
Estimated cost.....	\$1,078,450		\$512,950	

THE COLUMBUS AVENUE CABLE RAILROAD.

Work on the Columbus avenue cable road is being pushed with an energy that is the admiration of the residents and business men on that thoroughfare, especially the real estate brokers who are expecting that its advent will benefit the property on its line and in the streets immediately adjacent, and especially to that which is lying unimproved. Judging by what has taken place in other parts of the city, these expectations are well founded. The opening for the cable tube now reaches from 59th to 81st street.

THE LEXINGTON AVENUE OPENING PROCEEDING.

The condemnation proceeding for the opening of Lexington avenue through the 3d avenue elevated railroad car yards, between 98th and 99th streets, is rapidly nearing completion. The testimony has been closed and a plan of awards and assessments adopted, and one of the Commissioners of Estimate and Assessment is at work upon the report. At the Corporation Counsel's office it was said the report would probably be ready for filing in a few weeks.

A GROWING ORGANIZATION.

The Real Estate Brokers' and Owners' Association, of the City of New York, met on Monday evening in the Hamilton Bank Building, but transacted only routine business. Several new members were added to the rolls, which now contain about a hundred names.

HOTEL DE LOGEROT FOR SALE UNDER FORECLOSURE.

Richard V. Harnett & Co. will sell at auction, on Thursday, January 25th, at the New York Real Estate Salesroom, No. 111 Broadway, by order of the Supreme Court, in foreclosure, the property on the southwest corner of 5th avenue and 18th street, known as the Hotel de Logerot and the De Logerot Gardens. The plot fronts 92 feet on 5th avenue and 175 feet on the street. The buildings were thoroughly rebuilt and renovated about two years ago, and an ornamental addition made to them in the rear, in the shape of a banquet hall of glass and iron construction, costing over fifty thousand dollars. Of the required purchase money, \$350,000 may remain on bond and mortgage at 4 per cent.

Richard V. Harnett & Co. will sell on Tuesday, January 23d, at the Real Estate Exchange Auction Room, Nos. 59 to 65 Liberty street, the three-story brick and white marble dwelling, 31x60, lot 153, No. 9 Washington square, and Sailors' Snug Harbor lease of the land expiring in May next, with privilege of renewal for 21 years at \$1,090 per annum, taxes, etc.

AN EXPERT IN HIS LINE.

When a person has real estate business to transact, either buying, selling, renting or borrowing money on real estate, it is money in his pocket to take the advice of a competent and established broker. Such an one is Mr. J. M. Williams, whose office is at No. 306 West 125th street, under the Hotel Hamilton, where he has been long established. His specialty is Harlem property and the management of estates.

THE EQUITABLE LENDING MONEY.

Attention is directed to the advertisement in another column of The Equitable Life Assurance Society, of money to loan on bond and mortgage at 5 per cent. During the recent monetary squeeze this great and deservedly successful company refrained from those grasping practices which were pursued by some other companies, and which did so much to make life miserable for the borrower and the conditions of general business harder than there was need for. Four good reasons are given why one should borrow from this company. See the advertisement for them. Comptroller T. D. Jordan is the man to apply to, at the Society's building, No. 120 Broadway.

RIVERSIDE PARK EXTENDED TO THE BULKHEAD LINE.

The Board of Street Opening and Improvement yesterday approved the Riverside Park water-front plans. The New York Central Railroad entered an objection to the plans but did not press it.

TO PROTECT THE BOULEVARD.

Boulevard property-owners are organizing to oppose the spoliation of that thoroughfare for elevated railroad purposes. Their opposition is directed this time against the ridiculous Bushe scheme. They intimate an intention to apply to the Legislature to have the Boulevard included with 5th and Madison avenues and 2d avenue, below 23d street, as exempt from invasion by elevated railroads. A large and influential body of property-owners is already pledged to this scheme.

A WELL-LOCATED REAL ESTATE OFFICE.

Edmund F. Williams, of No. 155 West 23d street, is an energetic and courteous young broker, who has had a thorough training in the real estate business in all its branches, having been for over ten years with one of the oldest firms in the city. Mr. Williams has a centrally-located and well-equipped office, gives his personal attention to all business entrusted to his care, and is well and favorably known.

A SUCCESSFUL AGENT AND BROKER.

Over thirty years connection with the real estate agency business has made J. W. Kelly, of No. 673 9th avenue, one of the most careful and practical agents in the 18th Ward, which is the centre of his heaviest work. Located at his present address nine years, he enjoys the confidence and has the management of the properties of some of the largest holders of realty thereabouts, and an increasing clientele testify to his sagacity and success. Mr. Kelly places insurance, negotiates loans and makes a specialty of renting and collecting. Telephone call 1619 R.

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 68).

Gossip of the Week.

SOUTH OF 59TH STREET.

James Kyle & Son have sold for Messrs. Francis M. Lynch and J. Blackburn Miller, of Newburg, the five-story and basement and sub-cellar marble front building, No. 814 Broadway, 25x110x117; terms private; also for Miss Anna O'Keefe the three-story and basement brownstone private dwelling, No. 154 East 38th street, 22.6x50x100, for \$20,500; also for Thomas Edwards the four-story and basement, high stoop, brownstone single tenement, No. 218 East 39th street, for \$14,500; also for M. H. B. Yetter the three-story and basement, high stoop, private dwelling, No. 241 East 50th street, 17x45x100, for \$11,000.

F. Zittel negotiated a deal between John B. Smith, of 146 Broadway, and ex-Vice-President Morton, by which the latter takes the building known as the Nassau Chambers, having an entrance at Nos. 114 and 116 Nassau street, and another at 45 Ann street. This is an irregular "T"-shaped building, having a front of 37.6x81.7, 84.2¹/₂ on Nassau street and 28.2¹/₂ by about 155 to 160 on Ann street. The value set upon this piece of property by the brokers is \$600,000. Mr. Smith receives in exchange seventeen houses and some money, the amount of which was not stated, and is reported to be anywhere from \$50,000 to \$100,000, though hardly likely to be anywhere near the latter amount. The houses are Nos. 125, 133 and 141 to 151 West 97th street and [Nos. 122 to 138 West 98th street, which are credited in the deal at from \$22,000 to \$27,000 each to make up a total of about \$500,000 for the lot.

The five-story and basement brick building and lot, 50x100, Nos. 13 and 15 Lispenard street, is reported sold by J. B. Smith.

Henry R. King has sold for a Mr. Kaim the five-story brick business building, No. 218 Pearl street. The plot measures 29x122. It is said to have been a cash transaction.

The property taken by P. S. G. Bissell from D. C. Willoughby in exchange for the Prescott building, at Broadway and 4th street, was the eight-story apartment house, No. 57 West 10th street, 21.9x91.10, and quoted in the transaction at \$125,000.

Lepinasse, Brook & Georger have sold, for Mme. A. C. Mears, the four-story stone front dwelling, No. 222 Madison avenue, between 36th and 37th streets, size 25x95, for \$71,000, to Gilbert E. Jones for his own occupancy. Extensive improvements will be made by the buyer, who will secure possession about March. Mr. Jones is a son of the late George Jones, of the New York Times.

Messrs. Fitzsimmons & Smith report the sale for Messrs. Lawson & Halliday to Henry McAleenan of the three-story, high stoop, brownstone private dwelling, No. 42 West 35th street size, 20x55x98.9.

Mandelbaum & Lewine have purchased from D. J. Samson the three-story and basement brick dwelling, No. 228 Henry street (leasehold) size, 23.6x50x190, for \$4,000; brokers, Miles & Helfer; and from the James estate one-sixth interest in the plot of land on the south side of 30th street, between 6th and 7th avenues, size 100x103.

J. Romaine Brown & Co. and Fairchild & Grace have sold for the West Side German Dispensary the three-story brick dwelling, 411 West 38th street, 25x50x98.9, to a private party on private terms.

B. Flanagan & Son have sold for Mrs. Catherine Case the three-story high stoop, brick house with stable in rear, lot 25x100, No. 231 West 31st street, at \$16,500.

NORTH OF 59TH STREET.

John T. Duff has sold for Mrs. Bell and the estate of Douglas Campbell three lots on the north side of 145th street, 150 feet west of the Boulevard, to Architect John P. Leo for immediate improvement.

Welcker & Fisher report that they have sold the three-story dwelling, No. 311 West 104th street, the eighth of a group of eleven built, "and no cut in prices."

Messrs. Fitzsimmons & Smith have sold for the owner, Bernard Levy, the three-story and basement house, 20x70x102.2, No. 307 West 81st street, to Louis Runkel, the chocolate manufacturer, for the sum of \$28,000.

Mr. George B. Edgar has sold the house No. 26 West 69th street, being one of two remaining out of the lot he built on that street.

G. C. Prescott has sold two residences, Nos. 174 and 176 East 104th street, for James O. West to a Mr. Lemier; terms private. Mr. Prescott is also reported to have consummated a deal for the erection of a West Side flats, involving an outlay of \$150,000.

J. Bierhoff has sold the vacant lot on the southeast corner of 7th avenue and 136th street, for John Pau to Wm. Unger, on private terms.

The sale has been made by Solomon & Schulze for Mr. Nathan Federgreen to Augusta Grabner of two five-story and basement single flat houses, 18x60x70, Nos. 1564 and 1568 Madison avenue, for \$50,000; also No. 324 East 48th street, a five-story double flat, 25x75x100, for \$25,000; and No. 439 East 83d street, 25x100, for \$12,000.

T. Scott & Son have sold for Joseph Morato to Henry Jacobs, on private terms, the four-story and basement brick flat house, 25x65x102.2, No. 231 East 101st street.

The sale is reported of the two-story 25-foot front stable, No. 243 Amsterdam avenue, for about \$27,500, by Jacob & Skinner to Richard Cunningham.

Messrs. Fitzsimmons & Smith have sold, for Messrs. B. S. Levy & Son to Louis Runkel, the chocolate manufacturer, the three-story high stoop, brownstone private dwelling, 307 West 81st street, 20x55x100.5, for \$28,000. Mr. Runkel gave in part payment the three-story, box stoop, brick private dwelling, 16.9x55x100.5, No. 135 West 63d street, at \$18,000. The last-mentioned house Fitzsimmons & Smith subsequently sold for Levy & Son to Mrs. Harriet A. Tilton.

Jacob & Skinner have sold the two-story private stable, No. 243 Amsterdam avenue, to Richard Cunningham at \$27,500.

George W. Eggers has traded a three-story 16-foot dwelling in 99th street, near West End avenue, for the five-story flat, No. 114 West 104th street.

Wood & Miller have sold the three-story dwelling, No. 120 West 127th street, to Dr. Kissam at \$12,000.

No. 26 West 69th street, a four-story brownstone flat, is reported sold by Geo. C. Edgar's Sons at \$40,000.

Mandelbaum & Lewine have purchased from Simon Dessau the south west corner of Lexington avenue and 96th street, a six-story improved flat, size 36x96x100.8, for about \$70,000; broker, A. S. Kalischer.

Daniel B. Freedman has purchased from the Compte De Port the Hutton and Dyckman estates, a number of lots on Kingsbridge road, on private terms.

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Hotaling & Platt have sold the two-story and basement brick dwelling, No. 583 East 136th street, for William Gallagher to Jeremiah O'Shea for \$4,500. This is an advance of 12½ per cent in less than sixty days.

LEASES.

A. E. Hoyt & Co. have concluded a lease of the property, No. 128 West 42d street, for twenty-one years, for J. E. Thorley to Lewinson & Just, contractors and engineers, for an average of a little over \$5,000 a year and taxes. It is a four-story brownstone, high stoop, house, and will be altered for business purposes, to conform to the buildings of Lewis & Conger and C. C. Shayne, on either side. Alterations will begin at once.

Herter Bros., now at 5th avenue and 20th street, which is to be reimproved by the Presbyterian Board of Foreign Missions by the erection of an imposing office building, have taken a ten years' lease of the southerly half of the ground floor of the building on the southeast corner of 5th avenue and 35th street, where the old Christ Episcopal Church used to be. E. A. Cruikshank & Co. were the brokers and the gross rental is \$150,000.

News of the Building Trades.

STEPHEN DID IT.

The Mechanics' and Traders' Exchange, of this city, has just issued its handbook for 1893, compiled by its Secretary, Mr. Stephen M. Wright. This volume is a great improvement not only over its predecessors but also over the generality of the handbooks usually issued by similar institutions. It contains a large amount of useful information for the trade and the details of its own organization and is, moreover, handsomely bound in brown cloth, so that it will stand the wear and tear of a year's use and still be good.

* * * *

ANNUAL MEETING OF MASON BUILDERS.

The annual meeting of the Mason Builders' Association will take place on the evening of Thursday next, the 18th inst, at 117 East 23d street. Officers for the ensuing year will be elected and the Association will take up and discuss the agreement with the men for the year beginning on May 1st, next, and ending on May 1st, 1895.

* * * *

The architects who are making the competing designs for a building on the corner of Pine street and Broadway have the privilege of designing a sixteen or twenty-story structure. One of these designs is said to be for a building 384 feet high, measuring from the sidewalk.

* * * *

Trade Notes.

IRON-CLAD ROOFING.

Under the name of the Iron Clad Roofing Company, Mr. T. O'Brien, long with the T. New Manufacturing Co., has established himself in the roofing business, at No. 418 East 20th street. He makes a speciality of repairing brick, tile, tin, gravel and felt roofs, and guaranteeing them tight for one year at one cent per foot. He is prepared to furnish estimates on all kinds of roofing.

* * * *

Leo Oppenheimer, of No. 325 East 10th street, manufacturer of Iron Clothes-Drying Frames for roofs and yards is tireless in his efforts to improve and perfect Drying Frames. He has supplemented the patent he obtained a few months ago for a "screwless suspension frame" by securing a patent "clothes-line attachment," which is described as follows by the *Scientific American*: This device comprises a clamp formed of a metallic strip bent in the form of a snap hook, with the upper end of its spring member or tongue overlapping the lower end of its hooked portion, a pulley being journaled in the upper hooked member. The device is more especially designed, where lines are parallel, to prevent the lower strand carrying the clothes from sagging.

* * * *

AN INTERESTING EXHIBITION.

The Hecla Architectural Iron Works, of Poulson & Eger, have an interesting exhibit of Mr. Poulson's Fire Proof Construction, at the Grand Central Palace, at 43d street and Lexington avenue; which builders and owners ought in their own interest to see. It will remain there until the 21st instant. Mr. Poulson will be present personally between 3 and 6 P. M. during the next two weeks, to personally explain the system and give such information about it as may be desired.

* * * *

JERSEY CITY, N. J.—The Elizabeth City Council passed an ordinance requiring that in the future the city employ only union men on all public buildings and repairs. Contracts are not to be made with boss masons, etc., who do not employ union men. This ordinance, it is said, was passed because of a petition from the Federation of Trade, representing some fifteen societies. The ordinance will severely affect thousands of workmen who are not members of any of the labor unions.

* * * *

ELIZABETH, N. J.—The yearly report of Building Inspector McArthur, of Jersey City, has been filed with the City Clerk. It shows that during the year building to the extent of \$1,958,238 was done in the city. These figures show a decrease of \$155,741 compared with the building done in 1892.

Out Among the Builders.

Lewinson & Just will alter the four-story building, No. 128 West 42d street, for business purposes.

Work has been begun by Builder Leyman on two flat houses on 8th avenue, near 114th street.

A. van den Driessch has commenced the work of taking down the old St. Mathew's Episcopal Church, on Columbus avenue, between 82d and 83d street, preparatory to erecting a two-story, 50x100, store, for John W. Williamson, who will carry on a dry-goods business there similar to the one he now has on 51st street and 3d avenue.

J. W. Cole, architect, of No. 403 West 51st street, has completed the plans for a five-story apartment house on the northeast corner of 94th street and 3d avenue, 25.2½x98x102. The building will contain janitor's apartments in the basement, a large corner store on the first floor and accommodations for four families on each floor above, with hot and cold water and other improvements. The front of the building will be of brownstone with Philadelphia brick gable with stone trimmings. It will cost from \$32,000 to \$33,000. The owner is S. Mehrbach, who has also in contemplation the erection of a similar building on the next lot on 94th street, under direction of the same architect. The work of excavating is now going on.

The Armory Board invite architects to submit competitive plans for the Ninth Regiment Armory to be erected on the north side of 14th street, extending through to 15th street, west of 6th avenue. The 14th street front must be of rock-faced granite and the 15th street wall of brick with brownstone trimmings. There will be a drill room on the ground floor with galleries for the accommodation of visitors. The cost is limited to \$285,000.

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Dickerson & Degan are preparing plans for a two-story frame flat, 22x44 feet, to be erected on the east side of Beach avenue, 76.6 feet north of Dawson street, for M. B. Moore. It will contain all improvements, and cost \$2,600.

Albert E. Davis is preparing plans for a four-story double flat, 25x73 feet, and a four-story single flat, 21x50 feet with extension 9x11 feet, to be erected on the southwest corner of Tremont and Bathgate avenues, for G. Schultz. They will contain all improvements. Hot air is also specified for the halls.

M. J. Garvin has plans for a two-story engine room front, to be erected on the east side of 3d avenue, between 168th and 169th streets, for the David Mayer Brewing Co. It will be constructed of brick with sandstone and terra cotta trimmings, and will cost \$1,500.

From plans prepared by L. Heinicke, Jacob Doll will erect an eight-story pressed-brick piano case factory, 100x125 feet in size on the southeast corner of 133d street and Trinity avenue, adjoining the present factory when completed. Mr. Doll proposes to remove from the factory at 30th street and 1st avenue. This factory will employ about 400 men.

Charles E. Clark has plans for a three-story frame flat, 20x50 feet, to be erected on the northeast corner of Clinton avenue and Elmwood place, for Lulu Gebhard. It will contain all improvements; also plans for a two-story and attic frame and shingle-finished dwelling, 20x30 feet, to be erected on the east side of Clinton avenue, north of Tremont avenue, for H. C. Wyand. It will contain all improvements and hot-air heating; cost, \$3,500.

Out of Town.

PATERSON, N. J.—It is said that work is to be started on the armory here. Proposals will be asked for the construction at once. In style it will be the same as the one now building in Jersey City, and will cost about \$135,000.

NEWARK, N. J.—The Wheeler Manufacturing Company, whose large paper mills at Waverly were destroyed by fire Monday night, has determined to rebuild at once. It will take three months at least before the mills can be put in running order.

CRANFORD, N. J.—Philip Jahn is erecting a block of buildings near the station.—The Central Railroad of New Jersey are about to erect a stone station.—A. B. Bigelow, of Cranford, will erect a stone dwelling on Holly street, for investment. It will cost about \$10,000. No architect has been engaged yet.

ROSELLE, N. J.—The Central Railroad of New Jersey will build a new stone station.

ELIZABETH, N. J.—A two-story and attic frame cottage, 30x30 feet, is in course of erection on Jersey avenue, for Richard B. McCotter. It will contain all improvements and hot air heating; cost, \$2,800.—G. C. Kinsey is at work on a two-story and attic frame cottage on Elizabeth avenue, for W. R. Buchanan, to cost \$5,000.—A two-story and attic frame cottage is in course of erection on the corner of Jefferson avenue and Julia street, for A. S. Campbell. Mr. Campbell has also a two-story frame double dwelling under way on Jefferson avenue adjoining. Both houses will contain all improvements; cost, \$5,000 each.—W. H. Vivian is building a two-story and attic frame cottage, 30x30 feet, on Jersey avenue. It will contain all improvements and hot air heating, and cost \$2,800.—A two-story and attic frame cottage is under way on Jersey avenue, for M. Fowler, of New York. It will contain all improvements and cost \$3,000.—W. Nelson, of Brooklyn, is building a two-story and attic frame cottage, 30x30 feet, on Jersey avenue. It will contain all improvements and hot air heating; cost, \$2,800.—The following buildings are being altered to conform with the depressed grade of Broad street, caused by the railroad improvements at Morris avenue.—Marcus E. Husk, of Newark, is at work altering and remodeling the three-story brick building at Broad street and Morris avenue for Mrs. Aldredge. Another story is being added underneath

containing store and the upper stories altered for business purposes.—The Central Railroad of New Jersey is having the three-story brick building at the corner of Broad street and Morris avenue altered and remodeled for business purposes; another story will be added underneath containing stores.—James Carrell is at work on the three-story brick building owned by George E. Ford; another story is being added underneath containing stores and the upper stories will be arranged for business purposes.—From plans prepared by D. B. Provoost the three-story office building on Broad street owned by A. S. Denman will be altered and remodeled. Another story will be added underneath containing stores and the second story made into offices; steam heat is also specified; cost, \$12,000.—Plans are out for the alterations to the First National Bank Building on the corner of Broad and West Grand streets. The basement will be so arranged as to accommodate the bank, with the present first story forming a gallery. The entrance on Broad street will be removed and placed, with elevator, on the West Grand street side. A new vault will also be built.—It is reported that the New York Life Insurance Company will erect seven three-story brick dwellings with stores at Nos. 207 to 219 Broad street.

ELIZABETHPORT.—D. B. Provoost, of Elizabeth, has plans for a two-story pressed brick building, 65x80 feet, to be erected here for police station, engine and truck house. The interior will be finished in pine; cost, \$20,000.

PINE VIEW, N. J.—W. W. Reynolds, of New York, has the contract for the Palace Hotel, to be erected here for the Pine View Hotel Co. It will be constructed of frame, four stories high; the main building will be 30x40 feet, with two wings, 125x40 feet each. The first story will be finished in hardwood with open fireplaces, etc., the entrance and office in quartered oak, and the upper stories in white-wood. It will contain all improvements, electric light and bells and furnace heat; cost, \$52,000. C. L. Lincoln, of Brooklyn, is the architect.

RAHWAY, N. J.—William A. Mersereau, of New York, has plans for a two-story and attic dwelling, 38x54 feet. The first story will be constructed of rock-faced stone and shingle-finished above. It will contain all improvements, and hot air heating; cost, \$15,000.

Sketch Club of New York.

The regular monthly meeting and dinner were held in the club rooms on the evening of the 6th inst., about fifty members being present. The guests of the evening were Mr. Jas. W. Taylor and Mr. W. W. Bosworth. The former gave an address on the subject of terra cotta, referring to its use in antiquity and during the seventeenth and eighteenth centuries; the history of its introduction into New York City, and the qualifications and possibilities for its use in modern buildings. He also described its manufacture, and gave valuable hints in regard to its construction. Several practical questions were asked by members, and answered by Mr. Taylor.

Mr. S. F. Miller, a club member, addressed the meeting briefly on the subject of steel beams, and gave each member a small hand-book relating to steel beam construction.

It was announced that classes in architecture, water-color and pen-and-ink would commence during the following week. Through an offer made by Mr. Ernest Flagg, architect, arrangements have been made to open a studio of architecture in the club-room, which will be open at all times for use of the members and will be visited by Mr. Flagg each Tuesday and Friday. The work to be done will be largely upon the current problem of Columbia College, in accordance with privileges recently granted by it. A small charge will be made to cover current expenses and to start a fund for a library. The class in water-color will be conducted by Mr. John Gales Howard, and that in pen-and-ink by Mr. W. W. Bosworth. These classes are free to members. Four books were presented to the club at this meeting as a nucleus of a club library.

Within the past month a contract has been signed with the publisher of the "Sketch Book," which is to be issued in a short time, and which will contain prints of competition sketches and other club work, and the committee at this meeting called for drawings and announced prizes in connection with the cover of the book and the advertising matter. The December competition for a Baronial Hall was decided by ballot, Mr. Frederick A. Parkhurst receiving first mention. Seven drawings were handed in for the pulpit competition.

EDGAR A. JOSSELYN, Recording Secretary.

SALES OF THE WEEK.

The following are the sales for the week ending Jan 12.
* Indicates that the property described has been bid in for plaintiff's account.
This list does not include properties bid in or withdrawn by the owners.

(AT THE NEW YORK REAL ESTATE SALESROOM.)

RICHARD V. HARNETT & CO.

96th st, No 59 W, 21x100.11, 4-sty brk dwell'g. Daniel F Appleton. (Amt due \$24,720).....\$23,000
93d st, No 67 W, 17x55.1x17x56.3, 3-sty brk dwell'g; also strip in rear, 17x16.5x17 x159. John Frazier. (Amt due \$9,963).. 11,400
Boston road (Morse av), n cor Wall st, 170 x n 50 x w 137 x s w 59.8, to beginning. Isidor E Mangles. (Partition sale)..... 12,500
Jones st, Nos 1 and 3 } 44.9x100.5x26.11 }
4th st, Nos 180 and 184 } x101.8, two stories of walls for 5-sty brk flat with stores. Jacob Bookman. (Amt due \$27,258; prior mort \$21,840)..... 47,477
33d st, No 307, 21x98.9, 4-sty stone dwell'g. Robt A Greacan. (Amt due \$13,233).... 19,250

D. PHENIX INGRAHAM & CO.

Central Park West, No 236, 20x98, 4-sty brk dwell'g. Washington Life Insurance Co. (Amt due \$36,913)..... 30,000
Suffolk st, No 81, 38x25, 2-sty brk tenem't, and store. Louis Abrahams. (Partition sale)..... 8,500
Teasdale pl, n e cor Boston av, 104.9x 100x65.1x107.5. Geo H Gardiner. (Amt due \$10,656)..... 10,000
161st st, easterly cor Elton av, 70x33.5x 33.5x70. Seymour B Kurzman. (Amt due \$2,241)..... 2,665

SMYTH & RYAN.

8th av, No 2091, 25.11x100, 5-sty brk flat and store. Edward Acker. (Amt due \$1,070; prior mort \$38,249).....41,501
Av D, Nos 134, 136, 138, 79.2x80x irreg x102.2, 5-sty brk tenem't and stores. Samuel Weil. (Amt due \$16,863; prior mort \$56,000)..... 74,533

PETER F. MEYER & CO.

127th st, Nos 164 and 166 E, 53.5x99 11, 1, 3 and 4-sty frame and brk dwell'gs and stores with 2-sty frame building on rear. Wilfred E Wiles. (Amt due \$3,377; prior mort \$—)..... 22,306
28th av, No 2062, 25.7x100, 5-sty brk flat with store. Augustus Taber and ano trustees. (Amt due \$19,324)..... 20,000

WILLIAM KENNELLY.

76th st, No 107 E, 25x102.2, 2-sty brk stable. Elizabeth H Russell. (Partition sale)..... 31,000

E. H. LUDLOW & CO.

49th st, No 551 W, 25x abt 85, brk and frame buildings. C Striffler..... 6,700
91st st, No 57 E, 17x100.8, 3-sty brk dwell'g. William R Davis. (Amt due \$2,508; prior mort \$12,000)..... 2,000

Total.....\$362,832
Corresponding week 1893.....\$235,652

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 implicitly claims to be the owner of it.

NEW YORK CITY.

JANUARY 5, 6, 8, 9, 10, 11.

Ann st, Nos 39 and 41, n s, abt 43 e Nassau st, 32.11x37.2x36.4x38.2, two 5-sty brk stores and lofts. Julia wife of Jacob Hirsh to Mitchell A CLevy. Jan 10, \$80,000
Bank st, No 16, s w cor Waverley pl, 19.5x 75x19.8x75, 3-sty brk dwell'g. Frances Hessberg to Jennie Goldstein. Jan 4, 24,000
Boulevard, w s, 107.4 n 92d st, 18.4x 100, 2-sty frame dwell'g. Agreement to exchange, sub to mort \$16,000, for leasehold premises.
10th st, Nos 30 and 32, s s, 194.9 e University pl, 27.6x92.3, 4-sty stone front store and dwell'g. Sub to mort \$5,000. David Campbell with Frances N Henck. Nov 23, nom
Broome st, No 234, n s, 65.6 w Essex st, 22x 88.6, 3-sty brk tenem't with 3-sty brk tenem't on rear. Caroline E, Lillian M and Augustus P Hoffman by Caroline M Hoffman as guard to John A Hassler. 1/4 part. Jan 11, 3,750
Same property. Philip W and Christian A Hoffman and Caroline F wife of Louis Rieger to same. 3/4 parts. Sept 27, 1892. 11,250
Broome st, Nos 2, 8, 10, 12 and 14, n w cor Tompkins st, 125x75, five 5-sty stone front tenem'ts, stores in No 2. Geo C Hollister to Granger Hollister. Undivided int. Mt. \$85,000. Aug 30, nom
Catharine st, No 21, e s, 23.1 n Henry st, 23x104.4x23x100.10, 5-sty stone front store and tenem't. Mayer Rosenthal to Rachel L Epstein. May 21, 1889, 30,500
Same property. Rachel L Epstein to Maximilian Toch trustee instead of Bernard Toch dec'd. Mt. \$18,000. Jan 4. See 82d st. 37,000
Canal st, No 111, n s, 50 w Forsyth st, 25x 25x24.5x25, 4-sty brk store and tenem't. Evelina Stack widow to Amelia Thompson. Trust deed. Jan 8, nom
Central Park West, No 236, w s, 60.4 s 84th st, 20x98, 4-sty brk dwell'g. Foreclos. Edmund T Oldham to The Washington Life Ins Co. Jan 9, 30,000
Central Park West, n w cor 74th st, 51.2x 100, vacant. John C Kluber to Michael Giblin and James W Taylor. Mt. \$60,000. Jan 6. See 80th st. nom

Centre st, No 144, e s, Division st, No 18, n s, Mercer st, No 189, Turnpike road, n s, lot 16 and part 10 map Thos A Ronalds property, New Rochelle, 771-1,000 acre, and a stable and land adj, 80-100 acre.
Amelia A Ronalds to Wm H Sage and Benj B Wood. In trust for grantor. Jan 6, nom
Charles st, No 137, n s, 166.2 w Greenwich st, 25.5x97.5, 3-sty frame dwell'g with 3-sty frame dwell'g on rear. Robert Adams and ano exr and trustee William Adams to Mayor, &c, New York. Dec 22, 17,000
Charles st, No 135, n s, 141.2 w Greenwich st, 25x97.5, 3-sty brk dwell'g. Eliza Overbaugh widow and Margt A wife of James Hunter to same. Dec 26, 17,000
Charles st, No 133, n s, 116.2 w Greenwich st, 25x97.5, 3-sty frame dwell'g with 2-sty brk building on rear. Rachel wife of Robert Adams to same. Dec 21, 17,000
Christopher st, No 14, s w cor Gay st, 21.4x 60.3, 3-sty frame and brk store and tenement. Ella K wife of John McCormick to Margaret Vance. Mt. \$18,000. Jan 9, 20
Delancey st, No 239, s s, 100 e Willett st, 25x87.6, 5-sty brk tenem't with stores. Henry Stein to Charles Weisberger. Mt. \$18,000. Jan 3. See 8th st. 29,000
Delancey st, No 313, s s, abt 75 w Goerck st, 25x75, 4-sty brk tenem't with stores. Yetta Rabinowitz to Isaac Werstein. Mt. \$10,400. Jan 4. See 76th st. nom
Same property. Agreement not to sell until note for \$63 is paid. Isaac Werstein to Joseph Klein. Jan 4, 63
Elm st, No 188, w s, 115 n Broome st, 21x 100, portion of 7-sty brk store. Geo W Coster to John T Williams. Q C. Nov 22, nom
Same property. Mary B widow, Charles and Wm B Coster, Adeline C wife of Henry D Steers and Elizabeth Coster heirs Chas R Coster to same. Q. C. Nov 22, nom
Essex st, No 107, w s, abt 150 n Delancey st, 25x87.4, 5-sty brk tenem't with stores. Agreement to exchange above at \$34,000, sub to mort \$24,000, for 49th st, No 139, n s, 88.9 e Lexington av, 18.9x100.5, 3-sty stone front dwell'g, at price of \$16,000, sub to mort \$7,000. Israel Josefsohn with Morris Goldstein. Jan 5. Party of second part pays 3,000
Essex st, No 167, w s, 225 s Houston st, 25x 87.6, 5-sty brk store and tenem't with 3-sty frame tenem't on rear. Charles Grosse to German, Jacob and Emanuel S Kahn. Mt. \$14,000. Dec 28. See Av A. 28,000
Goerck st, No 125, w s, 75 n Stanton st, 21x 100, 3-sty brk tenem't with 6-sty brk factory on rear. Michael Pokalsky to Semeche Simon. Mt. \$15,500. Jan 2, 18,750
Hamilton st late Cheapside st, n s, indef, 25x50.3 to alley on rear. Johanna Burke to Cornelius Johnson. Mt. \$3,000. May 25, 1893, nom
Lewis st, No 107, w s, 140 n Stanton st, 20 x100, 5-sty brk store and tenem't with 3-sty brk tenem't on rear. Morris Shapiro

Anthony R Maicas. Mt. \$15,000. Dec 2. 23,500
89th st, Nos 15 and 17, n s, 113.4 w Madison av, 51.1x100.8, two 5-sty brk flats. Julia A wife of Allen N Conover to Ruth A Watrous, New York, Harry W Watrous, of Hague, N Y, and Walter W Watrous, Tuxedo Park, N Y. Mt. \$60,000. Jan 8. nom

99.11, 5-sty brk flat. Michael Darcy to Cornelius Q Hoffman. Mt. \$20,500. Dec 9. 30,000
126th st, No 5, n s, 110 w 5th av, 16.10x 99.11, 3-sty stone front dwell'g. Henry G Silleck, Jr, to Frances E Silleck. B & S and C a G. Nov 22. nom

with stores. Partition. John Delehanty to Edward Miltenberger. Dec 20. 22,500
Kingsbridge av, s e s, 452.1 n e Terrace View av, 50x100. Louis and John Brandt to Annie M Costello. Mt. \$5,000. Dec 17. 7,500
Lenox (6th) av, No 251, w s, 81.8 s 123d st, 19x80, 4-sty brk dwell'g. Jennie Langer to Charles Rosenberg. Mt. \$20,000. Jan 6. 28,000

23d and 24th WARDS.

Allen, Florence to John D Armstrong. Southern Boulevard. P M. Jan 3, 3 years, 5%. 600
 Barchfield, John B, Jr, to Twenty-third Ward Land Impt Co. Vyse av, lot 53 map of Section A of the Vyse estate. P M. Oct 17, due Oct 25, 1896, 5%. 525
 Barnes, Charles to Mary McGill. Bathgate av, w s, 52.6 n 183d st, 35x70. Jan 1, 1 year. 1,000
 Barry, Eliz M to Twenty-third Ward Land Improvement Co. Home st, lots 24-31 map section A Vyse estate. P M. Oct 17, due Oct 25, 1896, 5%. 5,610
 Bonneau, Joseph J to Chas E Fleming. Washington av, w s, 325 s 171st st, 75x300 to Railroad av. Jan 3, due Jan 4, 1895. See Conveys. 10,500
 Breitenbach, Cornelius to Jacob Fath. 151st st, n s, 375 w Courtlandt av, 25x116.6x25x116.5. Jan 8, due Jan 1, 1897, 5%. 1,000
 Brennan, John to Henry Hillebrecht. 135th st, s w s, 105.11 n w 3d av, runs s w 100 x s e 7 x n e 65 x s e 10 x n e 35 to st, x n w 18.3 to beginning. Jan 2, 2 years. 1,500
 Burdick, Edw W, Elizabeth, N J, to Jacob F Paulsen and Martin Walter. Crescon av. P M. Jan 8, due July 8, 1895. 150
 Chochof, Thomas to Twenty-third Ward Land Improvement Co. Southern Boulevard, lot 116 map of section A of Vyse estate. P M. Aug 24, 1893, 3 years, 5%. 1,050
 Decker, John W to Sumner R Stone and ano trustees Caroline M Hitchcock dec'd. Forest av, e s, 36 s 163d st, 18.4x95. Jan 11, due June 1, 1899, 5%. 4,500
 Daube, Augusta to Twenty-third Ward Land Impt Co. Hoe av, lot 36 map of Section A of the Vyse estate. P M. Oct 17, due Oct 25, 1896, 5%. 540
 Diehl, Eva to Caroline Lehning. 153d st, s s, w 1/2 of lot 452 map of Melrose South, &c, 25x100. Jan 8, due Jan 1, 1897, 4%. See Conveys. 1,100
 Fischer, Sebastian and Anna Maria otherwise Mary Kunkel devisees of Oswald Fischer to Louise Schmid. Courtlandt av, w s, 59.3 s 151st st, 29.7x100. Jan 10, 3 years, 5%. 2,500
 Gardner, Geo H to Thomas Mackellar, New Rochelle, N Y. Boston av, n e cor Teasdale pl, 107.5x65x100x104.9. Jan 10, 6 months. 35,000
 Grant, John C to Smith Williamson. Mary st, s s, 400 w Courtlandt av, 50x100. Jan 1, 3 years. 3,500
 Fichtel, Chas F to Elizabeth Beck. 138th st, n s, 850 e Willis av, 25x200 to 139th st; Villa av, e s, 235.3 n Southern Boulevard, runs e 100 x n 25 x still n 25 x w 98.9 to av, x s 50 to beginning. Jan 8, 2 years. 2,000
 Guy, Wm J to The Twenty-third Ward Land Improvement Co. Hunter av, lots 253 and 254 map of Section A of the Vyse estate. P M. Oct 17, due Jan 4, 1897, 5%. 840
 Haight, Eliza M wife of Welcome A to Geo H Siller. Lot 6 block 474 map of Hy D Tiffany, 23d Ward, begins at point in s boundary line of block 474, 143.8 e of w boundary line of said block, runs n along e boundary line of lot 5 and parallel with Stebbins av to s boundary line of lot 9, 98.7 x n e 30 x s e 17.9 x s 122.10 x w 25 to beginning. Jan 2, 1893, 3 years. 500
 Heney, James to Friedrich Seibel. Marion av, n w s, lots 128 and 130 map of part of farm of Benjamin Berrian, Fordham, 24th Ward, 37.6x— to J Cornwell's land, x 37.6x—. Jan 8, due Jan 1, 1897, 5%. 1,700
 Hogan, Margt A E to Wm E Burke, Brooklyn. 137th st, s s, 91.10 w Alexander av, 16.4x100. Jan 1, 3 years. 4,500
 Horn, Fredk W C to James C Anderson. Alexander av, w s, 75 s 134th st, 25x100. Jan 9, due Jan 2, 1895. 1,000
 Huber, George to Fredk P Forster. Lot 214 map of 339 lots at Riverdale and Mosholu, 24th Ward, of F P & H A Forster. P M. Jan 2, due Nov 15, 1895. 300
 Kelly, Daniel to Mary A Kelly. Madison av, s e s, 321 n e (?) Kingsbridge road, 50x120. Error. Dec 16, 1893, demand, 12,000
 Knapp, Alfred D to Frank J Saxe, survivor of Saxe Bros, Albany, N Y. Canal av, e s, 250 n 135th st, 200x107.10 to Mott Haven Canal, with right of way and canal rights. Jan 6, due Dec 16, 1895. 5,000
 Knox, John A to Simon Danzig and Gabriel S Kutz. 156th st, s s, 59.6 e Beach av. P M. Sub to mort \$14,000. Dec 26, 2 years, 5%. 3,300
 Same to Hiram R and Henry Dater trustees Philip Dater dec'd. 156th st, s s, 59.6 e Beach av, 4 lots, each 18.9x96. 4 morts, each \$3,500. Dec 26, due Dec 30, 1896. 14,000
 Kromm, Anton to Maria and Biene Geissel. 156th st, s s, 350 w Courtlandt av, 15x100. Jan 6, 5 years, 5%. 3,000
 Same to same. 156th st, s s, 365 w Courtlandt av, 14.10x100. Jan 6, 5 years, 5%. 3,000
 Same to Elizabeth Jung. 156th st, s s, 379.10 w Courtlandt av, 20.2x100. Jan 6, 5 years, 5%. 3,000

La Grassa, Salvatore to Emma D Rodman, Flushing, L I. 177th st, s s, 130 w Morris av, 70x125. Jan 9, due Jan 1, 1899, 8,000
 Same to Gulian L Dashwood. 177th st, s s, 100 w Morris av, 30x125. Jan 9, due Jan 1, 1899. 1,200
 Lawton, Newbury D, New Rochelle, N Y, to Emelia B Hendrickson. Trinity av, e s proposed, 291.2 n 165th st, 20x87.6. Jan 3, due Jan 1, 1897, 5%. 5,000
 Lee, Walter J to John S Huyler. Briggs av, n e cor Garfield st, 25.1x104x25x106.4. Jan 2, 1 year. 1,000
 McCone, Lizzie A to Twenty-third Ward Land Impt Co. Lots 75 and 76 map of Section A of Vyse estate of mortgagee. P M. Dec 23, due July 1, 1895, 5%. 1,975
 Mercil, Joseph, Brooklyn, to The Twenty-third Ward Land Improvement Co. Lots 66, 67, 68 and 69 map of Section A of the Vyse estate. P M. Dec 23, due Jan 4, 1897, 5%. 2,600
 Mull, Amy A to Caroline E and Charlotte A Mapes. Bathgate av, w s, 60.5 n 179th st, 25x100. Dec 30, 3 years. 3,000
 Mellmann, Augusta wife of Henry to Chas L Bergman, Brooklyn. Prospect av, w s, 275 n 156th st, 25x161.10x25.3x158.8. Jan 9, due Jan 1, 1899, 5%. 3,500
 Nolan, Martin to George Watson. Robbins av, n w s, 100 s w 149th st, 50x109. Jan 5, 3 years. 500
 O'Connor, Thos F to Richd W Stevenson, trustee Mary L Tiffany. Fox st. P M. Jan 8, 3 years, 5%. 700
 O'Gorman, Edw J, Brooklyn, to Catharine Hennessy. Topping st, s e cor 174th st, 75x100. June 28, 1893, due March 7, 1895. 3,529
 Platt, Thomas to Charlotte F wife of Miner Trowbridge, Brooklyn. Simpson st. P M. Jan 8, 3 years, 5%. 780
 Pickens, Robert to Twenty-third Ward Land Impt Co. Vyse av, lot 51 map of section A of the Vyse estate. P M. Dec 27, due Jan 4, 1895, 5%. 900
 Pfeifer, Henry E to Julius Goodby. Tinton av, w s, 76.6 n 161st st, 23x120. Jan 9, due June 1, 1895. 1,500
 Rapp, Frank to Fredk P Forster. Lots 324, 325 and 326 map of 339 lots at Riverdale and Mosholu, 24th Ward, of F P and H A Forster. P M. Jan 2, due July 6, 1895. 400
 Reppschlaeger, Edw C to Fredk P Forster. Lot 44 map of 339 lots at Riverdale and Mosholu, 24th Ward, of F P and H A Forster. P M. Jan 2, due Jan 13, 1895. 300
 Roantree, Cornelia E formerly Lloyd wife of and Thos P Roantree, Paterson, N J, to Hinchcliffe Bros. 7th av, e s, lot 39 map of Mount Eden, near Upper Morrisania Depot, West Farms, 24th Ward, 50x100. Jan 2, 1 year. 300
 Rosenwald, Nelhe wife of and William to Magdalena Ott. 143d st new, n s, 609.3 e old line Willis av, 16.5x88.1x16.9x89.8. Jan 8, 2 years, 5%. 1,250
 Same to Emile Strebler. Same property. Equal lien with last mort. Jan 8, 2 years, 5%. 1,250
 Rogener, John A to Edward Kane. Inwood av. P M. Jan 6, 1 year. 220
 Schutt, E August G, Brooklyn, to Twenty-third Ward Land Impt Co. Hunter av, lot 292 map of Section A of Vyse estate. P M. Dec 23, due Jan 4, 1897, 5%. 550
 Stein, Christopher F, Brooklyn, to Henry D Tiffany. Simpson st. P M. Jan 8, 3 years, 5%. 585
 Strang, Millicent A wife of James R to Sumner R Stone and ano trustees Caroline M Hitchcock dec'd. Forest av, w s, 80 s Cedar st, 20x100. Jan 5, due Dec 1, 1896. 500
 Stripling, Chas H to James F Thomas, Brooklyn. Mary st, 23d Ward. P M. Jan 5, 3 years, 5%. 3,000
 Stoehr, Helena wife of Henry to Elizabeth wife of Bernard D Racer. 135th st, s s, 75 e Alexander av, 18.10x100. Jan 5, 3 years, 5%. 1,000
 Stearns, Jessie F wife of Chas M to Edw P Lyon, Brooklyn. Leggett av or 156th st. P M. Dec 1, due March 1, 1897, 5%. 3,000
 Same to Fredk A Bacon. Same property. P M. Sub to morts \$3,500. Dec 1, due Jan 11, 1896, 5%. 1,500
 Same to Sadie A Ogden, Brooklyn. Same property. P M. Sub to mort \$3,000. Dec 1, due Jan 11, 1895, 5%. 500
 Thompson, Henry C to Fredk N Du Bois. 187th st, n s, 100 w Bathgate av, runs s w 95 to Wilman pl, x n 314.7 to 188th st, x e 195 to Bathgate av, x s 99.6 x w 100 x s 213.2; Bathgate av, e s, 94.7 n 187th st, 120x100. Jan 10, 3 years. gold, 30,000
 Thompson, Henry C mortgagee with Joseph O Brown trustee. 187th st, n e cor Bathgate av. Declaration as to boundary of land covered by certain mort. Jan 10. nom
 Whyte, Anthony to Geo J Cary. Bush st, n s, 250 w Anthony av, 30x96.9x40x96.2. Jan 4, due Jan 1, 1897. 300
 Wilker, Henry to John Rooney. Courtlandt av, s w cor 157th st, 100x100. Jan 8, due Jan 1, 1896, 5%. 1,000
 Zehder, August, Jr, mortgagor with Pauline A Deniavel mortgagee. Extension of mort. Jan 10. nom

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

JANUARY 5 TO 11—INCLUSIVE.

Asch, Sarah and Edw A Isaacs exrs Simon A Asch to Abraham Kaufmann. \$4,000
 Black, Alex G to Mary A Brainard, Saugerties, N Y. nom
 Same to Wm A Chapman, Millburn, N Y. nom
 Barclay, James S trustee Eliza B Howell to Richd L Howell, Tower City, North Dakota. nom
 Bescher, Katharina guard Louisa Becker to Elizabeth Streib. 3,200
 Blauth, Adam to Geo J Schamberger. 5,066
 Blumberg, Louis to Annie Goldstine. nom
 Bull, Wm L exr, &c, Henry R Worthington to Tasie N Bull. 26,506
 Burghardt, Lorenz to Louis Joseph. 3,000
 Buttenwieser, Joseph L to Jacob Klingenstein. 10,429
 Same to same. 9,524
 Bachrach, Solomon to Oscar Langer. nom
 Cohn, Sigmund to John Nagel. 1,000
 Same to same. 1,508
 Connor, Chas S to Chas E and Alfred L Manierre. 6,000
 Cutting, Robt L admr Gertrude Cutting to Robt L Cutting trustee for William Cutting. 4 assigns, each \$5,000. 20,000
 Chappell, Lavinia guard Emma F Chappell to Emma F Chappell. nom
 Cohn, Isaac to Morris Berger. consid omitted Continental Trust Co, New York, to Fredk A Snow. nom
 Dodd, Edward to Marcia A wife of James Strong. 3,200
 Davenport, Amzi and Tunis J Powell exrs Harriet D Talmage to Amzi B Davenport and Tunis J Powell trustees Harriet D Talmage. nom
 De Baudey, Leonor and Luisa Himely to Mutual Life Ins Co. 15,000
 Denivelle, Pauline A to The Swiss General Mutual and Benefolent Society. 312
 Etner, August to Francis J Eble. 1,000
 Edel, Bernadine admr Mary Beine to Bernadine Muller widow. 1,000
 Engel, Theo C trustee for Charles Engel to August Wolbken. nom
 Everit, Margt F to John Friedrich. 8,000
 Fishel, Fredk E, Brooklyn, to Gunnings Bedford. 18,500
 Franklin, Morris to Louis Lese. nom
 Farley, Patrick to Bernard Cohen. 7,000
 Goodby, Julius to Robert Rosenthal. 1,500
 Gans, Levi L to The United States Trust Co, New York. 15,000
 Geizler, David and Samuel to Louis Lese. 3,951
 Hawks, Henry S to Hannah L Sabin. 2,000
 Heidenheimer, Louis to The Chatham National Bank, a corporation. nom
 Junge, Henry to Mary R Reed. nom
 Jencks, Francis M to Francis P Funnald. 52,000
 Kingsland, Kath A. Lenox, Mass, to Kath A Kingsland, extrx, &c, Ambrose C Kingsland. 23,000
 Logan, Edgar trustee Thos E Davis to John H Cole. 15,000
 Levi, Joseph C trustee to Hermine Schmitt or Schmitt. 3,200
 Law, George, Jr, and ano exrs George Law to George Law, Jr. 100,750
 Levy, Carrie to Clemens J Kracht. nom
 Lowenfeld, Pincus and Jacob Levy to Louis Lese. nom
 Levy, Samuel and Nathan Karp to Mary Levy and Ester Karp. nom
 Lord, Franklin B et al exrs George Ashforth to Franklin B Lord et al trustees George Ashforth. 3 assigns. nom
 Manalrick, H, Richmond Hill, L I, trustee Maria M C Wetmore to Thos S Byrne trustee. 5,000
 Mangold, Mathilda to Therese Steindler. 5,000
 Manges, Bertha to Markus Fleischmann. 1,000
 Meyer, Chas W to Mary Schmedes. 5,000
 McLaughlin, John to Jeannette Carter, Morristown, N J. 12,187
 Mecke, Alfred, Brooklyn, to Henry Frank. 10,000
 Middlebrook, Frederic J to D Comyn Moran committee De Pau. 15,069
 Same to James N Platt exr John G Kane. 15,069
 Same to James N Platt and ano exrs John Jewett. 16,073
 Middlebrook, Fred J to James Simpson trustee Thomas Simpson dec'd. 2,219
 Same to Martha S Bowers, Cooperstown, N Y. 3,002
 Same to Carrie Ridley. 10,053
 Same to James Simpson trustee Thomas Simpson dec'd. 18,097
 Same to same. 18,072
 Miller, Clifford L and Henry P Robinson to Florence A Hargrave. 453
 Mott, Richard and ano trustees Solomon Mott to Lavinia M Horton et al exrs Eliza A Mott. 2,819
 McAleenan, Mary guard Henry J McAleenan to Lawritz Termansen, Stony Point, N Y. 2,000
 Moritz, Geo F and ano exrs Annie Moritz to Geo Rathgeber admr exr Geo Rathgeber. 5,000

Muller, Frederick, Jr. to Fredrich Muller. nom
 Mathews, Rebecca T extrx Chas C Thompson to Chauncey M Thompson. 2 assigns. nom
 Same as admrx of Chauncey M Thompson to Rebecca T Mathews. nom
 Myers, Lewis to David C Myers. nom
 Myers, David C to Chas S Pohly. nom
 McCormick, Daniel and ano exrs Georgianna McCormick to Augusta Morton. nom
 McCaffray, Jane to Adelaide wife of and Abram H Levy. 2,765
 Newman, Jacob M to Margt M Norwood. 5,000
 Same to Catharine Norwood. 5,000
 Nash, Wm A to Alex G Black. nom
 O'Donnell, Joseph A to Catharine O'Donnell. 3 assigns. nom
 Perry, Chas B and ano trustees Mary P Tucker to Susan B Hutchinson. 500
 Phillips, Samuel to Joseph W Smith. 2 assigns. nom
 Picken, Geo F to Margt F Everit. 3,500
 Platt, James N et al trustees Wm B Lawrence dec'd to Esther Von Voss. nom
 Purdy, Rachel to G De Witt Clocke. 635
 Reiss, Nancy to Albert Hochster. 6,500
 Randall, Rufus R to Elizabeth Cummings. 300
 Richards, James and John Mexrs Edwd C Richards to Caroline C Clarke and Anna B Cummings. 5,461
 Rodman, Maria, Flushing, L I, to Herman Kountze et al trustees for Catharine Kountze. 7,651
 Rapelye, Lydia L to Amelia B Lazarus. 3,531
 Ridley, Carrie to Albert Baumann. 5,000
 Ryan, Patrick and Rawdon Rawnley to Sarah Ryan. 1,500
 Richey, David to John T Gallagher. 5,000
 Schreiner, George to Elizabeth Westermann. 5,103
 Scheerer, Magdalena to Matthew Gress. 2,000
 Screven, John H, Westchester, to S Van Rensselaer Cruger and ano exrs and trustees Alexander Van Rensselaer. 3,400
 Same to Alice Van Rensselaer. 5,700
 Solomon, Abraham to Mark Rosenthal, Brooklyn. 2,500
 Stillwell, Wm M and Chas R exrs Harriet L Stillwell to Chas R Stillwell. 15,000
 Stockton, Mary J mortgagor to John L Cadwalader and ano exrs, &c, Henry S Fearing. Admission of notice of assignment and declaration as to validity, &c, of same. Dec 28. nom
 Stokes, James to Fredk A Snow. nom
 The Mercantile Trust Co to Fredk A Snow. nom
 Title Guarantee and Trust Co to Annie M Townsend and Emily M Copp trustee. 7,000
 Same to Harry P Pike. 8,600
 Title Guarantee and Trust Co to Francis M Britton. 13,000
 Same to Jacques Ballin. 10,000
 Same to The Tilden Trust. 65,000
 Same to Geo F Lord. 8,000
 United States Trust Co to Regis H Post. nom
 Same to Waldron K Post. nom
 Ward, Caroline S to The German-American Real Estate Title Guarantee Co. 7,000
 The New York Dry Dock Co to George Law. 103,208
 Title Guarantee and Trust Co to Emma Endemann. 2,500
 Same to Henry Neustadter. 125,000
 Same to Sophie C Lawrence. 6,500
 Wagner, Cecilia G, Brooklyn, to Thomas Mallinson. 1,000
 The Mutual Life Ins Co, New York, to Clemence S B wife of Nicholas Fish. nom
 The Farmers' Loan and Trust Co to Mayer S Auerbach. 11,500
 The Lawyers' Title Ins Co, New York, to Fredk A Snow. nom
 Williamson, John S to Rebecca T Mathews. 8,500
 Wetmore, Geo P, Newport, R I, to Clemence S B wife of Nicholas Fish. 5,000
 Waterbury, Nelson, Jr, trustee for Henry and Mary K McCloskey to said Henry and Mary K McCloskey. nom
 Weymann, Annie to Charles Menge. 2,000
 Worthington, Chas C and Wm L Bull exrs, &c, Henry R Worthington to Wm L Bull. 11,229
 Wiener, Eugenia K extrx Lewis Wiener to Joseph de F Junken. 8,000

JUDGMENTS.

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

NEW YORK CITY.

Jan.
 6 Abraham, Morris—Jacob Gottschalk. \$85 93
 8 August, Elias—William Sherwood. 118 40
 8*Anathan, Moses—Lamson Consolidated Store Service Co. 39 74
 9 Auld, Thomas—W J Townsend. 368 90
 9 Ast, Robert—A P Wagner. 36 50
 9 Anderson, James B } Souweine
 Anderson, Joseph K } Mfg Co. 290 62

9 Ames, Frank W—B C Ryan. 272 17
 9 Angevine, William—E C Ward. 44 59
 10 Austin, Chas H—The Hamilton Mfg Co. 97 75
 10*Anathan, Moses—Carl Schefer. 2,003 95
 10 Andrews, Alfred J—B F Webb. 212 75
 12 August, Simon—The Fifth Av Bank, N Y. 6,805 73
 12 Appleton, Robert, Jr—F J Waters. 114 16
 12 Abrams, Mrs Anna } Charles
 Abrams, Mrs L } Lewis. 194 59
 12 Anathan, Moses—Louis Weddigen. 2,073 00
 6 Behrend, David—Carl Essbach. 174 33
 6 the same—Herrman Hilzeroth. 195 44
 6 Bianchi, Charles—S L Taylor. 132 71
 6 Boschen, Fredk W—Harding Weston. 109 39
 6*Bretner, Mary—Wilsnack, Hummel & Co. 77 23
 6*Bornkamp, Charles—C B Keogh Mfg Co. 436 00
 6 Blair, George—W H Weaver. 1,343 53
 6 Bosse, Henry—J L Burst. 127 62
 8 Bacon, Chas P—D E Austen as recvr. 259 02
 8 Byrne, James E—T N Motley. 886 38
 8 Bishop, Wm M—T H Demarest. 219 55
 8 Brown, Charles—The People State N Y. 117 87
 8 Bangs, Edwd G—Riverside Bank. 110 67
 8 Bird, Geo R—W A Clevenger. 186 69
 8 Braxmar, Chas G—W A Stratton. 245 61
 9 Byrne, James E—F G Moore. 1,662 94
 9 Billings, Henry E—Columbia Wagon Co. 175 57
 9 Barkhausen, August—John Holst. 867 33
 9 Brewster, Richard I—Annie Petchaft. 370 42
 9 Byrne, James E—N J Foundry and Machine Co. 1,852 18
 9 the same—the same. 1,847 90
 9 the same—Thomas Holland. 304 87
 9 Barnard, Gates H—F V Strauss. 306 87
 9*Bunker, Edwd H—Thomas Grove. 71 01
 10 Byrne, James E—A O Ames. 2,370 27
 10 the same—Joseph Henderson. 1,854 04
 10 Brennan, Thomas—H B Newhall Co. 112 55
 10 Barnard, Gates H—Amelia A Gleason. 583 47
 10 Broderick, John C—William Morse. 98 30
 10 Boshor, Chas H—Lewiston Mill Co. costs 86 10
 10 Becker, Abraham—Frank Feldman. 526 86
 10*Blodgett, Henry T—Al Powell. 185 16
 10 Brett, Sylvester—The Third Avenue R Co. 109 85
 11 Ball, Isidor—Isaac Levv. 1,011 09
 11 Baumann, Herman—G B Robbins. 224 92
 11 Broadbend, Robt C—T H Graham. 106 16
 11 Brennan, Thomas—The Equitable Life Assur Soc, U S. 123 37
 12 Baumann, Louis—D M Hildreth. 388 17
 12 Burnet, Wm B—The American Exchange Nat Bank. 1,574 64
 12 Bradley, Jean A as extrx—P J Smith. 42 03
 12 Barth, Adolph—Minnie Calver. 1,470 30
 12 Brower, John A—Harry Rice. 108 30
 12 Bader, Emil—E C Jameson. 266 01
 12 Benson, Joseph—D P Chesebro. 88 77
 12 Brennan, Thomas—Max Lehman. 73 48
 12 Brooks, William—D E Austen as recvr. 120 00
 12 Bailey, William—H B Laidlaw. 455 10
 12 Benedict, Wm H—Clinton Wire Cloth Co. 95 45
 12 Bornstein, Abraham—Leo Hammel. 92 98
 6 Cumings, James M—Peter McCormick. 410 75
 6 Canda, John M—Engene Kanter. 12,541 45
 8 Caldwell, Meta J B—Susan Buckley. 195 66
 8 Constant, John—Frank Feldhusen. 63 80
 8 Coogan, James J } A A Ander-
 Coogan, Edward V } son. 12,566 35
 8 Calenberg, Henry S—L F Hepburn. 115 11
 8 Cohn, Albert—Alexander Morrison. 228 30
 8 Cohn, Albert L—Apartment Hotel Co. 329 76
 8 Cagney, Timothy I—John Tonyes. 82 02
 8 Clark, Anna R }
 otherwise } Ernest Habbinga. 27 87
 Charles, Emily }
 8 Cleveland, Arthur J—W C Lyford. 163 34
 8 Cunningham, Patrick—N Y Bottling Co. 262 02
 9 Campbell, Emily C—Journeay & Burnham. 290 23
 9 Curry, James H—Souweine Mfg Co. 290 62
 10 Cavanagh, John F—R Hudnut's Pharmacy. 203 45
 10 Charlier, Elie S—G B Sandt. 174 54
 10 Cohen, Hyman—Max Meirowitz. 74 96
 10 Cohen, Max—Jacob Blanner. 339 27
 10 Calman, Adolph—George Fennell. 128 29
 10 Crane, Leroy B—Thompson Dean. costs 68 48
 11*Chamberlain, Henry A—Abraham Stadler. 59 50
 11 Cushion, James—E G Byrnes. 44 09
 11 Canda, John M—W T Cobb. 2,259 33
 11 Cohn, Isidor—Isaac Levy. 1,011 09
 11 Conkling, John B—The Columbia Mutual Building and Loan Assoc. 222 16
 11*Cox, Henry—John Weisenborn. 24 60
 11 Carley, Francis D—J Kennedy, Tod & Co. 70,588 50
 11 the same—Manhattan Trust Co. 78 10

11 Culver, Chas H } Pasquale Capo-
 Culver, John W } nigri. 2,899 32
 11 Connorton, John W—H E Pratt Paper Co. costs. 166 38
 11 Condit, Fredk A—A S Nichols. 23 30
 11 Christie, William—P P Todd. 31 65
 11 Connolly, Joseph—Charles Polacek. 140 60
 11 Chaska, Samuel—Joseph Lehman. 236 18
 11 Crosby, Frances H—B A Norton. 130 58
 11*Canda, John M—Eugen Kanter. 2,035 70
 11 the same—Steinhardt & Goldman. 6,411 92
 12 Clemens, Chester E } R D Thurber. 201 71
 *Curtiss, John H }
 12 Coogan, James J—Abraham Wolf. 895 76
 12 Coan, Siegfried—F A Watson as exr. 436 74
 12 Christ, Sebastian—Theodore Thomason. 176 36
 12 Curry, James F—W H S Wood. 19 87
 12 Canda, John P—The German Exchange Bank. 2,287 47
 12 the same—the same. 2,149 14
 12 the same—the same. 1,896 73
 12 Corridon, Michael F—National Lead Co. 832 97
 6 Davidson, Adolph—Herman Loewenthal. 87 64
 6 Dinkelberg, Fredk P—T F Keating. 131 20
 6 Douras, Benj J—Samuel Schlesenger. 43 10
 6 Decker, Alonzo T—Louisa M Gerry. 6,178 97
 8 De Lancy, C Hermance—C E Young. 268 97
 8 Devine, Annie as admr—Harriet P Brown. 223 43
 8 Danhauser, Alphonse—Albert Kloeblen. 168 23
 8 Dewitt, Annie D—W A Stratton. 245 61
 9 Demarest, Wm E—The Mayor, &c costs 79 92
 9 Donohoe, Terence—Mary M Ogden. 222 83
 9 the same—Margt V C Ogden. 121 21
 10 Demes, William—Wm H Frank Brewing Co. 149 43
 10 Danziger, Hulda—A T Finkle. 92 87
 10 Dean, Wm E—R J Gray. 398 14
 10 Daily, Edward—National Casket Co. 294 51
 10 Duckler, Adolf—East Side Bank. 242 25
 11*Doe, John—Marcus Besdine. 123 45
 11 De Witt, May J—P P Todd. 31 65
 11 de Logerot, Richard } Park &
 de Logerot, Blanche H } Tilford. 5,543 47
 12 Daly, John—John Bergman. 410 67
 12 Donaldson, Chester—Christopher Nally. 229 65
 12*Dayton, James—George Greive. 85 32
 12 Doody, Daniel—J D Fessenden. 1,562 32
 12 Davies, David T—Henry McShane Mfg Co. of Baltimore City. 632 20
 8 Eckstein, Alfred F—Daniel Steiner. 38 75
 9 Ertle, Aloysius A, } Second N a t
 sued as } Bank, City
 Ertle, A } N Y. 895 13
 10 Eppinger, Isaac—Tradesmen's Nat Bank, City N Y. 5,063 40
 10 the same—Charter Oak Nat Bank of Hartford, Conn. 5,072 51
 10 Enscoe, Saml J—Fred Adee. 347 96
 10 Evans, Angeline L—W T Erickson. 218 30
 11 Eustace, Mark S—J A Townsend. 77 75
 11 Edwards, Adah—The Harlem Co-operative Building and Loan Assoc. 542 42
 11 the same—the same. 542 42
 12 Ehler, Catharine—A A Sparks as trustee. 172 45
 12 Eusner, John—Lizzie W Johnson (D) 732 70
 12 Ellis, John S—Frank Foster. 14 50
 12 Edwards, Harry B—Antonio Razines as recvr. 191 29
 6 Falconer, Edward—The Mayor, &c 23 23
 6 Fitzgerald, Thomas—Edward Walker. 174 43
 6 Farrington, Joseph T—Wm H Weaver. 1,343 53
 6 Feinberg, Minnie E } J C Drake (D) 294 02
 Feinberg, Isaac }
 6 Frazer, Hermann—J F Chmelicek. 27 82
 6 Frenzel, Arthur B—Livingston Middleditch Co. 420 34
 8 Feist, Simon—Samuel Johnson. 98 13
 8 the same—J M Johnson. 8,341 02
 9 Fell, Thomas—J B Ryan. 98 06
 9 the same—Union Carpet Lining Co. 127 14
 9 the same—Philander Derby. 156 07
 9 the same—G T Comins Co. 244 54
 9 the same—Henry Herrmann. 1,117 20
 9 the same—Benjamin Fitch. 477 58
 9 Foster, William Jr—The Schenectady Bank. 788 91
 9 Fertig, Bennett—H S Jaffray. 413 30
 9 Fischer, Henry—Henry Knoke as assignee. 202 70
 9 Faccini, Lazaro P—Charles Schlesinger. 174 74
 9 Farmer, Maurice—Adolph Straus. 1,882 14
 9 Frei, William—The Irving Nat Bank, N Y. 982 22
 10 Foreman, Louis—Lewis Gardman. costs 41 96
 10 Farrell, Joseph—F H Briggs. 129 57
 10 Fischman, Joseph—E L Anrich. 451 91
 10 Ferro, Lina—James Cross as exr. 1,483 75
 11 Foreyt, Albert—Henry Steubing. 77 50
 11 Farley, Terence—H P Johns. 119 22
 11 Ferro, Gustav—James Cross as exr. 1,070 32
 12 Flynn, Corneline—J M Shaw & Co. 173 41
 12 Furlong, Cath F } Harriet
 otherwise known as } Blum. 274 40
 Furlong, Frances }

12 Florence, Eva—G H Huber .costs. 63 08
 12 Fink, Marcus—Charles Lewis .194 59
 12 Fitzgerald, Thomas—D P Chesboro 96 86
 12 Farrell, Michael—O H Sampson .915 85
 6 Goeb, Edward—Robert Murray .278 89
 6 Gorman, John J—N Y & Pennsylvania Co. 799 07
 8 Gastiger, John W—C F Matilage.2,177 92
 8 Gregory, Dudley S—Fanny E Glover .137 21
 8 Glaser, Emily—Alfred Spiegel .1,204 41
 8 Giffin, Lillie—C H Winfield .92 50
 8 Goldberg, Samuel—N Y Strawboard Co. 618 42
 8 Goldberger, Martin—Leopold Brand .130 85
 9 Glynn, Walter—E H Ticker .1,193 99
 9 Gottlieb, Louis—F H Briggs .217 98
 9 Gunning, Catherine } Denis Quinn.
 Gunning, James, in- } costs .185 43
 10 Graves, John L C—R J Chapman Co. 120 59
 10 Gluck, Hennah } East Side Bank. 242 25
 *Gottlieb, Annie }
 *Gottlieb, Henry }
 11*Gluck, Marcus } J C Wilmerding. 629 30
 Gluck, David }
 11 Greenfield, Ernest M—G H Hardy .371 64
 11 Gage, Wm J—T T Timayenis .450 00
 11 Graham, Geo C—William Chieves. 50 49
 12 Goldberg, Alexander—G F Viotor .1,241 26
 the same—the same .1,241 26
 12 Galvan, Danl V—H M Geseheidt .320 00
 12 Gerry, Steve—C D Smith .225 42
 12 Grode, Valentine J—J J Lillie as recvr. 217 09
 12 Gill, Geo H—J H Ferguson .costs 151 70
 12 Geib, Adam—Lizzie W Johnson. 732 70
 6 Herz, Max—Laura A Maclay .22 50
 6 Hilliker, John H—Henry Woehr. 73 45
 6 Haskin, Saml E—E N Dickerson.55,314 00
 6 Heyman, Moses J—Lazarus Nordlinger .901 56
 6 Hawkes, Quayle W—The Shaler & Hall Quarry Co. 788 89
 6 the same—the same .568 65
 6 Hall, Gilbert } William Fiss. 221 84
 Hall, Wright }
 6 Helstein, Simon F—John Ruszits Fur Co. 1,265 17
 6 the same—the same .1,246 81
 6 the same—the same .1,263 76
 8 Helholt, Louis—Julius Beer .6,023 76
 8 Hoffman, Isaac—J A Travers .218 08
 8 Higbee, Frank D—Winfield Waters.142 22
 8 Herold, Mark—R A Ryley .135 03
 8 Hyman, Cabie H—J W Taylor. 3 90
 8 Haas, John—N Y Home Co-operative Fire Ins Co. N Y .costs 71 32
 8 Humphrey, Andw B—W S Gray.5,612 41
 9 Hotchkiss, Georgiana F—The Flour City Nat Bank of Rochester .10,095 30
 9 Henzel, John—United Dressed Beef Co, N Y .528 00
 9 Herman, Joseph—The Chemical Nat B nk, N Y .346 07
 9 Hamilton, Sarah E—Ella K McCormick .99 11
 9 Hall, Joseph—Hamilton Wood .609 28
 9 Hay, Peter—H M Robertson .522 51
 9 Hart, David—Joseph Marmanstein. 32 50
 9 Hart, Wm T A—Moses Ebreinreich. 96 14
 10 Harris, Herman—Wolf Woolf .45 12
 10 Huber, William—Wm H Frank Brewing Co. 446 90
 10 Hoernemann, Lebrecht G—the same .181 16
 10 Hermane, Isidor—the same .76 77
 10 Hayden, Eldin C—Hippolyte Didisheim .199 77
 10 Harris, Sigmund } C S Hirsch. 2,683 92
 Harris, Albert }
 10 Hitchcock, Benj W—Frank Harding .1,488 87
 10 Hinchey, Wm J—W A Soles .101 17
 10 Hodgson, L Seymour—Emma T Langford .144 50
 10*Hoffman, Geo J—F W Devoe and C T Reynolds Co. 209 15
 11 Horgan, Arthur J—Henry McShane Mfg Co, of Baltimore City .535 24
 11 Horn, Chas H—Abram Berman .75 51
 11 Hawley, Laura N C—The Farmers' Loan and Trust Co. 154 62
 11 the same—Elsie Skaats .222 10
 11 the same—Sarah V B Gayler .222 10
 11 the same—Eliza P Foster .222 10
 11 the same—Mary C Noyes .222 10
 11 the same—Bartholomew Skaats .222 10
 11 Hoyt, Russell P—A C Brown .1,293 71
 11 Hadley, Frank—C R James .1,068 35
 11*Hayman, Leopold L } Niagara Fire
 Hayman, Maurice L } Ins Co. 65 50
 11 House, Frank T—George Gershel. 130 15
 11 Haas, Harry L—G A Meyer .154 98
 12 Hawk, Harry H—Hammerslough Bros. 149 87
 12 Halton, Mary as admrx—Eliza O'Connor .2,721 42
 12 Hazard, Roland N—C A Baudouine .4,345 09
 12 Hobby, Benj F—J D Fessenden. 1,562 32
 12 Herpich, Chas A—Mamie Borgenski .227 57
 12 Honey, John F—J J Smith .409 75
 12 Heller, Arnold—Antonio Rasines as recvr. 191 29
 10 Ingersoll, Mary—Melissa Fowler 15,552 00
 11 Ingraham, Virginia—Edward Weston .224 38
 12 Ingram, William—T R A Hall .182 40

6 Johnson, Frederick—William Fiss 101 16
 8 Jenkins, Thomas J } Hyde &
 *Jenkins, Edward } Gload Mfg Co
 *Jenkins, George } (Lim) .351 29
 8 Jacoby, Sigmund } Francis
 Jacoby, Gustav } Garcia .7,238 55
 6 Krone, Abraham—F H Wright & Co. 148 03
 10 Johnston, Wm McE } Lewiston
 Johnston, Joseph M } Mill Co. costs 86 10
 10 Jones, Richard—The Metropolitan Telephone and Telegraph Co. 23 95
 10 Jenkins, Abigail—Ruddiman & Shultz .72 09
 11 Jackson, David—J W Tufts .840 06
 11 Janes, Wm D B—Francis Higgins as recvr. 7,529 02
 12 Jackson, Caleb H—Francis Higgins as recvr. 5,456 43
 12 Jones, Edward—R T Gibbons as recvr. 539 30
 6 Kreutzberg, Anna—Robert Hill .205 94
 6 Kroppe, Wm O—G W Flood .211 01
 6*Kane, John P—Eugene Kanter.12,541 45
 6 Kirby, Wm H—Louisa M Gerry. 6,178 97
 8 Kotrbaty, Louis—Nathan Koch .428 22
 8 Kellard, Mary M—Frank Tilford (D) 26 52
 8 Keyser, John H—D E Austen as recvr. 220 73
 8*Kollen, Henry—John Tonyes .82 02
 8 Kendall, James S—Henry Miller .342 97
 8 Ketcham, Fredk O—Bird Glue Co. 252 72
 8 Kroenke, Ernst A—W D Starr .344 75
 9 Krieg, Valentine—The Chemical Nat Bank, N Y .346 07
 9 Kaldenberg, Fredk J—W W Astor. 890 06
 9 Kadlee, Joseph—J H Ruhle .45 43
 9 King, Mary A—Eliza Brechtel as exrx. 251 99
 10 Klett, Jacob—Obermeyer & Liebmann .476 54
 10 Kramer, Eda—H J Jaquith .135 20
 10 Kraemer, George—J B Gibson .17 87
 10 Kelly, Michael F—National Casket Co. 294 51
 10 Klenk, Fredk L—Ottomar Dietz .39 43
 11 King, Adolph H—Isaac Levy .1,011 09
 11 Kelly, Mary J—C L Tibbets .105 87
 11 Kroenke, Ernst A—The Chemical Nat Bank, N Y .82 12
 11 Kane, John P—W T Cobb .2,259 33
 11*Keunyon, Wm N—G H Hardy .371 64
 11 Kunz, Hugo—Max Zeller .213 71
 11 Kennedy, Isabella M—C W Wells.1,034 23
 11 Keyser, Geo W } Joseph Hahn. 481 69
 *Keyser, Emma }
 11 Kane, John P—Eugen Kanter .2,035 70
 11 the same—Steinhardt & Goldman .6,411 92
 12 Koehler, V Hugo—T G B Cortel-you .1,599 25
 12 Kupferberg, Jacob—Leon Taub .costs 53 22
 12 Kennedy, Isabella M—IS Enyard. 621 49
 12 Kane, John P—The German Exchange Bank .1,896 73
 12 the same—the same .2,149 14
 12 the same—the same .2,287 47
 6 Larsen, Alfred—Robert Hill .119 31
 8 Lowenstein, Henry—Julius Beer.6,023 76
 8 Lammers, Henry—John Tonyes .82 02
 8 Locke, Rachel—Annie H Theller .647 42
 8 Lynch, Albert J—H B Kirk .210 13
 8 Langer, Jennie—Herman Levy .231 57
 8 Lerner, Edwd W—Daniel Schoonmaker .costs 112 85
 9 Little, Hannah—Rosa Wirth .costs 67 22
 9 Lagdon, Henry—The Walter Chaurant Co. 106 56
 10 Liberman, Moses, } Edward Lot-
 as } tary .373 67
 Liberman, Max }
 10 Lamond, John—James Ruddiman. 72 09
 10 Lieber, George } N Y Nat Exchange
 *Lieber, Annie } Bank .270 57
 11 Leavitt, Edwin R—A C Carpenter. 218 02
 11 Lovatt, Edwd T—C G Burgoyne .286 36
 11 Lipsky, Harris—Max Sax .95 30
 11 Lyons, Bernard—Marcus Besdine. 123 45
 11 Levy, Arthur S—George Simon .302 74
 11*Leshkowitz, David—Harris Goldberg .890 65
 11 Lowerre, Fannie M—The Harlem Co-operative Building and Loan Assoc. 542 42
 11 the same—the same .542 42
 12 Loucks, James A—T G B Cortel-you .1,599 25
 12 Lyons, Oliver—George Kuhn .8 83
 12 Lucas, Thomas—W D Hill .136 55
 6 Mulry, Wm P—Sagamore Club .155 30
 6 Mulry, Lawrence V—J G Bennett. 635 80
 6 Mordant, Mrs Frank—W A De Wauveville .197 65
 6 Mintz, Kess—Adolph Schlessinger. 98 12
 8 Martin, Thomas C—The W J Johnson Co (Lim) .costs 77 27
 8 Marshall, Charles L—John Williams .117 48
 8 Mason, John—Franklin Bien .4,500 00
 9 Morrell, Edwin—Tappen & Pier-son .12 87
 9 Maxwell, Chas M } E A Hoffman 1,155 37
 Maxwell, Mary E }
 9 Murphy, Edwd F—H H Spies .73 73
 9 Moore, Michael E } Susan Moore
 Moore, Peter T } .16,209 34
 9 Moses, Max—Herman Bendix .291 90
 9 Manheimer, Simon } Florence Mfg
 Manheimer, Joseph } Co. 2,547 89
 9 Maccabe, James H—Jane Riley. 454 72
 9 Montinsohn, Joseph—The Irving Nat Bank, N Y .990 00
 10 Middlebrook, Geo S—D B Hatch. 6,130 90
 10 Magrath, A Hartwell—H C Nevins. 110 85

10 Mann, Aaron W } Solomon Heller 900 61
 *Mann, Solomon H }
 *Mann, David }
 10 Manheims, Millard J—Isaac Marx .7,317 35
 10 Macdonald, Jennie S—Samuel Grodinsky .580 94
 10 Mansfield, Max—Louis Weber .1,235 20
 10 Marks, Phillips—L M Rothman .120 47
 10 Murphy, Martin—W D Wheelwright .845 71
 10 Muller, Frank A—F W Devoe and C T Reynolds Co. 209 15
 10 Muller, George—Union Square Bank, City N Y .132 60
 11 Morris, Lewis—C C Pope .135 60
 11 Muser, Wm G—The Chemical Nat Bank, N Y .82 12
 11 Moulds, John—Henry Woehr. 117 41
 11 Murphy, Michael—James McClenanhan as exr. 91 35
 11 the same—the same .62 50
 11 Mathews, Eliz A—Thomas Barrett 300 81
 11 Marx, Philip—The Abram French Co. 155 10
 11 Meyer, Albert A } F A Constable
 Meyer, Carrie } as trustee. 401 33
 11 Markowitz, Herman } William
 Markowitz, Jacob } Chieves. 101 34
 Markowitz, Joseph }
 11 Mullen, John—Harris Bartelstone. 108 82
 11 Mulholland, David—Fowler Bros (Lim) .733 92
 11 Malone, Edwd P—Margaret Malone 64 30
 12 Mooney, Patrick—W M Leslie .311 09
 12 Mott, Saml C as exr—P J Smith .42 03
 12 Mendel, Monroe—S H Croll .43 90
 12 Michaels, William, Jr—Joseph Hornthal .311 90
 12 Mensing, Charles—The Metropolitan Wall Paper Co. 100 95
 12 Muller, Valentine—Lizzie W Johnson (D) 732 70
 12 Meyer, Henry—C F Aschenbach .98 70
 12 Matter, John—E C Jameson .266 01
 12 Mellor, Thomas—W H Hussey .187 79
 12 Morris, John—G D Russell .105 37
 12 Muller, Henry F—J C Koehler, Jr. 72 07
 12 Meyer, Edwd O—National Lead Co 832 97
 12 Meyer, Theodore S—Abraham Lange .64 50
 6 McDonald, James B—J B Dickson. 679 95
 6 McCarthy, Danl J—Michael Curley. 128 86
 8 McPherson, John B—H W Schade. 2,030 47
 9 McCloskey, Charles—J R Foley, Jr. 195 59
 9 McNamee, James J—T P Huffman. 175 66
 9 McGuire, James J—Annie Petchaft. 370 42
 9 McManus, Ellen—Louisa G Schaefer .766 95
 10 McIlhenny, Ada—Melissa Fowler .15,552 00
 11 McDermott, Peter—Charles Pol-lacek .95 72
 11 McLaughlin, Peter—the same .76 40
 12 McCourt, John—John Bergman .410 67
 12 McRoberts, Wm J—M A Cunningham .78 14
 12 McKinley, Duncan C—The German Exchange Bank .1,896 73
 12 McDermott, Mathias—the same 2,149 14
 8 Nofke, August—Charles Lyon .30 49
 8 Norden, Edward—E G Boardman .339 95
 10 Nagel, Frederick—Caroline Nagel. 403 90
 10 Norman, Fred J—A O Walters .104 02
 10 Norden, Edward—W C Carrill .323 10
 10 Nuesse, George—Union Square Bank, City N Y .132 60
 10 Naegele, John—Abraham Fox .103 87
 11 Noll, August, Jr—H B Kirk .168 68
 11 Nathan, Harris—E S Higgins Car-pet Co. 128 51
 6 Osborne, Louis A—W G Beatty .521 40
 6 O'Neill, Frank—G D Russell .152 00
 8 Oppenheimer, Henry—Lamson Con-solidated Store Service Co. 39 74
 8 O'Connor, John—Abbott Katz Brewing Co. 180 15
 8 Oppenheim, John—Jacob Zangen. 27 50
 8 O'Connell, Dennis—Charles Stone as trustee .171 31
 8 the same—the same .170 43
 9 Oberle, Henry—H B Pruden .811 14
 10 Oppenheimer, Harry—Carl Sche-fer .2,003 95
 10 Ott, George, Jr—Lawrence Mc-Mahon .134 92
 11 Osborn, Clarence J—C C Pope .135 60
 11 Orvis, Mary M A—The Farmers' Loan and Trust Co. 154 62
 11 the same—Elsie Skaats .222 10
 11 Oppizzi, Peter A—Samuel Grabfel-der .664 93
 12 Oetjen, Dederick—The Mutual Bank .1,638 80
 12 Oberle, Henry—Edmund Fitzger-ald .200 05
 12 Oppenheim, Henry—Louis Weddi-gen .2,073 00
 12 Oberscheimer, Henry—Charles Ihn-ken .91 80
 6*Powell, Frank M—J B Dickson .679 95
 9 Purdy, Wilham P } Henry Hey-
 Purdy, Hemon M } wood .738 17
 9 Paige, Edwd W—The Schenectady Bank .788 91
 9 Pearsall, Wm H—Edwin Wallace. 467 13
 9 Porter, Henry M—H B Stokes .221 56
 10 Pelletier, Saml H—Frost Veneer Seating Co. 135 51
 11 Prince, Rachel—North American Electric Seal Unhairing Co. 1,074 58
 12 Paige, Edwd W—James Renwick. 826 55
 12 Porter, Henry M—O D Ashley .523 80
 12 Palmer, Henry P } Mary P Cooper .454 93
 Palmer, Benj W, } individ

Table of names and amounts starting with Penders, Thomas... Penders, Thomas—The Middleport Mfg Co. 454 93

Table of names and amounts starting with 8 Smith, Wm J... 8 Smith, Wm J } Alfred Cooley... 2,077 35

Table of names and amounts starting with 11 the same—the same... (D) 1,388 75

SATISFIED JUDGMENTS.

NEW YORK.

January 6 to 12—inclusive.

Table of satisfied judgments starting with Boy, Alfred—Edward Franke. 1893.....\$38 50

REVIEW AND RECORD.

BROOKLYN, JANUARY 13, 1894.

THE business outlook in Brooklyn grows perceptibly brighter. Brokers have been doing considerable, comparatively speaking, in loans during the week, and are prophesying that money will be obtainable in normal quantity and at lower rates of interest within a very few weeks. Messrs. Leonard Moody and President Chauncey, of the D. & M. Chauncey Co., who are directors in certain of the Brooklyn savings banks, mentioned the fact that the receipts at these institutions were larger during the last week in December and all during this month, except the first four days, than were the payments. This is significant as showing that the tide has turned in the financial affairs of the wage-earners and small trades people, and is again flowing, though slightly, in their favor. It signifies that the savings banks, which have always been the main reliance for loans in Brooklyn, will soon again resume lending on bond and mortgage. In the meantime, it is said, the Mutual Life Insurance Company is lending freely on safe margins at 5 per cent.

The New Beginning.

MAYOR SCHIEREN'S message, read to the Board of Aldermen on Monday, quite naturally deals almost entirely with the city's finances. The Mayor sensibly admitted in the opening paragraph his limitation of view and confined his pen to the linking together of abstracts of the various annual reports of the heads of departments. These naturally deal chiefly with the financial condition of the city, from which it appears that after largely increasing the tax levy the old gang in their last year of maladministration left the city's bonded debt \$1,822,837.81 larger than it was a year before, and the net debt larger by \$824,387.16. They issued \$2,300,852 new bonds and paid off only \$478,014 and left the net city debt at \$47,337,500. This, upon an assessed valuation of \$506,054,675, shows that the margin between the present debt and the constitutional limitation is only about \$3,000,000.

To the improvement of this condition of things the new administration has addressed its close attention. Mayor Schieren drops here and there an intimation of what may be expected of him, as: "With due respect at all times to efficiency of administration, this makes economy imperative, and for the time being prevents the adoption of undertakings of large magnitude." Referring to the barnaclelike attachment of the multitude of so-called charitable institutions to the city treasury, he says: "The interception of money from license fees on its way to the city treasury continues, and is pernicious in principle and harmful in practice. Legislation will be asked to provide for the payment of all such moneys directly to the city treasury, and to give to local authorities discretionary power to make appropriations to such societies and institutions as they may deem entitled to receive them." The favoritism of the gang was shown in no more glaring way than in their apportionment of these funds. Mayor Schieren has detected and disclosed one of the rottenest spots on the municipal body.

He gives the Bridge Trustees a deserved rebuke, also, for their incompetency and mismanagement; for spending a million and a-half on useless "improvements" of a so-called "plaza," with nothing but a waste of tumble-down buildings to show for it, that looks as if it had been swept by fire. The ring contractors, some of them only dummies for aldermen and other members of the McLaughlin ring, will find small consolation in these words: "The contracts for cleaning the streets, removing the ashes and garbage now in force are understood to extend beyond the term of my office, but special effort will be made to secure a full compliance with their terms for the benefit of the city." These have been two of the most notorious and flagrant jobs ever worked by a gang of political harpies. Under them millions have been paid to the nominal contractors and divided among the gang for work that was never performed. Holding these fellows to "a full compliance with their terms" will be gall and wormwood to them.

A smaller species of barnacles—the bureaucrats, get an intimation from the following that some decent measure of service will be required of them hereafter for the sustenance they draw from the city: "Much inconvenience has been experienced by the public, owing to the short hours during which the public offices have been kept open for business, especially during the months from May to October. Efficiency will be increased and economy will be served by lengthening the hours to a reasonable extent."

On the larger questions of consolidation with the towns in Kings County and with New York City, the Mayor preserves a discreet neutrality, promising that when he shall have more deeply investigated them he will set forth his views upon them.

We understand they are to form the subject of extended consideration by his cabinet.

Thus it will be seen that Mayor Schieren starts his administration with a full and ample declaration of just such a "business" policy as his friends expected and his enemies feared when he was nominated for his present position.

Bond Trading for December.

FROM the way in which bonds were poured upon the market in the last two weeks of 1893, it might naturally be supposed that the month of December would make a great record of transactions. As a matter of fact the month's business in government, State, railroad and other bonds amounted to a par value of \$27,703,150, while the monthly average for the year was about \$29,500,000. Of the total for December about 25 per cent was made up of Atchison General 4s and second A's, so that instead of being a very good month for the bond trader it will be seen that an unusually large proportion of the transactions was in the speculative issues, and that if it had not been for enforced liquidation as a result of bear attacks on particular properties, adverse rumors and actual receiverships, December would have been a very dull month indeed in the bond market. The circumstances under which most of the trading was done made lower quotations a matter of course. Considering all the circumstances of the times, however, that fact is not surprising. With the continued decline in Atchisons, maintained almost until the end of the month, it would have been surprising had other issues not acted sympathetically. Besides the Atchisons, other speculative bonds like the Readings and Chicago and Northern Pacifics made large losses, as did also some others that have until now held a good position in the investment class, such as the Brooklyn Elevated and Union Elevated 1sts, which are suffering from the loss of earnings to the Brooklyn elevated roads, as a result of the introduction of the trolley system there. The Brooklyn Elevated 1sts lost eight points on sales of \$96,000 of bonds, the price dropping from 108 to par. But in the better classes, or what, in view of the history of the bond market in the past year, it will be safer to say, what are now called the better class of bonds the loss was only slight. Burlington 7s, with pretty large transactions, declined 13 $\frac{1}{4}$; New York, Chicago and St. Louis, or better known as Nickel Plate 4s, with \$153,000 sold, dropped only 1 per cent; Wabash 1sts stood the test of the times very well, quotations falling 1 per cent on transactions amounting to \$389,000, while best of all the West Shore coupon 4s lost only 5 $\frac{1}{2}$ on sale of \$276,000 of bonds. These latter instances show how ready people with money are to make investments where there is safety for principal and a fair return. A good idea of the course of the bond business in December can be had from the following table of the sales above \$100,000 in the month, with the range of prices for the same period:

Name of Bond.	—Price.—		Range.	Total sales.
	High.	Low.		
Atchison gen. 4s.	77	64	13	\$2,840,500
Atchison 2d A's.	42 $\frac{1}{2}$	30	12 $\frac{1}{2}$	3,309,500
Cent. of New Jersey gen. 5s.	114 $\frac{1}{4}$	112 $\frac{1}{4}$	2	112,000
Ches. & Ohio gen. 4 $\frac{1}{2}$ s.	78	71	7	237,000
Ches. & Ohio R. & A. div. 1st con. 2-4.	86 $\frac{1}{2}$	83 $\frac{1}{4}$	2 $\frac{3}{4}$	180,000
Chi., Burl. & Quincy con. 7s.	123 $\frac{1}{2}$	121 $\frac{3}{4}$	1 $\frac{3}{4}$	381,000
Chi. & E. Ill. gen. consol. 1st 5s.	100 $\frac{1}{4}$	98	2 $\frac{1}{4}$	169,000
Chi. Gas, L. & Coke 1st guar. 5s.	89 $\frac{1}{4}$	86 $\frac{1}{4}$	2 $\frac{3}{4}$	110,000
Chi. & Nor. Pac. 1st 5s.	48 $\frac{3}{4}$	41 $\frac{1}{4}$	7 $\frac{1}{2}$	824,000
Rock Island col. 5s.	102 $\frac{1}{2}$	99 $\frac{3}{4}$	2 $\frac{3}{4}$	454,000
Rock Island deb. 5s.	95	92 $\frac{1}{2}$	2 $\frac{1}{2}$	126,000
Col. Midland con. guar. 4s.	46 $\frac{1}{2}$	25	21 $\frac{1}{2}$	308,000
Edison Electric 5s.	105	102 $\frac{3}{4}$	2 $\frac{1}{4}$	193,000
Equitable Gas N. Y. con. 5s.	107 $\frac{1}{2}$	106	1 $\frac{1}{2}$	152,000
Gal. Har. & San. An., Mex. & Pac. 5s	90 $\frac{3}{4}$	90	$\frac{3}{4}$	101,000
Gen. Electric deb. 5s.	75 $\frac{1}{2}$	70	5 $\frac{1}{2}$	220,000
Houston & Texas 4s.	66	62 $\frac{1}{2}$	3 $\frac{1}{2}$	123,000
Minn. & St. Louis imp. and equip. 6s	116	113	3	110,000
Mo., Kan. & Texas 1st 4s.	81	77 $\frac{1}{8}$	3 $\frac{7}{8}$	385,000
Mo., Kan. & Texas 2d 4s.	47 $\frac{1}{2}$	44	3 $\frac{1}{2}$	584,000
Mo., Kan. & Eastern 1st 5s.	83 $\frac{1}{2}$	81	2 $\frac{1}{2}$	320,000
Mobile & Ohio gen. 4s.	63 $\frac{1}{2}$	58 $\frac{1}{2}$	5	102,000
N. Y., Chic. & St. L. 1st 4s.	98	97	1	153,000
Erie 2d consols.	78 $\frac{1}{2}$	74	4 $\frac{1}{2}$	539,000
N. Y., Ont. & Wn. 4s.	85	82 $\frac{1}{2}$	2 $\frac{1}{2}$	177,000
No. Pac. 1st 6s.	111	109 $\frac{1}{2}$	1 $\frac{1}{2}$	178,000
No. Pac. 3d 6s.	68	65	3	108,000
No. Pac. gen. 5s.	35 $\frac{1}{4}$	27 $\frac{1}{4}$	8	812,000
Oregon Imp't. 5s.	56 $\frac{3}{8}$	49	7 $\frac{3}{8}$	177,000
Oregon Ry. & Nav. 1st s. f. 6s.	106 $\frac{1}{2}$	103	3 $\frac{1}{2}$	185,000
Oregon Short Line 1st 6s.	90	74 $\frac{3}{4}$	15 $\frac{1}{4}$	140,000
Reading gen. 4s.	73	67	6	503,000
Reading 1st incomes.	35 $\frac{1}{2}$	29	6 $\frac{1}{2}$	518,000
Rio Grande Wn. 1st 4s.	74	69	5	262,000
Rome, W. & O. 1st ext. 5s.	114	112	2	101,000
Iron Mountain gen. 5s.	79 $\frac{1}{2}$	72	7 $\frac{1}{2}$	106,000
St. Louis & S. F. B. 6s.	108 $\frac{1}{2}$	99 $\frac{1}{2}$	9	115,000
St. Louis & W. 4s.	61 $\frac{1}{2}$	55	6 $\frac{1}{2}$	237,000
St. Louis & W. S. 2d incs.	20	15 $\frac{1}{2}$	4 $\frac{1}{2}$	185,000
San. Am. & A. P. 1st 4s.	59 $\frac{1}{2}$	53	6 $\frac{1}{2}$	151,000
Texas Pacific 1st 5s.	78 $\frac{1}{4}$	72 $\frac{1}{2}$	5 $\frac{3}{4}$	482,000
Texas Pacific 2d incs.	23	18	5	572,000
Union Elevated 1sts.	100 $\frac{1}{2}$	93 $\frac{1}{2}$	7	292,000
Wabash 1st 5s.	103 $\frac{1}{4}$	102 $\frac{1}{4}$	1	389,000
Wabash 2d 5s.	78 $\frac{1}{2}$	72	6 $\frac{1}{2}$	249,000
West Shore 4s.	104 $\frac{1}{2}$	103 $\frac{1}{2}$	$\frac{1}{2}$	276,000
West Shore 4s registered.	103	100 $\frac{3}{8}$	2 $\frac{3}{8}$	174,500
Western, N. Y. & Pa. 2ds.	24	20 $\frac{1}{4}$	3 $\frac{3}{4}$	108,000

While the figures given above sustain the report that the narrowness of the general bond market is due more to inadequate supply than to want of demand, that report must be taken as pertaining strictly to the investment class of bonds. The declines seen in the prices of the other issues show how little demand there is for them. There has been a considerable rally all round from the low prices of December, as is always the case when low prices are made by enforced sales, but it is yet to be seen whether there is confidence enough in the buying public to carry it farther. The rally is not as general or as great as it would have been under similar circumstances in times of less suspicion than these. There are two questions influencing the investing public both at home and abroad whose settlement will have a very important bearing on bond values. One is the condition of the National treasury and the other the outcome of the movement that is now being made to compel junior bondholders not only to protect themselves but to make good the standing of the stockholders of which the experimental move is the recent proposition to the holders of Erie seconds. As regards the first matter, that has perhaps more influence abroad although it cannot fail to cause disquietude and hesitation at home. The European markets are so dominated by the trade in government bonds that everything else is more or less judged from the same standpoint, and it may be taken as certain that foreigners will not make anything more than speculative ventures in our market as long as nothing is done to prevent the decline of the Treasury balance and the continued sinking of the gold reserve. No one that is any way well informed believes that this matter will not be righted, but it looks as if a serious crisis must arise before Congress can be made to see its importance and the necessity of acting. There is a very natural objection to carrying securities of any kind through crises. The intimation to the holders of Erie Seconds that they must write down the interest on their bonds 1 per cent. consent to increase the amount of their mortgage lien and contribute 22 per cent in cash towards the rehabilitation of the company, while nothing whatever is asked of two classes of stock, is a proposition that could only come from the managers of a railroad, and indeed only from the people who are paramount in this particular enterprise. The accompanying threat that the courts of this country will not hold the company bound by the mortgage contract, while wholly gratuitous, is certainly not likely to make mortgage securities, and particularly the junior ones, attractive abroad, or indeed at home.

ALFRED T. WHITE, the new Commissioner of City Works, shows himself in full accord with Mayor Schieren's policy of "Honesty, Efficiency and Economy." In his appointments to bureau headships he has selected citizens of character, who have faithfully performed the duties of their respective offices under former administrations or have demonstrated their fitness for them in other spheres. Robert Van Buren, as Chief Engineer, is retained because of his honorable service of seventeen years in the department. Robert M. Whiting, as Secretary, and Peter Milne, as Water Purveyor, have records of efficient and honorable service before they were removed to make room for ringsters. John Thatcher, who has been appointed Superintendent of Streets, is a builder of large experience, with whom Mr. White, himself a builder, has long been on terms of business and social intimacy. He takes the office, at some personal sacrifice, to aid, as a friend of the administration, in securing an honest and efficient service in that important bureau. Commissioner White finds it possible, also, to dispense with five of the twenty-one chief positions in his department, and will doubtless be able to scale down the subordinate forces in similar proportion. He has also determined to increase the hours of service in the office from 9 A. M. to 5 P. M. This is an auspicious beginning, and will go a long way to gladden the hearts of weary taxpayers and to restore general confidence in Brooklyn's governmental affairs.

Notes Gathered Here and There.

The Flatbush and Twenty-fourth Ward Citizens' Associations have drawn up an appeal to the State Legislature to have the Contagious Disease Hospital at Flatbush removed. The document has been placed in the Flatbush Post-office for signatures. A similar paper is going the rounds of the 24th Ward.

Gossip—Brooklyn.

CONVEYANCES.		
	1893.	1894.
	Jan. 5 to 11 inc.	Jan. 5 to 11, inc.
Number	338	325
Amount involved.....	\$870,405	\$667,012
Number nominal.....	134	154
MORTGAGES.		
	1893.	1894.
	Jan. 5 to 11, inc.	Jan. 4 to 10, inc.
Number	275	302
Amount involved.....	\$1,256,766	\$854,338
Number at 5 per cent. or less.....	142	146
Amount involved.....	\$779,054	\$463,690
PROJECTED BUILDINGS.		
	1893.	1894.
	Jan. 6 to 12, inc.	Jan. 6 to 12, inc.
Number of buildings.....	54	48
Estimated cost.....	\$181,155	\$146,900

Corwith Bros. have sold the three-story frame dwelling with store, lot 30x40, No. 385 Manhattan avenue, for A. Levy to S. J. Costima for \$7,700.

Jones & Co. have exchanged for John J. Milligan, the builder, the three-story and basement, swell front, brownstone dwelling, 20.6x60x100, on the north side of 1st street, 212.6 feet east of 8th avenue, with Robert Sweaton, of New York, for the three-story and basement brownstone dwelling, 17.6x45x100, No. 471 5th street; and the vacant lot, 20x95, on the north side of 3d street, 297.10½ feet west of 9th avenue; equal equities.

Edward Bull has made the following sales of Flatbush properties: a lot, 50x100, on the west side of East 19th street, between Avenues C and D, for Kaiser & Dalton to George Weidermeyer; a lot, 50x100, on the west side of East 19th street, between Avenues C and D, to Edward Bull; and a lot, 40x100, on the east side of East 18th street, between Avenues C and D, to Joseph Sinnott.

James S. Corrigan has exchanged the two three-story single brick flats, Nos. 356 and 358 8th street, 18.9x53x100, valued at \$7,500 each, for the plot of ground on the southwest corner of 6th avenue and 8th street, 110.6x90, valued at \$12,500.

E. S. McVey reports the following sale at the Renting Station: The three-story frame building and land, 43.3x50, known as and by the No. 86 Havemeyer street, Florence Mustoe to Frederick Kirchner, for the contract price of \$3,500 cash.

William H. Grace has sold the three-story and basement brick dwelling, lot 20x100, No. 357 Bridge street, for William J. Prout to Mary E. King, for \$7,000.

Out Among the Builders—Brooklyn.

A. F. Norris has plans under way for extensive alterations to No. 198 De Kalb avenue. It is to be converted into a first-class apartment house, with three stories added on rear. The front will be galvanized iron, and the building will be heated by steam. The cost is \$8,000, and the owner Mrs. L. Krepps.

Blank Bros. will erect two three-story frame flats, 25x65 feet each, on the east side of Knickerbocker avenue, 25 feet south of Stockholm street. They will contain all improvements, and cost \$9,000.

Long Island.

Sheepshead Bay.—Frank Hohnberg, of Brooklyn, has plans for two two-story and attic cottages, 27x40 feet each, to be erected on 5th avenue for Charles Froel, of Brooklyn. They will be constructed of frame and covered with metallic shingles, and contain all improvements; cost, \$7,000 each. Mr. Hohnberg has plans also for two two-story stables, to be erected at the same place and to match the general design of the cottages. Each will be arranged for two horses, wagon and driver's room, and cost \$1,000 each.

Bay Ridge Park.—Spence Bros., of Brooklyn, will erect a two-story and attic frame and shingle-finished cottage, 22x50 feet, and extension on 73d street, near Fort Hamilton avenue, for C. Shepard. The first story will be finished in hardwood and the upper stories in white wood. It will contain all improvements and furnace heat; cost, \$7,500. Spicer & Son, of Brooklyn, are the architects.

Bellmore.—Samuel Self is building a public hall, 20x30 feet in size.—William B. Walters has commenced the erection of a dwelling with store, 24x40 feet, and extension 16x38 feet, on the corner of Grand and Bellmore avenues.—John Thornton will erect a two-story dwelling with store, on Jerusalem avenue, near upper Bellmore avenue.

Lawrence.—John S. Frienhagen is building a two-story and attic frame cottage on the corner of Rockaway turnpike and Mott avenue.—M. Rutherford will erect a two-story and attic frame cottage, containing all improvements, on the corner of Broadway and Rockaway turnpike.

RECENT AUCTION SALES.

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

FOR WEEK ENDING JANUARY 11.

TAYLOR & FOX.

Hancock st, No 758, s s, 359.8 e Patchen av, 18x100, 2-sty and basement brk dwell'g. Sarah A Johnson.....\$4,350

W. COLE.

*Lafayette av, No 850, s s, 275 e Sumner av, 20x100, 4-sty brk flat. E J and M A Culbert..... 9,660

*Lafayette av, No 852, s s, 295 e Sumner av, 20x100, 4-sty brk flat. Francis R Culbert..... 9,930

J. COLE.

Bergen st, No 160, s s, 218.9 e Hoyt st, 21.10½x100, 3-sty brk dwell'g.....
 Bergen st, Nos 164 and 166, s s, 262.6 e Hoyt st, 43.9x100, two 3-sty brk dwellings.....
 Bergen st, No 170, s s, 328.3 e Hoyt st, 21.8x100, 3-sty brk dwell'g.....
 Court st, No 255, e s, 73.5 n Butler st, 25x57.6x82.6x25 x 79.3 x 57.6, 3½-sty brk dwell'g.....
 M H C Cannon. ¼ int..... 3,547

*De Kalb av, No 1061, n s, 256.5 e Stuyvesant av, 19.6x100, 3-sty brk dwell'g. John Frank..... 6,000
 Willoughby av, No 175, n s, 64 w Ryerson st, 19.6x100, 2-sty frame dwell'g. Mary A Hanlon..... 3,100

T. A. KERRIGAN.

Bergen st, No 437, n e s, 120 s e 5th av, 20x100, 2-sty brk dwell'g. Emmeline Austin..... 3,900
 Covert st, No 202, s s, 449.7 e Central av, 18x99.8x8.3x9.9x100, 2-sty and basement frame dwell'g. Isabel I Leonard..... 3,200

& I. Rosina Kellington to Edwd T Nicoll. See Schaeffer st. 2,700
 McDougal st, s s, 228.9 w Hopkinson av, 16 x100. Susie B Brokaw to Gussie L Phelan. Mt. \$3,250. nom
 McDonough st, s s, 95 w Lewis av, 20x100, h & l. Partition. I N Sievwright referee to Alphonse Friedrick. Mt. \$3,600. 2,525
 McDougal st, n s, 150 e Hopkinson av, 50x100. Chas J Bough to John T Hall. nom
 McDougal st, s s, 300 w Howard av, runs w 20 x s to Fulton st, x e to point 200 w of Howard av, x n —. Richard Ingraham to William Gleichmann. 2,400
 Same property. Release mort. Hannah K Van Vranken to same. nom
 McDougal st, n s, 150 e Hopkinson av, 50x100. Chas J Bough to John T Hall, of New York. nom
 Midwood st, s s, 140 w Nostrand av, 80x100, Flatbush. Geo C Jeffery and Nathan Kaplan to Chas E Pell and David J Dannat, of Dannat & Pell. Mt. \$1,000 and tax 1892. exch
 Milford st, w s, 130 n Hegeman av, 20x100. Wm H Jackson to Caroline Guker. 250
 Moore st, n s, 125 e Ewen st, 25x100, h & l. Senche Simon to Morris Shapiro. Mt. \$4,500. 12,450
 Monroe st, s s, 225 e Marcy av, 12.6x100. Adam H Leich to Isabella R Leich. All liens. nom
 Newell st, e s, 20 s Meserole av, 20x75, h & l. James Scott to Edward Henkelman. Mt. \$2,000. 4,500
 North Henry st, e s, 80 n Richardson st, 20 x80. Annie Conn to Mary Conley. 800
 North Oxford st, e s, 402.10 s Park av, 19.5 x100. Agnes McElhinney to Margaret and Annie McElhinney. 1/3 part. 2,000
 Olive pl, No 27, e s, 56.6 n Atlantic av, 18.6 x79. John H L Gaw to Jessie W W Gaw. nom
 Ocean Parkway, w s, 310 n Av I, runs n 155 x s w along lands of John A Lott and A F Johnson to point 185 n Av I, x e to point 150 w Ocean Parkway, x n 25 x w 50 x n 100 x e 200.
 Plot begins at centre line bet East 4th st and East 5th st, at point 100 n Av I, runs n abt 85 x s w to point 100 n Av I, x e —.
 Release mort. John V N Bergen and Eliza E Vanderveer to Thomas Hooker, New York. 2,000
 Pacific st, s s, 150 e Rockaway av, 16.8x107.2. Foreclos. Richd B Greenwood, Jr, to Emily Wheeler. 1,500
 Pacific st, n s, 212.3 w Clason av, 30x80, hs & ls. Stephen B Sturges to Allethina Lilly. Mt. \$7,000. nom
 Pacific st, s s, 56 e Hicks st, 18x100. John F Boyon to Wilhelmine Holzappel. Mt. \$4,200. 5,200
 Pacific st, n s, 200 e Stone av, 50x100. Chas E Pell and David J Dannat, of Dannat & Pell, to Geo C Jeffery. Mt. \$6,000. exch
 Penn st, n w s, 104.2 n e Lee av, 20.10x100, h & l. Partition. Wm B Hurd, Jr, to Tillie Heilbrunn. Mt. \$4,000. 8,300
 Pierrepont st, s s, 327 w Hicks st, 27x100. Hattie I wife of John S James to Edwd G Field, New York. nom
 Pine st, e s, 120 n Belmont av, 20x100. The German-American Improvement Co to Ida La Pierre. 425
 Pine st, e s, 200 n Belmont av, 40x100. Same to Henry C Storms. 850
 Pine st, e s, 180 n Belmont av, 20x100. Same to Joseph M Storms. 425
 Pine st, w s, 120 n Belmont av, 20x100. Same to Mary C Weed. 425
 Pine st, e s, 140 n Belmont av, 20x100. Same to Louis H La Pierre. 425
 President st, s s, 150 w Franklin av, runs s 89.8 x s w 57.9 x n 118.7 to st, x e 50. John H Doherty to Sarah R wife of Stephen G Binbridge. See East Broadway. nom
 Prospect pl, n s, 175 e Kingston av, 25x100. Hollan Smith to Anna C Campbell. Mt. \$250. 1,250
 Quincy st, s s, 175 w Throop av, 18.9x100. Oscar L Meyer to Lydia A wife of Chas F Walter. Mt. \$6,334. 7,334
 Quincy st, s s, 172 e Reid av, 18x100, h & l. Susan E Renshaw, Greenwich, Conn, to H F McCarthy. Mt. \$4,000. 6,900
 Ralph st, s e s, 170 n e Irving av, 20x100. Foreclos. Clark D Rhinehart to Jeremiah V Meserole. 1,500
 Richardson st, n s, 60 e North Henry st, 20 x100. Annie Conn to Edwd L Conn. 700
 Rush st, s s, 111.8 e Wythe av, 21.8x100. Frederick Behrens heir Frederick Behrens to Jane G wife of said Frederick Behrens. gift
 Rush st, s s, 150 w Wythe av, 20x100, h & l. Mary Friedmann, New York, to Rebecca Lewis, New York. 1/3 part. Sub to mort \$750. 2,500
 Rutledge st, s s, 180 w Harrison av, 30x100, h & l. Wilhelm Fleischhauer to Henry Kneaf. Mt. \$6,000. 12,500
 Rutledge st, s s, 104 e Marcy av, 25.6x100, h & l. Partition. Wm B Hurd, Jr, to John Meffert. Mt. \$4,500. 8,100
 Sackman st, e s, 150 s Liberty av, 50x100. Henry H Adams to Adam Leinfelder. 4,300
 Sands st, No 107, n s, 25x100. Margaret widow, William, John and Michael Ryan, Mary wife of Charles O'Hara, Julia and Patrick M Hoynes, Margaret wife of John Doherty heirs Thomas Ryan to Michael Kennedy. 1880. nom

Sands st, n s, 225 e Jay st, 25x100, h & l. Peter McEleney an heir of Phil Dougherty to Frederick A Richard. All title. nom
 Schaeffer st, s e s, 227 n e Evergreen av, 18 x100. Edwd T Nicoll to Rosina Kellington. Mt. \$3,000. See Marion st. nom
 Schaeffer st, n w s, 200 n e Central av, runs n w 52.8 x n e 7.3 x n w 34 x n e 47 x s e 89.1 x s w 50.
 Schaeffer st, n w s, 250 n e Central av, 50 x92.10x50.1x89.4.
 Ida L T Ledoux to Orson W Sheldon and Paul W Ledoux. nom
 Schermerhorn st, s w s, 400 s e Bond st, 21.6x100. David S Quimby to Alf P Quimby. nom
 Stanhope st, s s, 160 w St Nicholas av, 20x100. Nicholas Lynch to Mary E Black. Mt. \$3,200. nom
 St James pl, s e cor Clifton pl, 20x100. Thomas Salt to Amelia B Runyon. 8,000
 St Johns pl, s s, 80 e 5th av, 20x99, h & l. Amy M Wahlberg to Clara L Jersey. Mt. \$4,300. nom
 St Marks pl, n s, 560 w 5th av, 20x100, h & l. Isaac Goldsmith to Alwill E Voos. nom
 Same property. Atwill E Voos to Isaac Goldsmith. B & S. nom
 Stockholm st, e s, 90 n Bushwick av, 33.4x100. Ella A Young widow to Emma V wife of Fredk W Schmidt. 267
 Stockton st, n s, 210 e Marcy av, 25x100. Henry Schaefer to J August Schaefer. 1/3 part. Mt. 1/3 of \$3,000. nom
 Stockton st, s s, 200 w Throop av, 20x100. Foroseagean J Ledoux to John F H Von Lange. nom
 Smith st, e s, 50 s Butler st, 25x100, h & l.
 Butler st, s w s, 100 s e Smith st, 25x100, h & l.
 Charles Seibel to Minna Seibel. All liens. nom
 Spencer st, w s, 195.9 s Park av, 19.3x100. Alex Underhill, Jr, to Mary J Judge. 2,000
 Spencer st, w s, 213.6 s Park av, 1.6x100. Silas A Underhill as exr Alexander Underhill and as devisee and heirs of same and Susan M wife of Wm J Lane, Albert Underhill and Emma C Underhill to Alexander Underhill, Jr. Q C. nom
 Union st, n s, 280 e Hoyt st, 16.8x100. Margt A wife of James McKinney to Richard Courtney. Mt. \$2,000. 3,150
 Union st, n s, 258.11 e 5th av, 16.8x95. Robert Edgerton to James A Townsend. Mt. \$5,000. exch
 Van Brunt st, w s, 115 n Sackett st, 20x100, h & l. Foreclos. John Courtney to Reuben Riley and ano exrs Cornelius Travers. 3,000
 Van Voorhis st, s s, 450 e Evergreen av, 33.4x100. P V Cloke, of New York, to George Peterson and Thos H Watson, Jr, of New York. Mt. \$7,000. exch
 Van Voorhis st, s s, 433.4 e Evergreen av, 16.8x100. Same to same. Mt. \$3,500. exch
 Walton st, s s, 150 e Harrison av, 25x100, h & l. Louisa Kuhn to George Kuhn. nom
 Watkins st, w s, 100 s Riverdale av, 25x100. Foreclos. John Courtney to Herbert C Smith. 500
 Whipple st, n s, 150 w Throop av, 25x100, h & l. Anne Rosenthal to William Bernstein. Mt. \$1,000. 2,825
 Winthrop st, n s, 1,955.7 e Main st, Flatbush, 700x437.8x700x438.9.
 Winthrop st, n s, 3,105.7 e Flatbush av or Main st, Flatbush, 469 to Canarsie av, x 445x383.10x437.1, Flatbush.
 Daniel Doody to David L Harris. nom
 Winthrop st, s s, 200 w Bedford av, 40x122.6, Flatbush. Geo A Hawkins to Robt H Baxter. 7,500
 Woodbine st, s e s, 344.6 n e Hamburg av, 18.10x100, h & l. Emil and Ferdinand Wiederhold to Margaretha Trebing. Mt. \$3,000. 4,600
 Woodbine st, No 276, s e s, 43.4 s w Knickerbocker av, 18.4x100, h & l. John Reichenberger to Chas A Geiger. Mt. \$2,750. 4,200
 Windsor pl, s s, 177.10 e 10th av, 80x200. Geo E Freeman and Hugh Carey, Boston, Mass, to Chas W Nash, New York. Q C. nom
 1st st, n e s, 80.9 n w 6th av, 19.9x100. Geo W Campbell to Peter Larsen. nom
 2d st, s w s, 150 n w 5th av, runs n w 240 x s w 95 x s e 215 x n e 5 x s e 25 x n e 90. Henry Roth to William Lane. Mt. \$16,200. nom
 2d st, s s, 167.9 e Smith st, 20x90. Fredk C Dexter to Alonzo E De Baun. Mt. \$3,000. exch
 3d st, n s, 66.3 w 7th av, 22.2x90, h & l. Chas. F Burrill to Robert McBride. nom
 3d st, s w s, 136.7 w 6th av, 18.4x95, h & l. Julian W Chadwick to Herbert L Moody. Mt. \$8,500 and tax 1891, 1892 and 1893. nom
 4th st, n e s, 97.10 s e 6th av, 100x95. Hugh M Funston to John Pullman. nom
 4th st, s w s, 190.10 s e 6th av, 19x100. Foreclos. Henry E Heistad to David W Binns et al exrs Elizabeth Binns. 5,200
 4th st, s w s, 227.10 s e 6th av, 20x100. Foreclos. Same to same. 5,400
 4th st, s w s, 285.10 s e 6th av, 20x100. Foreclos. Same to same. 6,800
 North 6th st, n e s, 125 s e Wythe av, 25x100, h & l.
 Berry st, s e s, 20 s w North 9th st, 20x80, h & l.
 Michael Hannon to Michl J Hannon. Q C. nom

6th st, s s, 228.10 e 6th av, 17x100, h & l. John Courtney to The Metropolitan Life Ins Co. 6,500
 8th st, n s, 220.9 e 3d av, 75x100. Henry B Lyons to Amy E Wahlberg. Mt. \$3,200. nom
 8th st, s w s, 97.10 s e 6th av, 37.8x100. Thomas Corrigan to Ana J B wife of Joseph Gomez. Mt. \$9,000. See 6th av. nom
 10th st, n e s, 197.10 n w 8th av, 40x100. hs & ls. Irving Fish, New York, to Kittie A Miller, N J. Mt. \$6,000. nom
 West 12th st, e s, 200 n Av S, 60x100. Gravesend. Jas D Lynch to Thos J Doane. 600
 13th st, s s, 102.8 w 8th av, 36x100, h & l. Eva Kronengold, of New York, to Philip Smith. Mt. \$6,500. exch
 16th st, s s, 242.4 e 9th av, 55.6x100. William Lane to Chas F Lott. Mt. \$3,000. exch
 Same property. Chas F Lott to James H Watson and James H Pittinger. Mt. \$800. nom
 18th st, southerly cor 7th av, 25x100. Patrick Keegan to Bernard Keegan. Sub to mort. 5,100
 East 19th st, w s, 204.2 1/2 s Av C, 50x100. Wm J Kaiser and Geo W Dalton to Edward Bull. Mt. \$400. 1,750
 East 19th st, w s, 254.2 1/2 s Av C, 50x100. Same to George Weidman. Mt. \$1,000. 1,750
 21st st, s w s, 200 n w 6th av, 25x63.2x25x60.11. John McGahie to James McKeary. 900
 21st st, n e s, 325 s e 3d av, 25x100. Chas R Lynde to Michael Agoglia. 2,000
 26th st, n e s, 200 w 5th av, 25x81x25x84. Thos H Shaw to Bernhard Gliniski. 1,575
 Bay 26th st, n w s, 280 s w Benson av, 100 x96.8, New Utrecht. John Brown to Elizabeth Brown his wife. nom
 East 35th st, w s, 170 n Av A, 40x100, Flatbush. Germania Real Estate and Improvement Co to George Renkl. 550
 East 35th st, w s, 170 n Av D, 40x100.
 East 31st st, e s, 200 s Av C, 60x100.
 East 35th st, w s, 330 n Av D, 40x100, Flatbush.
 William Ritchie to Germania Real Estate and Improvement Co. exch
 East 39th st, w s, 337.6 s Av D, 40x100, Flatbush. Germania Real Estate and Improvement Co to Karl Desch. 378
 East 40th st, e s, 317.6 n Av E, 20x100, Flatbush. Germania Real Estate and Improvement Co to Rebecca Powers. 185
 46th st, n s, 220 w 5th av, 20x100.2. Edmond Barrett to James McKenna. nom
 50th st, n s, 1,364 w 3d av, 18.2x100.2. Delia Harrison to John Moore. Mt. \$2,650. 1890. 3,450
 53d st, n e s, 320 s e 20th av, runs n e 100.2 x s e 100 x s w 12.9 x s 131.3 to st, x n w 195.6, New Utrecht. James A Townsend to Robert Edgerton. Mt. \$2,250. exch
 54th st, s s, 275 w 4th av, 60x100.2. Cornelius J O'Brien to William Wharton. 2,500
 54th st, n s, 310 w 3d av, 17.6x100.2. Jefferson R and Edward Edwards to Nellie G Edwards. 1,400
 54th st, n e s, 135 n w 3d av, 17.6x100, error. Harriet Martin trustee to Mary Harrington. Mt. \$2,000. 2,800
 60th st, s s, 80 w 12th av, 20x100, New Utrecht. Charles Scott to Eliza A Halliard. nom
 67th st, n e s, 100 s e 14th av, 20x100, Lef-ferts Park. Effingham H Nichols to Annie M Claus, New York. 260
 67th st, n s, 260 w 11th av, 20x100, New Utrecht. James Tuhey, New York, to Thomas Tubman. 125
 68th st, s s, 367.7 w 2d av, 40x145, New Utrecht. Geo E O'Hara to Geo A T Loughton. 1,450
 73d st, w s, 320 s Av A, 40x100, Flatlands. Percy G Williams and Thomas Adams, Jr, to Helen Wischhusen. 450
 77th st, n e s, 400 n w 19th av, 60x100, New Utrecht. John L Nostrand to Chas B Young. 1,000
 77th st, n e s, 340 n w 19th av, 60x100, New Utrecht. Same to same. 1,000
 77th st, n e s, 460 n w 19th av, 60x100. Same to same. 1,000
 84th st, s w s, 275 s e 2d av, 75x207.7 to centre of right of way, x75x208. Foreclos. Saml S Hemingway to James H Strain. 6,425
 Av D, s s, extends from East 39th st to East 40th st, 200x97.6, Flatbush. Germania Real Estate and Impt Co to William Schneider. nom
 Av E, s e cor East 42d st, 100x200, Flatbush. Germania Real Estate and Impt Co to Gottlieb Bubeck. 2,092
 Av X, s w cor East 74th st, 60x100, Flatlands. Percy G Williams and Thomas Adams, Jr, to Annie Draper. 368
 Atlantic av, s s, 280.11 w Sackman st, 19.1x100. John C Baker to Jere Shaughnessy. Mt. \$1,000. 2,500
 Atlantic av, n w s, intersection e s Fort Greene pl, runs s e 45.9 x n e 73.3 x w 71.6 to pl, x s 48.4. Matilda E and Edwd R Burckle, Ermie S wife of Chas D Wilson and Mary E wife of Chas H Kline to Margaret Burckle widow. gift
 Atlantic av, n s, rear line of lot, being 19.10 e Georgia av, runs e 20 1/2 x s 74.10 to Atlantic av, x w 20 x n 72.10. Wm Strasser to Lewis Steinhart, of New York. Mt. \$3,500. 12,500

Atlantic av, n e cor Georgia av, runs n 94.6 x e 100 x s 25 x w 80.1 x s 72.2 to av, x w 21. Henry J Bookman, of Jamaica, to Lewis Steinhardt, of New Jersey. *Mt.* \$6,500. 22,500

Atlantic av, n s, 47.8 w Jerome st, 47.8x 89.5x47.6x94. Foreclos. Gerard M Stevens to John R Planten. *Mt.* \$10,200. 1,000

Atlantic av, s e cor Sheffield av, 50x120x 50x131.11, h & l. Theresa wife of Chas R Palmer to Anton Ritz. *Mt.* \$7,350. 1889. 7,350

Atlantic av, n e cor Sherlock pl, 122x98.7. Fraumeni Onofrio to Robt O Mitchell. nom

Atlantic av, n s, 100 w Van Sieten av, runs e 20x105.11x20x106.4, h & l. Frank Fuhrman to Annie Fuhrman. nom

Bedford av, e s, 182.3 s Park av, 25x100. Wm H Manning to Annie M Truslow. nom

Bedford av, s e cor Butler st, 131x—x127.9 x89.8. Cora S Berri to William Irvine. *Mt.* \$11,500. See Jefferson av. exch

Bedford av, w s, 127 n Willoughby av, 25x 100, h & l. Isaac S Remson to Mary Dowling, New York. *Mt.* \$2,000. 4,000

Bedford av, e s, 175 n Park av, 75x200 to Spencer st. John H. Henry B. Emma R. Mary L and Anna B Meschendorf to Henry Siede. All title. 1,050

Same property. Emma Satchell to same. B & S. All title. 300

Bushwick av, s w s, 48 s e Fairfax st, 16x 70.4, h & l. Wm F Conway to Henry Weil. nom

Bushwick av, n e s, 140 s e Halsey st, 20x 80. Anna S Schreiber to Herman Straub. *Mt.* \$3,500. nom

Carlton av, e s, abt 250 n Myrtle av, 25x 100, being lot 60 R F Manley property. Herald Employees' Co-operative Building and Loan Assoc to Isabella I Forester. 3,500

Central av, s w s, 80 s e Pilling st, 20x100. Frederick Tanzer or Tauzer to Mary his wife. nom

Central av, e s, 48 s Covert st, 52x90. Harry W Deming to Fredk C Stopenhagen. *Mt.* \$12,000. nom

Fountain av, s w cor Glenmore av, 37.4x 100. German-American Improvement Co to Mary L Appleton. 4,500

Franklin av, Nos 94-100, w s, 82.3 s Park av, 100x107.11x100x108.1, hs & ls. John I Glover to J Wheeler Glover. *Mt.* \$16,000. nom

Same property. J Wheeler Glover, of Hempstead, L I, to John I Glover. nom

Flushing av, s s, 50 w Throop av, 25x75. Partition. Isaac Bernkopf to Joseph Geis. 5,350

Flushing av, s s, 250 e Nostrand av, 25x 100, h & l. Isaac Raphael to Pincus Wendelsohn. *Mt.* \$8,000. 1,500

Gates av, w s, 100 n Central av, 25x94.9x 25.1x93. John Davidson, Elizabeth, N J, to Sarah L Kelsey, Ozone Park, L I. nom

Glenmore av, n s, 102.6 e Elton st, 25x100. Release mort. Steph T Rushmore, of Roslyn, L I, to Eliza M Stackhouse. nom

Graham av, s e cor Richardson st, 44x75, h & l. Henry Gentzinger, of New York, to Mary Reber. *Mt.* \$6,000. 10,000

Graham av, e s, 25 n Cook st, 50x100. Nicholas Mueller to Katharina Mueller. All title. gift

Grand av, e s, 209.6 s Flushing av, 25x 100.

Grand av, e s, 309.6 s Flushing av, runs e 100 x s 100 x s 50 x w 100 to av, x n 50. Steuben st, w s, 221.2 s Flushing av, 25x 100.

Grand av, e s, 90 s Park av, 75x100. Steuben st, w s, 90 s Park av, 75x100. Chas J Bough to John T Hall. nom

Grand av, s e cor Prospect pl, 21x105. Thomas Donlon to Patrick Donlon. All liens. exch

Greene av, s s, 331 e Sumner av, 19.3x100. Charles Isbill to Eliz B Willcox. *Mt.* \$6,000. nom

Greene av, n w s, 140 n e Knickerbocker av, 20x60. Abram P Fardon to Mary Daley. *Mt.* \$2,200. 3,075

Greene av, s s, 196.3 s Sumner av, 19.3x 100.

Putnam av, s s, 362 e Stuyvesant av, 38.6x 100.

Jefferson av, s s, 266.9 e Stuyvesant av, 33.3x100.

Hancock st, n s, 266.10 e Stuyvesant av, 33.2x100. Charles Isbill to Emma V Isbill. nom

Greene av, n s, 74 w Patchen av, 18.3x81.9, h & l. Mary E W Neill to Max Markhard. *Mt.* \$3,000. 6,000

Greenpoint av, n e cor Provost st, 100x95. Greenpoint av, s e cor Jewel st, runs e 65.10 x s w to point on Jewel st 36.8 s Greenpoint av, x n 36.8.

Greenpoint av, s w cor Jewel st, runs w 135 x s 120.6 x e to Jewel st, x n 65.8.

Moultrie st, centre line, 67.8 n Calyer st, runs s w 256.10 to centre Jewel st, x n 116.5 x w 125 x n 50 x w 121.2 x n e crossing e Diamond st 347.9 to Greenpoint, x e 78.3 x s e 176 to centre Moultrie st, x s 28.6.

Calyer st, n e cor Jewel st, runs e 20 to Moultrie st, x n 61.9 x s w to e s Jewel st, x s 14.6.

Interior lot on centre line, bet Diamond and Jewel sts, at point 225 n Calyer st, runs e 53.2 x s w 54 x n 15.3. Willis H Young, Geo H Gerard and Adolphus F Quick to Willis H Young and Geo H Gerard, of Young & Gerard. nom

Harrison av, w s, 120.2 s Middleton st, 25.1 x95. Louis Regenbogen and Samuel Davis to Mary Kunath. *Mt.* \$5,650. nom

Hopkinson av, n w cor Pacific st, runs n 67.9 x w 25 x s to st, x e 25. Release mort. Julia wife of Peter A Young to Jesse Johnson. nom

Howard av, w s, 40 n Madison st, 40x100. David Engel to W C Edwards. 6,500

Hudson av, e s, 130.9 n Myrtle av, runs e 100 x n 66 x w 40 x s 40 x w 60 to av, x s 26. Joseph Friedner to Ellis Roberts. B & S. nom

Same property. Ellis Roberts to Getto Friedner. B & S. nom

Hamburg av, w s, 64 n Putnam av, 18x80. Matilda G wife of Wm C Parker, New York, to Gertrude Koehler. All title. nom

Jefferson av, s s, 500 w Nostrand av, 40x 100. William Irvine to Cora S Berri and Julia B Glover, New York. *Mt.* \$7,500. exch

Jefferson av, s s, 560 w Nostrand av, 20x 100. Cora S Berri and Julia B Glover to William Irvine. *Mt.* \$5,500. See Bedford av. exch

Jefferson av, n s, 395 e Tompkins av, 20x 100. James G Lynd, of New York, to John C Orr. *Mt.* \$7,000. nom

Jefferson av, s s, 480 w Nostrand av, 20x 100. Mutual Life Ins Co to Thomas Swain. 8,500

Jefferson av, s s, 560 w Nostrand av, 20x 100. William Irvine to Cora S Berri and Julia B Glover. *Mt.* \$5,500. exch

Kingsland av, Nos 287 and 287½, w s, 184.5 n Nassau av, 37.11x100. Mary Clinton to Rudolph Laig, New York. *Mt.* \$4,000. 9,000

Knickerbocker av, n cor Schaeffer st, 100x 100. Margaretha Trebing widow to Emil and Ferdinand H Wiederhold. *Mt.* \$1,500. 4,600

Lewis av, w s, 80 n Pulaski st, 20x79.9x20 x79.10. Michl H Christopher an heir of Michl Christopher to Jane E Christopher. ½ part. 1,000

Lexington av, n s, 227 w Sumner av, 17x 100. Joseph T Commass to Chas E Davenport. nom

Manhattan av, w s, 50 s Java st, 25x37.5x —x47.9. Thomas Parker, Jr, et al exrs Thomas Parker to Fredk C Heckel. 6,750

Manhattan av, w s, 75 s Java st, 30x—x33 x—. Abraham Levy to Sarah J Costima. 7,700

Same property. Betsey Ogilvie to Thomas Parker. Q C. ½ part. 1882. nom

Same property. Thomas Parker, Jr, to Abraham Levy. B & S. nom

Same property. Thomas Parker, Jr, et al exrs Thomas Parker to same. 5,000

Manhattan av, w s, 75 s Java st, 30x—x33x —, h & l. Sarah J wife of John Costima to Joseph Geis. *Mt.* \$4,000. 7,700

Marcy av, s w cor Greene av, 50x100, hs & ls. Laura L Preston to Kittie A Miller. exch

Marcy av, n e s, 100 n w Walton st, runs n 500 x n w to land late of J Johnson, x s on irreg line 500 to av, x s e 14, part of old rope walk. Minnie Hofer to North American Iron Works. nom

Meeker av, n w cor North Henry st, 23x74x 65.5x85.6, hs & ls. Estella West, New York, to Mary J Reed. All title. 500

Montauk av, e s, 110 n Hegeman av, 20x 100. John Van Spreenwenberg to John Peterson. *Mt.* \$550. 1,150

Myrtle av, n s, 51 e Elm st, 74.1x67 to Elm st, x77.9x26.11. Foreclos. John Courtney to The Williamsburgh Savings Bank. 2,700

Myrtle Av, s e cor Stanhope st, 48x50x77x2. Adolph Baumann to Levi Kaufmann. *Mt.* \$2,500. 4,500

Melrose av, w s, 200 n Av G, runs w 152.6 to turnpike, x n 103.4 x e 127 x s 100, Flatbush. Germania Real Estate and Impt Co to J Helmhuth Sommer. 2,127

Nassau av, n s, 20 e North Henry st, 24x85, h & l. Frederick Schmelzle to Mary wife of Frederick Schmelzle. nom

Newkirk av, n e cor East 26th st, 60x100, Flatbush. Germania Real Estate Improvement Co to Annie M Hegeman. nom

New Utrecht av, n w cor 59th st, runs n 108 x w 110 x s 6.3 x s w 43 to 59th st, x e 143.6, New Utrecht. Julia A Blaisdell to Anton W Lindemann. 1,900

Nostrand av, e s, 100 s Av G, 120x100, Flatbush. Germania Real Estate and Improvement Co to Dorothea Sommer. 1,620

Norwood av, w s, 650 n Hatton pl and 113.1 n Fulton st as now laid out, runs w 150 x s 124.2 to Fulton st, x e 89 x e along av 65.9 to Norwood av, x n along same 113.1, with all title to strip lying bet rear of above and land of Winant Bennett, being abt 3.8. Henry C Bauer to Henry W Putnam, New York. *Mt.* \$3,500. nom

Park av, n s, 400 e Throop av, 25x100, h & l. Oscar Linke to Levi Kaufmann. *Mt.* \$9,000. 10,500

Putnam av, n s, 80 w Knickerbocker av, 100x100, h & l. James P Philip to Eliz J Daly, of Lafayette, N J. nom

Putnam av, n s, 340 w Stuyvesant av, 20x 100, h & l. Theo W Swimm to Frances M wife of Geo H Robins. *Mt.* \$6,000 and tax 1893. exch

Putnam av, s s, 102 e Lewis av, 19x100, h & l. Emma F Boyd, Eva Ross and John F Jenkins to Abigail Jenkins. nom

Putnam av, s s, 170 w Lewis av, 20x100. Wm M Gibson to William J Barker. *Mt.* \$5,000 nom

Reid av, s w cor Hancock st, 100x95. Chas Seibel to Minna Seibel. gift

Ridgewood av, s s, 50 w Dresden st late Seigel av, 25x100. Augusta Bugniazet to Maria B wife of Louis Mas. 1872. 300

Same property. Maria B Mass to August Brassart, of Naugatuck, Conn. Q C. nom

Same property. August Brassart to Frank Duffrin. nom

Same property. Jane L Smith to same. Q C. nom

Rockaway av, w s, 775 s Sackett st, 125x 91.3x29.5x6.11x100x100, h & l. Wm P Stewart, New York, to Granite State Provident Assoc, Manchester, N H. nom

Shepherd av, w s, 391 n w Atlantic av, 25x 100, h & l. Mary Bradley to Mary Schnorr. 2,100

Shepherd av, n s, 95 n Eastern Parkway, 20 x100. Katie Theiss, of New York, to Louis Isemann. Sub to mort. nom

Skillman av, s w cor Kingsland av, 50.8x 157x34.4x150.7, hs & ls. John Gerlich to Louis and Elizabeth Strassel, joint tenants. *Mt.* \$1,000. 3,550

South Portland av, w s, 350 s Hanson pl, 20x100. Walter B Merlin to Robert Merlin. ½ part. *Mt.* ½ of \$2,300. nom

Stone av, w s, 375 s Blake av, 25x100. Sale by advertisement. Foreclos. Jacob Cole, auctioneer, certifies that Herbert C Smith purchased above property for 200

Stone av, e s, 50 n Sutter av, 25x100. Toby Scheinman, of New York, to Samuel Scheinman. ½ part. *Mt.* \$4,500. nom

St Marks av, s s, at centre line Hunterfly road and at point 105.2 e Buffalo av, 37.6 x40.6x50.3. Alfred Ogden to Frederick Wohlke. nom

Stuyvesant av, e s, 140 n Madison st, 20x 90, h & l. Richard Mott and ano trustees and admrs with will annexed of Solomon Mott to Chas F Aukamp. B & S. 3,400

Tompkins v, e s, 82 n Putnam av, 18.2x81. Mary F wife of Saml R Walters, of Chatham, to Prudence Treat. *Mt.* \$4,750. 6,400

Tompkins av, e s, 82 n Putnam av, 18.2x 81.2, h & l. Prudence Treat to Seth D Boggs. *Mt.* \$4,750. 6,400

3d av, central line, bet lands of J F Delaplaine and Garret G Bergen and extending into Gowanus Bay. Also land under water adjoining same. Anne W Snydam, Caroline W Astor individ and as extrs Archibald B Schmerhorn, William Astor et al to John W Ambrose. nom

Same property. John W Ambrose to John A Murray. nom

4th av, s e cor Sackett st, 20x91.10, h & l. Gottfried Lang to Catherine Lang. nom

4th av, e cor 3d st, 95x100. Thos S Martin to Michael S Martin. nom

Same property. Michl S Martin and Catharine wife of Thos S Martin. nom

4th av, e s, 68 n 3d st, 27x80. Catharine Martin to Edward Clark. *Mt.* \$7,500. nom

5th av, w s, 100 s 16th st, 47.6x—x43.8x 180. Daniel Doody to Owen Okeefe. nom

5th av, s e s, 84 s w 5th st, runs s w 21 x s e 97.7 x n e 5 x s e 0.3 x n e 16 x n w 97.10. Foreclos. John Courtney to The Metropolitan Life Ins Co. 11,750

6th av, e s, 81 s 11th st, 19x75.6, h & l. John A Fredericks to John Kroog. 25

6th av, westerly cor 8th st, 90x110.6. Ana J B wife of Joseph Gomez to Thomas Corrigan. See 8th st. nom

7th av, e s, 40.9 n Garfield pl, 19.9x80, h & l. Foreclos. John Courtney to Metropolitan Life Ins Co. 11,750

9th av, s e cor 17th st, 40x100. Charles Hart to Michael Smith. 4,500

12th av, e s, 20 s w 67th st, 20x100, New Utrecht. John H Swenson to Henry Alberti. 295

15th av, n w s, 25.11 s w Bath plank road, 20x95.3x20x96. Lefferts Park. Effingham H Nichols to Paul H Puges. 325

Coney Island Shell road, e s, at n w angle Mrs Ellen M Murray's land, 1 271-1,000 acres; also parcel of salt meadow, 394-1,000 acres, with all title in Coney Island Creek, Gravesend. Daniel Doody to Florence J Donohue. nom

Hunterfly road, centre line, 142.8 e Buffalo av, in block bet St Marks av and Prospect pl, runs s e along road 39.9 x s w 13.4 x s 56.7 to centre of block, x24.6 x n 87.3. Frederick Wohlke to Alfred Ogden. exch

Jamaica Bay, adj Fitzmaurice's, 25x246x 25x264, being lots 14 and 15 H Lohman property, Flatlands. Plots 22 and 23 same map, on Jamaica Bay, 50x212x50x236. Herman Lohman to William Hale. 670

Interior lot, 200 w Buffalo av, 127.9 s Bergen st, runs e 36.6 x n 27.9 x w 36.6 x s 27.9. Geo F Van Doren to Ferd F Volckennring. Q C. 1892. nom

Gravesend Bay, land under water adj granite, 4 54-100 acres. People State of New York to The New Utrecht Club, Bath Beach. letters patent

Road running s w from Flatland Bay, on the s e thereof, 100 n e of road running n w from said bay, runs e 25 x s e 100 to bay, x s w — x n w — to beginning, Flatlands. Walter S Curtiss to Chas E Curtiss. ½ part. 200

Same property. Chas E Curtiss to Walter S Curtiss. 300

Interior lot, 75 e Lorimer st and 404.7 n Van Cott av, runs e 25 to centre of block, x n to land late of John Meserole, x s w

Asche, Isabella M to Wm M Ingraham. 4,500
 Beer, Louis and Michael Schaffner to George Rauch. 6,000
 Brown, Geo R to Geo W Brown exr Louise Brown. 4,000
 Burr, Wilfred to Peter J Young. 1,000
 Barclay, James S trustee Eliza B Howell to Richd L Howell. Assigns 14 morts. nom
 Barmitz, John to Barbara Seipp. 1,000
 Brooklyn Trust Co to The Brooklyn Trust Co, substituted trustee for John M Whittemore dec'd. 45,000
 Bank of the Metropolis, New York, to Mary M N Siede. nom
 Bough, Chas J to John T Hall. 4 assigns. consid omitted
 Breitenstein, Lucas and Mary to Sophia Bleil. 2,000
 Bull, Wm L and ano exrs Henry R Worthington to Anna R Hurlburt. 4,000
 Bussing, Sarah M, Tarrytown, N Y, to David Martling. 2,000
 Bellows, Chas S to David McMeekan. nom
 Bisson, Mary E and Nassau Trust Co to John Bigelow et al exrs Samuel J Tilden. 4,376
 Birdsall, Clarence W to Sarah McCarron. 613
 Bowen, Wm T to Henry C Atwood. 900
 Same to William Andrews and August Nickel. 770
 Collins, Benjamin to Sarah E Bussell. 2,000
 Crosby, Jane M L extrx and trustee Robt R Crosby to Jane M L Crosby. 6,000
 Cushman, Eugene to Fannie Peterson extrx. 1,537
 Chappell, Lavinia guard Emma F Chappell to said Emma F Chappell. nom
 Cohn, Saml to John and Barbara Wille. 1,200
 Crane, Sarah H and Zilla K Napier to Margt E Gibert. 2,581
 Davies, Curtis P exr Mary C McGoldrick to Caroline P Latimer. 3,250
 Dill, Wm H to Hugo J Panzer. 500
 Doscher, Claus to Mary E Brunings. consid omitted
 Doody, Daniel to Florence J Donohue. nom
 Dreher, John to Louis Bossert. 1,900
 Eastern Dispensary to Robt R Crosby. 6,027
 Embury, Aymar and Helen exrs Susan P Embury to Aymar Embury. 7,000
 Same to same. 3,000
 Same to same. 2,500
 Same to same. 1,400
 Same to same. 2,000
 Same to same. 2,600
 Same to same. 2,250
 Same to Helen Embury. 3,000
 Same to same. 2,000
 Same to same. 2,250
 Same to same. 1,500
 Same to same. 2 assigns, each \$2,500. 5,000
 Same to same. 2 assigns, each \$3,500. 7,000
 Same to Aymar Embury trustee Susan P Embury. 4,500
 Same to same. 3,500
 Same to Susan E Blodgett, Stockbridge, Mass. 2,000
 Same to same. 2,250
 Same to same. 2 assigns, each \$2,500. 5,000
 Same to same. 1,750
 Same to same. 3,000
 Same to same. 1,250
 Same to same. 1,500
 Same to same. 4,000
 Embury, Isabella M to Frank J Blodgett. 2,272
 Emmons, Charles to William Kinscherf. 2,000
 Evans, Robert to James Gascoigne individ and with ano exrs John G Cozine. 4,200
 Fischer, Lina to Wm E Herker. 1,700
 Fithian, David A to Maurice Fitzgerald. 1,350
 Forbell, Geo U to Howard N Acker. nom
 Frazier, Charles to Ralph A Frost. nom
 German Savings Bank, Brooklyn, to Frank Obernier. 4,000
 Harris, Clint S and John H Corwin, of Harris & Corwin, to The New York Sandy Hook Pilots' Charitable Fund. 1,520
 Heffron, Thos H to Henry W F Schulz, New York. 5,500
 Hall, Edwd B to Morton B Smith extr and ano exrs Joseph W Hilyard. 2,000
 Harding, Simon J to Elizabeth Kirkwood. 2,400
 Hearn, Cornelius to Emma B Hearn. 2,000
 Hinrichs, Fredk W exrs Albt T Hinrichs to Joseph A Deghuce. 1,000
 Hart, Fredk L, New York, to Edith L Hart. 400
 Hart, Edith L to Fredk L Hart. nom
 Ireland, John H to Williamson Rapalje. 1,300
 Jenkins, J G exr William Laytin to Severin Linsenmeyer. 3,000
 Jones, Avis to William Kinscherf. 2,021
 Jenkins, John G trustee William Laytin dec'd to J G Jenkins committee H C Ely drunkard. 1,000
 Keeler, James H to Jeremiah Keeler. nom
 Same to same. nom
 Kings Co Trust Co to Adolph Sussman. 258
 Klitsch, Christian to Christian C and Amalia Miller. 2,500
 Ledoux, Paul W to Louisa W Taylor, Boston, Mass. 900
 Leverich, Phibe E extrx and trustee Aug A Leverich to John P Tracy. 4,500
 Loeffler, Charles to Henry Loeffler. 500
 Lott, Rebecca A committee Geo L Lott to The Hamilton Trust Co committee Geo L Mott. nom
 Lynch, James D to James D Lynch trustee Thos J Lynch. 64,450
 Same to same. 155,280
 Lehmann, Otto to Franz Wederke. 1,000

Markard, Max to Josephine wife of Frederick Fries. 3,000
 McClenahan, William to Esther A Robinson. 850
 McDonald, Mary to James H Ruggles. 3,000
 McGuigan, James to The Nassau Trust Co, Brooklyn. 5,500
 Mertz, Carl A to John Horni. 2,500
 Miles, Wm A & Co to Wm A Miles and ano trustees Wm B Miles. 1,000
 Miles, Wm A and ano exrs Wm B Miles to Wm A Miles and ano trustees of same. 12,000
 Nelson, Clarence M to Henry Suden. 1,500
 Naumer, John to Adolph Vanrein. 2,000
 Nostrand, John L and Geo E to Ann M Van Pelt. 600
 Porter, Alfred H and H O Wood trustees to Austin C Wood. 11,500
 Same to Asahel F Wood. 11,500
 Same to Cornelius D Wood. 12,000
 Same to Lois P Wood. 11,500
 Porter, Alfred H and Rosa A Wood exrs Geo C Wood to Alfred H Porter and H O Wood trustees. 3 assigns, each \$11,500. 34,500
 Peck, Andrew to Henry J Robinson trustee of The Ridgewood Land and Impt Co. 12,673
 People's Trust Co to Town of New Utrecht Co-operative Building and Loan Assoc. Assigns 12 morts. nom
 Pearsall, Geo W exrs Martha J Bell to Laurence Hurlburt. 2,000
 Payne, Jane E to Ellen Payne. 5,000
 Rankin, James D and James Ross to David Gowans. 1,000
 Robinson, Henry J trustee to The Mercantile Trust Co. 7,800
 Rust, Chas D to White, Potter & Paige Mfg Co. 1,250
 Randall, John J and Wm G Miller to Lewis Jurgens. 2,800
 Sands, Benj A to James N Platt, South Haven, Conn, exr John G Kane. 6,061
 Sackett, Gertrude R et al exrs Guernsey Sackett to Gertrude R Sackett. 2 assigns. nom
 Same to John T Sackett. nom
 Same to Fannie B Sackett. nom
 Samuelson, Rebecca and Lena Ronginsky to Lewis Hurst. 600
 Stadler, Henry to Louis Bossert. 125
 Steinhardt, Henry to Beadleston & Woerz. 1,000
 Stevenson, Allen and Isabella to Title Guarantee and Trust Co. nom
 Savage, Wm L and Chas C trustees for Mary E Howell to Sarah C Savage trustee Elihu Chauncey dec'd. 1,600
 Schencke, Mary C to Emma M Shields. 500
 Schneider, Henry to Henry Schneider trustee will of Peter Schneider for Peter I Schneider. 9,000
 Same to same trustee for John Schneider. 5,000
 Same to same trustee for Peter Schneider. 11,000
 Schuler, Henry to Sophia J Bender. 615
 Sealy, Robert to Louisa Kunz widow. 2,008
 Siede, Mary M H to Joseph H Harris. nom
 Talman, Frederica wife of Wm G to John Miner. 3,500
 Terrett, Horatio N to Alice A Brown, New York. 3,027
 The Church of All Saints to Martin D Levy & Co. 2,300
 The Nassau Trust Co, Brooklyn, trustee Peter Schneider dec'd to J Adolph Mollenhauer. 11,232
 Same to same. 5,105
 Same to same. 9,190
 Tracy, Jere E, Plainfield, N J, to Kate A Wetherill widow. 10,000
 Same to Jean J and Henriette T Reubell, Paris, France. 10,000
 Tichenor, Halsey T admr Kate A Taft to Ferdinand Goldsmid. 1,511
 Title Guarantee and Trust Co to Alice M Townsend, Greenwich, Conn. 4,500
 Same to Thomas Prosser trustee for Martha Stutzer and Elizabeth Prosser. 3,000
 Same to Mary Lambert. 3,500
 Same to Julia J Pierpont. 6,000
 Title Guarantee and Trust Co to Henry and Sophie Wessel. 2,250
 Same to The Long Island Historical Society. 5,000
 Title Guarantee and Trust Co to Bond and Mortgage Guarantee Co. 14,942
 Same to Charles Emmons. 4,000
 Same to John Thornton and ano exrs John Thornton. 7,500
 Same to Mary P Burtis. 2,500
 Same to Lizzie M Osborn. 2,500
 Same to Ellen M Hart. 2,000
 Same to Sarah E Chadwick. 4,000
 Same to Franz M Jaeger et al exrs Wilhelmina Jaeger. 3,000
 Same to Sarah I Johnston. 3,000
 Same to Bertha H Seccomb. 7,500
 Same to Grace M Seccomb. 7,500
 Same to Henry R Jones. 10,000
 Same to Young Women's Christian Assoc, New York. 3,500
 Title Guarantee and Trust Co to John Thornton and ano exrs John Thornton. 4,500
 Same to Mary T Seccomb. 12,000
 Same to John Thornton and ano exrs John Thornton. 7,000
 Same to Julia Howe. 1,200
 Same to Eliz A Robbins. 4,000
 Umstadter, Ella to Elizabeth Decker. 5,650
 Van Tuyl, Catharine and Eugene F

admr Mary B Van Tuyl to Catharine Van Tuyl. 4,350
 Wachter, George to George Dietz. 2,500
 Warren, Chas J and Amos B Stratton to Mary Van Beuren. 1,500
 Wentz, James G to Broadway Bank of Brooklyn. 8,500
 Wlecke, Wm H to Ida Gunstone. 1,600
 Wood, Marie T to Sarah E Van Wyck. 1,600
 Watson, Geo D to David Engel. 3,000
 Werbelovsky, Jacob H to People's Bank, Brooklyn. Assigns 4 morts. 8,000
 Watson, Geo D, New York, to D, Wm and John H Stowes and Sophie Hoppmann. 6,000
 Wolferz, Louis to August and Rudolf Bleil. 7,000
 Walz, Reinhardt to The People's Bank of Brooklyn. 3,500
 Woodward, Marie H wife of and Henry E Woodward to Effie V V wife of Chas H Knox. 7,182
 Zirn, Annie wife of Joseph to Henry Roth. 1,750

JUDGMENTS.

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

Jan.
 4 Anderson, Matilda—K O'Grady...\$120 16
 4 Armstrong, Herman L—A J Nutting 35 60
 4 Appo, St John—L V Cortelyou... 156 23
 4 Ainslie, James—G W Baker... 52 45
 8 Ambrosio, Vincenzo— Giovanni D'Amato... 544 68
 10 Ackerman, Clara } Lawrence
 Ahrens, Emma } Drake and 16
 Albro, Chas T } other judgts
 Albro, George } (in all against
 Anthony, John B } 132 names), to-
 Arment, Lucinda A } tal amount, 4,816 40
 4 Bosch, Frederick—John H W Meyer... 158 81
 4 Blant, Simon—F W Bussing... 631 58
 4 Bucher, Henry B—Southern Nat Bank, N Y... 51,417 95
 4 Beecher, Henry B } the same. 45,912 93
 Beecher, Henry W }
 4 Bowers, William—J S Sutphen, Jr. 270 00
 4 Brand, George—A H Sheer... 862 58
 5 Busch, Henry—S Gibson... 140 21
 5 Brown, James—Armour Packing Co... 284 19
 5 Brennan, Thomas—J Monahan... 184 86
 6 Bernstein, Charles—C O Maas... 286 57
 8 Brilliant, Lazarus—G F Philips... 15 30
 8 Bird, Richd J } H Terhune... 45 00
 Bird, Thos H }
 8 Brush, Bertha—D L McDonald... 72 94
 8 Bahruth, "John"—J Dern... 125 67
 8 Breitkopf, Joseph—W Mogt... 32 29
 8 Beer, Ernestine—H Sherlock... 466 50
 8 Busch, Henry—Eppens, Smith & Weiman Co... 94 75
 9 Barfel, Jacob—C Wharton assignee, &c... 184 00
 10 Bangs, Edwd G—Riverside Bank... 110 67
 10 Bassett, Frank E—C D Willets... 101 05
 10 Briggs, Benj F—C S Lyan... 392 52
 10 Bennett, Chris L—D M Koehler... 56 63
 10 Bossong, Elizabeth—N Wills... 23 75
 4 Connors, Charles—E N Vanderbilt... 524 35
 4 Craig, Geo A—J C Austin... (D) 717 85
 4 Chinnock, Eliza L—N Kaplan... (D) 400 77
 5 Connell, Edwd J—M Smith... 276 66
 5 Connolly, Joseph—H A Wolf... 191 15
 5 Costello, Mathew—L Blumenstock 70 10
 6 Camerick, Edward—J J Dukes... 121 35
 6 Condict, Silas A—Alice Edwards... 1,916 98
 8 Campbell, James—J Pius... 189 77
 10 Casey, Saml J—W M Leslie... 168 96
 10 Callahan, Dennis J—D M Koehler... 28 66
 10 Cox, Henry—J Weisenborn... 24 60
 9 Canda, John M—Albert C Gay... 1,649 46
 9 the same—the same... 1,010 17
 9 the same—the same... 1,870 71
 9 the same—the same... 1,410 53
 9 the same—the same... 1,421 99
 9 the same—the same... 1,733 02
 9 the same—the same... 1,383 93
 9 the same—the same... 1,936 63
 9 the same—W T Cobb... 1,909 21
 9 the same—the same... 1,039 53
 9 the same—the same... 1,109 19
 9 the same—H Haviland... 1,293 92
 9 the same—J M Creighton... 150 81
 9 the same—J R Brown... 962 58
 5 Durand, Agnes—C A J Queck-berner... 343 06
 5 Doody, Daniel—J S Packard... (D) 9,833 40
 5 the same—R G Packard... 3,295 46
 5 the same—the same... 2,163 76
 5 the same—the same... 3,265 37
 6 the same—A W Parker... 3,091 94
 5 the same—the same... 602 06
 5 the same—the same... 1,017 45
 5 the same—the same... 1,239 06
 6 Doody, Daniel } C Frazier... 10,454 21
 Doody, Mary L }
 6 Doody, Daniel—C Frazier... 521 77
 6 the same—the same... 427 19
 6 the same—the same... 272 44
 6 the same—the same... 1,189 90
 6 the same—the same... 928 83
 6 the same—the same... 2,215 85
 6 the same—the same... 834 44

JANUARY 6.

Linden st, s s, 150 e Central av, 40x100. Herrmann & Grace agt Joseph Eppig and Jacob Jamer. (Aug 12, 1893).....420 00

JANUARY 8.

7th av, s w cor 7th st, 50x100. Peter A Johnson agt All Saints Protestant Episcopal Church and William Maske. (Feb 24, 1893).....452 89

JANUARY 10.

Union st, No 445, n s, 280 e Hoyt st, 16.8x100. Owen McKenna agt Margaret McKinney. (Jan 9, 1894).....42 00

JANUARY 11.

Atlantic av, Nos 1743-1757, n s, 150 w Utica av, 216x100. Raeburn, Latourette & Co agt Ella Gill and Thos P Mulligan and Richard Malloyney and Wm H Owens. (Dec 2, 1893).....2,692 00

NEW BUILDINGS.

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

Plan 11—Hamburg av, n w cor Grove st, four 3-sty frame (brk filled) stores and tenements, 25x60, tin roofs; cost, \$20,000; ow'r and b'r, Ernst Augustin, 252 Himrod st; ar'ts, Schrepff & Loeffler.

28—Knickerbocker av, s e cor Stockholm st, one 2-sty frame (brk filled) store, 20x20, tin roof; cost, \$250; ow'r's and b'r's, Messrs Blank Bros, 1403 Myrtle av; ar't, W B Wills.

ALTERATIONS.

Plan 10—Wythe av, n w cor North 1st st, raised 6 feet on brk wall, extend cellar; cost, \$1,200; James McCaully, 253 Wythe av; ar't, B Finkensieper; b'r, W Moran.

GENERAL ASSIGNMENTS.

Jan. 9 Heick, Christian F to John R Sparrow. 11 Harbers, Julius to John J Lynes. 6 Logan, Matilda C to Chas H Hyde.

COMING JUDICIAL SALES.

SALES TO BE HELD AT THE REAL ESTATE EXCHANGE. 189 and 191 MONTAGUE STREET, EXCEPT AS OTHERWISE STATED.

Carroll st, s w s, 436.9 n w 3d av, 100x132.10x100.5x142.4.....

LIS PENDENS.

Atlantic av, s s, 150 e Buffalo av, 50x74.6x—x83.9. Annie Fish guard agt Mary E Martin; att'ys, Niles & Johnson.

JANUARY 6.

Macon st, n s, 110 e Reid av, 20x100. Lydia A Lyman agt Wm C Lehey; att'y, Edwin Kempton.

JANUARY 8.

Marcey av, s w cor Greene av, 50x100. Esther Lormer agt Alex A Forman; att'y, John M Perry.

5 Fox, Thomas—Christian Arndt.	227 67
8 Frank, Amelia—Henry Sudhop.	81 41
5 Gary, Martha—Wm R Mollineaux.	347 57
5 Heyen, John P—James T Hoile.	51 75
6 Kerbs, Emil C—Albert Cheschire.	500 50
8 Kraus, Anton—Frederick Cyriax.	140 63
5 Langer, Joseph and Mary—Dorota Kysela.	1,698 05
5 Leyser, William—Daniel Pflug.	43 93
4 McGurty, James—Francis McGee.	78 37
6 McDougall, Jonathan—Robert Neil	40 92
8 Murphy, Daniel and Bridget—J B Hunter.	1,113 80
9 McGee, Alexander — Queens Co Bank.	221 12
9 McGee, Alexander and Margaret—F McGee.	540 62
4 Palmer, Ernest—Max Breit.	37 75
5 Powell, Charles—Daniel Pflug.	36 03
6 Slocum, Lewis H and Wm R—Lydia Slocum.	613 72
8 Schenke, August—Henry Sudhop.	81 40
8 Steinker, August—John L Morris.	81 60
6 Vernam, Remington and Florence—Otis Bros Co.	3,069 26
8 Westfalls, Hannah—Henry Sudhop	81 40
8 Wetz, John—Michael Wolf.	60 25
9 Wood, William—Monroe Mallory.	87 82

MECHANICS' LIENS.

4 Atlantic av, n w cor Wyckoff av, Jamaica. Fred A Baker agt Mrs Belnig and ano.	26 87
4 Same property. Patk Cunningham agt Albert Wrought.	12 50
4 Same property. Geo F Feilder agt same.	17 50
5 Park pl, e s, 5th Ward, L I City. Emma L Tisdale agt Daniel Shine.	280 89
6 Church st, adj land J W Willets, L I City. William Foreman agt Ludwig Kosel and ano.	309 42
6 Atlantic av, n s, East Rockaway. Mons Hellyer agt Charlotte Eichmann.	794 86
9 Linden av, w s, Flushing. E A Perpell & Co agt William Harner.	19 00

Suffolk County Records

CONVEYANCES.

JAN. 2 TO 6—INCLUSIVE.

Albin, Sadie S to Jessie Young.	1/8 acre s s Main st, Riverside.	85
Avery, Chas W et al to Judson L Smith.	34 acres s s highway, near Patchogue.	1
Avery, Ernest to Emmett J Howell.	1/2 acre w s Centreport Harbor, Centreport.	95
Bonner, James to Hugh Lamb.	Lot w s Thompsons Station road, Islip.	1
Boyce, Emily I et al to Paul A Marsh.	120 acres s s Old Post road, New Village, Brookhaven.	1
Brophy, Charles to L Emory Terry.	Lot n s Meeting House lane, Southampton.	10
Carman, John J to Mervin R Carman.	Lot w s Grove av, Bay Shore.	54
Conklin, Isaac W to James H Conklin.	Lot e s Monell av, Islip.	350
Edwards, Frank M to Francis McTernan.	16 acres e s highway, Bridgehampton.	1,200
Edwards, Orlando F to Geo Edwards.	135 acres e s highway, Middle Island.	1
Same to Roswell Edwards.	85 acres n s highway, Middle Island.	1
Folkman, Eliza and ano to Chas L Corwin.	Lot s s Bridge st, Greenport.	150
Gawley, Henry H et al to Joseph Fahys.	Lot w s Main st, North Haven, Southampton.	1
Geer, Oliver L to Louis M Simpson.	1/4 int in Towns of Riverhead and Brookhaven.	1
Gildersleeve, Andrew et al to James A Gildersleeve.	Lot cor Railroad av and Pike st, Mattituck.	2,700
Givya, Rocco to Thomas Moran and ano.	Lot, 20x100, at Bellport.	1
Goodale, Hannah S and ano admsrs to Henry W Brown.	20 acres s s Country road, near Flanders.	110
Hallock, Alanson to Harriet Wickham and ano.	70 acres n s Middle road, Cutchogue.	50
Havens, Ullman R to Mary M Wells.	Lot—s highway, Southampton.	10
Hawkins, Bryant C to Chas J Randall.	100 acres—s highway, Brookhaven.	110
Hawkins, Thos B to Geo H Smith.	8 s Water st, Port Jefferson.	10
Hawkins, Danl W to Geo M Hawkins.	13 acres n s highway, Brookhaven.	1
Holland, James C to Walter H Jaycox.	250 acres in Toppings Purchase, Southampton.	50
Horton, Wm to J Clarence Holland.	250 acres in Toppings Purchase, Southampton.	50
Howell, Harri M ref to Gilbert W Raynor.	143 acres s s highway, near Manorville.	970
Hunting, John B to Mary H Parsons.	18 acres s s highway, East Hampton.	1
Jennings, Sarah A and ano to Gilbert S Jennings.	Lot w s highway, Shelter Island.	1
Ketcham, Andrew to Townsend V Ketcham and ano.	44 acres n s Country road, Centre Moriches.	1
Lloyd, Henry to Oliver L Jones.	Lots on Lloyds Neck, Huntington.	100
Lutz, Henry to Minnie Trautmann.	Lot, 100x100, at Bellport.	100

Moran, Thomas to Rocco Givya and ano.	Lot, 100x100, at Bellport.	1
Raynor, Gilbert W to Cornelia E Stears.	154 acres s s highway, Manorville.	892
Reeve, Nathan to Oscar Nelson.	Lot e s East st, Riverhead.	120
Riverhead Savings Bank to Suffolk Co Historical Soc.	Lot cor Main st and Griffing av, Riverhead.	4,000
Ross, Samuel to Lida Gillette.	Lot—s highway, Patchogue.	175
Sanford, Justina et al to James L Sanford.	7 acres—s highway, Southampton.	63
Saxton, Geo S to Gilbert E Loper and ano.	Lot s s highway, Part Jefferson.	2,000
Schleier, Hugo J to Hy I Harriman.	8 lots, each 25x100, at Lundenhurst.	377
Searls, William to Chas L Corwin.	Lot w s Clinton av, Shelter Island.	250
Smith, John W to David S S Sammis.	Lot e s Pensacola av, Babylon.	1,500
Smith, Garrett to John G Truax.	Lot w s Maple av, Bay Shore.	5,000
Smith Addie to Chas J Randall.	11 1/2 acres w s Coram road, Echo.	100
Smith, Norman to Judson L Smith.	Lot n s Railroad, Patchogue.	1
Smith, Frank L to Julia B F Fish.	88 acres e s highway, Huntington.	1
Solomon, Chane to Rebecca Lewis.	2 lots, each 25x100, at Lundenhurst.	825
Strawson, Jane M E to Michael Seitz.	Tract land near depot, Huntington.	9,500
Stricker, George to Jacob Stricker.	Lot e s McConnell av, Bayport.	250
Thompson, Wm P to Fredk D Thompson.	450 acres on Upper Fire road, Islip.	1
Wood, W Wilton to Wm H Smith.	Lot s s highway, Huntington.	1,000
Young, Carrie et al to Mary H Stackpole.	1/8 acre s s Main st, Riverhead.	26
Young, Lewis E et al to Mary H Stackpole.	1/8 acre s s Main st, Riverhead.	26

MORTGAGES.

Ackerly, Mary L to Jonathan Baker.	75 acres—s highway, Middle Island.	300
Dailey, Chas S to Southold Savings Bank.	Lot e s Locust av, Islip. 1 year, 5%.	1,800
Baston, Ellen to Geo H Downs.	10 acres s s highway, Aquebogue. 5 years, 5%.	325
Berdan, Cornelia A to Geo C Hendrickson.	Lot w s highway, Dix Hills, Huntington.	2 years. 100
Corwin, Joseph B to Wm W Bennett.	Lot e s highway, North Haven, Southampton.	400
Davis, John E to Henry O Whitman.	Lot w s Elm st, Southampton.	400
Gerard, Wm C to Phebe E Benjamin.	1 1/2 acres n s Woodlawn av, East Moriches.	500
Gray, Wm C to John Scott.	Lot w s Elm st, Southampton.	1,500
Groves, Anna E to Everett S Robinson.	Lot s s Railroad av, Patchogue.	200
Hammond, Edwd E to James E Jennings.	1/4 acre w s Little Plains road, Southampton.	500
Hand, Hy L to James H Doxsee.	Lot e s Clinton av, Bay Shore. 3 years.	2,500
Heffron, Stephen to Herman Sandman.	Lot s Orchard st, New Suffolk.	1,700
Hildreth, Chas W to Chas A Pierson.	38 acres s s highway, near Bridgehampton.	300
Johnson, C Fred to John G Hagemeyer.	Lot n s Main st, Patchogue. 1 year, 5%.	900
Krauss, Lorenz to Jacob Mayer.	Lot s s Front st, Greenport. 1 year.	750
Lutz, William to Harvey P Fanning.	Lot e s East st, Riverhead.	825
Lyons, Christy to Thos S Mount.	25 acres e s highway, near Stony Brook.	100
Navigata, Angelo to Martha Meth.	14 lots, each 25x100, at Edgewood, Islip.	2 years. 150
Rasmusson, Niels to James L Sanford.	Lot s s Powell av, Southampton. 6 years.	350
Reeve, Jonathan to Chas M Reeve.	Lot n s Main st, Riverhead.	100
Sammis, David S S to John W Smith.	Lot e s Pensacola av, Babylon. 5 years.	1,250
Smith, Judson L to Chas W Avery et al.	34 acres n s highway, Patchogue. 6 years.	1,000

Suffolk County Historical Society to Riverhead Savings Bank.	Lot cor Main st and Griffin av, Riverhead. 3 years, 5%.	2,000
Swezey, Elvira M to Grace A Avery.	Lot w s Grove av, Patchogue. 2 years.	50
Tracy, Benj F to Manhattan Life Ins Co.	Tract s s highway, Babylon. 2 years, 15,000	
Truax, John G to Garret W Smith.	Lot w s Maple av, Islip. 1 year, 5%.	2,000
Van Popering, Edwd to Cornelius Van Vessen.	1 acre e s Atlantic st, West Sayville. 3 years, 5%.	158
Wells, Mary M to Hannah F Benjamin.	Lot—s highway, Southampton. 2 years.	800
Wheeler, Wesley J to Southold Savings Bank.	Lot w s Union av, Islip. 1 year, 5%.	2,500

ASSIGNMENT OF MORTGAGES.

Buffett, Samantha to Nathl Buffett.	1,000
Hughes, Margaret to Caroline E Jewell.	500
Overton, John E to Wm L Davis et al trustees.	2,500
Southold Savings Bank to Charles Gildersleeve.	400
Thompson, Joseph A to Jessie B Seale.	2 assigns, each \$1,500. 3,000
Same to same.	3 assigns, each \$1,000. 3,000
Vail, Eliz A to Hannah F Benjamin.	2,000
Young, Moses W to Mary H Stackpole.	600

SATISFACTION OF MORTGAGES.

Bahr, Margaret to Christianna Gram-kow.	100
Benjamin, Hannah F to Edwd L Brown.	2,000
Clock, Freelove B to Merwin R Carman.	1,000
Downs, Daniel to Stephen Heffron.	1,450
Same to same.	950
Harrison, John J to Frank M Edwards.	300
Hildreth, Egbert H to James Fahys.	1,050
Lewis, Hannah J to Fleet Bunce.	225
Messmore, Daniel to Hugo J Schleier.	377
Redington, Edwd J exr to Henry L Hand.	400
Same to same.	600
Same to same.	1,000
Southold Savings Bank to Albert M Darling.	2,000
Same to Nellie C Cartwright.	2,000
Wood, Matilda M to Rudolph M Klein.	500

JUDGMENTS.

2 Boyle, Thomas—Henry Eggers and ano.	205 87
2 Canda, John M and ano—Howard Haviland.	1,293 92
2 the same—Wm T Cobb and ano.	1,909 21
2 the same—John M Creighton.	150 81
2 the same—John R Brown.	962 58
5 Cartwright, Benj C, Jr—Herbert M Reeve.	98 50
6 Canda, John M and ano—Albert C Gay.	1,383 93
6 the same—the same.	1,733 02
6 the same—the same.	1,421 91
6 the same—the same.	1,936 63
4 Downs, Fred S—Jonas Fishel.	177 66
3 Floyd, Lydia S—Wm E T Smith et al.	633 64
6 Fanning, Simeon B—International Seed Co.	146 19
2 Horton, Wm G—Mary G A Hodon.	109 75
6 Hadley, Robt L and ano—Wm Post.	598 02
6 Langer, Joseph and ano—Dorota Kysela.	1,698 65

SATISFACTION OF JUDGMENTS.

3 Harriman, Danl G—Daniel Messmore. Dec 26, 1889.	602 43
4 Squires, Geo D—Chas H Davis. Dec 8, 1880.	577 90

LIS PENDENS.

208 acres e s highway, Long Swamp, Huntington. Cord Meyer agt Joel S Gardiner et al; foreclos mort \$1,850; att'y, T M Griffing.	5
--	---

BUILDING MATERIAL MARKET.

NEW YORK.

BRICKS.—Even allowing in full for seasonable influences it is a pretty dull and unsatisfactory sort of market for all kinds of brick. Custom is secured now and then, but it is of an erratic sort of character and of light calibre that makes little impression upon the supply, the few arrivals from day to day nearly or quite balancing the outlet offered for goods from first hands. The fixed schedule rates remain at \$5.75 @ 6.00 for the bulk of Hudson River stock now here and it is understood that about two-thirds of the accumulation afloat at this point is covered and tied up upon a determination of owners to hold for the limit they have decided upon. It is possible and indeed very probable that the movement from first hands does not fairly represent the actual consumption taking place, because a great many dealers are distributing from stocks bought at a lower limit and getting the advantage of reflection from manufacturers' schedule. There is also some New Jersey production available, which can be bought at \$5.25 for excellent and popular brands. Altogether trade must still be considered as lacking favorable conditions and the outlook uncertain. No one seems to know anything positive about pales, except that receivers express themselves as not at all anxious to have any to dispose of under present conditions of trade.

LATH.—The general tone of the market has been weak. We do not know that anything sold below \$2, which was the inside figure at date of last report, and a little business has again been done at \$2.10, but demand proved quite uncertain and the general policy of receivers was to secure a customer whenever one could be found in want of stock. Some arrivals have taken place, but were not unexpected except, probably, as to time, and additional parcels are known to be coming along, yet nothing excessive, it is said, and there is expressed belief in ability to dispose of the goods without further important sacrifice on the value line.

LIME.—Arrivals from the eastward have been limited, but local demand quite as small, so that one feature balanced the other and no change in tone of market occurred. From other sources there is practically no supply at the moment or inducement to bring it forward and offerings could only be made at a cost full enough to cover the cost of winter transportation.

LUMBER.—Humiliation to work slow and cautious, emphasizes the action of all classes of operators in the lumber trade. Aside from the abnormal conditions under which general business now labors, it is not a season when actual consumption of lumber amounts to much, but figuring over supplies to be delivered later in the season is much more circumscribed than usual and buyers fail to furnish basis for full confidence.

Nevertheless, slightly more hopeful expressions have been heard among the trade in view of the improved tone showing itself in many staple articles of merchandise, which would seem to indicate a gradual overcoming of an excess of timidity, and there is no reason why the lumber market should not experience something of a similar character as seasonal quieting influences commence to pass away. Many people, too, are taking note of the average cheapness of all classes of staple structural material, and it is very reasonable to expect that sooner or later a revival of building operations will ensue.

It would be a waste of time and space to attempt any detailed report of the various descriptions of stock. Some of them have practically no market at all for the time being, and even where deals have been made, they were of moderate special character that could hardly be accepted as a guide to indicate what might be expected on general open trading. All valuations are in fact of a purely nominal character, as prices depend solely upon chance circumstances governing negotiations. A case in point occurred within a few days, where a parcel of stock known to be nearly due was quite industriously offered among dealers ordinarily looked upon as ready enough to handle anything showing good value, but failed to get even a respectable bid, yet when the arrival was reported, the receiver sought custom in supposed much less propitious location and was gratified by perfecting a sale at a really good fair price. If a dealer wants stock he does not object to paying a reasonable rate, but the trouble is just now that so few really need addition to supplies and seem unappreciative of bargains offered them. There has been a little trading on export orders in part for shipment from this port and in part to load at the South, with rates ruling about the same as for some time past. There is not much new from primal markets this week.

GENERAL LUMBER NOTES.

Our exchanges generally report a dull, unsatisfactory condition of trade and contain little news. The *Northwestern Lumberman* says:

It would be stretching the truth, for the sake of uttering cheerful words, to say that lumbermen, as a class, are satisfied with the situation. They have taken account of stocks and balanced accounts for the year. Doubtless, the outcome in the majority of instances shows little profit at present values of stock. But there may be contingencies between January 1 and May 1 which may change the present appearance of things. Undoubtedly, in taking inventories of stock, holders have placed as high a value on it as the conditions will warrant. There is a possibility that much of it will have to be sold at slightly reduced figures. On the other hand, let us hope that values may strengthen when the spring trade shall open. Such a wished-for result is not among the impossibilities.

The increased inquiry for poplar lumber, noted last week, continues to be a feature of the market, but so far few orders of any consequence have resulted. But although trade is still dull the feeling of confidence in the future is steadily growing among mill men. There are quite a number of them who believe that higher prices will rule during the coming season than the prevailing values last year, because of the known scarcity of dry stock and the prospective shortage in the log crop of 1894.

There is no desire to sell lumber in advance at present prices, and a majority of the mill men are making no effort to push sales for immediate shipment. Factories in the east are making preparations to start up again, and as soon as this is done there is bound to be an increased demand for poplar, as none of the factories have any stock on hand to speak of.

A. KLABER,

Importer of and Worker in

MAIRBLE, ONYX & GRANITE
STEAM WORKS,

238 to 244 EAST 57th STREET,
At 2d Ave. Elevated R. R. Station. New York.

CANADA.

Opinion across the line seems to favor the idea that Michigan lumbermen will not oppose the removal of duty, and according to the Canadian *Journal of Commerce*, they feel that some concessions must be made to Canadian interests or their mills will have to close down. Hence, the Wilson bill has no terror for them; for since the export duty on logs was taken off by the Canadian Government, their mills have practically lived on Canadian pine. During the past year upward of 300,000,000 feet of logs have been brought across Lake Huron and converted into lumber by the mills of the Saginaw River, and the shore towns. Canadian logs have furnished labor for the employees of fully fifteen large saw mills. Unless there is an export duty placed on logs this winter the amount brought over next summer will undoubtedly exceed that of the past year, for nearly all the lumbermen have arranged for cutting as much, or more, during the present winter.

The business of rafting logs across the lake employs hundreds of men, who sort the logs and man the tugs which do the towing. One firm in Bay City, the Saginaw Bay Towing Association, has ten powerful tugs for this work. About half the output comes from Spanish River, and the remainder from French River and Little Current.

NAILS.—Demand is slow and spiritless for all kinds of stock. Cut nails have been at an almost complete standstill, and even though offered as low as 90c, at mill failed to attract increased favor. Of wire nails manufacturers are gradually reducing the output in order to neutralize as far as possible unfavorable prevailing conditions. To some extent prices are normal. We quote Cut at \$1.00@1.05 per keg for car lots and \$1.20@1.25 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, \$1.20@1.30 for car lots, and \$1.60@1.65 from store.

PAINTS, OILS, ETC.—Aside from a few engagements making for regular supplies, or to obtain ordinary and proper shares of certain standard productions, buyers remain indifferent toward the market. They do not appear to find anything to



A pipe conducts steam from your boiler.

A bare pipe conducts heat from your steam.

Cover it! The pipe.

ROBERT A. KEASBEY,

54 WARREN ST., NEW YORK.

Telephone, 1515 Cortlandt.

BRANCH OFFICE, 119 FRANKLIN ST., BUFFALO, N. Y.

WINDOW
SHADES.

FOR OFFICE BUILDINGS, RESIDENCES,
APARTMENT HOUSES AND FACTORIES.
ALL WORK GUARANTEED.

BUY OF THE MANUFACTURER.

SEND FOR PRICES.

R. J. CULLEN, Cor. Worth Street and West Broadway.

complain of in matter of price, and could soon get a full assortment were manufacturers given any encouragement to turn it out, but the fear of over-investing has not yet been allayed, and natural demand is moderate and generally unsatisfactory for all kinds of stock. Houses having salesmen on the road find an indifferent harvest of orders, but receive from their representatives confirmation of the previous impression that supplies in the hands of small dealers are quite limited. Values continue unsettled with an average inclination in buyer's favor. Corroders' quotations stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 74c. net; in lots of 500 lbs. to 5 tons at one purchase, 63c.; 5 tons to 12 tons, one purchase, 65c.; 12 tons and over, one purchase, 62c. Lead in oil in 12½ lb. tin pails, add 1c.; in 25 and 50 lb. tin pails, add 1c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2½c. per lb. to keg price. Terms on lots of 500 lbs. and over, note or acceptance at sixty days, or 2½ 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. Lined Oil of ordinary quality shows some irregularity, but the first-class standard makes are offered with moderation and steadily held. We quote at 42@43c. for Western, 45@47c. for City from domestic seed, and 62@63c. for do. from Calcutta seed. Spirits Turpentine does not meet with much local attention, but the Southern position is very strong, and reflected here in advanced valuation. We quote at 30½@31½c. per gallon, according to quality, quantity, delivery, etc.

PLASTER PARIS.—Trade generally is exceedingly quiet at the moment. Some contracts for calcined are being completed, and now and then a small demand comes from regular home custom, or an export order has to be filled, but the movement is far below an average, even for this season of the year. Prices remain nominally unchanged. The manufacturing interest is much disturbed over the provisions of the new tariff bill, which it is claimed so lowers the duty on calcined plaster, that production can no longer be carried on profitably should the measure become law.

TAR AND PITCH.—Business shows no improvement worthy of note, and, indeed, the deal generally is of a moderate, cautious nature, involving little more than the ordinary run of trade orders. Offerings equal all calls and are available at about former rates. We quote Tar at \$1.75@1.80 in pine or Wilmington bbls., \$2.25@2.30 in pork bbls., and \$3.25@3.30 in oil bbls.; Pitch \$1.50@1.70.

THE
OTIS Elevator

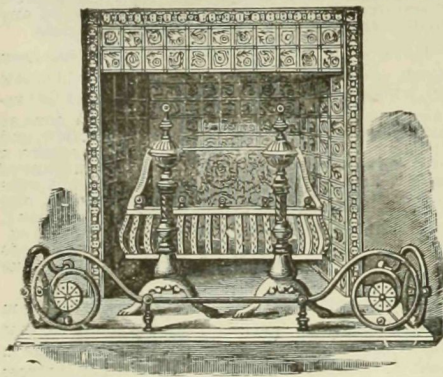
Thousands in Use, and

The Standard for
Thirty-six Years.

OTIS BROTHERS & CO., 38 Park Row, New York

W. JACKSON'S SONS,

MANUFACTURERS AND IMPORTERS OF



Factory

Grates,

Open Fireplaces,

Fenders,

Fire Irons,

TILES

(A most complete and extensive assortment)

and all

Fireplace

Appurtenances.

Showrooms:

268 Water St.

246 Front St.,

Wm J Northria

North O

NEW YORK.

(Near Fulton Ferry.)

SAME ADDRESS FOR PAST 60 YEARS.

The Oldest House in the Business

Graff & Company,

208 Water Street (near Fulton), New York,

INVITE ATTENTION TO THEIR

FINE DISPLAY AT THE

Building Material Exhibit,

276 to 282 Washington St.

Furnaces

The "Faultless" hot-air furnaces, brick-set and portable; strictly first-class, containing all latest improvements.

Ranges

The "Faultless" double and single oven ranges, portable and brick-set. The "Elegant" brick-set elevated oven.

Heaters

The "Penn Franklin," a unique heater, combining the best features of a fire-place stove and open grate.

These goods will be cheerfully shown to visitors and their points of merits fully explained.