

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

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BROOKLYN OFFICE, 276-282 WASHINGTON STREET,
OPP. POST OFFICE.

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

VOL. LV.

JANUARY 5, 1895.

No. 1,399

WE are so plunged into currency discussion, and there is such a strong feeling throughout the commercial world that things cannot mend until our currency is reformed, that movements in Congress will be closely watched. No doubt the influence of our monetary condition on actual trade is exaggerated, much as the influence of silver was. It is the nature of the mass to select out of several and sometimes from many contributing causes, one which they hold responsible for a particular condition of things simply because of its prominence. Just now it is the currency. No doubt this is a serious impediment in many ways, but even if we had the best of currency, business would be light in the corn-belt, and the continuance of five-cent cotton would cause dissatisfaction in the South and limit the buying powers of farmers and planters. The character of the money in circulation does not immediately increase the consumptive powers of the nation and prices of manufactures show that demand is not equal even to the limited output of the day. These things notwithstanding, if Congress does not show promptly a disposition to at least protect the Treasury from the worst effects of our monetary system, the consequences cannot be pleasant ones, because of the importance the public attaches to the question. Outside of this fear, business shows no change; there is no activity in any direction nor any indication of prices rising. So far as the prospect for the new year can be gauged it should, with the currency matter satisfactorily disposed of, be one of improvement. This is doubtless the hopeful view in which the wish is father to the thought. Its foundation is slight, and, as Mr. Carnegie says of the iron trade, general business cannot be much worse in 1895 than it was in 1894.

LONDON Stock Exchange securities made a fairly good record during the past year. Arranged in thirty groups they show declines in the market values of only four, two of which were American railway stocks and bonds. In fact, railway issues of Canada and the United States represent a vast amount of the total losses. The home government has at last consented to the extension of the Indian five per cent import duty to cotton goods, subject, however, to an excise duty upon the higher counts of Indian made yarns. A recent decision in the courts, if maintained on appeal, will have a very wholesome effect in checking the carelessness of directors and auditors. This decision holds that in surrendering their judgments to managers—that is to say, in acting *prefunctionarily*—directors and auditors are responsible for what is done in their name by the managers. In the case in point the directors and auditors of one of the Balfour group of banks are required to refund moneys paid out in dividends which were not earned. The operations for the return of the Italian silver token money by France have been completed. The total taken up amounted to about \$30,000,000, of which only about \$100 was spurious. From Berlin we learn that the feeling shown among the smaller bankers and the brokers against the Bourse reform measure is very high. One banker and the editor of a financial journal were recently mobbed on the Exchange because of their position toward the measure. Unfavorable reports come from the iron centres of the empire. Outside of these matters, there is a tendency to look upon the situation as an improving one. Sugar interests are moving every way possible to create antagonism to the United States because of its sugar schedule. Austrian journals are urging the Minister of Finance to make interest on new loans 3½ per cent instead of 4 per cent. This, it is claimed, is warranted by the success of the recent Russian loan. Taken as a whole, the outlook in Europe is a cheerful one, because money is hardening slightly and trade promises to improve, though to the outsider the indications are not very pronounced.

THE people of New York, as the saying is, don't know a good thing when they see it. Apparently the public is returning to its critical attitude toward Dr. Parkhurst. It would not be sur-

prising to find that the reverend gentleman has again to fight a battle for general recognition of the validity of his views. It will be remembered that when he commenced his crusade against police corruption the public, which has always so quick an eye for realities, debated with charming candor whether Dr. Parkhurst was a charlatan or one of those loose minded fanatics which the ecclesiastical atmosphere nurtures freely. Opinion rather leaned toward the charlatan theory. The Doctor, it was said, had set out to join the army of notoriety, and the peculiar lines which he had adopted to that end added a salacious piquancy to the public attention given to his efforts. A clergyman tramping about in the paths of vice tickles the popular sense of the burlesque. In time, however, as we know, Dr. Parkhurst vindicated himself, and made it clear that he was not a hunter after sensationalism, but a "practical politician," "a man of the world" in the high and better meaning of the terms. The change that occurred in the mood of his fellow-citizens toward him, after they had made this discovery for themselves, must have been extremely gratifying to the Doctor. Popular approval of his course was blatant and extreme, as all things popular are. This and the remarkable success, of a spectacular kind, obtained by the Lexow Committee, the direct result of the clergyman's personal efforts, were enough to turn the head of any ordinary man. Indeed, the cry to-day is that success has afflicted the Doctor with "swelled head" and other similar diseases which lurk in great popular achievements. Here, again, it seems to us the people go astray in parting company with Dr. Parkhurst. His attitude toward the closing proceedings of the Lexow Committee has very little in it that the judicious will esteem personal. His hostility to compromise, to policy, to sly temporizing, far from arousing criticism sharpened by impertinences, should strengthen the public confidence in the man and his purposes. The system of corruption made visible by the Lexow investigation was fostered by the low ideals of the community and by the public sentiment so frequently expressed in favor of half measures and tricky dealings with matters wherein conscience should rule supreme. Dr. Parkhurst is right. The Lexow Committee broke down in purpose at its last sessions. It abstained and hesitated where it should have advanced and fought hardest with rascaldom. Its labors must strike the thoughtful as being tantamount to failure when it is remembered that the core of the corruption that exists was not even touched. The reorganization of the police force, if that be brought about, will be a good thing—for a time at least—but the pity is that the arch-offenders will be allowed to go scott free with the "boodle." The city did not need a scapegoat or two in the form of a couple of captains sent to Sing Sing. Has the moral indignation of the public played out, or have we been witnessing merely a sort of circus, amusing enough while it lasted? If the latter is the case, reform—the real thing—has small chance in this city of bearing its real fruits—clean, dignified, wholesome public life. Reform in New York ought to be added to the perennial jokes in the funny papers.

THE suggestion that Mr. Cyrus Clark be appointed to fill a vacancy in the Park Board is one that will be highly approved wherever Mr. Clark and the requirements of the office are known. He would certainly make an excellent Park Commissioner. He is a man of honor and integrity, of long business experience, and has been to the fore in all things that concerned the West Side since it had a history. His share in the work of bringing about the improvement of that side of the town has probably been greater than that of any other individual. This included much in the nature of the Park Board's work. Mr. Clark has not only the experience necessary for the office of Park Commissioner, but he has also ample leisure which he can give to the performance of the duties belonging to it. Mr. Clark's name will be brought before Mayor Strong backed by the best indorsements that the City of New York can supply and his appointment will be regarded with universal satisfaction wherever the improvement and embellishment of the city is a matter of either concern or interest.

THE Architectural League appointed a committee to guide the League's conclusion as to whether the height of buildings in the City of New York should be regulated by law. But, although it was expected to report last fall, nothing has been heard from it yet. Judged by the latest utterances of some of its members, if it ever does report it will suggest the expediency of adopting the *laissez faire* policy in this case. This is the policy invented by the devil for the use of those who do not wish that their duty shall interfere with their profit. It is supposed to provide an easy way out of an awkward dilemma in at any rate satisfying the conventional decencies. As reported in the *Tribune* recently Mr. Geo. B. Post's conclusion seems to be that when the owners of tall buildings find that the rentals of their lower stories are becoming gradually lower, because of the construction of tall buildings in their neighborhood, they will be forced to unite and procure the passage of an act limiting

the height of buildings. Mr. Bruce Price thinks it would be an arbitrary thing to say to one man that he should not build as high as his neighbors and makes the suggestion that the owner of the high building should control the adjoining property, in order to hold it down and keep as many sides as possible of his high building exposed. Mr. F. H. Kimball's argument against the erection of high buildings was weakened by a description of the pecuniary success of the one of which he was the architect. In all the discussion had upon the subject the high building has never been defended on any but the financial side. The latest contributions show that architecture is not strong enough to control the desires of capital.

The Teachings of Two Recent Fires.

THE loss of two firemen's lives and the almost miraculous escape of ten other firemen in the Cassidy building on West 24th street, during the fire which occurred in the building last Saturday morning, shows conclusively that water tanks on roofs should not be supported on wooden beams, but instead should be supported on iron beams, and the latter should have bearings at both ends on brick walls. The fire in the Cassidy building started in the upper portion of the structure; the wooden beams under the heavy water tank above the roof burned away, and the tank came crashing through the roof and carried down a portion of the fifth floor with it, killing and imprisoning the firemen on the fourth floor. Fortunately the greater number of water tanks which supply the sprinkler system in important manufacturing and business buildings, and provide reservoirs of water for larger buildings of every class, are supported on iron beams placed generally at a higher altitude than the roof level, but hereafter all roof tanks should be thus independently supported, and the location for these tanks should be at one corner of a building and never over or near a line of staircases. In the next revision of the New York city building law mandatory requirements should be put in for the proper support and location of roof tanks.

The Delavan House fire in Albany last Saturday evening resulted in the total destruction of the building, the loss of a number of lives and property to the extent of nearly half a million of dollars. Had the State Building bill become a law last year, the serious burning of this hotel would have been avoided. The fire was first noticed in the shape of a small flame at the bottom of the elevator shaft, and in an incredibly short time it had darted up the greasy guide posts, quickly burning off the plaster from the wooden stud partition which surrounded the elevator, leaving a blazing line of wood from the cellar to the roof, and communicating the fire to every floor, so that the building was doomed to total destruction.

The State Building bill contained the same clause which was put in the New York city building law a few years ago, viz., that every elevator in any building now occupied, or hereafter erected, to be occupied, as a hotel should, within six months after the bill became a law, be enclosed in suitable walls constructed fire-proof. So, that if in place of the wooden stud enclosure the Delavan House elevator had been changed to a brick or fire-proof enclosure, with a thin glass skylight over the top of the elevator shaft, the fire would have gone up the shaft out into the open air without doing any serious damage to the upper part of the building, and the fire in the basement, if it had not actually started from refuse matter at the bottom of the elevator shaft, would, perhaps, not even have reached the elevator shaft, and in any event could have been easily handled by the Fire Department. Fifteen or more lives have been lost in that fire in consequence of the shortsightedness of legislators who failed to appreciate some months ago the necessity for building requirements applicable to old and new buildings.

Subsequent to this fire a contention arose between the Fire Department and the Police Department of Albany as to whose duty it was to look for bodies among the debris of the burned hotel, and as to where the funds were to come from for the employment of laborers to prosecute said work. A similar trouble used to exist in this city, until the building law defined whose duty it was to make an examination of the ruins of buildings for the recovery of the bodies of the killed and injured, and made provision that the cost of prosecuting said work shall be paid by the city. The said building bill contains a similar provision, and there would have been no delay in the performance of this humane work if that bill had been enacted into a law by the last Legislature.

The necessity for proper building laws in all the cities of this State has now been brought very close to the attention of the members of the Assembly through the fire which has burned down the very hotel in which a goodly number of the members were guests. Hamilton Fish, just elected Speaker of the present Assembly, strenuously opposed the passage of the State Building Law bill in the Assembly year before last, although there is not one city in the Putnam County district which he represents. His own personal experience in escaping from the hotel through the blinding, hot smoke will probably bring to him and other

Assemblymen, who experienced a like personal danger, a change of views, and induce him and them to become as earnest in advocacy of building laws for all cities of the State as heretofore they were strenuous in their opposition to such laws. An opportune time seems to have come for suitable legislative action on building law matters.

THERE are charitable people whose minds are exercised as to what will become of "the men who have to go" when they are gone. The shaking-up process to which all the departments of the city will be subjected must result in a large number of men finding themselves, to use the poetic language of Mr. John Wanamaker, lying outside the breastworks. What is to become of these men? Are they to be left to turn brigands like the disbanded free companies of ancient times who, when Othello's proper occupation was gone, adapted themselves to the one Falstaff would have followed if he had possessed the necessary courage. We are all going to be so good under the new regime that nothing illicit, nefarious or contraband will exist in our midst; there will be no disreputable resorts, no pool-rooms; consequently it is difficult to see where discarded politicians will find congenial resorts and companionship. Their case is really a serious one and ought to receive the attention of the good people who are fond of getting up societies for the relief of different classes and kinds of misfortune. We fear, however, that our late political friends have held themselves so haughtily, while maintaining themselves so corruptly that their case is out of the pale of philanthropy. It will, no doubt, be necessary to urge as this may appear, that they do something for themselves. We cannot say what, but would draw their attention to the proposed sensation for the 1900 Exposition at Paris, a hole in the ground three thousand feet deep, as suggesting something which may be useful in their case. Of course they need not go to France or wait five years before availing themselves of this suggestion. There could be no patent on the idea in this country where there are already mines as deep, nor is it probable that if it was adopted in the emergency we have pointed out, that France would take it as an act of discourtesy towards her on the part of the United States. The only protest would probably come from China, who might be inclined to look upon it as the beginning of an artful attempt by the foreign devils to evade treaty obligations relating to the personal character of visitors to her land from ours, and the State Department would have accordingly to be prepared for protests and to make explanations.

NEW YORKERS are apt to affect airs of superiority and good natured indulgence which is not far from contempt when speaking of Chicago or Chicagoans. This attitude is peculiarly one that causes virtues in our neighbors to be overlooked. The thoroughbred Knickerbocker, strange as it may appear, has a great opinion of his immaculateness, putting aside, of course, a little weakness in the matter of municipal government, and does not think it possible that anything worthy of imitation can come from a city so devoted to the circulation of pork and the propagation of big feet as that which sits at the foot of Lake Michigan. That is a great mistake, however. There are doubtless many things done in Chicago which New York might copy with advantage. At this very moment the two cities in one important matter present a contrast in which New York is not the one that shines to advantage. This is the way in which Chicago has responded to its educational requirements in the building and endowment of the new University while Columbia College, stands unheeded a petitioner at the gates of Knickerbocker Dives. It is true that the Chicago University owes its foundation to the generosity of one man, not a resident of the city, but the way in which his munificence has been amplified by Chicago itself, is very much to her credit and proves that her talk about herself is not all brag, and while it may be pitched in a key higher than the subject warrants has underneath it all much civic pride. New York is too cosmopolitan for civic pride; it is yet to be proved whether it has enough self-respect to reform the crimes and errors of which it has been convicted. It is not to be wondered at then that the wants of Columbia College are disregarded and other great and admirable works languish for want of support. With the two cities retaining the different spirit that now animates them, it will not be so very long before the western metropolis outstrips the eastern in the educational advantages she has to offer, and that being so the artistic will follow. The two great libraries she possesses will offer more to the student than any collection New York has, in fact New York has no really great library; one may be made from the Tilden endowment, but it will take time. These things mean, too, a great deal for the material as well as the intellectual prosperity of the city. Notwithstanding the many colossal fortunes in New York, the generous givers are very few, and are probably outnumbered by the contributors to the Chicago University alone without counting Creerar and Newberry. New York has more wealth inherited from the past, and her society may contain more of breeding than is seen in Chicago, but while the

public spirit of the two places is what it is, New York's sneers on Chicago will savor strongly of snobbery.

The Legislative Mill Begins to Grind.

A BETTER CLASS OF REPRESENTATIVES THAN EVER FROM NEW YORK CITY.—SOME GOOD MEASURES INTRODUCED.—THE GREATER NEW YORK SCHEME AND TAXATION.

ALBANY, January 3.—The new Republican State Administration has assumed office and has begun its work, aided by a Republican Legislature. The Assembly part of the Legislature is most emphatically Republican, with the astounding number of seventeen Republican Assemblymen from the City of New York out of thirty representing that City, and fourteen out of the eighteen from the City of Brooklyn.

It must be said that the delegation from the City of New York is vastly improved in appearance. It has been remarked that it contains some men who look as if they had enjoyed the benefit of an education, and daily take a bath. This is said in no partisan spirit because they happen to be Republicans. Many well educated Republicans not belonging to the political class were nominated for Assemblymen, with no thought by the Republican politicians who nominated them that they would be elected. But the political cyclone of November came along and whirled them up to Albany, and they are here to legislate for the city. It is an element that ordinarily does not get into a Legislature, and is well aware that it is not likely to be here again. The result of this will be that the customary political conventions will not govern them, and we shall have some free speaking on behalf of the people if any political boss happens to try to thwart that will.

The Brooklyn delegation is not as good. The Republican party sent several scallawags here last year and has returned some of them. They will be a disgrace here to the people of Brooklyn. Nevertheless, the delegation as a whole is better than that of last year; it has dropped several of its scoundrels.

The New York delegation compares favorably with that from any other county. The people will receive good service apparently from Stephen S. Blake and Benjamin Hoffman, Democrats, and from Alfred R. Conkling, Frank D. Pavay, Seth Wilks, Robert Miller, Welton C. Percy, Howard Payson Wilds, Judson Lawson, Alonzo Bell, William White Niles and George W. Hamilton. But, at the end of the session, one may perhaps have to pronounce a condemnatory judgment upon them. Yet, they look well; far better than the usual crowd of liquor dealers and ex-deputy sheriffs that have come here from New York for several years past.

Governor Morton, as a former resident of New York, ought to be able to take an intelligent interest in its affairs. The Governor certainly adopted a sensible method in the preparation of his annual message, for he came to Albany and had a personal chat with the head of every State department, whether he was a Democrat or a Republican. Afterwards he requested various heads of departments to come to Ellerslie, and had a confidential talk with them there about the affairs of their departments. In this way he obtained an inside view of the operations of all the departments. So catholic was Mr. Morton in his views that he took the advice of a Democratic State official upon one highly important subject he treated in his message. If the message was non-partisan in tone it was largely because of that fact.

Governor Morton's recommendation in his message that Mayor Strong, of New York, be clothed with the power of removing all the heads of city departments within four months and that succeeding Mayors also have this power, will probably insure the passage of the Power of Removal Bill at once. Senator Lexow introduced the bill, and informed THE RECORD AND GUIDE correspondent that he thought it would be passed immediately. Assemblyman Judson Lawson introduced the bill in the Assembly also. It was thought that possibly Thomas C. Platt would direct his followers in the Legislature to hold on to this bill until he had exacted a certain number of city offices from Mayor Strong, but Mr. Platt apparently has no such purpose.

The Lexow Committee will not submit its report upon its investigation of the Police Department much before the 15th day of January. Accompanying this report, to all appearances, will be a recommendation that the present method of ruing the Police Department be continued; that is, with two Democrats and two Republicans as Police Commissioners. But the suggestion will be made, it is said, that the powers of the Superintendent of Police be increased and he be made more independent of the Board of Police.

Governor Morton in his annual message recommends that a commission be at once created, composed of the most capable citizens of the localities interested in the consolidation of the territory surrounding New York into one big city, popularly known as the Greater New York, and that this commission "be charged with the power and duty of framing a charter and reporting the same to the present Legislature, if such a plan be drafted and submitted before the session closes." Governor Morton's plan thus would end the present Greater New York Commission. The members of that commission desire to go on with their work and have submitted a bill to the Legislature, through Senator Lexow, empowering them to draw up a charter for Greater New York and such other bills as will, upon their enactment into laws, provide among other things for securing an equal and uniform rate of taxation and valuation throughout the whole of the territory of the municipal corporation so enlarged. Some of these words were interpolated by Senator Lexow in the copy of the bill he received from the Greater New York Commission. This question of the rate of taxation and valuation in New York and Brooklyn, after their consolidation, is the one which will excite a battle in the Legislature between the New York and Brooklyn members.

Senator Lexow also presented a bill that public notice be given in New York of hearings to be given before Mayor Strong on bills referred to him by the Legislature under the new Constitution for approval or disapproval. This new feature of the Constitution promises to give much greater security to the taxpayers in cities. They will at least have an opportunity in Mayor Strong's office to examine all bills affecting their interests.

If the Lexow Committee drops its work of investigation in New York that work will probably be continued by an Assembly Committee. Alfred R. Conkling offered a resolution yesterday for the appointment of a special committee to investigate all the departments of New York, and especially the Dock Department. He will call this resolution from the table when the Legislature meets here again on Wednesday next.

Assemblyman Conkling has introduced a bill taking the Corporation Counsel of New York off the Board of Estimate and Apportionment. Mr. Conkling says that the Corporation Counsel does not properly belong to this Board.

Assemblyman Miller, of New York, has presented a bill providing that elevated trains shall be run in New York City at least every twenty minutes between midnight and 5 A. M., and at least every eight minutes other times.

Municipal Rapid Transit.

President Orr, acting under resolution of the Rapid Transit Commission, has named the following as a board of revision of the plan and estimate of Engineer W. B. Parsons and his associates Messrs. Cooper and Fteley; Messrs. Abram S. Hewitt, Thomas C. Clarke, Charles SooySmith, William H. Burr, and Octave Chaunte, all of whom are eminent in the world of engineering and each in some special direction which should make their suggestions and conclusions of great value to the Commission. It was stated to the Commission that the cost of their service in this connection would be \$5,000. The board has ample powers to report fully, not only as to the various matters of routes and cost raised by Mr. Parsons report, but also suggestions as to the best solution of the rapid transit problem.

Mechanics' Lien on Leased Premises.

THE FILING OF THE LEASE NOT EVIDENCE OF NON-LIABILITY UNDER THE MECHANICS' LIEN LAW.

The General Term, Common Pleas, recently handed down an opinion reversing the judgment of the lower court in the case of Mosher v. Lewis, and directing a retrial which has an important bearing on the liability of lessors under the Mechanics' Lien Law. The facts of the case are that Messrs. Charles and Joseph Lewis, defendants, leased the building at the southwesterly corner of 8th avenue and 13th street to John W. Wilson for a term of ten years from May 1, 1893, the lease being drawn in the form generally used by great estates in this city. It provides that the lessors were not to be held liable for any expense incurred in making repairs or for new buildings, but were to become possessed of the same at the expiration of the lease. No repairs could be made without the consent of the lessors. Lessees entered in possession before the commencement of the lease. Between April 15 and June 15, 1893, plaintiff at the request of the lessee performed services and supplied material to the amount of \$584.40 of which \$233.76 was for concreting in cellar, and \$350.64 for an artificial sidewalk in the street in front of the leased premises. The lessee having failed to pay for the work, plaintiff claimed a lien against the premises as against the lessors. Action was brought to foreclose the lien and the complaint dismissed. Appeal was taken to the General Term, the question being whether the plaintiff had acquired a valid lien as against the lessors. The Court held that so far as the work in the cellar was concerned the lien was indisputable, section 1 of the Mechanics' Lien Law, conferring the lien if the services were performed, or the materials were furnished with the consent of the owner. The notice contained in the lease that the owners were not to be answerable for the improvements or repairs could not impair the right to a lien as against the lessors. The repairs were of such a character as made them substantially a part of the premises. A different question might have been presented if it had appeared in evidence that the improvements were mere trade fixtures which did not constitute an integral part of the realty.

With regard to the improvement and repairs to the sidewalk, the lien was not established. The conclusion of the Court on this point was predicated upon the absence of sufficient evidence of the lessors' consent. Prima facie the obligation to maintain the street in proper repair was upon the municipality. The lessee's covenant to keep the devised premises in good repair could not be taken as evidence of the lessors' consent to improvements or repairs elsewhere. Neither was the lessee's further covenant to either improve the building now upon the premises or to erect new buildings thereon evidence of a consent to improvements or repairs to the sidewalk. The lessors' written consent made subsequent to the date of the lease was expressly limited to alterations in the buildings demised.

The Architectural League.

At the Architectural League meeting held on Wednesday evening last Mr. Thomas Hastings read an interesting paper entitled "Art in the Floor Plan." Only three designs for decorating the League rooms were submitted for competition, a fact which created a good deal of disappointment. It was decided not to use any one of them, but to award the two prizes of \$100 and \$50, respectively, as originally intended; the first fell to John Gaden Howard, and the second to Edward Hamilton Bell.

Real Estate Notes.

When Inspector Williams shall have joined the silent majority in the other world it is possible that those lots in Japan, the ownership of which he recently acknowledged to the Lexow Committee, will figure in a partition or executor's sale of the big inspector's estate.

There must exist an unusually strong desire to sell when a \$50 deposit is accepted on a contract involving a \$25,000 purchase. That was done this week, and the sale will unquestionably be consummated. For all that, it is not an example that we should advise sellers generally to follow.

The income tax law which went into effect on the 1st inst., is believed by many to be responsible for the rapid increase of nominal considerations in deeds noticed within the last few weeks. A curious feature of the law is the section which directs that "profits realized within the year from sales of real estate purchased within two years previous to the close of the year for which the income is estimated" shall be subject to taxation. What constitutes "profits" in the eye of the law is a question that Treasury officials are likely to find perplexing.

The attention of the Chamber of Commerce was called on Thursday by Mr. J. Harsen Rhoades to the bill prepared by the Real Estate Exchange requiring that the legal sales in the City of New York shall take place at the auction rooms of the Exchange instead of at No. 111 Broadway, which is to be presented to the Legislature with the request that they pass the same. On the motion of Mr. Rhoades it was referred to the Committee on Municipal Reform to examine into the facts and report at the next meeting whether the Chamber of Commerce should indorse the bill.

Whether or not our "higher up" police officials are corrupt, some of them certainly know a good thing when they see it. Superintendent Byrnes has invested the greater part of his wealth in city real estate, most of it purchased from the late Ascher Weinstein, and Inspector McLaughlin has acknowledged following the former's example by buying a number of parcels through Broker John N. Golding. But what a bull on realty the Inspector's testimony of last week makes him out to be. He would be an ideal appraiser for a life insurance company from a loan broker's point of view.

A notice of foreclosure of a mortgage on the Church of the Annunciation property on 14th street, 199.6 east of 7th avenue, was filed some weeks ago, and it will shortly be sold at auction. The church and rectory cover a plot about 100x103.3, which the trustees value at \$160,000. Some months ago permission was obtained from Judge Ingraham to sell at not less than \$140,000. The present indebtedness is something more than \$41,000, and when offered in the auction room the trustees will protect their interests unless a figure is offered by an outsider nearly approaching their estimate of the value of the plot. By reason of removal uptown of the greater part of the former congregation the church has for some time been unable to meet its running expenses. After wiping out the indebtedness, the remaining proceeds of the sale are to be donated to the General Theological Seminary, the income to be paid to Rev. William Jones Seabury, D. D., the rector, during his life.

On June 13, 1894, Bernard Hudson secured a judgment against Henry Von Hafen for \$3,839 damages for injuries received from a fall down the stairs of the tenement, No. 324 East 22d street, in which he was a tenant. After the suit for damages had been begun Mr. Von Hafen transferred by deed of gift in November, 1893, the premises mentioned and No. 630 East 13th street to his wife, Dorette. In an effort to collect the judgment the plaintiff subsequently began a suit to have the transfer of both properties set aside on the ground that it was made with the intent to avoid liability for the judgment that it was expected would be rendered. Judge Lawrence, in the Supreme Court, Special Term, on Wednesday, decided in favor of the plaintiff, holding that the transfer was made for the purpose claimed.

When reference was made in THE RECORD AND GUIDE on December 15th to the improvements contemplated on a part of the Hotel de Logerot property it had not become known that the L adjoining the corner building had been purchased by L. & M. Sachs. They are the buyers, at about \$275,000, from William K. Everdell, to whom, on Friday of last week, the entire property was conveyed by the New York Realty Co. and the Hudson Realty Co. for a consideration of \$557,500. The portion bought by the Messrs. Sachs consists of the plot, 32x115, 60 feet south of 18th street, with the adjoining plot, 60x92, fronting on the street, 115 feet west of 5th avenue. They propose to build an eight or ten-story mercantile building, to cover both plots.

There are several shrewd real estate operators among the gentler sex in New York, but probably none more successful than Mrs. Rosina Vollhart. Her operations have netted a comfortable fortune. Within a few months she is said to have cleared over \$50,000 through trades that involved first purchases and then sales of flats comprising a row on 59th street, east of 9th avenue. Mrs. Vollhart is one of the few operators who can be credited with selling a property of moderate value for investment and buying it back a few years after for \$6,000 less. Both sales were effected by brokers, but in the second transaction the name of the buyer was not disclosed until the signing of a contract.

A good story is told of a prominent downtown broker. Having control of an uptown property which a broker in its vicinity was

requested by a customer to buy, he was asked if he would share the commission in the event of a sale being made. Positively no, was the big man's answer, and the small man from uptown meekly requested him to write his refusal to that effect on the back of a business card. No sooner made than the request was granted. A visit was then made to the owner, who, on referring the representative of the buyer to Mr. —, was confronted with the latter's written refusal to divide the commission. As the price offered was satisfactory, an arrangement leaving the owner's broker entirely out was immediately made and a contract signed on the following day. When he learned of the sale the exclusive broker lost no time in putting in his claim to half the commission. He was still waiting for his share some time after the property was transferred.

Rumors of what the Manhattan Company intend to do in the annexed district still circulate. According to the latest statement their tracks will cross the New York and Northern bridge over the Harlem River and pursue an easterly course to Jerome avenue, up which the road will travel to Bedford Park. At a point where the old Harlem Railroad tracks enter Jerome Park it will be joined by the Suburban, or Third avenue line, which will be extended up Third avenue to Fordham, thence probably along Webster avenue to a place near the Mosholu Parkway, where it will turn abruptly west. Should this turn out to be the case it will prove the truth of an old saying, only repeat a thing often enough and it is sure to come true. Twenty years ago Nathan Wise and other well-known operators bought property in the annexed district on this same story, or a very similar one, and doubtless they have had many imitators from time to time.

Notice to Property-Owners.

The following assessments have been completed and the lists filed for examination previous to their being transmitted to the Board of Revision and Correction for confirmation on February 1. Objections must be presented by January 30.

For regulating, grading, flagging, etc.:

161st, 3d to Gerard av, together with list of awards for damages caused by change of grade.

144th st, Mott to 3d av.

* * * *

Nelson av, opening from Kemp pl to Boscobel av. Verified claims must be presented by the 20th inst. Hearings will begin on the 24th inst.

* * * *

157th st, opening from Rider av to Southern Boulevard.

137th st, opening from Locust av w s to Southern Boulevard e s. Abstract of estimates and assessments with maps, etc., can be inspected up to February 1st. Objections must be filed by the 22d inst, on which day hearings will begin. The reports will be presented to the Supreme Court for confirmation on February 8th.

* * * *

116th st, opening from Boulevard to Riverside av. Abstract of estimate and assessment with map, etc., can be inspected up to February 7th. Objections must be filed by and hearings will begin on that date. The report will be presented to the Supreme Court for confirmation on February 14th.

* * * *

Ridge st, w s, bet Broome and Delancey sts. Estimate of loss and damage relative to acquiring site for Police building has been completed and is now open for inspection. Objections must be filed by the 7th inst., and hearings will begin on the 11th inst. The report will be presented to the Supreme Court for confirmation on the 28th inst.

* * * *

162d st, 166th st and 167th st, opening from present terminus easterly to Edgecombe road, w s. Verified claims must be presented by the 17th inst. Hearings will begin on the 23d inst.

* * * *

Assessments for the following are now due and payable and all payments made on or before January 22d will be exempt from interest, after that date interest at the rate of 7 per cent will be added from November 23, the date of entry.

For paving, etc.:

155th st, bet Elton and Morris avs.

Manhattan st, 12th av to Hudson River.

For receiving basins:

144th st, s s, opposite Spencer pl.

For flagging, etc.:

Broadway, front of Nos 1345 and 1347.

53d st, both sides, bet 10th and 11th avs.

103d and 104th sts, Boulevard to Riverside Drive.

For fencing vacant lots:

Madison av, e s, 106th to 107th st.

135th st, opening from 3d to Willis av. Verified claims must be filed by the 23d inst. Hearings will begin on the 26th inst.

* * * *

STREET OPENINGS.

The Board of Street Opening and Improvement at their meeting, held on the 27th ult., passed resolutions as follows:

For opening new streets:

135th and 136th sts, from Amsterdam av to the Boulevard,

E. 139th st, from St. Ann's av to Locust av.

Rescinding resolution for opening:

E. 139th st, from Locust av to East River,

Building Notes.

The Mechanics' and Traders' Exchange has issued a circular apprising architects and others of the hospitality the Exchange is prepared to offer them under Section IV. of their rules which reads:

"The following-named persons will be admitted to the rooms upon making themselves known to the Superintendent, viz: Practicing architects, or their draftsmen; the Superintendent of Buildings, or persons by him authorized; former members of the Exchange to whom the privilege is voted."

The cheerful and comfortable rooms of the Exchange are provided with facilities for private consultation and correspondence and with telephones, and the invitation will no doubt be appreciated. The Exchange is open from 9 to 5 of every business day except Saturday, when it closes at 2 P. M.

* * * * *

Regarding privileges for building vaults under the sidewalks and roadways, Commissioner Daly says they ought to be charged for at the rate of \$10 a square foot. If that were the case, the right to construct the vaults for the new Astor Hotel alone would cost \$267,000. Under the ordinance the charge will be 75 cents per square foot, or \$21,025 altogether. This vault will extend along 34th street 350 feet, at a distance of 50 feet from the house line, and along 5th avenue 180 feet, at a distance of 40 feet from the house line. It is planned to extend under the street and avenue 10 feet beyond the curb line.

* * * * *

The Church Building Fund has reached the quarter of a million mark, but must be quadrupled to complete the proposed entire fund.

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 25).

The Proposed Board of Registered Brokers.

The sub-committee of the Real Estate Exchange Committee of Fifteen, appointed to devise rules and regulations for the government of the proposed Board of Registered Brokers is prepared to report, and the chairman, Mr. Ferdinand Fish, has so notified the chairman of the Committee of Fifteen, Mr. Douglas Robinson. It is expected that the General Committee will meet some time next week to receive this report. The sub-committee on general plan and scope of organization, of which Mr. J. Romaine Brown is chairman, has held only one meeting and is not yet prepared to report.

Real Estate Market.

The reports this week indicate that the new year has opened auspiciously for real estate. Nearly all the new business summarized below has been accomplished since the holiday on Tuesday, and had the week contained the usual number of working days it is safe to say, in view of the sales known to be under way, that the aggregate of transactions would have compared favorably with those closed during the busier weeks of last year. Business property has been sought as usual by prospective buyers with only moderate success, the most notable purchase being that of the old *Herald* building. Would-be lot buyers are more numerous than ever, and in addition to the parcels reported it is said they have succeeded in securing other valuable plots on lines of improvement. Dwellings have had a fair sale as have also other improved properties excepting flats and tenements. The record of conveyances contributes to the promise of greater activity by showing an increase on the figures of the corresponding week of last year.

The following are the comparative tables for New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1894 and 1895.

CONVEYANCES.			
1893-94.		1894-95.	
Dec. 29 to Jan. 4, inc.		Dec. 28 to Jan. 3, inc.	
Total number.....	260		272
Amount involved.....	\$3,687,071		\$4,393,045
Number nominal.....	101		124
Total number 23d and 24th Wards.....	57		39
Amount involved.....	\$182,548		\$146,100
Number nominal.....	21		14
MORTGAGES.			
Total number.....	278		289
Amount involved.....	\$3,174,149		\$3,995,464
Number over 5 per cent.....	125		117
Amount involved.....	\$1,117,659		\$784,291
Number at 5 per cent.....	142		112
Amount involved.....	\$1,799,990		\$1,570,173
Number at less than 5 per cent.....	11		60
Amount involved.....	\$256,500		\$1,641,000
Number of above to Banks, Trust and Insurance Companies.....	32		49
Amount involved.....	\$1,137,350		\$1,346,800
PROJECTED BUILDINGS.			
1893-94.		1894-95.	
Dec. 30 to Jan. 5, inc.		Dec. 29 to Jan. 4, inc.	
Number of buildings.....	31		32
Estimated cost.....	\$469,150		\$1,126,984

The week has proved a dull one at auction; the adjournments outnumbering the sales. The latter were all foreclosures and the buyer in every instance was the plaintiff. On Wednesday, No. 302 West 90th street was withdrawn and the sales of the southwest corner of 7th avenue and 117th street and No. 149 West 23d street were adjourned until the 16th and 23d inst, respectively. On Thursday sales of No. 121 East 10th street, Nos. 359 and 361 West 117th street and property on Cauldwell avenue, north of Clifton

street, were all postponed until the 17th inst and of No. 67 Montgomery street to the 22d inst. Yesterday a sale of No. 704 Boulevard, corner of 95th street, went over until the 18th inst.

The attention of buyers is called to the important partition sale announced by D. Phoenix Ingraham & Co. for Thursday next, the 10th inst., which we noticed last week. This sale will take place at the New York Real Estate Salesroom, No. 111 Broadway. The properties to be disposed of are No. 230 West 21st street, Nos. 409 and 411 West 22d street and Nos. 36 to 54 West 24th street. The last mentioned will be sold as two large plots, and their advantages, by reason of this fact and their location, particularly their adjoinment to the business property on the north side of 23d street, between Broadway and 6th avenue, do not require enlarging upon.

Gossip of the Week.

SOUTH OF 59TH STREET.

Richard V. Harnett & Co. have sold for James Gordon Bennett the old *Herald* building, on the corner of Broadway and Ann street, for a sum said to be little short of \$1,000,000. The five-story marble front building has long been a landmark, and covers a plot 69.3 in two lines on Broadway, 82.9 on Ann street, 54.5 in the rear and 103 on the south side. The property has been on the market for some time, or since before the removal of the *Herald* to the new uptown quarters of the paper, but the price asked, \$1,250,000, was so large as to discourage probable purchasers. An inquiry made yesterday of the brokers failed to elicit any additional information. They admitted, however, the closing of the sale. The buyer may prove to be H. O. Havemeyer.

The plot, 29x76, with old buildings, Nos. 114 and 116 Spring street, near Mercer, reported sold last week for about \$40,000, has since been resold twice. Jacob Hirsh and Gutwillig Bros. have bought the property at a considerable advance, through Brokers Charles L. Harrell & Buchanan, and disposed of it at a further advance to Charles L. Harrell, of that firm, who will erect a seven-story mercantile building.

Louis M. Jones has bought of Mary J. Radway the Snug Harbor leasehold Nos. 756 to 760 Broadway, northeast corner of 8th street, a plot 70.7x101.6x70.5x106, on which are four and five-story brick stores which will undergo extensive alterations. The property was recently purchased under foreclosure by the seller, for \$26,900. The lease has many years to run with privilege of two renewals.

Builder Edward Judson has purchased of Louis M. Jones the dwelling and lot, 27.6x100, No. 7 Lafayette place, the sale of which to Mr. Jones was reported last week. The property will be improved without delay.

The firm of Richard M. Montgomery has sold for F. G. Bow, as assignee, the five-story brick building, on plot 37.9 and 36.2x76.4, Nos. 245 and 247 Water street, east side, 60.4 south of Peck Slip, to R. J. Chard for \$36,000, and for the Shortland estate, No. 103 Front street, northeast corner of Jones' lane, a four-story brick building, on lot 21.1x71.10x20.10x81.7.

Richard V. Harnett & Co. are the brokers who negotiated the sale for the Stewart heirs of the Metropolitan Hotel property on Broadway, Prince, and Crosby streets, reference to which was made last week. H. O. Havemeyer is the buyer at about \$1,600,000, and he has since been offered an advance of \$100,000. The property has been purchased as a speculation with the intention of selling it in parcels to suit buyers. The lease at \$75,000 per annum of Hildreth & Allen, proprietors of the hotel, has some time to run, but as their venture is supposed to be not over profitable the lease may be surrendered whenever desired. The theatre which formerly rented at \$33,000 per year now brings in about \$12,000. The building has long outlived its usefulness and will doubtless soon give way to modern business structures suitable to the changed character of the neighborhood.

David Steinfeld and Adler & Herrman have sold the six-story brick stable, on lot 41.10x75, Nos. 121 and 123 Sullivan street, east side, 59.6 south of Prince street, to Robert Simpson, for \$75,000. The latter will give four lots on 170th street, near 3d avenue, and two lots on the Southern Boulevard, in part payment. The stable was leased a few weeks ago by Agent Jacob A. King to Hilton, Hughes & Co., at \$5,500 and taxes per year.

Martin Schmeckenbecker has sold to a Mr. Recknagle the lot, with three-story brick factory, No. 355 East 58th street, just west of 1st avenue, for \$14,500 cash.

Timothy Donovan and Mrs. Rosina W. Da Cunha have sold the three-story brick private stable, on lot 25x100.5, No. 129 West 52d street, to Mrs. Lesley J. Pearson, for \$26,000. Charles MacRae negotiated the sale. The sellers bought the property at partition sale in December, 1893, for \$23,000.

Mandelbaum & Lewine have sold to C. Wallace the six-story brick, store and loft building, lot 32x64, No. 293 Front street, southwest corner of Roosevelt street, for about \$32,500. The sellers purchased the parcel on November 20 at the auction sale of property owned by the estate of Myer Finn, for \$26,000.

C. R. Gregor & Son have sold for Mrs. Mary A. O'Reilly the three-story stone front dwelling, on lot 20x95, No. 733 Lexington avenue, between 58th and 59th streets.

Chas. Griffith Moses has sold to Samuel L. Laderer for Alexander Bros. the four-story brick building, on lot 18.4x80.8 and 80.7, No. 316 Washington street, near Jay street. The sellers bought the property at auction, on December 18th, for \$25,200, and were believed to have secured a bargain.

O. H. Dage and Frederick Volzing have sold their two five-story flats, Nos. 331 and 333 West 16th street, to J. C. Kluber, for \$68,500,

taking in part payment, at \$35,000, the four-story brick dwelling, No. 127 West 80th street.

NORTH OF 59TH STREET.

C. R. Gregor & Son have sold for Sophia R. C. Furniss the plot, 100.11x200, on the northwest corner of West End avenue and 103d street, to Builders Giblin & Taylor, for improvement, at about \$115,000.

The same brokers have sold for Lewis B. Atterbury the plot, 75x100.8, on the south side of 91st street, 100 feet west of Central Park West, to Martin C. Monaghan, for \$51,000. The lots will be improved by the purchaser, who will erect three fine five-story flats.

Oppenheimer & Metzger are said to have purchased from S. Bernheimer and the estates of I. and H. Bernheimer a plot of 17 lots on the north side of 90th street, 100 feet east of Amsterdam avenue. This plot was reported sold in October, together with the same number of lots adjoining in the rear and fronting on 91st street, to F. W. Sauer, C. R. Gross and G. Herbener, who have since taken title to the latter plot only. Oppenheimer & Metzger are also said to have bought four of the 91st street lots. Their purchases involve an investment of about \$250,000.

J. S. Robinson has sold his four lots on the north side of 79th street, 200 feet west of Amsterdam avenue, to Richard G. Platt and Leon Marie, for about \$65,000. The lots will be improved at once by the erection of five four-story American basement private houses. These are the last remaining of the plot of twenty-eight lots purchased by Mr. Robinson from the Blodgett estate about two years ago.

Jacques Krakauer has sold a plot of four lots on the south side of 144th street, 300 feet west of Amsterdam avenue, to Jacob D. Butler.

The Jacob & Skinner Realty Co. has sold the four-story brick dwelling No. 331 West 76th street to Clayton Platt.

Hall J. How & Co. have sold for W. H. & Robert Jacob the private stable, on lot 25x102.2, No. 74 East 77th street, to a Mr. Phoenix.

Watkins Bros., the builders, have sold another of their row of three-story dwellings on 162d street. It is No. 431 West, 18.6x52x112.6, purchased by George D. Bangs for about \$17,000.

Barnett & Co. have sold for Eben W. Roby, the lot 24.11x100 on the northwest corner of Amsterdam avenue and 139th street to a Mr. Carroll.

James M. Stewart has sold for P. H. Bruner, a plot, 100x100.5, on the north side of 64th street, 150 feet west of Central Park West, for \$52,500 to Jacob D. Butler, who has resold the lots to Builders Crockett & Roddy for improvement.

A. L. Mordecai & Son have sold for various owners, a plot of eight lots on the north side of 120th street, 150 feet west of Lenox avenue, to Francis Crawford, for improvement.

Alfred Kuhlke has sold for Mitchell A. C. Levy a plot, 100x100.11, on the north side of 122d street, 200 feet east of 8th avenue, to Hugh McQuade, at about \$45,000, for immediate improvement.

R. E. Lee Mordecai has sold for Platt & Marie the American basement private residence, No. 303 West 84th street, for \$36,000, to J. S. Robinson.

D. H. Scully has sold for Mrs. Smith, the three-story brick and frame dwelling, on lot 33x35, No. 2010 Lexington avenue, between 122d and 123d streets, to a Mr. Hayes.

J. Remsen Eckerson & Co. have sold for George C. Edgar's Sons, the three-story stone front dwelling, on lot 20x100.8, No. 23 West 95th street, to Edwin Howell for \$26,500.

Charles Dortic has sold his four-story stone front residence, 25x53x95, No. 676 Madison avenue, between 61st and 62d streets, to John E. Roosevelt for \$53,000.

The flats taken in trade by Charles H. Lindsley were not, as reported last week, those owned by Judson S. Todd, but are instead Nos. 61 to 67 West 100th street and 62 and 64 West 101st street, given by Lewis Roberts in exchange for the Lenox avenue dwellings.

NORTH SIDE.

Albert L. Lowenstein has sold a plot, 72x100, on Jerome avenue, 325 feet north of the Southern Boulevard, for \$2,400.

LEASES.

Henry Morgenthau has leased of John A. Chauler and others the southeast corner of 6th avenue and 18th street, comprising a plot 92x181.2, with the five four-story brick stores and flats Nos. 278 to 286 6th avenue, and the five three-story brick dwellings Nos. 50 to 58 West 18th street. The term is said to be twenty-one years, beginning on the 1st of May next. Nothing has been disclosed regarding the rental agreed upon or the intention of the purchaser regarding improvements. Mr. Morgenthau will probably be guided by what shall be accomplished in the development of the Southack operation in the block north of the premises leased.

News of the Building Trade.

MERCANTILE.—Twenty-third street, Nos. 241 and 243 West, seven-story brick, stone and terra cotta mercantile building, on plot 40x98.9; estimated cost, \$60,000. Condition—plans completed; no contracts let. Owner, Josiah S. Lindsay, No. 352 4th avenue; architect, Alfred Zucker, No. 33 Union square. The specifications include team heating, electric passenger elevator, electric freight elevator, structural and architectural iron-work, fire-proof material, iron shutters, fire extinguishers, electric wiring and fixtures, concrete and pine floors and sanitary plumbing.

Grand street, north side, 75 west of Wooster street, three eight-story brick, stone and iron store and loft buildings, 25x90 each, with 10 foot extension in rear of stores; estimated total cost, \$150,000. Condition—plans completed. Owner, John J. Clark, No. 10 Park place; architects, Cleverdon & Putzel, No. 13 Astor place. The

specifications include passenger, freight and sidewalk elevators, fire-proof material, steam heating, electric wiring, structural and architectural iron-work, iron shutters, fire extinguishers, concrete and pine floors, tiling, plate glass, skylights, wire-work and sanitary plumbing. Briefly mentioned in RECORD AND GUIDE December 8, 1894.

Spring street, Nos. 114 and 116, seven-story brick, stone and terra cotta semi-fire-proof mercantile building, 29x79; estimated cost, \$40,000. Condition—plans under way; no contracts let. Owner, Charles L. Harrell, No. 111 Broadway; architect, Louis Korn, No. 621 Broadway. The specifications will include asphalt and gravel roofing, fire-proof material, structural, architectural and ornamental iron-work, copper-work, passenger and freight elevators, electric wiring and fixtures, steam heating, iron shutters, concrete and yellow pine floors, tiling, sidewalk lights, vaults, fire escapes and sanitary plumbing. In THE RECORD AND GUIDE of December 8, 1894, it was reported that architect Louis Korn would prepare plans for a building similar to the above, to be erected on this plot for S. & H. Corn. The property has since been sold to Mr. Harrell, who will erect a building from the same plans, slightly modified.

Lafayette place, No. 7.—Edward Judson, No. 22 West 99th street, will erect a modern business building on a plot 27.6x100.

College place, No. 14, remodeling five-story brick mercantile building to conform with the widening of College place; estimated cost, \$3,700. Condition—estimating. Owner and builder, M. Kuesch.

FLATS.—One Hundred and Third street, south side, 200 east of 5th avenue, three five-story buff brick and brownstone front flats; estimated total cost, \$60,000. Condition—plans completed. Owner, H. Lewis Cohn, No. 158 Chambers street; architect, F. Friend, No. 232 9th avenue. The specifications include tin roofing, hot-air heating, structural and architectural iron-work, bath and laundry fittings, inside blinds, galvanized iron cornices, electric bells, speaking tubes, gas fixtures, concrete and pine floors, tiling, dumb-waiters, skylights ranges and sanitary plumbing. Address the architect.

One Hundred and Twenty-second street, north side, 200 east of 8th avenue.—Hugh McQuade will erect four five-story brick and stone flats on above plot, 100x100. No contracts let.

DWELLINGS.—Fifth avenue, east side, 50.5 south of 112th street, two five-story brick and brownstone dwellings, on plot 50.6x100. Condition—plans under way. Owner and builder, A. Balschun, No. 669 East 135th street; architect, A. Balschun, Jr. The specifications will call for all the latest improvements.

Seventy-ninth street, north side, 200 west of Amsterdam avenue, five four-story and American basement brick and stone private dwellings. Condition—property just purchased; no contracts let. Owners and builders, Platt & Marie, No. 102 West 81st street; architect, Clarence True, No. 102 West 81st street. The buildings will contain all improvements.

One Hundred and Twentieth street, north side, 150 west of Lenox avenue.—Francis Crawford, No. 591 Columbus avenue, has purchased eight lots on this street, and will improve them by the erection of private dwellings. G. A. Schellenger, No. 128 Broadway, will prepare the plans.

STABLE.—Twenty-fourth street, Nos. 205 and 207 East, one-story brick and stone trimmed stable; cost, \$12,000. Condition—no contracts let. Owner, Isaac H. Dahlman, No. 209 East 24th street.

DETAILS OF PLANS FILED.

FLATS.—Forty-second street, No. 419 W., five-story brick store and tenement, 20x96; cost \$20,000. Owner, Isaac Haft, No. 414 West 42d street; architect, George Keister. The specifications include tin roofing, electric bells, speaking tubes, door openers, concrete and pine floors, wood mantles, bath and laundry tubs, dumb-waiter, plate glass, gas fixtures, skylight, ranges, and plumbing. Address the owner. Plan No. 1589.

One Hundred and Tenth street, north side, 75 feet east of Western Boulevard, six five-story and basement brick and stone apartment houses, 25x87 each. Condition—plans under way; no contracts let. Owners and builders, Bernard S. Levy & Son, No. 121 West 78th street; architects, Marsh, Isaacs & Harder, No. 194 Broadway. The specifications will include inside blinds, electric bells, speaking tubes, concrete, pine and hardwood floors, tiling, probably hot-air heating, bath and laundry fittings, dumb-waiters, skylights, ranges, gas fixtures and sanitary plumbing. The buildings will accommodate three families on each floor. Plan No. 7.

METROPOLITAN DISTRICT AROUND NEW YORK CITY.

Jersey City, N. J.—R. Saylor is preparing plans for a four-story brick flat, 25x60 feet, to be erected on Wayne street, near Barrow, for A. Ricker. It will have all improvements, dumb waiters, electric bells, etc., and cost \$10,000.—H. Kreitner has plans for a five-story brick flat, 25x79 feet, to be erected on the north side of Montgomery street, 175 feet east of Jersey avenue, for Patrick Byrne. It will have all improvements, dumb waiters, electric bells, etc., and cost \$15,000.—The following are the plans recently filed at the Building Department: Mary Walsh, two-story and attic frame dwelling, 17x26 feet, to be erected on Tyson lane; Veiran & Hoffman, architects; cost \$1,000.—Edward Kronenbitter, two-story frame dwelling, 22x36 feet, to be erected on Beacon street; E. Guhl, architect; cost \$1,150.—Adolph Becker, two-story frame dwelling, 22x75 feet, to be erected at No. 266 New York avenue; E. Guhl, architect; cost \$2,000.—R. Saylor is preparing plans for a brick and stone trimmed school house, to be erected on Brunswick street, extending from Wayne to Mercer streets. It will be three stories high and contain all the latest improvements, sanitary plumbing, hardwood trim, and steam heat; cost, about \$30,000.

CLUB-HOUSES.—Sherman Park, N. Y.—Julius Spindler, No. 2629

3d avenue, New York, has prepared plans for a three-story frame club-house to be built for Home Lodge, I. O. O. F. The building will cost about \$10,000, and have hot-air heating, concrete and pine floors, plumbing, gas fixtures and conveniences.

White Plains, N. Y.—A club-house will be erected on Lexington avenue, near Fisher avenue, for the White Plains Concordia. No contracts let.

Hackensack, N. J.—The directors [of the] Y. M. C. A. have about decided to select a plot opposite the post-office as a site for a new association building. No architect yet designated.

HOTEL—Liberty, N. Y.—Christopher Myers, No. 261 Broadway, New York, is the architect for a four-story frame hotel to be built here for Cotter Bros. The building will cost about \$15,000, and contain steam heating, pine floors, tiling, range, bath and laundry fittings, dumb-waiter, electric bells, annunciators, pine and hardwood [trim, wood mantles, and plumbing.

Long Branch, N. J.—A. H. Wood, No. 153 Broadway, New York, has plans for a large hotel to be erected here for M. Noble. All improvements will be introduced.

LIBRARY.—South Orange, N. J.—The South Orange Free Circulating Library Association will build a one-story library from plans drawn by De Witt Clinton, of Clinton & Russell, No. 32 Nassau street, New York. Cost, \$8,000.

MANUFACTURING.—White Plains, N. Y.—C. Schwartz will build a one-story brick machine shop from plans drawn by L. D. Watson, of this place.

PUBLIC BUILDINGS.—Poughkeepsie, N. Y.—The supervisors have had plans prepared for an addition to be made to the almshouse at this place.

Brewsters, N. Y.—The Town Clerk can give detailed information of a new town hall to be built at an estimated cost of \$20,000.

DWELLINGS.—Rye, N. Y.—R. F. Wainwright, No. 287 4th avenue, New York, is the architect for a two-story and attic frame dwelling, about 20x35, to be erected here for Mrs. H. C. Schenck. Shingle roofing, hot-air heating, concrete, pine and hardwood floors, inside blinds, range, bath and laundry fittings, gas fixtures and plumbing are specified. Cost, \$7,000.

Elizabeth, N. J.—Charles M. Fowler will build five two-story and attic frame dwellings, about 25x45 each, from plans prepared by J. Oakley, Jr. Hot-air heating, copper-work, pine and hardwood floors, tiling, range, bath and laundry fittings, gas fixtures and plumbing are specified. Total cost, \$25,000.

New Rochelle, N. Y.—Wm. D. Grey, of this place, will erect a two-story and attic frame dwelling, to have hot-air heating, pine and hardwood floors, tiling, bath and laundry fittings, a range, gas fixtures and plumbing. Estimated cost, \$5,000.

Kingston, N. Y.—D. S. Youman, of Brooklyn, representing a party of men, has purchased a large tract of land in the famous Stoney Grove of the Catskill Mountains, near Phoenicia. They propose to establish a cottage park similar to Twilight and Onteora Parks. Work will commence on a few of the cottages in the spring.

BEYOND THE METROPOLITAN DISTRICT.

Albany, N. Y.—The board of managers of the Albany Homeopathic Hospital has purchased a site and will erect a new [building to have all improvements. Estimated cost, \$50,000.

Philadelphia, Pa.—Plans will be drawn for an addition to be built to the hall of the Young Manmerchor, No. 310 North 6th street. Cost, \$28,000.

New Haven, Conn.—Cady, Berg & See, No. 31 East 17th street, New York, have plans for a brick and [stone apartment building to be erected at Trumbull and Temple streets, for Mrs. J. E. Winchester.

Medford, Mass.—A new brick and stone hotel is to be built at this place. Bids for the erection of the building will be received until January 10th by Fayette Shaw, of the building committee.

CHURCHES.—Mt. Airy, Pa.—The congregation of Mt. Airy M. E. Church will erect a two-story stone chapel and a one-story stone church, from plans prepared by A. B. Jennings, No. 145 Broadway, New York. The buildings will cost about \$25,000, and have hot-air heating, iron-work, pine and hardwood floors and trim, plate and stained glass, marble-work, gas fixtures, decorations and ornaments, and church furniture.

Bridgeport, Conn.—The congregation of the Greek Catholic Church will build a new edifice to cost about \$8,000.

Philadelphia, Pa.—Thomas P. Lonsdale, Manhattan Life building, has prepared plans for a Baptist Church to be erected on Belmont avenue. The structure will cost about \$40,000, and contain steam-heating, electric wiring, slate roof, stained glass, wood carving, interior marble-work, and church furnishings.

STABLE.—York River, Va.—Werner & Windolph, No. 60 Liberty street, New York, have plans for a two-story frame stable and barn, 27x70, to be built here by Robert H. Greachen. Estimated cost, \$1,200. The contract will be placed with a local builder.

THEATRE.—Washington, D. C.—Wood & Lovell, of Chicago, are the architects for a four-story and basement brick, stone and steel fire-proof theatre, to be erected on Lafayette square, for a Chicago syndicate, of which Paul W. Connor is the Washington representative. The structure will cost about \$250,000, and will be equipped with a stage of steel construction, asbestos curtain, elevators and modern theatre fittings.

EDUCATIONAL.—Buffalo, N. Y.—M. Beebe, No. 202 Main street, has completed plans for a three-story brick and stone public school building to be erected at an estimated cost of \$40,000. Bids for the construction of the building will be received by R. G. Parsons, of the Board of Education, until January 30th.

A Busy Life.

A BRIEF OUTLINE OF THE BUSINESS ACHIEVEMENTS AND CONNECTIONS OF MR. ISAAC A. HOPPER DURING TWENTY YEARS.

Mr. Isaac A. Hopper, the well-known mason-builder and contractor, deserves classification among the useful and busy men of the city of New York. He has a great record of work done, and even the hard times through which we have passed have not allowed his energies to dull at all, because, though he may not have been employed to the full extent of his capacity, he has had a very good share of what was going, and, from all indications, will not be left behind with the coming of greater constructional activity in this city. His frequent appearance as the contractor of important works is a proof not only of his ability to figure closely but also of the quality of his work and his personal credit and integrity, because contracts for large undertakings are not given to the lowest bidder merely.

One of the contracts he has in hand is for a very important municipal improvement, namely, the new Third avenue bridge, the principal communication between Manhattan Island and the Annexed District, judged from the point of traffic. The pedestrian and vehicular movements across the temporary wooden bridge which serves for their accommodation while the new one is building is simply enormous, and shows how much a first-class and wide bridge is needed at this point. There is no doubt whatever that the capacity of the new bridge will be fully tested as soon as built. The probable cost of this bridge, based upon estimates of quantities made by the city engineer, is something over \$1,100,000. Work on the stone piers is proceeding rapidly, and the matter of obtaining the land necessary for the approaches is in the care of a commission of appraisal. Speaking on this subject recently, the engineer in charge of this work for the Department of Works said that if the land was obtained by April 1st next the bridge would be completed and opened some time in the year 1896. When this work is achieved it will be an enduring monument to the ability and energy of its makers as well as a great factor in the building up and development of the extensive section known as the 23d and 24th Wards. Mr. Hopper is also the contractor for the New York Commercial Building that is to be put up on the site of the old New York Hotel, and is destined to play an important part in the change that is taking place in the character of the buildings and business in Broadway, near Grace Church.

Mr. Hopper, as is well known, was the builder of the Carnegie Music Hall; he has also put up the addition by which not only the area of the older building was enlarged, but its usefulness extended also. The selection of 57th street, in the immediate vicinity of 7th avenue, for the site of the Carnegie Music Hall and the building of the American Fine Art Society, has naturally brought to that locality a great many people interested in the arts, harmonious and graphic, and this fact decided the Trustees of the Carnegie Music Hall in the course they should take when they were looking about for some means of increasing their income. They had to take care of a building containing two small and one large concert room, which were in use only a comparatively small part of the year, while the building as buildings, will do, required expensive care and custody for the whole year. Consequently they began to look around to see how they could increase their income. The neighborhood precluded the thought of a large office building, but is one in which apartment buildings have been a success. But there were reasons which led the Trustees to dislike the idea of building and renting apartments, and it was finally decided to do for artists what the builders of the modern downtown edifices do for business men, *i. e.*, provide a place wherein a great many studios and schools could be gathered together. That the choice was a wise one is proved by the fact that every inch of additional space was rented from the plans long before the addition was in any kind of shape for the admission of tenants. In fact it may almost be said that some tenants took possession of their studios at the peril of their necks, having at the time of their entry the difficulties of no elevators and piles of workmen's refuse to encounter. The alterations provided for the retention of the concert halls in the main building, with the addition of about 130 rooms of various sizes adapted to studios and class rooms. The Music Hall building now extends along all the block front on 7th avenue. Although communications between the older and new portions are maintained by interior hallways, the latter has independent entrances on 7th avenue and on 56th street. The following artists and musicians are among the tenants: Charles B. Proctor, Edward Simmons, W. H. Vanderbilt Allen, Robert Reed, Henry Moseler, Frances Fisher Powers, Emily Wynant, Charles Lee Tracy, Agnes Morgan and Herbert Clark; Clyde Fitch, the playwright, the Metropolitan School of Fine Arts and the Authors' Club are also among the number. The success of this venture will probably be followed by others in the same line, until this region is as distinctly the home of artistic interests as lower 5th avenue is of the book trade.

Mr. Hopper has done a good deal of work for that noble charity, the Children's Aid Society, having built four of their schools, one of which, the latest, is a lodging house also. These schools, of which the society has about twenty-five, are among the most efficient agencies for good that the city possesses, inasmuch as they reach classes of children who avoid the public schools, and give them not only the educational rudiments, but also some industrial training by which many of them are fitted to earn a living when the school period has passed. Their physical wants, which are in the main the causes of their avoidance of the public schools, are in a measure supplied. In the majority of instances these schools are independent donations, sometimes in the form of pure philanthropy, and at others associated with reverence for departed friends, for whom they form the best kind of memorial. Many mausoleums cost as much as one

of these schools, but there cannot be a question as to which will be the longest-lived memorial. The "Henrietta," No. 215 East 21st street, built by Mr. Hopper, is the gift of a Minneapolis gentleman who will not permit his name to be known. At this school there were enrolled in 1894, 194 children, and the average daily attendance was 106; 1,970 meals were supplied in the school; the average attendance at evening school was 25. The Jones Memorial School was erected in 1890 at No. 410 East 71st street to the memory of James I. Jones and Elizabeth Jones by their son, James H. Jones, at a cost of \$100,000. Its operations are quite extensive and the good it does proportionate, as the following statistics relating to the year ending November, 1894, will show: Number of children enrolled, 671; daily average attendance, 422; daily average attendance in kindergarten, 50; daily average attendance in cooking class, 15; daily average attendance in woodwork class, 15; daily average attendance in sewing class, 130; number of meals supplied in school, 55,686; number of garments made in school, 229; number of children sent to public school, 45; average attendance at evening school, 52. The Fogg school and lodging house on West 53d street and 11th avenue, upon which the finishing touches are now being put, was built by the Society from a bequest of \$55,000 left by the late Mrs. W. H. Fogg for this purpose. This building, like most of the others of its class, is built in what is termed the Nuremberg style, that being particularly well adapted to structures whose uses require good, square, airy rooms and plenty of light. It is five stories high and fire proof throughout. The front is of Calibaugh brick, trimmed with brownstone; grided windows are placed in the ground floor, and over an arched entrance is a large leaded glass window; the upper floors, as has been said, are very generously lit. The building, of course, is the result of a long experience in the wants of the Society, and an endeavor has been made to avoid all the defects of its predecessors and to embody such improvements as have suggested themselves; consequently it is the model building of the Society for the time being. There is on the site, besides the building, a large playground for both boys and girls; there are also playrooms in the basement for use in wet weather. In addition the basement contains kitchen and laundry. The first floor contains offices, teachers' rooms and a schoolroom, the second floor school-rooms and dormitories and the fourth and fifth floors dormitories alone. There are sleeping accommodations for a hundred or more children. It need hardly be said that especial care has been given to the matter of sanitation. Lastly, Mr. Hopper's work in this direction includes the Sullivan street school, No. 219 Sullivan street, near 3d street, erected through the munificence of Mrs. Joseph M. White and Miss Matilda W. Bruce. There is no finer form of practical charity than is seen in these schools.

The preceding shows that Mr. Hopper's work covers a very wide range, even though no mention is made of some other contracts that he has carried out within a comparatively recent period. But adding to these many other works that he has done, they show his operations and experience to have been among the most extended and varied of any builder in the city of New York. His grandfather and father were before him connected with the building trade, but only in a small way. It was reserved for the third of the line to bring the family name into the forefront of the building business of this city. His first independent step was taken in 1875 when he executed a small contract amounting to \$375. Since then he has erected buildings of almost every size and cost. Trinity Cemetery contains probably twenty mausoleums of his building, among them may be mentioned those of the Gallatin (containing no less than eighty catacombs), Chesterman, Coddington and Schieffelin families. He erected in the Ramapo mountains, twelve miles back of Haverstraw, a group of memorial buildings, consisting of a church, a schoolhouse and a parsonage. These were built of stone got out of a quarry in the woods nearby, which Mr. Hopper opened himself. The Washington Monument at the Washington Headquarters in Newburg is also his work. These memorial works are unusual to the mason builder generally and therefore are evidence of the remarkable breadth of the experience of the gentleman under notice. It would be impossible to name all the work carried out by Mr. Hopper in the course of the twenty years he has been in business, probably he himself could not state it all without going over his books. The principal, beside those already mentioned, are the St. Barnabas' Home in Mulberry street, built in 1878 (a big jump from the \$375 contract of three years before), the "Portsmouth" apartment house on West 9th street and the "Hampshire," adjoining the "Portsmouth," both for the Furniss estate; the Hotel Normandie, the Emigrant Industrial Savings Bank, the power stations of the Third Avenue Cable Railroad Company, the Montefiore Home, the Academy of the Sacred Heart, the Koch building, the 8th Regiment Armory, St. Michael's Episcopal Church and the New Netherland Hotel.

Notwithstanding the variety and extent of his contract work, Mr. Hopper has given and still gives a good deal of time to other undertakings, some connected with the building trades and others outside of it. Among other trade organizations with which he is identified are the Mechanics' and Traders' Exchange, the Building Trades' Club and the Mason-Builders' Association; of the first he is president and the other two have bestowed honors upon him. He has also recently been elected treasurer and secretary of the new Building Trades' Exchange. In Harlem, where he has his residence and principal office, he is active in all that tends to the advancement of that district. He is in the counsels of the local Democratic associations, and, as a member of the Board of Education, has done much to improve the school system of that region. He is president and a director of the Twelfth Ward Savings Bank, a position, considering its responsibility in connection with the savings of a small army of hard working, frugal people, that cannot be too highly esteemed.

Another bank, the Twelfth Ward Bank of Deposit, has also the benefit of his services, this one in the capacities of vice president and director. Further, he is a member of the board of directors of the Fort Lee Ferry Company and of the Harlem Local Reporter Company.

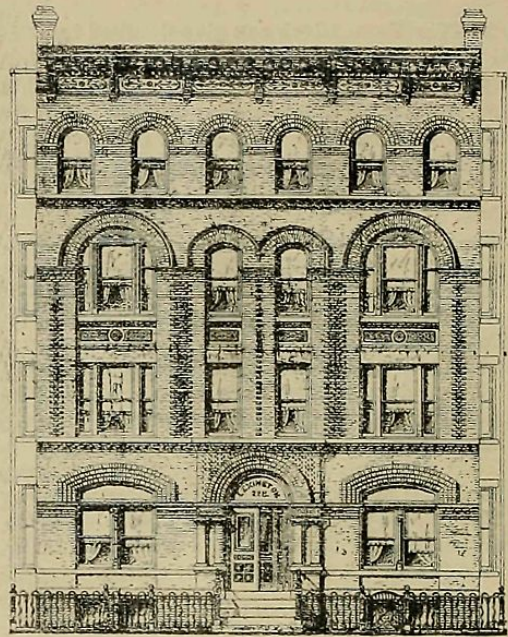
It is not necessary to offer any comment on a record of work so extensive as this. It speaks too well for itself for that to be necessary. So much done in the comparatively short period of less than twenty years can only be the result of enterprise, perseverance, public spirit and integrity.—(Communicated.)

A Model Apartment House.

A COMBINATION OF GOOD BUILDING AND SITUATION WITH LIGHT, WELL-ARRANGED ROOMS.

The accompanying drawing shows an excellent specimen of a four-story apartment house which was recently erected by Martin Walsh, at a total cost of about \$33,000 for land and building, from plans prepared by Mr. John L. Young, architect, on the south side of Lexington avenue, 120 feet east of Marcy avenue, Brooklyn.

As will be seen the front shows an attractive design, substantial and very suitable to the object to which it is addressed. The material is wholly brick, with the exception of some ornamental pillars in the portico, and its treatment must be admitted to be very good. The interior is no less taking than the exterior. The hall doors are of polished oak, with plate-glass panels. The vestibule is decorated with tiles on the floor and panel wainscoting in polished oak. The stairways and wainscoting of the inner halls are of the same wood and finish as the outer hall and vestibule. These interior halls



receive additional lighting and ventilation from two very large airshafts, which are alone sufficient to maintain a cheerful aspect and healthy atmosphere.

Each floor contains four apartments and each apartment five rooms and a bath. As each suite of rooms is shut in by a private hallway and lighted from the outside, it has all the advantages of a private house and a convenience and compactness that many private houses do not always possess. It will be seen from the drawing that this building stands alone, and that therefore the builder has been able to make all light rooms and with the light coming directly from the outside instead of being borrowed from other apartments or from a shaft, as is too often the case with houses of this class and is unavoidable where they are built close together.

The arrangement and fitting of the apartments commend themselves as the latest and best of their kind. They are eminently practical, as a result of an endeavor to secure every convenience for comfortable living, at the same time leaving out none of the artistic or decorative details which have become so essential to life among all classes in this country and which make a home attractive to the eye as well as cosy and comfortable to the senses. The fittings of the kitchen are the best of their kind, while the living rooms are embellished with ornamental wooden mantles, grill-work, etc. Closet room is an important part of a house whether the space at command be large or small; it has been abundantly provided in these suites which will undoubtedly secure them the favor of housewives who love neatness and order as every good housewife does.

Finally, it may be said that Mr. Walsh's building contains all improvements, that it is well built, and that the ventilation, lighting and plumbing are excellent. It stands on a plot, 36x92, and in a pleasant locality.—(Communicated.)

Concerning Real Estate Agents and Brokers

Attention is called to a new copyrighted form of rent statement blank which Mr. F. R. Houghton, 145 Broadway, has had printed, intended mainly for the use of property-owners, builders, institutions, executors, trustees, etc., who own either flats, apartments or tenements. It will be found to be a great labor saver. It is very much more comprehensive than anything of the kind now in use. At the present time to unravel an ordinary statement of collections, from apartments or tenements, is something like trying to solve a Chinese puzzle. Owing to the numerous back rents and payments

on account it causes the unfortunate property-owner much needless trouble to keep track of what is due him. Copies can be seen at Mr. Houghton's office.

Mr. Wm. E. Callender, of No. 60 Liberty street, has taken as a partner Mr. Charles Reckling, who for fourteen years has been in his employ. Mr. Callender has been established since 1866, and his was one of the first brokerage firms formed to deal exclusively in loans in New York real estate, and he attributes his success, during his twenty-nine years experience in business, in a great measure, to the fact that he personally inspects every piece of property presented to him for a loan before offering the same to his clients; culling the good from the bad, thereby saving much annoyance to investors. Mr. Callender was one of the first subscribers to THE RECORD AND GUIDE, and has a complete set of copies from number one to date, nicely bound. The firm is now Wm. E. Callender & Co.

Broker Harry C. Senior is well posted on realty values between 59th and 72d streets, on the west side, where he has put in about three years active work. His specialty is renting and collecting. Mr. Senior's office is at No. 111 Grand Boulevard, corner of 65th street, and he has on his books for sale many desirable investment properties and dwellings.

Broker N. Weilburg, of No. 827 Columbus avenue, near 101st street, where he has been located for four years, has built up a large renting and collecting business, paying particular attention to the management of estates, in which line he has been very successful. At the same time Mr. Weilburg has made a list of selected properties for sale on Columbus and Amsterdam avenues, Boulevard, and the side streets, which he will gladly show to intending buyers.

Mortgage Broker M. Ogden Giles, of No. 150 Broadway, has taken as a partner Mr. Edmund Fenner, and they will hereafter conduct business under the style of M. Ogden Giles and Co.

Broker R. Westbrook Myers, who broke his knee cap a few weeks ago, has recovered sufficiently to be able to attend to business.

Broker J. Katz, of Katz & Co., will leave town about the middle of the month on a vacation trip to the south. He will be gone about three weeks.

Trade Notes.

FIRE-PROOF PARTITIONS, ELEVATOR AND DUMB-WAITER SHAFTS, ETC.

Within a decade of years the great increase in land values, especially in the business districts of New York, has led to the erection of the "sky-scraper" order of buildings, and in the development of this

new class of structures for offices, warehouses, manufacturing lofts, etc., architects and builders have been alive to the necessity of securing the best forms of construction. To guard against fire and the spread of flames and to save as much floor space as possible, has been the aim of a number of experts, with the result that to-day there are on the market systems that possess the advantages sought for. Of course, there are always some systems that come nearer to perfection than others. Among these is the Mela system of construction for fire-proof partitions, elevator and dumb-waiter shafts, etc., a outshowing a section of which appears on page V of this paper. They are made of solid fire-proof plaster blocks, two inches thick, set between steel I bars, with iron rods and couplings. They have been on the market for the past nine months, and have met with the approval of architects, builders and elevator builders, who were quick to realize their advantages, a few of which are: They are thoroughly fire and sound proof; they effect a large saving in floor space; they possess great strength and hold nails like a two-inch plank and are rapidly constructed in any shape or height. When plastered on both sides they are only three inches thick. This system is patented by Builder F. H. Mela, who has erected about a score of first-class mercantile buildings, and the necessities of these buildings led Mr. Mela first to experiment and finally to patent the system bearing his name, which he has used in his own buildings with great success and which promises to be very extensively used where the advantages it secures are desired. The Building Department and the Board of Fire Underwriters have approved these partitions and shafts. They are manufactured by the Mela Fireproof Partition Co., of No. 13 Astor place, who have excellent facilities for work, which they can do promptly. They will gladly furnish any further information to interested persons.

* * * *

THE SEXTON CUT-OFF TRAP.

Mr. Michael Sexton's number on 3d av is not "1115" as stated by us in our notice of his invention, the Sexton Cut-Off Trap, but "1112," where all business communications should be addressed.

* * * *

Contractors Candee & Krekeler are tearing down three old buildings at the southwest corner of Beekman and Pearl streets to make way for the tall structure which John Pettit will erect on the site.

* * * *

The Stanley Hod Elevator Co., of No. 620 West 25th street, have 38 machines now at work. Among other large structures where their hoisting machinery was employed may be mentioned the Fidelity & Casualty building; the new Appraiser's stores; the new City Hall at Jersey City, and the large apartment house at 129th street and 7th avenue. Messrs. Edmund S. Ashworth and John Taylor are proprietors of the Stanley Hod Elevator Co., and the former is well known and universally liked by contractors and builders.

SALES OF THE WEEK.

The following are the sales for the week ending January 4.

* 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.)

BERNARD SMYTH.

*118th st, No 75, n s, 165 e Lenox av, 20x 100.11, 3-sty stone front dwell'g Chas S Kendall. (Amt due \$3,018; prior mort \$15,000).....\$15,575

D. PHENIX INGRAHAM & CO.

*114th st, Nos 47 and 49, n s, 495 w 5th av, 50x100.11, two 5-sty brk flats. Mitchell Valentine. (Amt due on this and adjoining flat \$3,472).....\$37,000

*114th st, No 51, n s, adj above, 25x100.11, 5-sty brk flat. Same.....\$19,500

HALL J. HOW & CO.

*75th st, No 6, s s, 149 w Central Park West, 22x102.2, 4-sty stone front dwell'g. William E Diller. (Amt due \$13,412; prior mort \$31,000).....\$46,208

PETER F. MEYER & CO

*Monroe st, No 108, s s, 129.5 e Pelham st, 25.10x93x25.10x93.2, 5-sty brk tenem't. Henry Hastorf. (Amt due \$1,752; prior mort \$32,750).....\$37,489

BRYAN L. KENNELLY.

*52d st, No 161, n s, 107.9 w 3d av, 12 3x 1 0.5x17x100.6, 5-sty brk flat and store. Leander Stone. (Amt due \$3,825; prior mort \$12,500).....\$14,969

Total.....\$170,741
Corresponding week, 1894.....\$175,230

CONVEYANCES.

NEW YORK CITY.

DECEMBER 28, 29, 31, JANUARY 2, 3.

Albany st, foot of, south 1/2 of Pier No 12, North River, and north 1/2 of bulkhead bet Piers 12 and 11. John S Sutphen and ano exrs Charles Spear to The Central R R Co, New Jersey. March 1. nom
Beekman pl, No 34, s w cor 51st st, 34x25, 5-sty brk and stone dwell'g. Annie B Bouton, Jesse B Edwards and Thomas Beattie, Bayonne, N J, to Joseph Wittner. Nov 30. \$7,800
Bloomfield st, Nos 9-15 } being
Little West 12th st, Nos 70 and 72 } Bloom-

field st, n s, 99.10 w 10th av, runs n 146.1 to Little West 11th st, x n w 54.11 x s 86.1 x n w 51.2 x s 99.8 to Bloomfield st, x e 100.10. Release mort. Chas A Peabody, Jr, to John Glass. Dec 27.
consid omitted
Central Park West } begins Central Park
92d st } West (7th av) w s,
93d st } extends from 92d to
93d st, 201.5x175, vacant. Frederick
Hornby to Woman's Hospital, State New
York. Jan 2. 250,000
Central Park West, w s, 51.2 s 76th st, 51x
100, va-ant. Gustavus L Lawrence to
Albert E Putnam. Jan 2. 30,000
Charles st, Nos 97 and 99, n s, 108.10 w
Bleeker st, 47.8x95.11x45.8x95.7, 3-
sty brk carriage factory.
Perry st, Nos 109 and 102, s s, 108.9 w
Bleeker st, 41.1x95.11x45.8x96, two
3-sty brk and frame dwell'gs.
Harris Mandelbaum and Fisher Lewine
to Michael Giblin and James W Taylor.
Mt. \$40,000. Jan 27. nom
Cherry st, No 246, n s, 85 w Rutgers st,
21x138x21 6x136.1.
Cherry st, No 248, n s, 64 w Rutgers st,
21x90 1x21 1x89.5.
5-sty brk stores.
Eao Richardson, Brooklyn, and Richd A
Smith to The Nassau Bank. Dec 31. 40,000
Columbia st, No 72, e s, abt 55 s Rivington
st, 25.1x99 11, 6-sty brk tenem't with
stores. Morris Margovitz to Ncheimy
Margovitz his wife. Dec 31. nom
Columbia st, No 84, e s, 125 n Rivington st,
25x117.8, 5-sty brk store and tenem't.
Max Peller to Leah Goldstein. Mt. \$36,-
900 and other liens. Dec 21. nom
Cornelia st, No 25, n s, 185 6 e Bleeker st,
21.1x97.6, 3-sty brk tenem't with 2 sty
brk building on rear. Adeline F Detrick to
Galetta M Miller. Mt. \$5,000. Dec 31. nom
Cornelia st, No 27, n s, 164 5 e Bleeker st,
21 1x97.6, 3-sty brk tenem't with 2-sty
brk buidng on rear. Same to Mary D
Pressinger. Dec 31. nom
Delancey st, Nos 308-312, n s, 52 8 e Lewis
st, 50x100, three 2-sty brk tenem'ts, two
5 sty brk stores and flats projected. Ju-
lia Edgar et al exrs Danl M Edgar to
David Kidansky and Harris Fine. All
liens. Dec 28. 25,000
Division st, No 91, s s, abt 171.6 w Pike
st, 12.6x65.
Division st, No 93, s s, abt 155 w Pike st,
16 6x65.
5-sty brk tenem't with stores.
David McClure and ano exrs Joseph P
Payten to Neal and Hugh O'Donnell. Dec
26. 30,200

Same property. Release dower. Mary A
Payten widow to same. Dec 26. nom
Downing st, No 30, s s, 54 e Bedford st, 21
x40, 3-sty brk tenem't. Francis Neupert
to Peter Roberts. Mt. \$6,000. Nov 1.
11,000
Duane st, Nos 100, 102 and 104, s s, 130.2
w Broadway, 75.9x117.6x75.9x117.3, 3-
sty brk and frame restaurant. Benj F
Van Valkenburgh assignee for Hezekiah
W Rouk and Stanley C Kipp to Henry G
Currie. 1-12 part. Sub to mort upon all
\$50,000 and on 1/3 part a mort of \$5,000
and the life estate of Leonard R Kipp.
Dec 26. 410
F st, w s, in centre of private road leading
up hill to land late of A L Beak et al x
242.10 n Dyckman st, runs n 44.3 x w
150.7 x s 92.11 to centre said private
road, x e along same 157.9 to beginning.
John C Hegelin to Chas E Kunk. Mt.
\$5,000. May 8, 1893. nom
Forsyth st, No 103, w s, 99 5 s Broome st,
25x100, 4-sty brk store and tenem't with
3-sty brk tenem't on rear. Julia Hoffman
widow to John L Rubinsky. Mt. \$17,000.
Dec 27. 25,200
Harlem River Speedway, w s, 51 s former
169th st, being a strip of land 74 in width
front and rear on speedway and Harlem
River, containing 5 lots of 2,500 sq ft each
excepts riparian rights, &c vacant Clark
Bell to John F McClain. Mt. \$2,050,
taxes, &c. Dec 27. nom
Hudson st, Nos 15-19, n w cor Reade st,
89.3x29.5x72x66.7, 6-sty brk store. Ade-
line M Gibbers widow, Marietta, Ga, to
Cath S Hunter. 4-15 parts. Mt. \$9,479.
Dec 22. 21,333
Hudson st, No 597, or } being Hudson st, n
Abingdon sq, No 14 } w cor Bethune st,
dead ends Hudson st, w s, 151.7 s West
12th st, 21.9x76.4x16x78.6, 5-sty brk tenem-
ment with stores. John G Norris to
Meyer L Sire. Mt. \$33,500. Dec 27. nom
Ludlow st, Nos 41 and 43, w s, abt 150 n
Hester st, 25x87 6, 5-sty brk tenem't
with stores. Karl M Wallach to Barnard
Wolbarst. Mt. \$16,000. Jan 3. 27,500
Mercer st, Nos 217 and 219, w s, 306 s 3d
st, 56x52 to Anity lane, x41.9x50,
Mercer st, w s, 305.2 s 3d st, 0.10x50,
5-sty iron front stores.
Louis Schoolherr to Joseph Steiner. Mt.
\$35,000. Dec 31. See Manhattan av.
70,000
Madison st, No 220, s s, 52 2 w Jefferson st,
26.1x100, 5-sty brk tenem't with stores.
William Solomon and Louis Wolf to
Jonas Weil and Bernhard Mayer. Mt.
\$25,000. Dec 31. 39,500

Todd, Judson S to Jared W Bell. nom
Same to Edward Winslow. nom
Van Hoesen, Geo M ret to Robt Govers trustee will of Anthony Robinson. Recorded. nom
Welling, Clementine L D and Eliz L Dixon, Hartford, Conn, to Title Guarantee and Trust Co. 50,000
Zinsser, William and August to Helene A Zinsser. nom

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 summons. (i) 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.

Dec and Jan.
29 Ash, Magnus — Defiance Button Machine Co. \$337 82
29 Arras, William—William Tompkins. 63 75
29 Anker, Alfred—William Simpson. 2,015 15
31 Anderson, Mary E sued as Mary E Warner—George Wieber. 136 36
31 Averich, Abram—Philip Lefkowitz. 41 50
31 Anspacher, Samuel—Herman Benson. 30 42
31 Ashley, Edwd W—The American Distributing Co. 2,865 68
2 Adams, Chas G—John McCann & Co. 451 68
2 Abrams, Louis—HS Jaffray. 779 46
2 Anderson, John R—W L Seawright. 376 39
2 Armstrong, William } August
Armstrong, Marga- } Wedekind 224 22
2 Albert, William—Moses Waixel. 141 89
4 Anderson, R Napier—Anton Markert. 27 22
29 Biddle, Mary E sued as Mary Studwell—E L Studwell. costs 23 92
29 Baldwin, Stephen C—H C Coe. 289 32
31 Brandt, Lewis—Henry Dusenbury. 1,726 48
31 Barnard, Geo G—E M Knox. 159 23
31 Brouwer, Geo H—Pierce & Miller Engineering Co. costs 90 32
31 Buchanan, James—Maria M ss. 320 44
31 Bailey, Wm J—James Thomson. (D)6,639 17
31 Blumberg, Isaac—Isaac Gorbarsky. costs 159 44
31 Barr, Lena—Rose Renal. 426 43
2 Bacht, Bernhard—Gilbert Sisson. 175 28
2 Bransil, Bertha—Robert Godson recvr. 74 50
2 Bryant, Frederic } The Rochester
Rimberg, Meyer } Distilling Co. 118 10
2 Buch, Nathan—Lieb Krieg. 1,377 19
2 Benner, Chas H—S H Hurd. 239 54
2 Boulger, John—A P Baldwin. costs 114 18
2 Blake, Robert—The Mutual Life Ins Co, N Y. 7,910 70
2 Bloch, Morris—W G Hitchcock. 1,068 85
3 Brown, Charles—Marx Blum. 846 36
3 Bremer, Fredk W—Ell-n L Garzon. 989 37
3 Buchanan, Wm C—J L Cavanagh. 255 04
3 Barth, Adam—Charles Kramer. 204 27
3 Budenbender, Geo F—Gustave Starke. 35 50
3 Battrey, Sumter B—Annie E Goodwillie. 144 49
3 Burling, Clinton—Louis Frankfurter. 147 65
3 Baxter, John—P J Kennedy. 115 59
3 Blog, Henry—Amalia M Citroen. 426 52
4 Baily, Jesse—Hyman Sonn. 382 52
4 Boller, Wm J—J A Derainser. 101 67
4 Balts, Walter—Mary McDonell. 92 50
4 Baer, Isidor—Gustav Lippmann. 719 00
29 Clark, John F—Marie A Valentine. 1,328 51
29 Colson, Wm H—Leo Popper. 82 88
29 Carpenter, Albert } C A Bailey. 132 13
Carpenter, Howard }
29 Coogan, James J—Abraham Wolff. 504 98
29 Cumisky, Eugene J—W S Bartley. 99 94
31 Cohen, Simon—Jacob Spilka. 1,277 11
31 Cohn, Wolf—John Wilde. 139 00
31 Cohen, David—Isaac Gorbarsky. costs 159 44
2 Countz, Geo R—H W Martin. 177 98
2 Cooke, Geo K—J H Seed. 121 13
2 Candelora, Nicol—Frank Carrozza. 32 00
2 Cirrito, Joseph—William Weber. 120 65
2 Cole, Geo M—G M Rusling. 2,102 44
2 Clinton, Henry F—W L Seawright. 376 39
3 Chin Yee—Huie Tune. 436 16
3 Clark, Annie—Rebecca B Powell. 688 92
3 the same—D T Merritt. 135 82
3 Campbell, Joseph—The People State N Y. 1,000 00
3 Cramer, Julius—The German Exchange Bank. 1,005 54
3 Castro, Miguel—Frederick Schulz. 210 60
3* Cohen, Simon—Horowitz & Damsky. 111 17
3 Crump, Chas H trustee—Shreve, Crump & Low Co. 7,191 90
4 Carlton, Benton C—D S Decker. 1,029 46
4 Cohen, Bernard—Harriet N Mintz. 254 57
4 Cohn, H Lewis—Charles Weissmantel. 112 41
4* Carbonell, Chas M—A S Kendrick. 48 02
4 Culver, Weeks W—The Echo Farm Co. 149 50
29 Daly, Kate—Armande Kleisler. 325 41

29 Dunnbush, John — The Health Dept, City N Y. 209 50
29 Dunican, John W—A F Brombacher. 388 19
31* Doe, John—Andrew Watson. 114 63
31 Dewey, James M—Emma A Dewey. costs 36 07
2 Drew, Sidney—St Sauveur Hotel Co. 40 64
2 Disken, Martin—Dietrick Oetjen. 306 79
2 Davis, Sophia—Leopold Lehmann. 515 40
2 Dooley, James F—Lewis Steinhart. 478 18
3 Dobbs, Mary R—Carrie A McCollister. 1,116 26
3 Duggan, Wm H—M H Beall. 173 26
3 Drew, Sidney—H W Daniell. 175 36
3 du Cros, Letore—Redfern Lim. 253 55
3 Dux, Jacob—S Liebmann's Sons Brewing Co. 1,212 42
3 Devoest, Albert H—G A Allin. 90 68
4 Dreeben, Samuel—Hyman Sonn. 280 00
4 Dolan, James F—The First Nat Bank of Rondout. 2,539 41
4 Davis, John T—Cecelia T Lappine. 256 07
4 Doetschmann, Albert J—R J Dun. 74 45
4* Doe, John—Long Island Lumber Co. 308 30
2 Eckstein, Herbert—D S Yankauer. 26 40
3 Esler, Frederic B—Elise J Mermet. 255 52
3 Earle, Ferdinand P—J M Hughes. 10,091 42
29 Fish, Ferdinand—The Health Department, City N Y. 59 50
29* Franz, Jacob—Charles Wenzel. 210 81
29 Flannery, Jerome—J S White. 345 24
31 Freeb, Henry H—Orange County Milk Assoc, City N Y. 94 02
31* Ferriss, John H—The Phillips Ferguson & Harold Co. 92 46
31 Fitzgerald, Thomas—Rand Drill Co. 196 57
31 Fleming, John—Reynolds, Welch & Co. 85 47
2 Ford, Thomas—Jacob Schlosser. costs 176 59
3* Franzell, Robert—W A Robinson. 372 64
3 Frinberg, Minnie E—Nat'l Wall Paper Co. 327 30
3 Foulis, David—Paul Schmager. 299 98
4 Frieder, Lazarus—J B Bonnell. 71 43
4 Fontaine, Louise—Lippman Topf. 119 74
4 Fenn, Wm B—Wm Ottmann & Co. 259 24
4 Fishel, Aaron A—The People State N Y. 5,000 00
29 Glauben, Nathan L—The Adley Mfg Co. 82 91
31 Goodman, Harris—Philip Lefkowitz. 41 50
31 Gill, Wm F—E J Curry. 35 40
2 Grill, Joseph—Lieb Krieg. 1,377 19
2 Grass, Henry—Henry Van der Wyk. 298 37
3 Greenhood, Herman—William Reuter. 423 47
3 Gutmann, Sigmund—Seligman Oppenheimer. 2,010 14
3 the same—the same. 1,079 95
3 the same—the same. 1,330 07
3 Ganz, Pinkus } K M Wallach (D) 1,426 42
Ganz, Malka }
4 Greenberg, Henry M—George Pfister. 76 04
29 Hulck, Henry—The Health Dept, City N Y. 209 50
29 Hyman, Abraham—the same. 209 50
29 Henrichs, Ernest—Charles Wenzel. 210 81
31 Hubbell, Seymour L—C F Mattlage. 315 06
31 Hall, John—Andrew Watson. 114 63
31 Haigh, Henry J—E & H T Anthony & Co. 71 59
31 Harris, Henry G—Margaret Fitzpatrick. 55 23
31 Hawthorn, Danl G—W R Winn. 131 30
31 Horton, Chas G—T A Gillette. 174 45
2 Hill, Robert—Jacob Stahl. 8 14
2 Hickey, John F—Nathan Stern. 229 82
2 Hall, Albert A—J R Fraser. 1,032 64
2 Hoefling, Geo W—W G Hitchcock. 152 60
3 Herbold, Joseph—P D Armour. 479 43
3* Herkewitz, Max—A M Bendheim. 35 03
3 Herman, Max—the same. 28 53
3 Hufner, Anton—O E Kleipa. 279 27
3 Harris, Henry G—J R Senoir. costs 28 20
3 Hanson, James S—Albert Neugass. 4,160 89
3 Hooper, Geo W—Notion Supply Co. 107 13
3 Holbrook, Edward trustee—Shreve, Crump & Low Co. 7,191 90
4 Hart, Alexander—Maurice Rosnstiel. 1,564 02
4 Higgins, Frank J—M J Groh. 3,606 18
4 Hamburger, Alfred—H W Wilde. 140 73
4 Herbert, Joseph W—J H Rylev. 142 05
4 Hayward, Henry C—Cecelia T Lappine. 256 07
4 Polck, Henry—J W Haaren. 116 30
4 Hurwitz, Jacob—Samuel Rouse. costs 435 83
4 the same—Calman Hurwitz. costs 250 23
31 Judah, Oscar S—Maria Moss. 320 44
31 Jewett, Hugh J recvr—Charles Robinson. 24,454 49
31 Jansen, Ole—Albert Kellerhouse. costs 48 12
4 Jacobs, Samuel—Harriet N Mintz. 254 57
4 Jackson, Max L—Pabst Brewing Co. 85 20
4 Jennings, Katherine—Diederick Oetjen. 223 04
4 Jones, Edward—Alfred Brumme. 284 68
29 Karpas, Rachael—The Health Dept, City N Y. 209 50

29 Kinney, Mary W—W O Moore. 470 65
2 Kahn, August—Minnie S Cornell. 168 28
2 Kellar, David—Simon Manzesheimer. 206 37
3 Kirby, Kate—Rebecca B Powell. 688 92
3 the same—D T Merritt. 135 82
3 Kopezky, Lena—E M Goodman. 278 17
3 Kneeland, Stillman F—The American Exchange Nat Bank. 364 93
3 Kelly, Daniel I—W A Robinson. 372 64
3 Kahn, Harris—J S Marcus. 42 62
3 Kenlo, David E—The Mineralized Rubber Co. 45 62
4 Kelly, Lawrence—Morris Hahn. 118 56
4 Kenney, Chas F—A S Kendrick. 48 02
4 Killer, George—John Pincus. 201 14
29 Lazendre, Marie—The Health Dept, City N Y. 209 50
31 Longstreet, John H—W R Winn. 131 30
31 Levy, Abraham—A E Owers Co (Lim). 676 65
31 the same—The P Cox Shoe Mfg Co. 826 93
31 Lang, Gottfried—Beadleston & Woerz. 2,463 06
2 Loveday, Joseph S—Samuel Goetz. 125 10
2 Lowry, James L exr—E J Woolsey. 658 17
2 the same—the same. 81 91
2 Lee, Arthur E—J R Fraser. 1,032 64
2 Levy, Joseph—The Atlantic Beef Co (Lim). 940 47
3 Lichtenstein, Louis—Seligman Oppenheimer. 2,010 14
3 the same—the same. 1,079 95
3 the same—the same. 1,330 07
3 Levy, Marx } L N Asiel. 327 66
*Levy, Mollie }
3 Lewis, Wm R—R M Stivers. 347 00
4 Lewis, Julius—Maurice Rosenstiel. 1,564 02
4 Lichtenstein, Abraham } J C
Lichtenstein, David }
Lichtenstein, Isaac } Cooley. 1,648 94
Lichtenstein, Jacob }
4 the same—J C Simon. 953 57
4 the same—Fritz Jaburg. 1,834 22
4* Libman, Rachel—Theresa Wolff. 1,597 28
4 Law, Saml C—Frederick Schmolze. 337 86
4 Latasa, Carmen—Henry Mayer. 104 49
4 Lavendol, Gabriel S—F M Bacon. 167 34
4 Lange, Harold C—O A Krauss. 36 31
4 Lewine, Asher—J H Aldrich. 1,059 00
29 Moos, Louis—James S ern. 27 03
29 Moses, Mary L—S A Besson. 260 43
31 Melcher, John L exr—Marietta R Stevens. 31,651 18
31 Murphy, Mary A } The Mercantile
Murphy, Lizzie } Trust Co trustee 675 48
31 Madden, Wm J—T J Hume. 61 35
31 Morgan, John W—D P Read. 659 01
31 Manheimer, Simon } Adolph Mueh-
Manheimer, Joseph } sam. 354 72
31 Manheim, Edward } E J Gumpert. 648 39
*Manheim, Mark }
31 the same—S M Reinstrom. 324 27
31 Morrow, Mary—Ernest Muller. 94 88
31 Margoninsky, Moses—W J Wright. 83 02
31 Moran, John J—Peter Doelger. costs 22 71
2 Martin, Henry—Clifton Wharton, Jr. assignee. 251 32
2 Mueller, William F E Stephens. 595 44
2 the same—Henry Heurici. 449 89
2 Molony, J Scott—Daniel Forsdeke. 360 96
2 Montgomery, Thos J—Maurice Davidson. 107 97
2 Morris, Abraham—W A Baldwin. 90 45
2 Morris, Fannie—H B Perkins. 593 70
2 Moberg, Peter—F A Hall. 79 27
2 Marsop, Marcus—R G Salomon. 2,360 05
2 Montgomery, James—The Mutual Life Ins Co, N Y. 7,910 70
2* Meyer, Henry—Henry Van der Wyk. 298 37
3 Montgomery, Thos J—The Commercial Cable Co. 113 97
3 Marschheuser, Charles—John Scott. 76 60
3 Meyer, Herman—The German Exchange Bank. 1,005 54
3 Maxwell, Thomas—William Bischof, Jr. 115 99
4 Mayer, Chas C—Long Island Lumber Co. 308 30
29 McCarthy, Marcus B—H L Brown. 124 62
31 McManus, Ellen—The Mercantile Trust Co trustee. 675 48
31 McGown, Geo W—Pierce & Miller Engineering Co. costs 90 32
3 Mc Murray, James G—J N Leonard. 85 47
3 McNally, John—The People State N Y. 1,000 00
3 McCartney, Robert—Edward Miller. 31 50
4 McCormick, Thos B—Frederick McCanness. 115 59
4 McAdam, Lucius—J N Hayward. 314 49
29 Nicholls, Turenne W—A L Stadler. 92 50
29 Nullet, Joseph—H M Rogers. 394 17
29 Neuberger, David M—W E Taylor. 229 10
31 Nolte, Louis } McEwen Bros Co. 90 60
*Nolte, Frank }
*Nolte, Fredk }
3 Nason, Alfred G—The Bradley & Currier Co (Lim). 1,339 73
3 Norton, Chas W trustee—Shreve, Crump & Low Co. 7,191 90
4 Niedenthal, Morris—Annie Goldberg. 11 50
4 Neuhaus, Albert—Kilian Strohofer. 81 40
29 Oberfelder, Simon—G W Bramhall and 6 other judgments; total amount. 8,456 94
2 Oberfelder, Simon—F S Philips. 915 07
2 Olson, Andrew—Pincus Pohalski. 79 65
2 Oates, Hannah—The Dry Goods Commission Co. 141 92
2 O'Connor, Nicholas R—E R Ives. 81 94

2 Oakman, Henry B—Carpenter Emanuel Rheastat Co. 47 43
 4 Osborne, Chas S—G B Adams. 627 34
 4 Osborn, Chas S—Herman Cohn. 849 70
 29 Parkhurst, Richard—The Health Dept, City N Y. 209 50
 29 Plonsky, Moses—James Talcott. 33 74
 29 Palfrey, Edwd D—J M Hughes. 715 17
 29 Paige, Wilbur F—The Brooklyn Union Pub Co. 54 37
 29 Perkins, Geo W—Thomas Sullivan. 1,018 56
 29*Pitt, Wm A—The Tasmania Eucalyptus Oil Co. 181 16
 2 Price, Charles—F S Passeevant. 1,004 15
 2 the same—W G Hitchcock. 1,492 85
 2 the same—F B Wendt. 1,407 50
 3 Peters, Frank—Robert Wahl. 74 01
 3 Peraza, Domingo—F W Fink. 143 59
 3 Platt, W Fuller—Juan Frazza. 439 32
 3 Paradise, Hartwig M—J C Wilmerding. 634 28
 4 Porawski, Max T—The J M Young Importing Co. 365 84
 4 Powers, Chas R—Samuel Brown. 152 22
 2 Quandt, Pau—J J Lyn's assignee. 105 07
 3 Quabach, Theodore—Max Ans. 477 95
 3 Quimby, Alfred P—Camille Serre. 435 33
 29 Rodermund, Richard B—Adolph Starke. 280 21
 29 Reeber, Geo A—The Health Dept, Reeber, Wm C City N Y. 209 50
 29 Roberts, Walter J—Marie A Valentine. 1,328 51
 29 Reiss, Frederick—U W Ogden. 141 47
 29 Reinhardt, Henry—David Silberberg. 174 24
 31 Roe, Richard—Andrew Watson. 114 63
 31 Rosenberger, Max—Lottie Goodman. 5,706 91
 31 Ramsey, Wm H—The Bradley & Currier Co (Lim). 468 32
 31 the same—the same. 1,040 46
 31 the same—the same. 1,627 32
 2 Roach, James an infant by Michael Roach his guard—W H Beadleston. costs 22 83
 2 Reifinger, Charles—Carolina Reifinger. costs 64 60
 2 Robinson, Walter G—A J Connick assignee. 208 66
 2 Rohn, Charles—F A Hall. 79 27
 2 Reynes, Jaime E B Faveber. 412 72
 *Reynes, Antonio }
 3 Ramsey, Wm H—August Jacob. 362 12
 3 Reinhardt, Henry—S K Watts. 396 70
 3 Robinson, Arthur—Mary A Robinson extr. 87,904 80
 3 Rosen, Frank—Standard Tread Co. 145 57
 4 Reinhardt, Henry—Joseph Kahn. 2,035 73
 4 Roach Chas E—Reed & Forman. 599 10
 4 Rafelson, Jacob S M Cohen. 296 13
 4 Rafelson, Abraham }
 4 Ruckdeschel, John G } Alfred Blum. 134 45
 4 Ruckdeschel, Louis P }
 4 Rhinehardt, Henry—H B Claffin Co. 37,811 63
 4 Reich, Lorenz—W H Seach. 2,386 45
 4 Rich, Carlos E—The People State N Y. 5,000 00
 4 Renneberg, Theodore—Herman Goette extr. 539 55
 4 Reinhardt, Henry—Ignatz Boskowitz. 120 78
 29 Steckel, Morris—The Health Dept, City N Y. 209 50
 29 Sheils, Jane—the same. 209 50
 29 Stone, Howard C—D G Kelckian. 171 06
 29 Schmitt, Sophie—Michael Jackle. 77 23
 29 Saeed, James W—T J Shea. 248 30
 29 Swan, Eugene J—Edward Merritt. 173 59
 29 Sharkey, Lida M—Walter Zeimer. 271 42
 31 Stevens, Charles G }
 31 Stevens, Marietta R. } Marietta R. Stevens. 31,651 18
 as exrs }
 31 Schultze, Louis W—T W Myers, Comptroller. costs. 126 81
 31 Spero, Rose—The Harlem Lighting Co. 105 60
 31 Schwed, Jacob—Joseph Loucheim. 1,573 83
 31 Schonberger, Louis }
 31 Schonberger, Max } Joseph Fischl. 231 44
 31*Shaw, D Lawrence—G W Ogilvie & Co. 777 62
 31 Steel, George—Jeannie T Maddock. 85 49
 2*Sully, Wm P—J M Sanford. 231 31
 2 Smalbach, Adolph E—Matt Mayer. 768 07
 2 Sweetser, Chas S—John Doherty. 2,697 11
 2 Streater, Wm H—S H Hurd. 239 54
 2 Schlag, August—The Emerald and Phoenix Brewing Co. N Y. 28 12
 2 Stegman, Andrew recvr—J J Harrington. 515 93
 2 the same—David Kearr. 657 57
 2*Stern, Samuel }
 *Stern, Louis S } E B Sudbury. 160 86
 Stern, Leopold }
 2 Steinfelder, Benjamin—W G Hitchcock. 152 60
 2 Schwoerer, Jacob—Addison Thomas trustee. 446 03
 2 Seymour, Geo B—A P Baldwin. costs 114 18
 3 Sanchez, Arthur—Edward Heranney. 126 66
 3 Sunderland, Herbert—G A Sieb. 153 55
 3 Shyroek, Lee R—A L Korff. 243 93
 3 Stein, Abraham—William Smith. 475 17
 3 Shannon, David—Margaret Burckle. 210 95
 3 Sternberger, Clarence—Camille Serre. 365 15
 4 Sault, Martha A—Lovi Hershfield. 178 22

4 Schmidt, Margaret—Henrietta Adler. 350 86
 4 Sullivan, Mrs John T—Tattersalls of N Y (Lim). 84 80
 4 Samuels, Harris—Moses Rosenberg. 295 71
 4 Stoliarsky, Samuel—Jacob Pomernantz. 384 75
 4 Stoecker, John P—D W Moran. 176 29
 4 Schoonmaker, Lewis—The Mayor, &c. costs 98 00
 4*Sullivan, Rose C—W P Anderson. 75 00
 4 Shimmel, Victor } G B Adams. 627 34
 Sherer, Otto }
 4 Schottlander, Herman—G A L Blanc. 165 95
 4 Susedorf, Sally—Margaret Browne. 115 23
 4 Spannocchia, Libbie—F W Loew extr. 116 75
 4 the same—G B Vanderpoel extr. 114 82
 4 the same—F W Loew extr. 2,000 00
 29 Smith, James—Isaac Sommers & Co. 120 51
 31 Smith, Samuel W—M J Pendergast. 235 40
 2 Smith, Elliot—Alois Weimers. 241 20
 29 The Dow S Kittle Provision Co—Thomas Farrell. 269 37
 29 William Sampson & Co—J T F Randolph. 147 79
 29 The Germania Pub Co—F E Klotz. 592 16
 29 Union Trust Co—E M Cullen extr. 7,763 61
 29 the same—R A C Smith. 15,527 22
 29 Amolin Co—E M Anson. 2,019 12
 31 The Central Nat Bank, City N Y—The Fifth Nat Bank, City N Y. 2,114 68
 31 The Pan-American Co—W H Thomas. 1,041 68
 31 the same—the same. 530 76
 2 Clucas Pub Co—W L Seawright. 376 39
 2 The Pan-American Co—The Girsch Lithographing Co. 389 20
 2 The Mayor, &c—W C Casey. 57,476 41
 2 The Church of the Most Precious Blood, City N Y—Richard Deaves. 2,368 96
 2 Miller Mfg Co—Hastings Card Co (Lim). 141 20
 2 The Corporation of the Church of the Holy Nativity—C C Haight. 900 56
 2 Eisemann Photo Co—Frank Kuhn. 938 96
 2 the same—The Reynolds Card Mfg Co. 407 63
 2 the same—the same. 1,936 26
 3 The Pneumatic Power and Motor Co—William McKenzie. 159 78
 3 Manhattan Railway Co and The N Y Elevated R R Co—Ferdinand Beinbauer. 1,552 90
 3 the same—Leopold Leyser-sohn. 1,480 50
 3 The Mayor, &c—Betts, Atterbury, Hyde & Betts. 7,943 64
 3 the same—the same. 10,945 86
 4 Eastern Steamship Co—W L Hubbell as treasurer. 1,141 47
 4 The Mayor, &c—C H O'Brien. 633 36
 4 the same—Patrick McNulty. 24,081 57
 4 the same—C L Dana. 350 00
 4 Red Star Mfg Co—H A Brown, Jr. 714 65
 4 The Nat Suspender Mfg Co—Henry Aubert. 259 87
 4 The N Y Elevated R R Co and The Manhattan Railway Co—James Loughran. 2,475 23
 29 Theiss, George } The Health Dept, Theiss, John } City N Y. 209 50
 29 Toler, John W de P—J W de Pyster. 7,248 31
 29 Trumpler, Gustave—Thomas Sullivan. 1,018 50
 31 Turner, Gilbert H } Varnum & Terry. Thomas H } Harison. 382 62
 31*Teihune, Lizzie A—Ludwig Eisler. 165 23
 31 Thompson, Sydney de C—Imperial Lumber Co (Lim). 4,281 92
 31 Tompkins, Wm A—Julia H Lucas. 743 75
 2 Taylor, Geo W A—Jane B Eddy. 330 83
 2 the same—the same. 183 26
 2 the same—the same. 775 53
 2 Thode, John—J C Perry extr. 554 26
 2 Tiflingast, Henry W—J H Smalpage. 157 48
 3 Taylor, Edward—T T Wells recvr. 5,258 26
 3*Thompson, Richard A—Tappen & Pierson. 32 59
 4 Taylor, Mary E } W D Lent. 204 05
 Trainque, P V }
 31 Ulmer, Robert—Josephine Cole. 391 94
 29 Voisin, Stevens—The Commercial Mutual Ins Co. 1,386 79
 2 Von, Micheron, Albert—A P Baldwin. costs 114 18
 3*Vanderhoff, Fanny—Joseph Weinstein. 143 27
 29 Winters, Charles—The Health Department, City N Y. 209 50
 29 Wallach, Karl M—the same. 209 50
 29 Wilson, J. ces P—D T Merritt. 636 29
 29 Ward, William—Hugo Cahn. 77 01
 29 White, Gustav—G W Bramhall and 6 other judgments; total amount. 8,456 94
 29 Woolf, Henry M—The Tasmania Eucalyptus Oil Co. 181 16
 31 Werner, Karl L—F M Rodriguez. 86 81
 31 Williams, Wm B—E W Rathbun. 323 05
 2 Weisels, Joseph—Edmund Coffin, Jr. 83 32
 2 Wohlfahrt, Udo—Henry Van der Wyk. 182 45
 2 Wilson, James F—M A Packerd. 712 31
 2 White, Gustave—F S Philips. 915 07
 2 Weisburg, Samuel—Ferdinand Munch Brewery. 1,040 71

2 Wenn, Samuel—L G Quinlan. 886 63
 2*Wilson, John H—W G Hitchcock. 1,068 85
 3 Weiss, Joseph—John Leffler. 107 55
 3 Werner, Max—O E Kleipa. 279 27
 3 Wright, David—Robert Law. 73 10
 3 Weller, Charles—Max Heim. 360 67
 3 Woolf, Daniel—William Fahnestock. 156 86
 3 Weinstock, Lionel—Henry Markus. 94 58
 3 Weis, Albert } W E Iselin and 6 Weis, Robert } other judgments. total amt 37,010 78
 3 Wimpenny, I Bolton—E D Thornton. 80 18
 4 Weilner, George—Henrietta Adler. 350 86
 4 Wolff, Robert—Theresa Wolff. 1,597 28
 4 Weis, Albert } Louis Meyers. 1,199 10
 4 the same—Saly I Mayer. 995 57
 4 Warren, James—Andrew Tieman. 86 56
 4*Williams, Richard—Alfred Brumme. 284 68
 31 Young, Richard—J R Fraser. 1,032 64
 2*Zolty, Hannah R—Jacob Spilka. 1,277 11
 2 Zimmermann, Otto—Eppers Smith & Wiemann Co. 143 43
 3 Zolty, Hinda R—Horowitz & Damsky. 111 17

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 NEW YORK.

December 29 to January 4—Inclusive.

*Aldrich, Spencer—T H Robbins. 1894. \$4,610 00
 Brinckerhoff, Edwin R trustee—Southern Nat Bank, N Y. 1894. 17,009 99
 *Banner, Elizabeth—G H Tiemever. 1894. 64 45
 Bunzelmann Ehas—Louis Barth. 1893. 254 32
 Bye, Andw M—E S Hand. 1894. 590 34
 Cole, Eugene H sued as Esther H—Schwarzschild & Sulzberger Co. 1894. 376 53
 Curtis, Annette—C A Sears. 1894. 107 16
 *Canary, Thomas—The Fire Dept, City New York. 1889. 100 00
 Dreyfous, Herbert G—Isaiah Honigman. 1890. 189 06
 *Ford, Thomas—Jacob Schlosser. 1894. 346 59
 Grant, Andrew } Matthew Baird. 1894. 597 08
 Gunn, William }
 Gunn, William—Nason Mfg Co. 1894. 825 76
 Goggin, William—O F Drumm. 1894. 30 12
 Griscoon, Clement A—E S Hand. 1894. 590 34
 Hall, George—Noah C Rogers. 1892. 81 21
 Hart, Thomas—The Waverly Refining Co. 1894. 951 86
 Hassemer, Henry—L G Ahrling. 1881. 152 51
 *Hurwitz, Calman—Jacob Hurwitz. 1893. 765 83
 (Same—same. 1894. 122 38
 Kiernan, James—Bessie Loucheim. 1894. 292 51
 Kaliske, Joseph S—G E Atherton. 1893. 3,406 87
 Levy, Jules—F D Pratt. 1893. 297 00
 *Lindheim, Joseph—J M Bell. 1894. 160 58
 (Same—Owl Cigar Co. 1894. 347 92
 (Same—E K Rossiter. 1894. 149 48
 Levy, Clarence—A A Levy. 1884. 2,985 74
 *Levy, Abraham—The P Cox Shoe Mfg Co. 1894. 794 92
 Lindenbaum, Adolph—Charles Schlesinger. 1883. 946 35
 Manhattan Investment and Construction Co—Moritz Pollatschek. 1894. 105 05
 Meyers, Fred S—Bernard Marrey. 1892. 31 07
 *Mayer, Morris—Abraham Halpin. 1894. 302 90
 Miles, John—David Schaff. 1894. 423 22
 Murray, Rose M and Walter—Fourteenth St Bank. 1891. 576 09
 *McHugh, Peter—Eliz A Culliford. 1894. 1,044 16
 Murray, William—Rebecca Babbitt. 1894. 128 93
 Same—same. 1891. 63 44
 Same—The East Lithograph and Engraving Co. 1894. 66 84
 Same—same. 1894. 218 78
 Neall, Frank A—E S Hand. 1894. 590 34
 *O'Neill, James } The People State N Y. 1,000 00
 O'Connor, Margaret } 1889. 1,000 00
 *O'Neill, James and Ellen—same. 1891. 1,000 00
 Same—same. 1889. 1,000 00
 Ridgeway, Erman J—J F Lindsay. 1893. 163 33
 *Rouse, Samuel—Jacob Hurwitz. 1893. 765 83
 (Same—same. 1894. 122 38
 Raymond, John C—Marvin Safe Co. 1888. 77 10
 Shandley, Thos B—Patrick Hendricks. 1894. 88 40
 Sire, Benjamin—L E Elson. 1894. 59 60
 Sullivan, Christopher J—Michael Sullivan. 1894. 342 23
 Schrader, Henry C—The Wilson Co. 1894. 143 89
 *Steinhardt, Lesser—The Fire Dept, City N Y. 1889. 50 00
 *Slevin, James—Benedikt Fischer. 1894. 143 65
 The Supreme Lodge of the American Protective League of Baltimore City, Md—Zetty Michaelis. 1894. 1,028 74
 The Central Trust Co, New York—G F Wiechers. 1894. 112,716 14
 The Craft Refrigerating Machine Co—Nason Mfg Co. 1894. 1,261 56
 The Arvernham Co—Salamander Works. 1894. 274 69
 Van Veen, Morris and Joshua—R A Rutherford. 1894. 236 38
 *Walser, Theodore—Eliz A Culliford. 1894. 1,044 16
 Wood, Wm G—H J Fisher. 1894. 96 99
 Same—W A Farrell. 1894. 1,432 09
 Same—G B Foster. 1894. 2,008 91
 Same—H C Kanski. 1894. 1,288 63
 Same—J W Hargreaves. 1894. 1,540 80
 Same—D J Hogan. 1894. 1,832 73
 Wright, James A, W Redwood and James A—E S Hand. 1894. 590 34
 Wall, Eliza A and Frank T trustees—Southern Nat Bank, New York. 1894. 17,009 99
 Welling, Richard W G assignee—Central Trust Co as sub-trustee. 1894. 256 93
 Williams, Ellen—Church E Gates & Co. 1893. 940 63
 Worms, Anselm—H J Schiff. 1894. 182 03
 Wahl, Herman—William Wahl. 1894. 417 91
 Williams, Ellen—Church E Gates & Co. 1894. 172 42
 Wilson, Harriott C—Edward Terrill. 1894 79 41

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

MECHANICS' LIENS.

NEW YORK CITY.

DECEMBER 29.

Rutgers pl, No 3, w s, 25 n Jefferson st, 25x abt 100. Robt Friedman agt—Kaye, owner, and Chas Weinstein, contractor. \$180 00

DECEMBER 31.

Southern Boulevard, e s, 700 n e 149th st, 20x33. Louis A Blomquist agt Robt A Cheeseborough, owner, and Horace G Knapp, contractor. 43 40

JANUARY 2.

89th st, n s, 100 w Central Park West, 75x 100. Schermerhorn & Co agt Eliz J and John H Wellwood, owners, and George Jelly, contractor. 90 00

JANUARY 3.

Columbia st, No 72, e s, 55.8 s Rivington st, 25.1x99.11. Lawrence Houlihan agt Morris Margowitz, owner, and Henry Arlt, contractor. 768 40

JANUARY 4.

Delaney st, No 20, n e cor Chrystie st, 25x 51. Chas H Spreessig agt Moses Shedlynsky, owner, John M Shierloh, lessee, and Karl L Werner, contractor. 600 00

SATISFIED MECHANIC'S LIENS.

NEW YORK.

DECEMBER 29.

*124th st, s s, 180.6 e 3d av, 44.5x—, Bucellesbach Iron Works agt Fredk B and Hannah S Cole. (Lien filed, Dec 27, 1894). \$309 20

DECEMBER 31.

South 5th av, Nos 239 and 241, e s, bet Grand and Canal sts, 38.8x100. Francklyn & Ferguson agt Hygienic Concrete Co and A Kimball. (Dec 31, 1894). 143 00

JANUARY 2.

Jerome av, s e cor Van Courtlandt av, 36x 100. Church E Gates & Co agt Frank and T Dursic and Olef Bergman. (Dec 19, 1894). 50 55

JANUARY 3.

Mulberry sts, Nos 196-204, e s, 111.3 s Spring st, runs s 121 x e 99.9 x n 100 x w 50 x n 21 x w 49.9 to beginning. Caspar Strobel agt H Hermann. (Oct 1, 1894). 175 00

JANUARY 4.

Main st, n s, 322 w Boston road, 25x120. Joseph Zioli agt John C Leinhausen and Lawrence E Blake. (Dec 18, 1894). 253 66

BUILDINGS PROJECTED.

A handsome bound volume of over 250 pages, containing, (1) The New York Building Law, with Headings, complete Index, Marginal Notes and Colored Illustrations, showing the heights and thicknesses of walls for all kinds of buildings; (2) Regulations of the Building Department; (3) Tenement and Lodging House Laws; (4) Law Limiting the Height of Dwelling Houses; (5) Laws for Extinction and Prevention of Fires, etc.; (6) Regulations of the Department of Public Works; (7) State Factory Inspection Law; (8) Mechanic's Lien Law; (9) Complete Directory of Architects, for New York, Brooklyn, Newark and Jersey City. This valuable book is for sale at THE RECORD AND GUIDE office, 14 and 16 Vesey st. Price, \$2.00.

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

When character of roof is not mentioned it is to be understood that the roof is to be of tin.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Plan 1588—Cherry st, No 83, 4-sty brk tenem't and store. 24.9x48.5; cost, \$8,000; John Moore, 324 E 65th st; ar't, Daniel Burgess.

1584—Greenwich st, No 227, 4-sty brk storage building. 25.6x90.2, metal roof; cost, \$9,000; Protestant Episcopal Society, R L Harrison, treasurer, 31 Nassau st; ar'ts, John B Snook & Son.

1585—Pier 19, N R, 2-sty steel and iron freight shed. 57.3x677, gravel roof; cost, \$82,000; City of New York, Old Colony Steamboat Co, lessees, 70 West st; ar't, company's engineer; b'rs, V J Hedden & Sons.

5—Battery Park, s of Pier A, 2-sty iron and steel fire engine house, No 57, 60x22; cost, \$12,784; City of New York; ar't, John D Fouquet, 35 Broadway; b'rs, Milliken Bros.

9—Broadway, Nos 707 and 709 } 10-sty brk Mercer st, Nos 270-274 } and limestone warehouse. 49.1x200.1, gravel roof; cost, \$350,000; ovr, ar't and b'r, John I Williams, 54 Franklin st.

12—Mercer st, s w cor Spring st, 6-sty brk and Indiana limestone warehouse, 76.1x 70.10; cost, \$185,000; Boehm & Coon, 45 Maiden lane; ar't, G A Schellenger.

8—Rivington st, n e cor Ludlow st, 5-sty brk flat, 22.1x36; cost, \$16,000; Abraham Lichtenstein, 42 Essex st; ar't, Samuel Sass.

1—Suffolk st, No 112, 5-sty and basement brk and brownstone flat, 25x89; cost, \$25,000; Jos L Buttenweiser, 237 E 60th st; ar't, G F Pelham.

BETWEEN 14TH AND 50TH STREETS.

1589—42d st, No 419 W, 5-sty brk store and tenem't, 20x96; cost, \$20,000; Isaac Haft, 414 W 42d st; ar't, Geo Keister.

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

3—103d st, s s, 20 w Madison av, two 5-sty brk and brownstone flats, 25x87.6; cost, \$18,000 each; Abraham Siegel, 1532 Madison av; ar't, Richard R Davis.

2—123d st, n s, 175 w 1st av, 1-sty frame shed, 14x24; cost, \$50; Frank Hagan, 238 E 53d st; ar't, C Baxter.

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

10—64th st, n s, 100 w Central Park West, four 5-sty brk, brown and limestone flats, 25x88.6; cost, \$20,000 each; ow'rs and b'r's, Crockett & Roddy, 1760 Broadway; ar't, M V B Ferdon.

11—69th st, s s, 200 w Central Park West, two 4-sty and basement brk and Connecticut brownstone dwell'gs, 25x80; cost, \$35,000 each; Wm E Diller, 62 W 69th st; ar't, G A Schellenger.

4—84th st, s s, 122.8 e West End av, 4-sty brk and sandstone flat, 26.4x95.6, plastic te roof; cost, \$40,000; Fredk P Forster, 49 W 19th st; ar'ts, Kafka & Mott.

7—110th st, n s, 75 e Boulevard, six 5-sty brk and limestone flats, 25x87.5; cost, \$20,000 each; Bernard S Levy, 121 W 78th st; ar'ts, Marsh, Israels & Harder; b'rs, Bernard S Levy & Son.

6—Riverside av or Drive, s e cor 102d st, 5-sty brick and granite dwell'g, 50.11x78, tin and copper roof; cost, \$75,000; David S Brown, 162 W 72d st; ar't, H F Kilburn.

23D AND 24TH MAPES.

1587—Lebanon st, s s, 100 e Mapes av, 2-sty frame dwell'g, 18x28, shingle roof; cost, \$2,000; Chas Kurzhols, 223 E 82d st; ar't, D D Carter.

1586—Vyse av, e s, 250 n Jennings st, 2-sty frame dwell'g, 22x42; cost, \$4,000; Thomas Hanretty, 211 E 80th st; ar't, W C Dickerson.

1583—Webster av, e s, 325 n Scott av, 1-sty frame stable, 16x21, gravel roof; cost, \$150; Harriet S Odell; ar't, Wm H Hallock, Jr.

13—Hoe st, w s, 134 n Freeman st, three 2-sty frame dwell'gs, 21x44; cost, \$4,000 each; ovr and ar't, Chas Gorgensen, Lane av, near Berry st.

ALTERATIONS.

Plan 1729—Greenwich st, No 319, to build fire-proof shaft; cost, \$1,200; Edwin M Harrison, Montclair, N J; ar't, Chas R Behrens, 108 Fulton st; b'r, P Roberts.

1730—West st, No 174, alter peak roof to flat; cost, \$900; Harriett A Woodbury, E C Moen at'y, 33 Pine st; ar'ts, McCabe & Wilke, 115 Broadway.

1731—Webster av, e s, 30 ft n Welch st, to raise three frame buildings abt 8 ft to conform with grade of st; cost, \$1,200; Mary E Cumming, 128 W 126th st; no ar't or b'r.

1732—Cherry st, Nos 506-528, openings in walls bricked up, new fire escapes put up, stairs removed, new elevator put in, other alterations; cost, \$2,500; Geo H and Chas R Penniman, Metropolitan Rubber Co lessees, 676 Broadway; no ar't or b'r given.

1895.

1—Walker st, Nos 78 and 80, put in new stairs; cost, \$200; Henry L Clinton, 58 Park av; ar't, Chas R Behrens, 108 Fulton st; b'r, P Roberts, 160 West Broadway.

2—Prospect av, w s, 225 n 166th st, put in new partitions on first floor; cost, \$250; Herman Schmuck, s e cor Westchester and Union avs; ar't, Edw Wenz, 1491 3d av.

3—White st, Nos 43 and 45, build new shaft for elevator; cost, \$3,500; J C Ayer estate, F F Ayer one of the trustees, 5 W 57th st; ar'ts, Otis & Co, 38 Park row; b'r, F H Mela, 13 Astor pl.

4—Foot of 48th st, n s and East River, remove yellow pine posts and put in iron columns, new chimney built, frame shed built in yard; cost, \$1,000; Chas A Stadler, 155 E 60th st; ar't, G Knoche, 501 E 71st st.

5—Amsterdam av, No 84, partition and first tier of beams removed, new tier of steel beams put in, new store front put in, other alterations; cost, \$2,000; Roslie Hesslein, 126 W 75th st; ar't, James W Cole, 403 W 51st st.

6—8th av, No 673, partitions removed and new girders put in and iron column, portion of rear wall removed; cost, \$1,500; Chas W Doherty, 211 W 46th st; ar't, James Stroud, 1267 Broadway; b'r, J L Lowery.

7—College pl, No 28, building to be shortened 25 ft, new stairs put in, new store front, &c; cost, \$2,000; Columbia College, ovr of land; John H Glover, ovr of building, 531 Madison av; ar't, Wm Gaul.

8—Greenwich st, No 201, add 1 sty to present building, front and portion of side walls taken down and rebuilt; cost, \$5,500; Mahlon Apgar, 94 Sip av, Jersey City; ar't, F T Camp, 114 Nassau st; b'r, Elward Smith.

9—New York Approach to Brooklyn Bridge, n s, add 1 sty to present structure erected there; cost, \$2,500; Trustees of New York

and Brooklyn Bridge, Chas C Martin, sup't, 194 Berkeley pl, Brooklyn; b'r, Thos B Rulan.

10—33d st, No 29 W, add one story to present extension, partitions removed, &c; cost, \$1,000; Wm W Astor, 21 W 26th st; ar't and b'r, John Downey, 410 W 34th st.

11—University pl, No 38, window in basement altered to make show window, also one other window altered into door; cost, \$250; Susan Sturges estate, 509 5th av; ar't, Bruno W Berger.

12—Broadway, No 394, erect structure on roof to carry 1,500 gallon water tank, new water closets put in; cost, \$2,000; estate of John W Southack, 444 Madison av; ar't, M C Merritt, 1267 Broadway.

13—Great Jones st, No 36, partitions and stairs taken out, new stairs put in, portion of front wall taken out, iron girder put in; cost, \$5,000; Samuel G Hess, 31 W 120th st; Jas L Newborg, 205 Boulevard; ar'ts, Buchman & Deisler, 11 E 59th st.

14—Desbrosses st, No 24, add 4 feet to height of present building; cost, \$600; Jeremiah W Dimick, 31 Madison av; ar't, M V B Ferdon, 1760 Broadway; b'r, John A Dooner.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assignments for the four weeks ending January 4, 1895:

Table with columns: Liabilities, Nominal Assets, Real Assets. Lists various individuals and companies with their respective financial figures.

In the Assignment Bureau of the Court:

Table showing schedules filed for the year 1894, including showing liabilities, nominal assets, actual assets, and bonds ordered in penalty of.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS

- List of assignments to benefit creditors, including McCabe, Chas F; Hinrichs, Bernhard; Benjamin, Pulaski and Geo H Kenwell; Truesdell, John H; Ferris, Alpheus.

Proceedings of the Board of Aldermen Affecting Real Estate.

The following resolutions calling for the different improvements have been passed by the Board and sent to the Mayor for approval.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee.

New York, December 31, 1894.

PAVING.

16th st bet 3d and 4th avs; asphalt.

January 3, 1895.

PAVING

- List of paving projects: 60th st, bet Boulevard and Columbus av; 66th st, bet Boulevard and Amsterdam av; 70th st, bet Central Park West and Columbus av; 71st st, bet Boulevard and West End av.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending December 29, 1894.

NAME ADOPTED.

Boulevard, from the southerly line of 155th st to its intersection with Kingsbridge road and

Dyckman st. shall hereafter be known and designated as the "Boulevard Lafayette."

NAMES CHANGED.

- List of street name changes: Fox st, bet Robbins and Prospect avs; Beck st, bet Robbins and Prospect avs; Kelly st, bet Robbins and Prospect avs; Dawson st, bet Westchester and Prospect avs; Beach av, bet Southern Boulevard and Westchester av.

DRAIN.

West End and 11th avs, bet 96th and 57th sts; 36-inch drain.

CROSSWALK.

St Nicholas av at n s 116th st.

PAVING.

- List of paving projects: 165th st, from Amsterdam to Edgecombe av; 168th st, from Amsterdam av to Kingsbridge road; 169th st, from Amsterdam av to Kingsbridge road.

WATER MAINS.

93d st, bet West End and Riverside avs; Bremer av, from Jerome av to Birch st.

REGULATING GRADING, ETC.

12th av, bet 133d and 138th sts.

GAS MAINS LAID, AND LAMP POSTS ERECTED AND LAMPS LIGHTED.

- List of gas main and lamp post projects: 43d st, s s, 88 from Madison av; 94th st, bet West End and Riverside avs; 93d st, bet West End and Riverside avs.

FENCING VACANT LOTS (WHERE NOT ALREADY DONE).

- List of fencing projects: 81st st, Nos 11 and 13 W; 81st st, s s, bet Amsterdam av and Boulevard; 136th st, n s, bet 7th and 8th avs; 137th st, n s, bet 7th and 8th avs.

CURBING, FLAGGING, ETC.

- List of curbing and flagging projects: 41st st, bet 10th and 11th avs; 81st st, n s, bet West End and Riverside avs; 81st st, n s, bet West End av and Boulevard; 81st st, s s, bet Amsterdam av and Boulevard; 83d st, n s, bet West End av and Boulevard; 85th st, n s, bet Amsterdam and West End avs; 92d st, s s, bet Madison and 5th avs; 146th st, bet Amsterdam av and Boulevard; Bradhurst av, e s, bet 144th and 145th sts; 7th av, w s, bet 141st and 143d sts; 8th av, n w cor 121st st; Amsterdam av, w s, bet 79th and 80th sts; Amsterdam av, s w cor 81st st; West End av, w s, bet 79th and 81st sts; West End av, e s, bet 78th and 83d sts; 12th av, bet 133d and 138th -ts; 3d av, s e cor 74th st.

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT 12 O'CLOCK NOON AT THE NEW YORK REAL ESTATE SALESROOM, 111 BROADWAY, EXCEPT WHERE OTHERWISE STATED

JANUARY 7.

- List of legal sales for Jan 7: 108th st, Nos 79-83, n s, 34 w Park av; Lexington av, No 1381, n e cor 91st st; 3 sty brk and stone dwell'g.

JANUARY 8.

- List of legal sales for Jan 8: Brown pl, w s, 60 s 134th st; 74th st, No 11, n s, 200 e 5th av; stone front dwell'g.

JANUARY 9.

- List of legal sales for Jan 9: Jacobson st, No 5, w s, 60.2 s Henry st; New Bowers, No 17, s cor Roosevelt st; Willett st, No 39, w s, 87.6 s Delancey st; 59th st, No 543, n s, 250 e 11th av; 68th st, No 53, n s, 400 w Central Park West; 79th st, No 100, s w cor Columbus av; 184th st, n e s, 78.8 s e Bainbridge av; 184th st, s e s, 113.3 s e Bainbridge av; 184th st, s e s, 112 s e Bainbridge av; Bainbridge av, e cor 184th st; Morris av, n e cor 154th st; Morris av, s e cor 155th st; Washington av, n w cor 173d st.

JANUARY 10.

- List of legal sales for Jan 10: Broadway, No 915, w s, 48.3 s 21st st; Ccles road or Post road leading from New York to Boston; 24th st, No 36, s s, 244 e 6th av; 24th st, No 38, s s, 229 e 6th av; 24th st, No 40, s s, 214 e 6th av; 24th st, No 42, s s, 199 e 6th av; 24th st, No 44, s s, 184 e 6th av; 24th st, No 46, s s, 164 e 6th av; 24th st, No 48, s s, 150 e 6th av; 24th st, No 50, s s, 136 e 6th av; 24th st, No 52, s s, 122 e 6th av; 24th st, No 54, s s, 95 e 6th av.

- List of legal sales for Jan 10 (continued): 21st st, No 230, s s, 416.1 e 8th av; 45th st, No 33, n s, 405 w 5th av; 88th st, No 125, n s, 337.9 e Park av; 1st av, Nos 1889-1895, s w cor 98th st; 1st av, Nos 1889-1893, three 5-sty brk tenem'ts and stores.

JANUARY 11.

- List of legal sales for Jan 11: 123d st, No 151, n s, 125 e 7th av; West End av, s e cor 65th st; West End av, e s, 50.2 s 65th st.

LIS PENDENS.

NEW YORK.

DECEMBER 29.

45th st, s s, 400 w 6th av, 16.8x abt 100. Benj J Hays agt Gilbert F Hays, Jr, et al; partition; att'y, W W Foster.

DECEMBER 31.

- List of legal sales for Dec 31: Lot No 27 map laid in partition belonging to heirs of Rebecca Bassford and being 732 e Harlem R Co, 24x250; 58th st, No 54, s s, 195 e 6th av; Cherry st, Nos 69 and 71, s s, 33.5x61x33.6x61.3.

JANUARY 2.

- List of legal sales for Jan 2: Walker st, n s, 153 w Broadway; 17th st, No 25, n s, 385 w 5th av; 18th st, s s, 385 w 5th av; Anna C Holbrook agt Thomas Chalmers et al; Lexington av, n w cor 75th st; Heavenrich et al agt Jacob Finelite et al; Cauldwell av, e s, 150 n Cedar pl; C Parkhurst and ano agt Margt J Dietsch et al; Av C, w s, 150 n Cedar pl or st; Av C, e s, 100 s Cedar pl or st; 24th st, s s, 97.1 w 2d av; 2d av, s w cor 24th st.

JANUARY 3.

- List of legal sales for Jan 3: 16th st, No 139, n s, 500 w 6th av; Leander S Sire agt Auguste Rodding et al; 114th st, s s, 30 w Park av; John Ahern agt John R Todd; action for specific performance; att'y, G E Gartland.

JANUARY 4.

- List of legal sales for Jan 4: Lexington av, w s, 75.11 s 5th st; Richard G Platt agt Joseph J Zimmermann and ano; 3d av or Boston road, e s, 28 s 147th st; 35th st, s s, 17 e 6th av; 35th st, s s, 167 e 6th av; 85th st, s s, 434.4 w 3d av; 85th st, s s, 350 w 3d av; 85th st, s s, lot No 363 map Harlem Commons; Mary A C Riley agt Phoebe T Fountain et al; 15th st, s s, 239.4 e 7th av; St Mary's Lodging House agt Esther Hayes; action to declare trust; att'ys, Turner, McC & R.

FORECLOSURE SUITS

DECEMBER 29.

- List of foreclosure suits for Dec 29: 148th st, s s, 350 w Amsterdam av; 148th st, s s, 383 w Amsterdam av; 103d st, s s, 178 w Amsterdam av; 114th st, n s, 117.6 e 3d av.

DECEMBER 31.

114th st, n s, 117.6 e 3d av, 17.6x100.11. Iszak Goodfriend agt Cath T Silbur; att'ys, Sampster & F. Franklin av, n w s, lot No 126 map Village Mo r

Table of real estate transactions in Westchester County, including entries for Hasbrouck & Gould, Kirchhoff, Levi, Little, Martin, Olivetti, Peppard, Pernicaro, Prause, Rieghaupt, Solomon, Steinberg, Seligman, Smyth, Schlager, Unger, Weinstein, Werdenschlag, Weil, and Wernau.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table of chattel mortgage assignments, including entries for American Guarantee Association, Arnovitz, Cullen, Gurwitz, L'Amoureux, McLaughlin, and Rosenberg & Hertzner.

Westchester County Conveyances.

DECEMBER 26 TO 31—INCLUSIVE.

EASTCHESTER.

Table of conveyances in Eastchester, including entries for Crawford, Eden, Fraser, Hannigan, Levins, McCormick, Starke, Hocking, and Brogan.

GREENBURGH.

Table of conveyances in Greenburgh, including entries for Elmsford Impt Co, Hall, Kroehle, North White Plains Land Co, and Manhattan Invest. & Co.

HARRISON.

Table of conveyances in Harrison, including entries for Diedrich, Merritt, Smadbeck, and Same to Hugh Shea.

MAMARONECK.

Table of conveyances in Mamaroneck, including entry for Tierney, Daniel W to Wm R Bull.

MOUNT PLEASANT.

Table of conveyances in Mount Pleasant, including entries for Landauer, Maclar, Purdy, Smith, Stone, and The Co-operative Building Bank.

Table of real estate transactions in North Castle, including entries for Smadbeck, Same to Patk D McCabe, Same to Gustave Sewrin, and Same to Christina Fischer.

NORTH CASTLE.

Table of conveyances in North Castle, including entry for Jones, Cyrus P to Annie M Sharp.

NEW ROCHELLE.

Table of real estate transactions in New Rochelle, including entries for Brown, Eliz to Bryan Condon, Lawton, Julia W to Eliz Brown, and Brown, Eliz to Bryan Condon.

PELHAM.

Table of real estate transactions in Pelham, including entries for Archer, Roland B to Eugenia A Penfield, and Sparks, Wm H, Jr to John H Young.

RYE.

Table of real estate transactions in Rye, including entries for Clark, Robt K to Geo W Hare, Ryan, Wm to John J Kreidler, and Same to John J Kreidler.

SCARSDALE.

Table of real estate transactions in Scarsdale, including entries for Allcot, Helen J to Charlotte E Benton, and Schramme, Marian to Marie Oby.

WESTCHESTER.

Table of real estate transactions in Westchester, including entries for Coffin, German L to Lilly L Shirmer, Same and ano to Patk T O'Brien, Eden, John H to Delia Moynihan, Fraser, Matilda to Lilly L Shirmer, Same to same, Levy, Ephraim B to Anna A Foley, McAnany, Thos to Ellen McAnany, Shirmer, Chas D to German L Coffin, and Yonkers.

YONKERS.

Table of real estate transactions in Yonkers, including entries for American Real Estate Invest Union to Mary J Tompkins, Dakin, Willie A R to Wallace W Slocum, Same to Chauncey W Colton, Donoghue, Francis X to Thos Frain, Eggers, Henry D to Stanley D Cornell, Kern, Phillip to John B Smith, Smith, John B to Mary J Smith, O'Connor, Thos C to Mary Clark, Same to Peter Kiernan and wife, Quirk, John to Ellen Welsh, Sumner, Ida D to Clara Spicher, Truman, Serena to Adien E Sumner, Truman, James C to Ida D Sumner, Valentine, Clara M to Peter J Doolan, and Same to Emily Lyon.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

DECEMBER 26 TO 31—INCLUSIVE.

Table of conveyances in Essex County, including entries for Adams, Frederic, Special Master, Allen, F B, Bannan, J J, and Bassett, C Ph.

Table of real estate transactions in Essex County, including entries for Baum, George—C Morgenstern, Baster, W W exr—M F Prud-n, Beland, L L—Newark Home Builders' Co, Blackwell, G W—M R Firth, Boylan, Andrew—J T Boylan, Breakenridge, J H—E H Grauff, Clapp, E E—J S Phelon, Clark, S H—S Owens, Clarkson, Lucinda—J Hanpison, Cort, Alfred F—F Reichert, John G Crawford Sons Co—E A Campbell, Davis, O E—F M Hawkins, Detrich, Jacob—M H C Vail, Detrich, Philip—M H C Vail, Dexheimer, J P—F M Struck, Elliot, H A—E B Goodell, Garrate, W I—S Wright, Goldsmith, W H—C H MacMahon, Goodell, E B—M J Elliot, Halsey, A M exr—F W Hassinger, Hatch, H F—M La Pierre, Hawkins, D L—O E Davis, Hess, Henry—J L Cavanaugh, Higginson, George—R Trivett, Hill, Wm—C McBarren, Howkins, J S—W Flowkins, Jaques, M L—W Howkins, Kemp, E J—W L Smith, Kent, E R—W E Kent et al, Kraach, Ferdinand—G R Alkins, Krebs, Julius—E Groeschel, La Pierre, F H—M F Hatch, Linihan, N C—G O Hamilton, MacMahon, C H—A E Goldsmith, Marsh, Ezra by exr—M A Ludlow, Mutual Life Ins Co of N Y—J C Orben, Newark Home Builders' Co—L B Speer, N Y Suburban Land Co—Roseland Railway Co, Caldwell, Nicholas, Henry—E A Woolley, Nicholas, M A—E A Woolley, Phelon, J S—E E Clapp, Schwartz, W H—J Lirkel, Simpson, Stephen—W M Aikman, Skinsle, Anna—Newark Home Builders' Co, Stein, Sabina—C Eberling, Tichnor, H A—W D Sinnock, Tries, Wm—F Voigt, Trippe, W R—H M Trippe, Trippe, H M—W R Trippe, Trivett & Walters Co—C H Leber, Vail, M H C—H A Detrich, Van Ness, W H—C White, Van Steinburgh, Wm—L Baier, Voigt, Frank—K Tries, Wadsworth, C J—L Wadsworth, Walsh, W J—A Wolf, Littleton, Ward, F W—A Roche, Sherman, Ward, L C—Warner Brothers Co, Whittlesey, Watson—T Atchason, William, I M—J S J Condit, William, W N—L E Hadden, Wright, E H—H E Smith, Wright, Margaret—J J Bannan, Wurster, Christina—G W Wiedenmayer, Markets.

MORTGAGES.

Table of mortgages in Essex County, including entries for Adams, P F—Fourteenth Ward B and L Assoc, Anderson, I S—M Bradley, Atkins, G R—J Kunnann, Brady, Bartholomew—P L Vermye, Bruden, Frank—E H Denman, Blum, Emil—H Adam, Buhner, J G—F Mackin, Chamberlin, Josephine—East Orange B and L Assoc, Clapp, E E—East Orange B and L Assoc, Conlon, Mary—C A Peick Congress st, Crane, Cynthia—A T Van Gieson, Cullen, Bernard—Commonwealth B and L Assoc, Dalenz, John—A F Tilton, Dayton, H B—S S Holbrook, Lemont st, Delrich, H A—South Orange B and L Assoc, Favre, C P—4 T Casebolt, Firth, M R—T W Blackwell, Flann, M E—W Schenmayer, Gillen, Elizabeth—P Young, Goldbach, Jacob—M Hensler, Goldberg, David—N Y Co-operative B and L Assoc, Glorieux, W L—C Greel, Heilmuller, Berthold—Union B and L Assoc, Hemming, Edmund—Mechanics Ins Co, Hog, Anton—Reliable B and L Assoc, Hague, James—American Ins Co, Hampson, Joseph—L Clarkson, Harge, Fredk—S U Munn, Hassinger, F W—Franklin Savings Inst, Hayes, J L—G O Post, Johnston, Mary—J A Rangles, Kent, W F—T Van Ness, Kolaski, Anton—L Mersfelder, Kothe, Christian—Knights of Pythias B and L Assoc, Leber, C H—Seventh Ward B and L Assoc, Lines, S D—Fourteenth Ward B and L Assoc, Linnett, E B—Fourteenth Ward B and L Assoc, McCabe, Alex—U S Indust Ins Co, Mackin, Francis—W Clark et al exrs, McKirgan, Lewis—F M Tichnor, Bank st.

Table listing various individuals and their associated amounts, including M E Church of Watsessing, Bloomfield, Morgensterl, Charlotte-Norfolk B and L Assoc, etc.

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures for Butler, F W, Giannette, Breata-T Drum, Schaefer, Christina-C Feigenspan, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture for Allen, Charles-J Baumann, Cohn, Solomon-C Schmidt, Cook, J S-D R McNaught, etc.

MISCELLANEOUS.

Table listing miscellaneous items for Bauman, Phillip-C Spear, horse, &c., Clarke, J E-S Bale, horses, &c., De Witt, Wm J-Wilkinson, Gaddis & Co, etc.

JUDGMENTS.

Table listing judgments for Crescent Drug and Chemical Co-A P Smith, Joseph-A J Leis, Morrison, J G-I Roth et al, etc.

HUDSON COUNTY

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

CONVEYANCES.

DECEMBER 26 TO 31-INCLUSIVE.

Table listing conveyances for Abell, J R-L J D'Auby, West Hoboken, Aschoff, C H-J Bonhard, Hoboken, 2 leases, \$240, Bonhard, James Katie Goetz and husband, West Hoboken, etc.

Table listing individuals and their associated amounts, including Kearney Land Co-C W Finch and wife, Kimball, Annie W and Addie H Dall-F C Wolbert, Lambert, Mary A-E H Israel, Weehawken, etc.

MORTGAGES.

Table listing mortgages for Anderson, W P-Kearney B and L Assoc, Kearney, installs, Same-T Morgan, 2 years, Ashwell, E S-C D Hintze, Union, 1 year, etc.

Table listing individuals and their associated amounts, including Reissmann, Paul-Eliza O Day, West Hoboken, 3 years, Romano, Raffaella-Hoboken B and L Assoc, Hoboken, installs, etc.

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures for Acker, J B, Hoboken-Bernheimer & S, saloon and lease, Baird, Robt, Hoboken-V Loewers G B Co, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture for Biggs, H C-J Baumann, Fiske, F S-Caroline F Day, Forner, E C, Hoboken-Jordan & M, etc.

MISCELLANEOUS.

Table listing miscellaneous items for Brennan, T J-J T Brennan, grocery, 451, Futorunsky, Minnie-M Lubelsky & Son, painting and papering business, etc.

BILL OF SALE.

Table listing bill of sale for Stephens, H H, Bayonne-T L Greer, grocery business, horse, wagon and harness, 1,000.

ASSIGNMENT FOR BENEFIT OF CREDITORS.

Table listing assignment for benefit of creditors for Wick, Adam and George Vix, as Adam Wick & Co, doing business at 10 Front st, New York City, etc.

JUDGMENTS.

Table listing judgments for Cadmus, J J-L J Lyons & Co, 166, Condon, P J-T Wright, 127, Harris, P M-The Continental National Bank of New York, etc.

MECHANICS' LIENS.

Table listing mechanics' liens for Duryea, Marv, builder and owner; M Schumann, claimant, Hoboken, 352, Feehey, Bernard, owner; H Van Roy, builder; Charles Voigt, claimant, Union, 30.

REVIEW AND RECORD.

BROOKLYN, JANUARY 5, 1895.

The City Debt Statement.

John D. Keiley, City Treasurer, has prepared the following statement of the City debt at the close of 1894, at the request of Andrew H. Green, head of the Consolidation Commission in New York:

Loan.	Outstanding.	Held in Sinking Fund.
Prospect Park.....	\$8,697,000 00	
Park purchase.....	650,000 00	\$301,000 00
Park improvement.....	100,000 00	
East Side Park land grading bond.....	50,000 00	
New York Bridge.....	2,450,000 00	
Brooklyn City bonds for completion of bridge.....	7,563,000 00	
New York and Brooklyn Bridge.....	1,000,000 00	60,000 00
New York and Brooklyn Bridge.....	1,757,000 00	82,000 00
Arrearage 10-40 bonds.....	2,350,000 00	150,000 00
Certificates of indebtedness.....	363,160 93	49,160 93
City bonds, arrearage County taxes.....	549,000 00	
Main sewer relief and extension fund.....	1,450,000 00	457,000 00
Twenty-sixth Ward and adjacent wards sewer fund.....	999,000 00	49,000 00
Sewerage fund.....	369,000 00	94,000 00
Local improvement, laws 1888.....	1,300,000 00	
Local improvement, laws 1889.....	900,000 00	500,000 00
Local improvement, laws 1892.....	455,000 00	147,000 00
Local improvement, laws 1894.....	300,000 00	
School improvement, laws 1888.....	400,000 00	
School improvement, laws 1889.....	800,000 00	758,000 00
School building.....	856,000 00	162,000 00
Public site, purchase and construction.....	500,000 00	370,000 00
Municipal site.....	265,000 00	265,000 00
Fourth Precinct Station House.....	45,000 00	45,000 00
Station House purchase and construction.....	50,000 00	
Soldiers' and Sailors' Monument.....	290,000 00	190,000 00
Museum of Arts and Sciences.....	8,000 00	8,000 00
Public market.....	1,959,000 00	
Asphalt pavement.....	100,000 00	57,000 00
Fourth avenue improvement.....	17,000 00	
Eighth Ward improvement.....	650,000 00	
North 2d street improvement.....	115,000 00	115,000 00
Tax certificates:		
Long term, Nov. 1, 1895.....\$700,000		
Short term, Jan. 17, 1895.....\$500,000		
Contagious Diseases Hospital.....	79,361 01	9,361 01
Permanent water.....	15,946,000 00	605,000 00
Cash balance in sinking fund, Dec. 31, 1894.....	\$54,582,521 94	\$4,473,521 94
		\$977,863 31
Total.....		\$5,451,385 25
Deduct amount in sinking fund.....	\$5,451,385 25	
Net debt Dec. 31, 1894.....	\$49,131,136 69	

Notes Gathered Here and There.

Registrar of Arrears Hinrichs on Thursday sold at public auction seventy-nine parcels of property in arrears for taxes. Forty-six lots in the 23d Ward brought \$116,486; thirty in the 25th Ward, \$30,684, and three in the 28th Ward, \$13,900; total, \$161,070. The next sale will be held on Wednesday, January 30th at 2 o'clock.

A number of persons called at the City Clerk's office on Wednesday for certificates as Commissioners of Deeds. All who were appointed previous to January 1st were appointed for two years. Those appointed after January 1st are appointed for the unexpired term of one year. There are now over 2,500 Commissioners of Deeds, and at the last meeting of the Common Council a resolution was adopted limiting the number to 4,000.

Work has commenced tearing down the old Schermerhorn house on the southeast corner of 28th street and 3d avenue. This house, built of frame and brick, by Garretson Schermerhorn, it is said, in 1690, retained its character until a few years ago, when it became tenanted by several families of Italians. The present purchaser has decided to build a modern dwelling on the site.

The owners of the old Benson homestead, which has stood in New Utrecht since 1700, will soon begin tearing the building down to make room for a modern dwelling.

A number of property owners on Clinton avenue, headed by Mayor Schieren, have started a movement to purchase the property lately occupied by the Tabernacle and Hotel Regent, clear it and turn it into a private park. The plot has a frontage of 300 feet on Clinton avenue, extending 200 feet along Greene to Waverly avenue, and would be a fitting finish to the many gardens that surround it in one of the handsomest residential sections of the city.

NEW SCHOOL-HOUSES.

At a conference between the Mayor and President Swanstrom, Superintendent Maxwell and Messrs. Teale and Weir, of the Board of Education, upon the necessity of additional school facilities, Mr. Swanstrom stated that a special committee, appointed by the Board of Education, reported that there was urgent need of fourteen new school-houses. They recommend that five be erected at once. For these there was available, for the year 1895, \$250,000. That would leave a deficiency of \$100,000 for the five school-houses, which could be obtained from the revenue fund. For the other nine there was no provision whatever. Mr. Swanstrom estimated that the cost of the new school-houses would be about \$750,000. Mayor Schieren said that the subject had already been considered; that he was of the opinion that about a million dollars was wanted for 1895, of which \$250,000 is already authorized. The Corporation Counsel has pre-

pared a bill asking the Legislature for authority to issue \$750,000 bonds. In regard to the \$250,000 to be first used, the Mayor asked the committee to make a demand for it about January 15th, and proceedings would be at once instituted to sell the bonds.

PROPOSALS FOR CITY WORK.

Sealed proposals will be received at the Department of City Works until Monday, January 14th, at 12 m., for the following: Constructing sewers in Map S, District No. 39, sub-division Nos. 2, 4, 6, 18 and 21.

Andrew D. Baird's Stone Cutters at Work.

The thirty striking stone cutters employed by Andrew D. Baird at his yard, Myrtle avenue and Hooper street, returned to work on Monday last. At a meeting held on the previous Friday evening, at Adelphi Hall, it was decided to cut loose from the Freestone Cutters of New York, and reorganize under the name of the Journeymen Stone Cutters of Brooklyn and vicinity, of which Patrick Quinn was elected president and David Thornton secretary. All the men joined the new organization, and it was decided to return to work and to accept \$4.00 a day of eight hours work, during the four winter months, and \$4.50 a day for the balance of the year.

Brooklyn Real Estate.

Messrs. Taylor & Fox announce the sale in partition by auction of No. 216 Johnson avenue, No. 190 Humboldt street and No. 192 Humboldt street, comprising valuable business and dwelling properties, of which maps, terms and full particulars can be obtained at their offices. The sale is fixed for noon of Saturday next, the 12th inst., at the auction rooms of the Taylor & Fox Realty Co., No. 45 Broadway, Brooklyn, E. D.

The following are the comparative tables for Kings County Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1894 and 1895.

CONVEYANCES.

	1893-94. Dec. 29 to Jan. 4, inc.	1894-95. Dec. 28 to Jan. 3, inc.
Total number.....	273	264
Amount involved.....	\$799,222	\$537,712
Number nominal.....	134	132

MORTGAGES.

	1893-94. Dec. 28 to Jan. 3, inc.	1894-95. Dec. 27 to Jan. 2, inc.
Total number.....	221	194
Amount involved.....	\$663,624	\$727,546
Number over 5 per cent.....	122	102
Amount involved.....	\$291,623	\$316,704
Number at 5 per cent. or less.....	99	92
Amount involved.....	\$372,001	\$410,842

PROJECTED BUILDINGS.

	1893-94. Dec. 30 to Jan. 5, inc.	1894-95. Dec. 29 to Jan. 4, inc.
Number of buildings.....	51	31
Estimated cost.....	\$124,730	\$132,750

Gossip—Brooklyn.

Thomas Rosecrans has exchanged for Elizabeth De Maine the two-story and basement frame dwelling, No. 159 42d street, valued at \$4,200, with George Sibley for the two-story dwelling and plot, No. 113 32d street, valued at \$1,650, and other considerations.

James A. Caufield has purchased from Celia, Herman, Moses H. Moses and Max Moses the ten lots on the north side of Decatur street, 125 feet east of Hopkinson avenue, and will build.

E. H. Hazelwood has sold the two-story and basement frame dwelling, No. 663 Humboldt street, for Charlotte Bierschenk, to George B. Higbie on private terms.

B. Ferguson, the builder, has sold his two-story and attic frame cottage, plot 40x100, on the east side of East 31st street, near Avenue F, to T. J. Winter.

E. H. Bishop, the builder, has sold the three-story and basement stone front dwelling, 20x45x100, on the south side of Decatur street, west of Stuyvesant avenue, to Alice S. Wilkinson, on private terms.

Frederick M. Smith has sold the two-story frame dwelling, lot 25x100, No. 881 Liberty avenue, for Anna H. Smith, to Samuel W. Frazer for \$3,500.

S. D. Ditchett, of New York, in conjunction with A. R. Rees, has sold a plot, 100x100, on the south side of Marion street, 100 feet east of Hopkinson avenue, for the estate of George H. Purser, to William Johnston.

William H. H. Pinckney has sold the two-and-a-half-story stone front dwelling, 19.6x48x100, No. 738 Greene avenue, for Charles Isbell, to John Petrie on private terms.

Corwith Bros. have sold a lot, 20x100, on the west side of North Henry street, 240 feet south of Driggs avenue, for George W. Gregg, for \$900.

LEASES.

Johnson & Son have leased the three-story brick store building, No. 1239 Broadway, to P. Henry Schoening for a term of three years, at an annual rental of \$1,800.

Table of judgments and assignments, including entries for Fourteenth St Bank, Gulick, Ernestus to G Wm Dearing, Grenzbach, Anna E guard James B, etc.

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.

Table of judgments for Dec. and Jan., including entries for Acheson, William-India Ceylon, Abelman, Conrad H-S W Curtis, etc.

Table of judgments and assignments, including entries for Eisemann, Bertha } S B Kraus, Endom, Eva E } J Ahearn, Erbs, Peter-J W Gerken, etc.

SATISFACTION OF JUDGMENTS.

December 28 to January 3--Inclusive.

Table of satisfaction of judgments, including entries for Carey, James F-T T Ovington, Farrell, James B-T M Bennett, Goodwin, Richard-S A Phelps, etc.

MECHANICS' LIENS.

DECEMBER 28.

Table of mechanics' liens for December 28, including entries for Stone av, s w cor Hull st, 100x125, The Canaan Lime Co, etc.

DECEMBER 31.

Table of mechanics' liens for December 31, including entries for Hicks st, n e cor Lincoln st, 25x100, Howden & Petty agt D H Zamke, etc.

Table of mechanics' liens, including entries for of the Poor, owner, and Agnew, Adams & Co, contractors, etc.

SATISFACTION OF MECH. LIENS.

DECEMBER 24.

Table of satisfaction of mechanics' liens for December 24, including entries for St Marks av, n s, 100 e Classon av, 60x100, etc.

DECEMBER 28.

Table of satisfaction of mechanics' liens for December 28, including entries for St Marks av, n s, 100 e Classon av, 60x100, etc.

NEW BUILDINGS.

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

Table of new buildings, including entries for Plan 1968-Skillman av, s e cor Ewen st, one 2-sty frame finishing shop, etc.

1895.

Table of new buildings for 1895, including entries for 1-Ten Eyck st, n s, 240 e Morgan av, one 1-sty frame storage shed, etc.

ALTERATIONS.

Table of alterations, including entries for Plan 1612-Tillary st, No 205, repair walls, etc.

Table of real estate listings including Foles, Gaisert, Gillen, Gussmann, Haggerty, Hegny, Kiernan, Kuck, Le Blanc, Lee, Levy, Lipschuetz, Mussig, Maid, Mayfarth, Moran, Nolan, Pequod Club, Pognansky, Petri, Rathkamp, Schwetzer, Sharen, Stegmann, Stelter, Shea, Stortz, Vail, Waldeier, and Waldeier.

HOUSEHOLD FURNITURE.

Table of household furniture listings including Arons, Anderson, Barclow, Boyle, Burns, Boyle, Butler, Casey, Clinton, Curtis, Dalton, Daniels, Davis, Deunin, Drone, Doebenecke, Downie, Drew, Dugan, Duncan, Donohue, Edwards, Fischer, Frey, Geil, Gibson, Graupera, Guilford, Gerson, Gibson, Gilmer, Hackett, Harkness, Haynes, Hughes, Hamm, Harrington, Henry, Hughes, Hunzenknecht, Johnson, Jones, Keene, Lawrence, Long, Lawrence, Mackie, Monek, March, Manson, Montague, Nablett, Nison, O'Leary, Olsen, Oliver, Patterson, Peterson, Quinby, Ricon, Richardson, Reilly, Russell, Saatler, Sears, Shaw, Shenfeld, Scroggins, Tuthill, Wade, and Walters.

Table of real estate listings including Whitaker, Wheelwright, Williams, and Wolf.

MISCELLANEOUS.

Table of miscellaneous listings including Alberts, Barba, Barmore, Blank, Boentje, Rasebrock, Bothinger, Brooklyn Knitting Co., Cappuccio, Carnavaro, Costilo, Creamer, Cuccia, Downing, Danzer, Edmmuth, Edwards, Fehrenberg, Finolitic Stone Co., Fries, Goppert, Gross, Grupp, Hineke, Israel, Kelly, Kruger, Liebler, Le Donne, Loesch, Markert, Moore, Maass, McGinty, Meuri, Nicholson, Osborn, Painter, Rymes, Rauth, Reynolds, Ruppert, Solan, Uccellini, Voigt, Wachsmuth, Wenzelberger, Wilson, Wenunburger, Westervelt, Wills, Young, Beneck, Brander, Cogliane, Cogliane, Compson, Corbett, Droske, Edelmuth, Greenberg, Haven, Holm, McDonnell, Withers, and Keller.

Table of real estate listings including Wrigley, Wingerath, Zieses, and M and II Wolf.

Queens County Records

CONVEYANCES.

Table of conveyances records including Arvermann Co to Emerson W Perry, Ackley, John T to Edward H Ackley, Alden, S H to Felix Falkowske, Baylies, Edmund L to Henry Lawson, Baylies, Edmund to James Brady, Board of Education Union Free School No 6 to Geo K Van Sielen, Buades, Jose to John Egar, Burke, Patrick to David McCosker, Braun, Dorothea to Wm Weber, Cinalli, Giuseppe to Fusco Basico, Cogswell, Wm S ref to Brooklyn City Co-operative Building and Loan Assoc, Cummings, W T to Hannah Sullivan, Davison, Wm to Ponlaleo De Mattia, Davison, William to Louie Leder, Davison, Lorenzo to Robt H Statto, Dilthey, Frederick to Hannah A Lotz, Dodge, Herbert to John P Kirby, Dunton, Fredk W to Robert B Richardson, Emery, Robt S to Mary A Emery, Farnan, Mary to Edward Farnan, Floral Park Land Co to Sophia Puckelwaldt, Foster, Thomas to John G H Bedell, Getty, Robert P, Jr. to Harmon Thatford, Glen, John to Rosa Levy, Gladding, Wm to Harriet N Lee, Gulager, Phillip to Henry Gathgens, Hagerman, Geo E to Thos E Brown, Hardenbrook, David L to Wm Hardenbrook, Heller, Ernst to Henry Heller, Hemsley, Alexander to Joseph Doolittle, Hendrickson, Charles to Nils Pearson, Hopson, Robert W to Fannie R Hopson, Hitcheock, Benj W to Paul Brummer, Ingrahan, Fred ref to David Hardenbrook, Johnson, Remsen to Thos E Chapman, Jordan, Jennie to Chas H Jordan, Jordan, Chas H to Mary Jordan, Keller, Rose to Friederiche Unger.

n s, 525 e Shaw av, 75x100, Jamaica. 3,000
 Kirk, John N to Henry Ruhl. Lot 1128 block 27 map W Ziegler, Morris Park. 200
 Koch & Sicardi to John S Gillespie. Lots 56-58 block 19 map Koch & Sicardi, North Hempstead. 165
 Levy, Israel to Martha Levy. 3d av, bet Washington and Webster avs, 100x100, L I City. 1
 L I Real Estate Exchange and Invest Co to Gottlieb Ullrich. Lots 280, 281 and 282 map L I Real Estate Exchange and Invest Co, Jamaica. 1,200
 Same to Chas K Hoerning. Lots 218 and 219 same map, Newtown. 1
 Same to Chas F Mayer. Lots 99 and 100 same map. 675
 Lord, James to Francis McGee. West 8th st, n s, 175 w Vernon av, 25x100, L I City. 500
 Man, Mary E to John T Hangaard. Maple st, e s, 102.7 n Central av, 50x100, Richmond Hill. 750
 Mason, Maude to Alexander Hemsly. Village av, n e cor Windsor av, Riverside Park. 11,000
 Mathews, Eliza to Joseph B Langdon. Center av, w s, 100 s Randall av, 50x150, Rockville Centre. 160
 McDermott, Wm E to Lucy Brower. Lots 425-428 map Hillside Park, Jamaica. 1
 McGee, Francis to Margaret Ryan. West 8th st, n s, 175 w Vernon av, 25x100, L I City. 1,200
 Miller, Maria to James Budd. Grove av, s w cor Hagel av, 100x100, Glen Cove. 1,000
 Mott, Wallace to Nicolaus Karatsonyi. 16 acres at Glenwood. 8,000
 Murray, John R to Hattie E Murray. Boulevard, n s, adj land W Scheer, Hempstead. 1
 Napier, Thomas to Chas C Napier. University pl, n s, 175 e Napier av, 25x100, Woodhaven. 400
 Napier, Chas C to Thomas Napier. University pl, n s, 175 e Napier av, 25x100, Woodhaven. 400
 N Y Exchange and Investment Co to A Ducilier. Lot 7 block 30 map 1 N Y Exchange and Investment Co, Oyster Bay. 50
 Palecek, John to Willey Sila. Harris av, s w s, 25 e William st, 25x90, L I City. 400
 Palmer, Mary A to Eugene F Westcott. Lots 4 and 5 block 189, lots 1-4 block 196A map Murray Hill, Flushing. 1
 Peterson, Frederick to Gustave Meyn. Napier pl, n s, 640 n Pilkin pl, 40x100, Clarenceville. 2,500
 Pidgeon, Jose E ref to John C Orr. Chauncey st, e s, 225 s Potter av, 25x100, L I City. 900
 Pikart, Jacob to Geo E Brinckerhoff. Lot 98 map G E Brinckerhoff, Newtown. 1
 Potts, Arthur to Fredk G Ashley. Lot 27 map lots adj Ozone Park, Jamaica. 500
 Weller, Augustus ref to Florence G Vernam. Lots 4 and 5 map Rockaway Beach. 625
 Ramantowsky, Philipp to Benj Stelgeri. Lot 29 block 99 map New Cassel. 45
 Reynolds, Wm to Patrick Barnett. Lots 346 and 347 map J H Van Mater, Jr, Maspeth. 387
 Roe, Clinton T ref to Wm J Mudge. Lots 344 and 345 block 9 map 3 Hollis, Jamaica. 1,800
 Roslyn Highlands to First Congregational Church. Mineola av, s e cor Garden st, Roslyn. 1
 Sayres, Anna to David L Hardenbrook. Ackroyd av, s w cor Dugan av, 110x150, Jamaica. 1
 Sea Cliff Grove and Metropolitan Camp Ground Assoc to Wm Ross. Lot 358 map Sea Cliff Grove, Oyster Bay. 125
 Same to Emma C Rothsteen. Lots 287 and 346 same map. 400
 Silverstone, A Fred to Francesco Poolomes. Oxford st, w s, 850 s Pine st, Newtown. 55
 Same to Paul Brummer. Grove st, n s, 305 w Junction av, Corona. 1,700
 Same to Louis Hessler. Jamaica av, s s, 150 e Shaw av, 50x118.8, Jamaica. 1
 Smith, Henry to James Boyle. Fowler av, n s, 174.6 e Lawrence st, Flushing. 950
 Smith, Benedict P to Ida Smith. Costor st, s e s, 300 n e Rue de St Felix, 125x225, Far Rockaway. 1
 Smith, Frederick to Marquis de Sould. Flushing av, s s, adj land A Steinker, L I City. 300
 Sullivan, Philip to Wm T Cummings. Lots 24-26, 41-43, 30-35 block 170; lots 41-43, 29-31, 35-37 block 185 assessm't map L I City. 10
 Sutphin, John H to Jacob Boos. Plot adj land Cox & Stein, Jamaica. 600
 Swift, Fred J to George Gullick. Lots 118 and 119 block 5 map Dunton Park, Jamaica. 550
 Same to Nicola Casale. Lots 357 and 358 block 8 same map. 550
 Same to Watson Hartt. Lots 562 and 563 block 12 same map. 550
 Tavish, Kate W to C S Wilcox. Lots 8, 9 and 10 map Holliswood, Hollis. 680
 Trimble, Clement to Cath M Trimble. Lot 121 map No 1, Hillside Park, Jamaica. 700
 Union Terrace Co to Michael J Lawless. Lott av, e s, 105 n Jamaica av, 50x100, Jamaica. 800
 Van Nostrand, Sarah to Philip Reinig. Wyckoff av, n e s, 50 s e Norman st, Newtown. 1,450
 Wallace, Edwin to Fannie Dennis. Morris

av, w s, 300 s Grand av, Rockville Centre. 437
 Weber, Wm to John Braun. Burroughs av, w s, 125 n Clinton st, 75x100, Winfield. 1
 Wooley, James V S to Joseph Yetto. Lot 131 block 6 map J V S Wooley, Newtown. 100
 Zeuner, Maria to Henry Zeuner. 16 acres at Hicksville. 1
 Ziegler, Wm to George Thomson. Lot 953 block 17 map W Ziegler, Flushing. 70
 Same to Louis F C Trangott. Lot 1279 block 45 map W Ziegler, Jamaica. 205

MORTGAGES.

Ackley, Edward H to John T Ackley. 67 lots on map J H Van Mater, Jr. 3 years. 9,000
 Ahern, Patrick to John R Thompson. Taylor st, s w s, 350 n w Van Alst av, L I City. 2 years. 350
 Baumann, Henry to Woodhaven Bank. Benedict av, w s, 150 s University pl, 50x100, Woodhaven. Note. 770
 Boyle, James to Flushing Co-operative Savings and Loan Assoc. Fowler av, n s, 174 e Lawrence st, Flushing. Installs. 1,300
 Brunner, Paul to James F O'Brien. Grove st, n s, 305 w Junction av, Corona. 3 years. 1,200
 Same to Elizabeth Bogardus. Grove st, n s, 305 w Junction av. 1 year. 500
 Carman, Wm H to Sylvester Pearsall. 1/4 of an acre at Baldwins. 2 years. 594
 Cinalli, Giuseppe to Henry C Johnson, Jr. Hoyt av, s w s, 100 s e Goodrich st, 25x100, L I City. 3 years. 325
 Cox, Harriet A to Sarah A Ketcham. Street, s s, near Mill Hill, Glen Cove. 3 years. 1,250
 Dennis, Fannie to Hannah Wallace. Morris av, w s, 300 s Grand av, Rockville Centre. 500
 Elder, John to L B Prince. Lots 35-41 map Grinnell property, Newtown. 2 years. 750
 First Congregational Church to Riverhead Savings Bank. Mineola av, s w cor Garden st, Roslyn Highlands. 3 years. 1,500
 Fitzgerald, John to Annie E Adikes. Kensington av, n w cor Chichester av, Jamaica. 1 year. 1,000
 Franke, Maria to Margt A Eadie. Oakley st, e s, 275 n Wilson av, 100x150, L I City. 3 years. 1,400
 Gould, Marquis to Eliza L Willets. Flushing av, s s, adj land M Klom in, L I City. 3 years. 2,500
 Hangaard, John T to Mary E Man. Maple st, n e cor Central av, Richmond Hill. 1 year. 1,643
 Same to James T Lewis. Maple st, n e cor Central av, Richmond Hill. 4 years. 3,500
 Same to Henry A Monfort. Maple st, e s, 102.7 n Central av, 50x100. 4 years. 2,500
 Same to Henry A Monfort. Myrtle av, n e cor Maple st, Jamaica. Note. 500
 Heller, Henry to Margaretha Steinmetz. Covert av, s cor Stanhope st, 50x100, Newtown. 2 years. 1,000
 Hicks, Jacob to Phebe J Willis. Lots 17-24 block 36 map New Cassel. 3 years. 500
 Hoch, John to Peter Daufenbach. Lot 15 map R Squires, Winfield. 5 years, 5%. 1,325
 Hayes, Chas W to Wright Pearsall. 16 acres at Oyster Bay. 1 year. 2,000
 Julians, Bernardo to Fredk Bessler. Plot adj land J Craft, Inwood. 1 year. 350
 Kirby, John P to Mara De Courdres. Highway, s s, adj land S Nichols, Glen Cove. 4 years. 500
 Karatsonyi, Nicolaus to Wallace Mott. 16 acres at Glenwood. 3 years, 5%. 4,000
 Kruck, Margaretha to Riverhead Savings Bank. Broadway, w s, adj land K Lauck, Hicksville. 3 years. 2,500
 Kyle, Annie to Edward T Hulst. State st, n s, 206 e Linnaeus st, Flushing. 5 years. 600
 Lester, George to Susan Pettit. Brooklyn and Jamaica plank road, n s, 50 w Beech st, Jamaica. 4 years. 3,000
 Lynch, Sarah to Riverhead Savings Bank. 23 acres at Valley Stream. 5 years. 5,000
 Lissner, Adolph to George Beck. Ocean av, w s, 225 s Broadway, 25x100, Jamaica. Notes, 5%. 200
 Long, Emma J to L I City Building and Loan Assoc. Remsen st, w s, 200 n Frankling st, 50x150, L I City. Installs. 5,000
 Lotz, Hannah to Paul Engels. Henry st, s e cor Evergreen av, 100x143, East Rockaway. 1 year. 300
 Martin, Wm J to Wm H Agricola. Lot 325 map L I R E Exchange and Invest Co, Newtown. 1 year. 250
 Meier, Stephen to Theobald Reichel. Blackwell st, e s, 400 n Vandeventer av, 25x100, L I City. 5 years. 1,500
 Minton, Amanda to John W Van Nostrand. 1st av, e s, 472 s Methodist Church lot, Queens. 1 year. 350
 Neubrand, Joseph to Elias Underhill. 10th st, s s, 100 w East av, 50x100, L I City. 3 years. 600
 Nickig, Marie to Michael Seitz. Orchard st, n s, 250 w Myrtle av, Newtown. 3 years, 5%. 2,000
 Pearson, Nils to Charles Hendrickson. 14 acres at Oyster Bay. 2 years, 5 1/2%. 1,440
 Perry, Emerson W to Mareta W Howard. Carlton av, w s, 410 n land L I R R Co; Carlton av, e s, 440 n land L I R R Co;

Wave Crest av, cor Amstel Canal, Arverne-by-the-Sea. 1 year. 1,150
 Remig, Phillip to Sarah Van Nostrand. Lots 190 and 191 map South Williamsburgh, Newtown. 3 years, 5%. 1,050
 Ryan, Mary A to James Dunn. Catharine st, s w cor Prospect st, Jamaica. 1 yr. 100
 Scheurer, Wm H to L I City Savings Bank. Cabinet st, cor Flushing av, L I City. 1 year. 600
 Schuster, Chas C to The Woodhaven Bank. Grand av, e s, 250 s Grant av, Woodhaven. Note. 770
 Schupp, Frederick to Jette Strauss. Jamaica av, n s, 100 e Ely av, L I City. 4 years, 5%. 600
 Skidmore, Ellsworth to Lewis L Fosdick. Bergen av, w s, 471 n Fulton st, Jamaica. 4 years, 5 1/2%. 2,500
 Stults, Robert to Lorenzo Davison. Union av, w s, adj land B Rhodes, Lynbrook. 3 years, 5 1/2%. 1,000
 Same to same. Same property. 1 year, 5 1/2%. 400
 Shaw, Wm H to Sylvester Pearsall. 1 acre at Hempstead. 1 year. 163
 Smith, Willet G to Paul Engels. Wallace st, w s, 425 s Randall av, 60x150, Freeport. 1 year. 1,200
 Suchomel, Venzel to L I City Building and Loan Assoc. Wilbur st, s s, 25 w Radde st, 25x100, L I City. Installs. 500
 Townsend, Chas to John L Bogart. Durling pl, e s, 190 s Orchard st, Oyster Bay. 5 years. 500
 Townsend, Josephine D to Nancy Huff. Summit st, s s, 12 e land J M Ludlam, 93x150, Oyster Bay. 4 years. 800
 Travis, Geo M to Frank Arnold. Lots 350 and 351 block 81; lots 508-510 block 11 map Dunton Park, Jamaica. 1 year. 500
 Trimble, Clements to Eva E Purcell. Lot 121 map 1 Hillside Park, Jamaica. 300
 Ulber, John to Mary Monica Yost Norman. St, e s, 270 - Wyckoff av, 400x100, Newtown. 3 years, 5%. 12,000
 Vernam, Florence G to Asa W Parker. Lots 4 and 5 map Rockaway Beach. 20,000
 Weber, Abraham to Safety Co-operative Building Loan and Savings Assoc. 10th st, n e cor 6th av, 50x100, College Point. Installs. 2,500
 Weischer, Frank to Louis Witemann. Lot 5 block O map Winfield. 5 years. 700

ASSIGNMENT OF MORTGAGES.

Andrews, William to Emma Dautzsch. 800
 Agricola, Wm H to Jacob Ernst. 250
 Franklin, Peter B to Perry P Williams. 7,000
 Hofmann, Valentine to M Mager, Jr. 100
 Jackson, Ethalinda to Lewis L Fosdick. 2,000
 L I Real Estate Exchange and Invest Co to William Reichman. 3,050
 Manley, John to Edward W Ditmars. 350
 Robinson, Helen to Ann D Hendrickson. 1,500
 Ross, Reuben to Asa W Parker. 2,500
 Smith, Mary W to John T Suydam. 1
 Suydam, John T to Maria H Elwell. 1
 Suburban Homestead Assoc to Sarah L Lott. 800
 Title Guarantee and Trust Co to Mary E Quezeau. 10,000

JUDGMENTS.

Dec and Jan.
 2 Adis, Amelia } J C Orr. 446 30
 Adis, Adolph }
 2 Bernhard, Thomas - P Michbacher. 40 03
 27 Chenoweth, Henry - Patterson Bros. 113 72
 2 Cocheron, Joseph - A Moore. 1,107 87
 2 the same - the same. 1,404 32
 2 Carpenter, Albert } C A Bailey. 132 13
 Carpenter, Howard }
 29 Dolce, Rocco - Congress Brewing Co. 559 14
 2 Ewing, Justus C - M E Ewing. 1,549 48
 28 Feldman, Adolph - J E Murray. 164 44
 2 Fellerhof, Ellen J - Brooklyn City Co-operative Building and Loan Assoc. 373 52
 27 Hatch, Edward F - E L Tisdale. 359 44
 29 Lenz, Henry J } D B Sickels. 990 17
 Lenz, Anna }
 27 Mosback, Henry - George Clark Co. 175 60
 28 Phillips, William - E T Sammis. 90 70
 29 Pielrafesa, Paolo - Congress Brewing Co. 559 14
 28 Raussmueller, Charles and Margaret - L F Meyer. 21 71
 28 Sullivan, Wm F - The T C Lyman Co. 213 75
 28 Smith, Chas H - L Sanderson. 40 65
 28 Smith, Chas D - C H Jones. 638 25
 29 Townsend, Chas De K - E M Work. 98 85
 28 Vernam, Remington - G A Banta. 454 38
 28 the same - the same. 476 69
 28 White, Mary - J Leffler. 146 15
 28 Woolsey, Edward J - F Hall. 98 08
 2 Whiting, Henry G - S E Hall. 167 38

MECHANICS' LIENS.

Dec.
 27 Lots 347 and 348 map estate J McAuley, Jamaica. Carpenter & Higbie agt Joseph Holy. 412 04
 27 McAuley pl, n s, Jamaica. Martin Schmand agt Oliver F Mitchell. 320 00
 28 S s of L I R R track, bet Jamaica and Dunton Stations, Jamaica. James F Kelly agt Burhorn & Greinger. 525 00

28 Little Neck Creek, e s. Flushing. Harry Goodwin agt A S Clark. 179 16
 31 Union av, s s, Hempstead. Chas Cornell agt Martin W Watts. 286 00
 2 Myrtle av, s e cor Cypress av, New-towu. Louis Wachter agt Mrs Kreuzer. 49 57

Suffolk County Records

CONVEYANCES.

DECEMBER 26 TO 31—INCLUSIVE.

Aldrich, Geo to Michael H Howard. 10 acres n s highway, Cutchogue. \$1
 Anderson, Stephen P to Walter W Taylor. 12 lots, each 25x100, at Lindenhurst. 1
 Bayles, Mary A to Jane Gover. Lot bordering on bay, Port Jefferson. 10
 Same to Robt B P Walker. Lot bordering on bay, Port Jefferson. 10
 Blake, Lucy E to Francis A Williams. Lot s s Cooper st, Amityville. 1
 Bourdois, Edwd to Angelo Porichelli and ano. Lot. 25x100, at Lindenhurst. 80
 Bradley, Emma M to Walter W Taylor. 4 lots, each 25x100, at Lindenhurst. 1
 Cassidy, John to Caleb H Dawson. Lot w s Menantic highway, Shelter Island. 100
 Celley, J W to Nancy A Mackery. Lot w s highway, Huntington. 40
 Conklin, John W to Julia E Hoffman. Lot n s Wood lane, Cum City, Jamesport. 10
 Connetquot Park Co to Hillery T Willis. Lot on Madison st, East Islip. 45
 Durie, James to Ellen E Little. Lot e s Glover st, Sag Harbor. 800
 French, John to Chas L Corwin. Lot s s Chas av, Shelter Island. 237
 Freunsch, Eliz S to Susanna Kassner. 65 acres s s highway, Commack. 1
 Hawkins, Francis A to Amy J Hawkins. 8 acres — s highway, Port Jefferson. 200
 Highy, Israel S to Selah Smith. 6 1/2 acres e s highway, near Northport. 600
 Kwaak, Peter to John Kwaak. Lot — s highway, West Sayville. 335
 Same to Dingness Kwaak. Lot — s highway, West Sayville. 225
 Kovaltsik, John C to Treadwell O Smith. Lot w s 4th av, Bay Shore. 400
 Levin, Nathan to Isaac Kerster and ano. Lot. 100x100, at Bellport. 50
 Lewis, Joseph S to Jane Burrows. 9 lots, each 25x100, at Holbrook. 100
 Little, Wm M to Chas L Corwin. Lot s s Chas av, Shelter Island. 237
 Morlin, Emma E to Joseph E Morlin. 30 acres s s highway, Rocky Point. 100
 Nichols, Frances S to Sarah A F Marion. 1 acre n s highway, Mt Sinai. 175
 Nowak, Anton to Frank & Nowak. Lot n s Franklin av, East Islip. 2,000
 Raynor, Wm S to Arthur E Bliss and ano. Lot s s highway, West Hampton Beach. 1
 Raynor, Geo H to Sherman G Darling. 1 1/4 acres s s highway, St Ja ues. 165
 Roach, Rose to Eliz S Freunsch. 65 acres s s highway, Commack. 1
 Robbins, Helen A to Daniel A Arthur. Lot s Washington pl, Northport. 800
 Robinson, Frank W to Nettie J Robinson. 1 acre s s highway, Eastport. 450
 Rogers, Hermon H to Phebe A Rogers. 3 1/2 acres w s highway, Sponk. 250
 Rogers, Orlando H to Silas E Edwards. Lot — s highway, Bridgehampton. 70
 Sammis, Naomi to Eliz Sammis. Lot e s Green st, Huntington. 1
 Scudder, Hewlett et al exrs to John K Sammis. Lot s s Main st, Northport. 3,000
 Smith, Elias to Nicholas F Lampe. 20 acres e s highway, Long Swamp, Huntington. 900
 Smith, Hannah et al to John W Smith. 9 acres on Cedar Island, Babylon. 100
 Swezev, Seymour to Martha A Reed. Lot w s Grove av, Patchogue. 450
 Tooker, Ernest W ref to Chas W Hawkins. 250 acres s s Country road, Ronkonkoma. 766
 Turchin, Israel to Barney Quinto. Lot w s New Jersey av, Bellport. 50
 Weedon, Walter J to Owen F Turner. 18 lots, each 25x100, at Holbrook. 270
 Wood, Sarah A to Henrietta Smith. Lot w s Cooper st, Babylon. 1
 Young, Daniel E to Michael Mulry. 15 acres e s highway, Bating Hollow. 1

MORTGAGES.

Arthur, Daniel A to Helen A Robbins. Lot — s highway, Northport. 3 years. 300
 Same to same. Lot — s highway, Northport. 3 years. 300
 Barto, Wm W to John A Potter and ano. Lot e s 2d av, Bay Shore. 800
 Cassidy, Joseph to Southold Savings Bank. Lot w s 5th st, Greenport. 1 year. 5%. 1,000
 Ohlmuller, Sebastian to John W Smith. Lot n s Cedar st, Babylon. 2 years. 200
 Darling, Sherman G to James McDermott. 1 1/4 acres s s highway, St James. 2 years. 100
 Dawson, Caleb H to John Cassidy. Lot w s Menantic highway, Shelter Island. 75
 Downs, Nelson S to Amy J Hawkins. Lot s s Thompson st, Port Jefferson. 175
 Feller, John to Herman Harms. 4 lots, each 25x100, at Lindenhurst. 2 years. 600
 Howard, Michael to Geo Aldrich. 10 acres n s highway, Cutchogue. 1,175

Kovaltsik, John C to Treadwell O Smith. Lot s s Main st, Bay Shore. 5 years. 1,300
 Kwaak, Dingness to Peter Kwaak. Lot — s highway, West Sayville. 5 years. 225
 Muncy, Henry to John W Smith. 3 acres — s highway, Babylon. 3 years. 100
 Pruss, Stanilaus and ano to Geo C Griffin. 44 acres n s highway, Coram. 5 years. 5%. 1,200
 Raynor, Marguerite DeF to Arthur E Bliss and ano. Tract land at West Sayville. 5%. 3,182
 Redmond, Theodore F to Southold Savings Bank. 1/2 acre n s highway, East Marion. 1 year, 5%. 450
 Sammis, John K to Hewlett Scudder et al exrs. Lot s s Main st, Northport. 2 years, 5%. 2,000
 Sandman, Philip to Jane C Lee. Lot n s Water st, Port Jefferson. 5%. 800
 Schmalkuche, Pauline to Anna M Jarvis. Tract land at Lindenhurst. 3 years, 5%. 5,000
 Smith, Mary to Foster S Clock. Lot w s Monell av, Islip. 100
 Smith, Selah to Israel S Higby. 6 1/2 acres e s highway, near Northport. 5 years, 5%. 500
 Terry, Gilbert C to Southold Savings Bank. Lot s s Chase av, Shelter Island. 1 year. 5%. 5,000
 Tooker, Floyd to John W Smith. 25 acres e s highway, Babylon. 3 years, 5%. 1,150

LIS PENDENS.

Lot w s Division st, Patchogue. Edward Edwards and ano agt Walter S Marsden and ano; action to foreclose mort \$3,000; att'y, W M Smith.	Dec. 28
Lot n s Main st, Northport. Franklin S Bunce agt Wm Bunce et al; partition; att'ys, Ackerly & Mills.	28

JUDGMENTS.

27 Bloodgood, John, Jr—Jacob Michaels and ano.	203 87
29 Carman, A H assignee—Eliza W Randall.	1,172 75
31 Cohn, Edward—Marks Fishel.	255 13
28 Donohue, Thos—Long Island Loan and Trust Co.	1,602 00
28 the same—the same.	1,602 00
28 the same—the same.	1,602 00
28 the same—the same.	1,847 62
31 Farrell, James—Wm N Seely.	130 20
27 O'Keefe, Daniel—Frank Glover and ano.	183 57
27 Parks, John S et al—Pitcher Manda.	82 37

SATISFACTION OF JUDGMENTS.

Dec. 27 Elwood, August—Wm N Seely and ano. (Nov 14, 1894.)	119 25
27 Montgomery, R M—Bank of Bay Shore. (Sept 27, 1894.)	2,145 72
27 Reich, Elizabeth—John Ahern. (Feb 21, 1894.)	313 72

MECHANIC'S LIEN.

Dec. 29 Lot — s highway, Huntington. Geo Harnson agt Nelson May; labor.	18 00
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BUILDING MATERIAL MARKET. NEW YORK.

BRICKS.—The market for Common Hards has not amounted to much during the current week. Consumption was slow and considerably reduced by seasonable conditions, and while a few loads were sold from the accumulation at depot there was a surplus remaining, and no attempt made to negotiate on the covered barges. Valuations were made from the former general basis, although it is intimated that top figures were not always insisted upon when specially desirable customers acted slow and indifferent in their negotiations. Nevertheless, the natural advantages are with the selling side, and there seems to be no notion that cost can settle away to any extent from about the present plane, if, indeed it loses at all. The chances are against anything coming in from the Hudson River except in a desultory way, the principal Jersey yards are shut off, and although some vessels have started for the Long Island yards it is not likely they will bring in much seriously competing stock.

DOORS, SASH AND BLINDS.—Trade at the present time is exceedingly dull, but that only represents in a somewhat intensified degree conditions that have prevailed throughout pretty much the entire year. All along during the first six or eight months there was considerable delivery of goods on contracts made during the previous season, and for odd and special work some business has been doing throughout, but for regular and stock sizes the demand has proven very erratic from start to finish, and at times business appeared to come to an almost complete stand-still. Leading manufacturers state that while they have experienced some competition from western product in the country trade they have no reason to complain of any unusual invasion of local territory, indeed frankly admit that all things considered the attempts of outside makers to secure custom in this market have been of most conservative character, and the relative offerings from such sources certainly no greater than in former years. The disagreeable condition of affairs therefore may fairly be attributed to the depressed condition of general trade and from which there is no actual recovery down to the close, although a tendency to take a more hopeful view of the outlook for the coming year is manifest. In matter of prices it was a sort of free for all affair, and cost has been fixed in

nearly every instance upon the possibilities of the deal immediately in hand. Price lists, to be sure, were prepared as usual early in the season and possibly have been useful as a starting point for negotiations, but card rates never troubled sellers when they wanted to catch a customer and cutting the list was the rule rather than the exception. A similar condition of affairs prevailed throughout the entire country, the western trade journals in particular complaining, in the peculiarly emphatic language of the locality, over the demoralized state of trade and are still doubtful about the outlook, beyond expression of hope that manufacturers will soon get together and shape up some sort of uniform selling basis for the new season. The eastern people too, are moving for reform, and at a recent meeting in Boston "it was the general opinion of the dealers that uniformity in dimensions would be very desirable from the standpoint of the builder, but the obstacles in the way of such a rearrangement were not lost sight of. Matching up on the present makes would be impossible when existing stocks had been depleted and the making of stock to order would be a necessary feature of the period of transition. The individuality of the manufacturer would be to a certain extent diminished in its scope. If the change were brought about it might be an advantage to have an understanding with architects and builders, on the one hand, and mill men on the other. At all events, a change would need to be a matter of thorough consideration and mutual understanding and co-operation." No positive understanding was reached, but more definite propositions were calculated upon at a later date.

Our local operators have secured some foreign business, but in rather a desultory form and on orders of special character. The agent of State and Western manufacturers, however, assisted by the ruling low lines have evidently being doing good work abroad, and the shipments from this port on through consignments will exceed the movement of 1893 by several thousand doors.

GLASS.—In general the market for window glass remains quiet, with values in the old unsettled condition. A dispatch received this week from Pittsburg says that a cut of 20 per cent will be made in the price of plate glass by the Diamond Plate Glass Company, of Kokomo and Elwood, Ind., and the Pittsburg Plate Glass Company. This is the result of the failure of the plate glass companies to form a combination.

LATH.—The tone is dull and sellers are not strengthening their position to any extent, with the small supply about the only supporting factor. The ice embargo has shut off some of the outside points from which fair custom has heretofore been, now and then, secured, and local dealers as a rule are almost too well supplied to expect much direct demand from them, and therefore chances for selling will have to be watched for carefully. About former general quotations are retained, although some faulty stock is thought to have sold a fraction off.

LIME.—This market has not turned over a new leaf with the opening of the new year, and matters continue in the old indetermined state. Reports this week have in some cases suggested a little more firmness, especially so on finishing, and there is no doubt there is a natural and commendable effort to attain that very desirable end, but right on top of that view of the situation were to be encountered reports of actual sales at quite as low figures as ever, and receivers are not yet in a position to assume a commanding tone. Arrivals have been light, and the probabilities are against important shipments.

LUMBER.—Consuming demand has again been checked to some extent by the holiday and variable weather conditions, but so far as building operations are concerned there was not much demand to check. Old work is so far forward as to be practically all provided for, and of course there is no thought of opening up anything new just at this juncture. Dealers having trade with the manufacturing interest, however, rather entertain an idea that they will soon commence to feel the return of custom to some extent in view of probable preparation for spring trade immediately after the taking of inventories and the discovery of breaks in stock assortment of goods that may need replenishing. It is claimed that very few manufacturers have more than a bare working stock of material, and whatever they do in way of increasing the output of their specialties must find quick reflection upon demand for lumber. Latest accounts from primal sources carry an impression that logging operations are more promising than a short time ago, but lumbermen not disposed to be too prolific with the cut this winter.

White Pine is in the natural seasonal order of things offering moderately at the moment and there are few, if any, important attempts to enter upon negotiations against next season's cut. It is, however, expected that a change in attitude of both buyers and sellers will take place within a few weeks, especially in the matter of coarser grades of which only a few of the leading houses control much of a supply. A good general spring trade in merchandise must be reflected in a demand for material from the box makers and there is hope that the export trade will get somewhat beyond its present narrow compass. On local stocks the tone is quite steady at the moment.

Yellow Pine operators entertain a fairly hopeful feeling in regard to chances for the new year. It is claimed that in most cases current accumulations and assortments have become smaller than for some years through the economical methods of dealers pursued during the past season, and that in conjunction with promise of considerable special work is calculated upon to furnish a satisfactory run of custom. It is again asserted also that manufacturers are in better shape than ever to control supplies and regulate prices, and that altogether chances favor a healthier and more uniform market.

Hemlock is selling irregularly, and a great many dealers, as usual, upon the advent of very frosty weather, are inclined to handle as little of the stock as possible owing to its tendency to become brittle when exposed to acute changes of winter temperature. Carolina Pine remains steady, and while it does not offer a market for free tender of supplies most of the leading houses succeed in

placing fair quantities from time to time at about old rates. Spruce generally retains a firm position and the product of all localities sells at full former rates without difficulty.

Hardwoods may be considered firm, as there are few lots offering and probably no increase of supply could be reached until buyers would consent to make full bids. Demand for parcels from first hands, however, is not at the moment of much importance, as both dealers and manufacturers are hardly prepared to say exactly how much stock they would feel justified in contracting for.

As a rule, it seems to be expected that all staple kinds will be wanted for assortment this season, and there are rarely intimations of calculation upon a lower range of value, with chances in several instances favoring an advance. A market report in *Northwestern Lumberman* says: "Encouraging reports continue to come in from the various distribution centers regarding the condition of the poplar market.

GENERAL LUMBER NOTES. THE WEST.

Reviewing the general situation the *Northwestern Lumberman* says:

In only one section of the field has there been an extraordinary production beyond the needs of trade, and that is at the white pine mills, from Minneapolis down to and including the middle Mississippi River section. This has been because of the failure of crops in trans-Mississippi territory, which has cut off the customary demand. Elsewhere there is no surplus but what can be easily dissipated by a fair spring trade. Indeed, in some respects, and in the mid-country markets, there is not enough of desirable stock to meet a possible rush of requirement in the spring. This is shown by the fact that dealers here and elsewhere are already making pilgrimages through northwestern Wisconsin and as far as Minneapolis and other north Minnesota points for such specialties as long joists, boards and thick shop lumber. Under such a movement we may look for a flow of the upper river and northwest Wisconsin accumulations into the meager stocks further south-eastward, as dammed up waters seek a level in low places. This process will go on during the winter and early spring. Such unsold lumber as has accumulated under the influence of a slow market in Saginaw valley will likewise melt away during the period of non-activity of the mills. Thus we may look for a spring opening with an even distribution of such surplus as now exists, with no burden anywhere to menace the market and prices. This is the outlook in respect to white pine as the year closes. As to high grade stock there is likely to be a scarcity before the cut of next year shall be dry enough to place on the market.

In the hardwood and poplar line there has been distinct improvement within three months. Restriction of production was more pronounced in respect to the hardwoods than in white pine for obvious reasons. It is the custom of pine mill operators each season to cut out all the logs put in the water in the previous spring as nearly as possible. This often results in accumulation beyond the needs of the market in a dull season for trade. But the hardwood mills cut lumber mainly to meet a current requirement. The restricted demand of the past 18 months has induced a moderate output of the mills. Late this year consumption having enlarged, the outlet for hardwood lumber increased. Quarter-sawed white oak is in demand all over the country, with seemingly meager stocks to draw from. In the west quarter-sawed red oak is rising in requirement, and plain-sawed stuff is doing better than earlier in the season. Oak timber and ties have recently been called for in increasing quantity, the railways making larger and more frequent requisitions than a few weeks ago. Poplar stocks have run low at the principal manufacturing and market points, under the influence of a low supply of logs. Poplar mill operators are counting on this as the foundation for a brisk start in demand early in the new year. Recently heavy storms in the poplar log-producing districts of the Ohio river and tributaries have caused a rise in the streams and insured a sufficient supply to start idle mills and keep them running for some time.

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CANADA.

Mail advices down to close of last week was as follows:

New Brunswick lumbermen are asking the clerk of the weather for snow. In many places there has been about eight inches of snow for some time past, just enough for yarding, but insufficient for hauling.

A letter from Ottawa says:

The commissioner of crown lands, Quebec, has just laid a report before the legislature showing the quantity of all forest products manufactured in the province during the year. The total area under license from the government is placed at 44,384 square miles, on which was cut 1,784,000 standards of pine and 962,350 standards of spruce; 648,654 pieces of small pine logs representing 33,160,937 feet board measure. 17,993 pieces of boom timber representing 2,822,296 feet board measure; 1,807,840 cubic feet of square white and 96,755 cubic feet of red pine; 29,097 cubic feet birch and spruce; 344,588 lineal feet of cedar; 7,771 cords hardwood; 1,722 cords soft wood; 7,282 cords pulp and spool wood; 326,911 railway ties; 253 cords lathwood; 1,113 futtocks; 7,355 rails; 4,053 cedar poles; 5,186 knees; 993 cords hemlock bark; 13,344 slingles; 24,772 pickets, from all of which the government received in dues, ground rents and bonus, \$823,906.

METALS.—COPPER.—Ingot has met with only a moderate demand, and the local market shows nothing of special interest at the moment, the apparent principal idea of all operators being to work upon conservative lines for the time being. Prices fluctuate slightly, but make no permanent change of a pronounced character. Recent advices from the west have stated that "an international deal in copper is likely to be perfected soon. Ever since the smash-up of the great corner in copper, which was created by a French and English syndicate three years ago, speculators have been figuring how to put through some such scheme. This time it is a combination of English capital which is engineering the deal. Representatives of the combine from London were in Chicago for several days, and were joined by parties from Glasgow and New York and all started for the far west. Their mission, it is said, is to confer with the owners of the immense Montana and Arizona properties. On the average range of valuation we quote at 10c. @10 1/2c. for lake and 9 1/4c. @9 3/4c. for casting brands. Manufactured Copper has shown moderate animation only, although in a few instances there were fair sized contracts booked against regular size and assortment prices remaining about as before. We quote as follows: Sheet, not above 30x72 in., 16 oz and over, 14c.; do, 14 to 16 oz., 15c.; do, 12 to 14 oz., 16c.; do, 10 to 12 oz., 17c.; do, 8 to 10 oz., 20c.; do, under 8 oz., 22c. Sheets longer than 72 inches 14c. for 12x16 oz., 19c. for 10x12 oz., and 23c. for 8x10 oz. Sheets not above 36x96 in., 16 oz. and over, 14c.; do, 14 to 16 oz., 16c.; do, 12 to 14 oz., 18c.; do, 10 to 12 oz., 22c.; do, 8 to 10 oz., 25c. Sheets longer than 96 inches 14c. for over 32 oz. 15c. for 16 to 32 oz.; 23c. 14 to 16 oz.; 19c. 12 to 14 oz.; 23c. for 10 to 12 oz. and 27c. for 8 to 10 oz. Sheets not above 48x96, 32 to 64 oz., 14c.; do, 16 to 32 oz., 16c.; do, 14 to 16 oz., 18c.; do, 12 to 14 oz., 20c.; do, 10 to 12 oz., 24c. Sheets wider than 48x96 and longer, 14x17c. for 32 to 64 oz.; 19x26c. for 16 to 32 oz.; 21x—c. for 14 to 16 oz. and 26x—c. for 12 to 14 oz. Bolt copper, 3/8 inch diameter and over, 14c. Circles, segments and pattern sheets, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do, 4c. do; circles, 96 do and over, 5c. do. Cold or hard rolled copper, 1 1/2c. per lb. above the foregoing prices. Copper bottoms, 18x24c. per lb. IRON—American Pig continues to sell slowly, and without the development of any really new feature worth noticing. Large consumers are in particular to be placed among the indifferent customers, their claim being that booked orders are unusually light for the

season, and in any case there is enough iron in sight to make any haste about investing quite unnecessary. On general range old valuations are named. Foreign goods dull. We quote at \$12.00 @13.00 per ton for No. 1 X foundry; \$11.00 @12.00 for No. 2 X do., and \$10.00 @11.00 for Gray Forge; Scotch pig iron, \$19.00 @20.50. Old material has some call of a sort of jobbing character, but beyond that buyers do not interest themselves, and the general condition of trade is slow and cost of various descriptions of stock about as before. Supplies are abundant. We quote at \$10.00 @10.50 for old iron rails; \$9.50 @10.00 for No. 1 wrought scrap; \$8.50 @9.50 for cast scrap; \$10.00 @10.50 for old car wheels, and \$6.50 @9.00 for borings, stove plate, etc. Manufactured iron and steel are moving slowly and in somewhat unsatisfactory manner, although it is expected that some concerns previously engaged in figuring upon some good sized contracts have succeeded in successfully closing negotiations. Valuations are much the same as for some time past. The following quotations are made f. o. b. at Pittsburgh: Angles, 1.10 @1.15c; tees, 1.25 @1.30c; beams and channels, 1.25 @1.30c. base; sheared bridge plat's, steel, 1.15c; Universal mill plates, steel, 1.15c; iron 1.25c; refined bars, 1.20c. base. Steel rails beyond an ordinary run of small orders do not get much attention and expressions of disappointment are heard. Manufacturers, however, have a notion that some of the companies will be negotiating for large quantities before spring. We quote standard sections \$22 per ton at mill, with usual advances for delivery at tide water. Pig Lead sells irregularly but as a rule on a moderate scale only, and buyers have rather had the advantage, although the changes in value were not of radical character and receivers claim that only slight addition to business would act as strengthening factor. We quote at 3.05 @3 1/2c. per lb. The manufactures of lead are quoted at 5 3/4c. for Pipe, 6 1/2c. for Sheet, 15c. for tin-lined Pipe, and 37 1/2c. for Block Tin Pipe. Pig Tin finds no great call for consumption, but speculative deals keep about the usual amount of life in the market. Of late prices have rather favored buyers. We quote at about 13 1/2 @13.50c. for round lots, and 13 1/2 @13 3/4c. for jobbing parcels. Tin plates meet with slow sale as rule, and buyers getting enough stock for immediate use are content to withdraw and await the renewal of wants. Prices do not change greatly. We quote as follows: I. C. Charcoal, Melyn grade \$4.75 @4.80; Charcoal, Melyn grade, I. X., \$6.25 I. C. Charcoal, Allaway grade, \$4.20 @4.25; Allaway grade, I. X., \$5.00; Charcoal terme, M. F. grade, 14x20, \$6.00 @6.05; M. F. grade, 20x28, \$12.00 @12.10; Worcester, 14x20, \$4.50 @4.55; Worcester, 20x28, \$8.60 @8.70; Alyn grade, 14x20, \$3.85 @4.00; Alyn grade, 20x28, \$7.60 @8.00; D. R. D. grade, 14x20, \$3.80 @3.90; D. R. D. grade, 20x28, \$7.85 @7.90; I. C. Coke, Bessemer steel, heavy, \$3.65 @4.00; Bessemer steel, light, 14x20, \$3.50 @3.57 1/2. Spelter has a dull market and brands that are not popular frequently sell a trifle below what are considered the regular market rate. We quote 3.35 @3 1/2c. for common Western, according to brand.

NAILS.—The market is quiet and unchanged. Many customers from whom something might be expected at this juncture made contract for delivery after opening of year and are now depending upon the goods to help them along, and the new demand is mainly of perfunctory character for assortment. We quote Cut at 90c. @1.00 per keg for car lots and \$1.00 @1.10 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, 90c. @ \$1.00 for car lots, and \$1.10 @1.20 from store.

PAINTS, OILS, ETC.—Considerable stock has commenced to move into hands of regular custom in execution of contracts previously made, and to become operative after the opening of the year, but demand, however, is exceedingly moderate from all sources and for all kind of supplies, and there is nothing to fairly indicate how soon a revival may be calculated upon. Some information at hand creates a surmise that the spring consumption in agricultural localities will not be as great as was hoped for by those who had canvassed the situation a few weeks ago, farmers complaining of poverty, etc. As a rule, however, manufacturers assume that a better trade is before them, and they are quite confident that the state of business will prove effectual in settling current irregularities on values. Linsed oil retains very good demand allowing for usual sea-onable influences, and prices are steady for the better qualities in particular. We quote at 54 @55c. for Western, 56 @57c. for City from domestic seed and 56 @57c. for do. from Calcutta seed. Spirits Turpentine has much the same general features as last week, the demand running light with stock enough offering for all calls, and in the absence of anything specially stimulating from the South, prices keeping easy. We quote at 27 @28c. per gallon, according to quality, quantity, delivery, etc.

TAR AND PITCH.—Holders are offering carefully because it is a somewhat narrow market, even allowing for the unpropitious season of the year, but the supply is equal to every call made and can be reached at former rates. We quote Tar at \$2.00 @ 2.15 in pine or Wilmington bbls., \$2.75 @3.00 in pork bbls., and \$3.90 @4.00 in oil bbls.; Pitch \$1.50 @1.70.

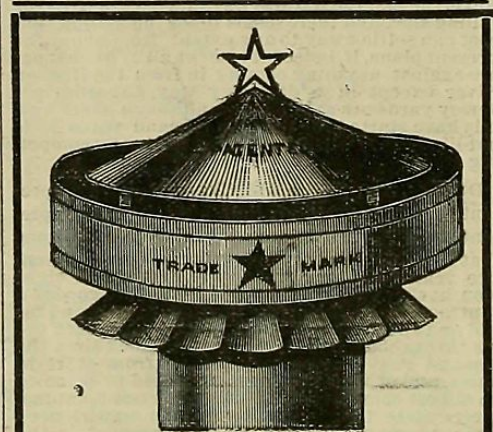
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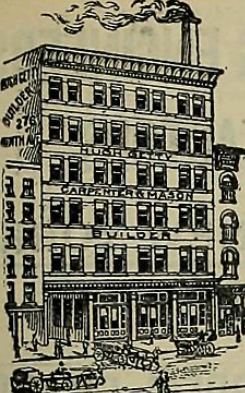
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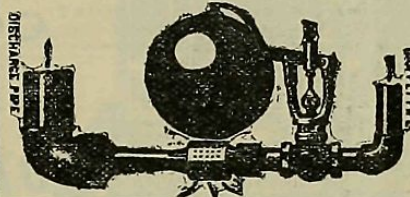
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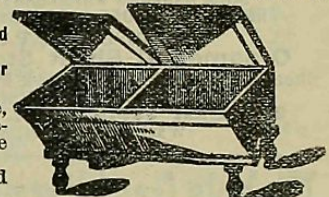
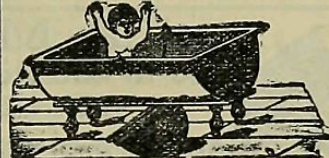
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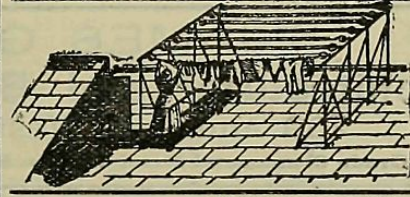


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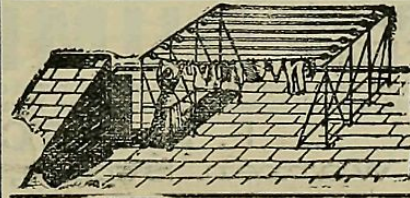
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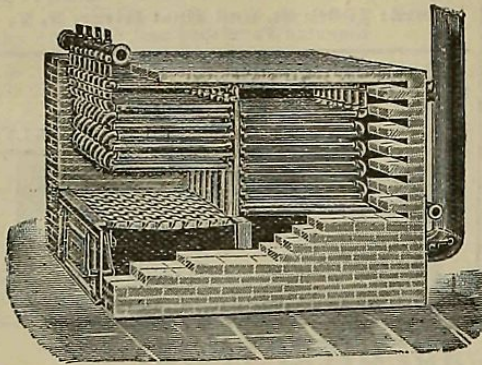
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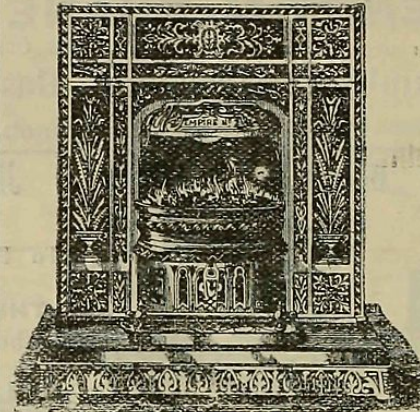
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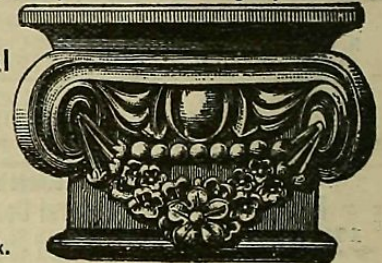
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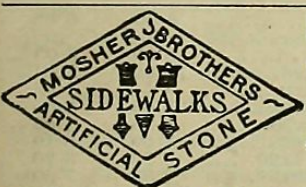
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BUILDING MATERIAL PRICES.

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Table with 3 columns: Item description, Price per ton, Price per lb. Includes Pig Scotch, Coltless, Scotch, Summerlee, Carnbroe, American No. 1, American No. 2, and American Forge.

BAR IRON FROM STORE.

Table with 3 columns: Item description, Price per lb. Includes Common Iron and Refined Iron.

Table with 3 columns: Item description, Price per lb. Includes Refined Iron, Bands, Norway Bars, and Norway Shapes.

MERCHANT STEEL FROM STORE.

Table with 3 columns: Item description, Price per lb. Includes Open-Hearth and Bessemer Machinery, Toe Calk, Tire and Sleigh Shoe, Best Cast Steel, and Best Cast Steel Machinery.

SHEET IRON FROM STORE.—BLACK.

Table with 3 columns: Item description, Price per lb. Includes Common R. G. Cleaned American and American B. B.

RUSSIA, PLANISHED, ETC.

Table with 3 columns: Item description, Price per lb. Includes Genuine Russia, Patent Planished, and Craig Polish Sheet Steel.

LATH.

Table with 3 columns: Item description, Price per M. Includes Eastern Spruce.

LABOR.

Table with 3 columns: Item description, Price per hour/day. Includes Ordinary masons, Plasterers, Carpenters, Plumbers, Painters, and Stonemasons.

LIME.—Nominal

Table with 3 columns: Item description, Price per bbl. Includes Maine Common, Maine finishing, State common cargo rate, State Joint, St. John, and Ground.

Add 25c. to above figures for yard rates.

LUMBER.

Appended quotations are based almost wholly upon prices obtained for goods from first hands. Yard rates necessarily range much higher owing to the expenses attending sorting out and grading cargo and even car lots, besides which must be added the cost of handling and carrying until consumers are ready to invest. Terms of sale also prove important factors, and altogether it is impossible to give a line of retail quotations thoroughly reliable in character.

Table with 3 columns: Item description, Price per unit. Includes Spruce-Eastern special cargoes and Random cargoes.

Table with 3 columns: Item description, Price per unit. Includes PILING-Eastern-cargo rates ranging from 30 to 40 ft to 40 to 45 ft.

HEMLOCK:

Table with 3 columns: Item description, Price per unit. Includes Penn joist, do. boards, do. surfaced, do. timber, do. do, do. do, do. do, do. do, do. do.

Table with 3 columns: Item description, Price per unit. Includes White Pine—Good uppers and select, Upper and select, Shelving, Pickings, Cutting-up, Bracket plank, Dressing-boards, Box, inch, Box, thick, West India shippers, Rio Janeiro, River Plate, and Australia.

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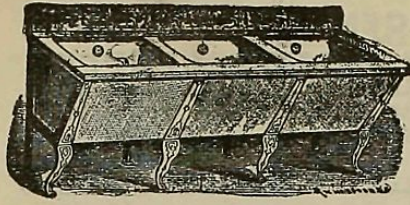
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BUILDING MATERIAL PRICES.

Table of building material prices including Yellow Pine, Ash, Elm, Oak, Maple, Chestnut, Cypress, Black Walnut, Cedar, Mahogany, Plaster Paris, Paints and Oils, and various grades of lumber.

JACKSON ARCHITECTURAL IRON WORKS

FOUNDRIES AND SHOPS, EAST 28TH AND 29TH STREETS; OFFICE, 315 EAST 28TH STREET.

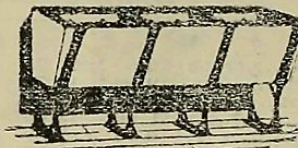
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GUTTERS AND CESSPOOLS.



TOM MOORE.

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BUILDING MATERIAL PRICES.

Table of building material prices including Paris green, Sienna, Umber, Prussian blue, Ultramarine blue, Chrome green, Oxide zinc, and various grades of glue.

Table of tin plate prices including I C charcoal, M F grade, I C charcoal, Allaway grade, and Bessemer steel squares.

Table of zinc prices including sheet, cask, and sheet, open.

Table of colors in oil including Blue, Chinese, Blue, Prussian, Blue, ultramarine, Brown, Vandyke, Green, chrome, Green, Paris, Sienna, raw, Sienna, burnt, Umber, raw, Umber, burnt.

Table of slate prices including Purple roofing slate, Greene slate, Red slate, and Black do, Penn. (at Jersey City).

Table of stone prices including Amherst, Berlin freestone, Berea freestone, Longmeadow freestone, Brownstone, Portland, Conn., Brownstone, Belleville, N. J., Granite, rough, Lime stone, buff, and Lime stone, blue.

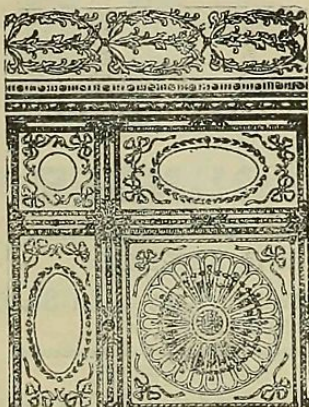
Table of solders prices including Extra, Half and half, No. 1, and No. 2.

Advertisement for JOHN SCHUTZ & SON, DEALERS IN BROWN, DORCHESTER AND OHIO FREESTONE, 27-41 Heyward St., Near Bedford Avenue, BROOKLYN, Telephone, 362 Williamsburgh.

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