

**REAL ESTATE BUILDERS' RECORD AND GUIDE.**  
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 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
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THE decision of the Burlington and Quincy directors to maintain dividends at the rate of five per cent per annum ought to help things a good deal. Given that they are acting conscientiously, and in the best interests of the property they represent, this ought to mean that they consider the promise for business to be better than it has been. Reports for last year show a loss of over two millions of dollars in gross earnings and less than four hundred thousand dollars in net, which is an evidence of the extent to which economies in operation have been carried. The announcement of the dividend caused shorts to cover and ran the price of stock up two and a quarter points, besides beneficially influencing the whole market. The liquidation that has been seen in so many directions recently, particularly in silver and in wheat ought to improve the situation because the low prices make a new basis on which business may be done, just as it is reported from the dry-goods regions that the low prices for certain well-known lines of goods are bringing buyers from all over the country. To return to the stock market, the good and bad features are mixed up. For instance it is hard to see how the situation is improved by the announcement made by three directors of the Security Corporation, whose bonds had to accept a first preferred stock in the new Cordage Company, that they intend to reorganize New England. Atchison securities are strong with reasons more or less absurd in circulation to account for the fact. Some shrewd people accept the movements of quotations in preference to what in Wall street goes by the name of news, and these people should find Atchison bond issues at any rate deserving of attention. Operators in Sugar are acting on the assumption that any duty on refined sugar in excess of that laid on raw will protect sugar manufacturing in this country. For this reason sugar advanced on a story that the Senate had decided to amend the Wilson Bill by making the duty on raw sugar 1 per cent and that on refined 1½ per cent. The bounty paid on German sugar is equal to about a quarter of a cent a pound, and the difference between that and the eighth of 1 per cent extra duty on the refined sugar would be offset by our greater nearness to the market for raws, and the fact that the German beet sugar is not acceptable to consumers on this side of the Atlantic. From latest advices the manufacturing situation is less satisfactory than it was some weeks ago, from the fact that the demand for goods is so slow in coming, retailers still confining themselves to the supply of momentary needs only. Taken altogether the situation, financial and commercial, while it cannot be said to retrograde as a whole, is more supported by the hopes of merchants, manufacturers and financiers than by actual business, or any certainty of it in the immediate future.

THE statement of the English Chancellor of the Exchequer that the Indian mints would not be reopened to silver and no further attempt would be made to maintain a minimum for the rupee is only what might have been expected. The closing of the mints was a matter of necessity in view of the certain repeal of the Sherman law. Of the bad conditions that have followed it it is not possible to tell what are due to trade depression independent of the movements of silver, and until that can be approximately known it is impossible to apply a remedy. The reopening of the mints would surely do no good, because the value of the rupee declined continuously when the mints were open and when the United States was a large buyer of silver. The situation is a serious one for India, which will most certainly have to meet some part of the year's current expenses by further increase of her sterling debt, but this will be preferable to instituting attempts

at reform at a time when the exact conditions of the case are not clearly discernible. A swap of the measles for the smallpox would be no gain. Indian finance and the prospect for a general election this summer coming are the two most important questions under discussion in England and neither is of a nature to boom business. It is questionable whether France is to be congratulated on the conversion of the 4½ rente into 3½; as a financial operation it was a distinct success, but as its object was to clear the ground for a new loan it is hard to see where the congratulations are to come in. The Government favors an increase of the import duty on wheat as a result of the fall in prices in foreign markets. Frenchmen must eat French bread whatever the cost. Whether this is as patriotic in the popular as in the political view is a question. Berlin seems to be trying to delude itself as to the value of its holdings of Italian rente, everything being done to maintain their prices in spite of the undeniable financial and banking crisis that exists south of the Alps. Such delusions have always to be paid for heavily sooner or later, and for that reason Berlin itself will be a source of suspicion, if not of anxiety, to other monetary centres. The condition of the iron business of the Empire continues to improve, but that is about the only favorable feature in the business outlook there reported this week. The visit of Prince Bismarck seems to have been without lasting influence on the situation. The liquidation of a number of financial houses is expected if the bill for reforming the bourse becomes a law, because it will largely cut away their business on the stock market, leaving only the banking business proper, which is monopolized by the great banks. Austria has accepted the reconciliation of Bismarck and the Emperor William to mean something good for itself at least, and as a consequence prices on the Vienna Bourse have advanced. It is, however, in the Hungarian part of the dual-Empire that the most commercial activity is displayed. It has been pointed out that the discounts in Hungary for 1893 were almost as large as those for Austria, although the latter has fifty per cent more population than the former, but it remains to be seen yet whether the smaller population has not to discount some part of its recent progress. We alluded last week to the withdrawal of accommodations from Vienna because of the extent of the building mania at Budapesth, and the effect of this withdrawal is yet to be seen. In Spain, notwithstanding commercial and financial depression, the collection of taxes for the last government year was \$5,000,000 larger than in the previous year, due to the efforts of a minister who insisted on an honest collection. Hitherto the political "pull" has been worked in Spain for the evasion of taxation with great effect. That it has now become powerless in that respect is probably due to the need the government has for money, owing to the decline in custom duties and as a result of the conflict in Morocco. Out of the deep darkness of Russia comes again the cry of the peasant in distress. Taken altogether there is nothing in the European situation for the distressed American to envy, except the way that conceited theorists, who, in and out of parliaments, want to play with financial and currency laws, are kept in the background.

THE President's veto has not put a stop to the activity of the promoters of the New York and New Jersey Bridge scheme. The old bill has been amended in sundry important particulars, and considerable confidence is now felt that it will become a law. This confidence is perhaps not unwarranted, but it will certainly be doomed to disappointment if the just contentions of the New York real estate interests receive the slightest consideration in Washington. We have expressed an opinion in these columns more than once that, under present conditions, the bridging of the Hudson is a chimerical enterprise. It is impossible to demonstrate by any business calculation that the venture can be a profitable one, and we frankly believe that the desirability of the charter to the promoters interested in securing it lies not in its actual value but in its prospective value. We have no quarrel, however, with the enterprise upon its commercial side. If there are any bona fide capitalists willing to invest their money in bridging the Hudson for the accommodation of mythical traffic we are not concerned in urging them to desist. Our opposition springs entirely from the fact that in pursuing their schemes they are working positive, actual, dollar-and-cent injury to a number of New York property-holders. We do not think that this is just or that Congress ought to permit it. In the first place the location of the Bridge has been fixed at a point where it will produce the greatest waste and injury to property-owners. All but a very small part of the New York water front has been relinquished to commerce and put to commercial uses, so that the approaches of the structure of the Bridge, etc., could injure it only in a very slight degree, if at all. At 70th street, on the West Side, however, begins not only the choicest residential section in the city, but also (in the vicinity) one of the most beautiful and costly of New York parks. It is right here,

where damage will be greatest, instead of elsewhere where one would expect it to be, that the terminal of this bridge has been placed. Not for financial reasons. Not to secure any special benefit or accommodation for the teeming crowds that are expected to make use of the Bridge; for plainly it would be to the advantage of the Bridge Company as well as of the Bridge's passengers to make the crossing of the river as near to the projected depot at 42d street as possible. No. The selection of this site rises wholly from the fact that the New Jersey charter of the Company, which we believe is an old one, requires that the Bridge shall be constructed north of the southerly line of Union Township in the County of Hudson. New York property-owners can hardly be asked to regard this as a good and sufficient reason why fine residential property should be needlessly destroyed. Congress should be deaf to such arguments. Already this scheme, problematic as it is, lacking even complete legislative sanction, is working to the injury of real estate. Property along the supposed line of the structure is being blacklisted by our financial institutions, and now owners find they can neither dispose of their property at a fair price, nor obtain the reasonable financial accommodations which under ordinary circumstances they could get, and which as a matter of fact in many cases they tacitly counted upon when purchasing the property. It cannot, of course, be expected that private interests are to rule above the paramount needs of the public, but in providing for the public it is surely the duty of Congress to see that no unnecessary damage is done to private property and that the individuals seeking for right to overrule private interests shall give, before they get their charter, the most indubitable proof that their scheme is not one of exploitation.

#### A City Architect.

A GOOD many people must have noted with satisfaction the bitter cry for a City Architect that was extracted from His Honor the Mayor by the complete and rather ridiculous collapse of the pet project, which was also the pet project of his predecessor, for a new City Hall. The Mayor had reason to complain of his architectural advisers. They had been so very careful to exclude favoritism from the competition that when the commission, acting on their advice, found it impossible to select a design as suitable for execution the commission found it impracticable to do anything whatever. And now the commission remains with a hundred and thirty odd designs on its hands which it has not even any way of disposing of since it has bound itself not to find out even to whom they belong, in advance of a decision which it cannot make.

It is no wonder that a Mayor confronted with such a condition should sigh for a municipal functionary to relieve him of a burden he is unable to bear. But, indeed, there are other reasons even more cogent than the desirableness of a workable programme for a competition, that might well make an intelligent and conscientious Chief Magistrate sigh for a city architect. As things are now, every department of the city government when it has any building to do, chooses an architect. By some curious perversity of fate it always chooses a bad one. The exceptions to the rule are so few that they are not worth counting. What municipal building, in fact, is there on the island of which any enlightened citizen can be proud, excepting the City Hall, a relic of the past which the present municipal government desires to demolish? There is the Jefferson Market Court House, which was built under the direction of a special commission which was somehow guided to the choice of an artistic architect, but which afterwards fell among the regular municipal architectural authorities, who first adjoined to it an incongruous market, and have lately defiled and insulted it by painting its brickwork. Then there is the addition to the Court House, which is very good in itself but which pours open contempt upon the building to which it is attached. Stay, there is the Fire Headquarters in East 67th street, which is a respectable and rather picturesque piece of free Romanesque, and there is an engine-house in Old Slip which is a picturesque reminiscence of the Dutch settlement and occupation of that part of the town. We cannot recall any other alleviating exceptions to the dreadful rule of municipal building. The Board of Education spends large [sums of money every year, and hitherto has spent them under the worst possible advice. Nothing could debauch the taste of the youth who are brought up in the public schools more than the aspect of the school-houses themselves. Of late there has been some improvement in the outsides of the school buildings, but the old stereotyped ground plan has been assumed for many years to be perfect, whereas it is in truth very imperfect, and provides for the special requirements of the buildings very clumsily and inadequately, so far as it provides for them at all. The police department has its headquarters, and as many station houses as there are precincts, and there is not one of its buildings that is not offensive to a person of any architectural perceptions. The fire department is another building department, or at least a department that occupies many

buildings. These also, with the exceptions noted, are all bad. As to the special buildings which the municipality puts up from time to time, there is not an exception to the rule of architectural failures. The latest and most pretentious of these, the Criminal Courts, is one of the most atrocious, and has been protected from public execration only because it is situated where few persons but criminals and criminal lawyers ever have occasion to go.

Now all this might be changed by a single act. If a law were passed authorizing the appointment of a City Architect at a suitable salary, and a proper appointment were made under it, and all the departments were referred to this functionary when they had any building to do, what a surprising improvement would result in what a short time. Suppose that every one of the police courts were as well housed as that of Jefferson Market. Suppose that all the public school-houses instead of being planned and designed, as they appear to have been, by boss builders without architectural assistance, were henceforth to be planned and designed by an educated architect, whose office induced him to give special study to these requirements, and who was capable of an architectural expression of the arrangement at which he arrived. Suppose the same thing to happen to the building of the fire department and of the police department. The special building needed by each of these departments is an attractive problem to an architectural artist. Each one of them has been abandoned to men to whom the phrase an architectural problem has no meaning. Rescued from such hands and put in proper hands each one of them would result in the establishment of an architectural type, which would impose itself, subject, of course, to improvement, to the incomputable benefit of the city and its inhabitants. In such special exigences as that which has elicited the Mayor's bitter cry, the city architect, even if he were not intrusted *ex-officio* with the work—and nobody who is not fit so to be trusted is fit to be city architect—would at least be a trustworthy and a responsible professional adviser.

All this may be only a dream, but it is at any rate a pretty dream, and why should it be only a dream? The municipal architecture, instead of being ahead or even abreast of the private building of the city, is very far behind it. This fact is recognized by every educated man who walks the streets. Such men recognize and deplore the barbarous condition of the municipal architecture. It is merely a question of getting the educated opinion of the town to bear upon the State Legislature to have the office created and then upon the municipal authorities to have it properly filled. It is not that there is any corrupt interest or any political interest opposed to such a reform. It is only that the officials to whom the municipal architecture is intrusted neither know nor care anything about it. The apathy of the Mayor has now been dispelled and his co-operation in a movement to improve the municipal architecture is assured in advance. It remains only that a vigorous movement should be made.

IF an inquiry were made into the manufacture of "news," as carried on by the leading journals of the present day, it would reveal a greater amount of "queerness and crookedness" than would be disclosed by an investigation into the manufacture of any other adulterated article with which the public is supplied. This, of course, is particularly true of news with a political bias. A very good example of the truth of the foregoing is furnished by an editorial paragraph which appeared in the *Evening Post*, last Monday. In quite a jubilant spirit, the writer declares that the Jefferson Mills, one of the largest of the Amoskeag Corporations mills, will soon be running overtime to keep up with the press of orders, and that the same state of affairs prevails at the Manchester Print Works, where the operators are already working extra hours. These, we are told, are indications of the revival of industry which has followed the passage of the Wilson Bill through the House. We cannot say what effect the passage of the Wilson Bill through the House has had upon general business; but we are officially informed that the stories of these particular mills running overtime is absolutely incorrect. Since starting up, after closing last year, the mills have been in operation only forty hours a week, which, of course, is very far from full time, and even under these short hours stock has been piling up. Forty hours a week is still the rule in all but one department of the works, and this exception, we understand, is a small department employing only a very few hands. The *Evening Post*, of course, did not originate the false story, but after the manner of "journalism" readily seized and printed it as it apparently fortified its attitude upon the tariff question.

#### THE FINANCIAL REVIEW FOR 1894.

Wm. B. Dana & Co., the publishers of the *Commercial and Financial Chronicle*, have just issued the edition of their well-known "red-book" for the current year. Its contents will make it as valuable a book of reference as its predecessors have been to the banker, merchant, investor and writer. While all the familiar features of this work are apparent in the '94 edition the facts and figures have been brought up to date and enlarged to meet the wants of the day.

## The Boston Convention.

## THE NATIONAL ASSOCIATION OF BUILDERS IN THEIR EIGHTH ANNUAL CONVENTION.

BOSTON, MASS., Feb. 15.—Notwithstanding the prevalence of a severe snowstorm, the worst of the season, all the railroads leading into Boston began Monday evening and continued till to-day to bring from all directions the delegates to the Eighth Annual Convention of the National Association of Builders. Tuesday, the first day, brought only half the crowd that has since assembled, many who started in time having been detained by late trains, in consequence of the storm.

The convention is being held in Cotillion Hall, which is handsomely decorated for the occasion. The New York delegation is less in numbers than those of either Philadelphia, Chicago, Baltimore, Buffalo or Detroit, and the fact has been the subject of comment not altogether complimentary to the Metropolis. Many faces familiar to preceding conventions are seen, among them President Ira G. Hersey; Secretary Wm. H. Sayward, of this city; John S. Stevens, Wm. Harkness and Stacy Reeves, of Philadelphia; John W. Herrick, George W. Carter, Charles C. Calkins and Charles W. Adams, from Buffalo; George Tapper, Charles W. Gindele, E. D. Scribner, Frank J. Johnson and J. G. McCarthy, of Chicago; Theo. F. King, E. Hall Howell, C. N. Merritt and Isaac Filbert, of Baltimore; John Whittaker, George H. Clipper, James Meathe and M. H. Godfrey, of Detroit; Anthony Ittner and Chas. B. McCormack, St. Louis; Chas. W. Brown and L. G. Gillette, Minneapolis; Geo. J. Grant, St. Paul; A. J. Vierling, Omaha; and from New York, Isaac A. Hopper, Stephen M. Wright, Robert T. Brown and Oscar T. Mackey. Altogether the first day found 119 delegates and alternates present.

President E. Noyes Whitecombe, of the Boston association, delivered an introductory address, and Secretary Sayward introduced Mayor Matthews, who made an interesting address of welcome. The day's business concluded with the appointment of a committee on credentials.

The delegates were late in assembling for the second day's session, which was largely devoted to eulogies of the noted dead, the dark angel having been very active among the members of the Association during the year. Col. Richard T. Auchmuty, of New York, of Trade School fame, was also the subject of memorial resolutions. The reading of reports from the filial organizations in the Association consumed the greater part of the session. That of the New York Association, read by Mr. Wright, received the closest attention. As it contains much that is of local interest to New York, its main features are given herewith:

"Our membership, so far as numbers are concerned, remains the same from year to year, owing to the fact of it being based upon the plan of assessable certificates which are held against the individual until transferred, and whenever so transferred all claims of the Exchange against the certificate must be liquidated prior to the consummation of membership of the new holder. We feel a pride in saying that throughout the various trades represented in our membership are employed a greater number of able-bodied men than in any other branch of business in the City, and by reason of their employment more homes are made comfortable than by any other single agency.

Regarding the question of wages paid and hours of labor, they are substantially as follows:

Masons, 8 hours, 50 cts. per hour; double rates for Sunday, holidays and overtime.

Carpenters, 8 hours, \$3.50 per day; double rates for Sunday, holidays and overtime.

Plumbers, 8 hours, \$3.75 per day; double rates for Sunday, holidays and overtime.

Plasterers, 8 hours, \$4 per day; double rates for Sunday and overtime; no work allowed on holidays.

Painters, 8 hours, \$3.50 per day; double rates for Sunday, holidays and overtime.

Decorators and Frescoers, 8 hours, and from \$4 to \$6 per day, according to their artistic ability; double rates for Sunday, holidays and overtime.

Roofers, 8 hours, \$3.50 per day for outside and \$3 for inside; double rates for Sunday, holidays and overtime.

Iron Work, 9 hours, \$3.50 per day; double rates for Sunday, holidays and overtime.

Cabinet Work, 9 hours, \$3.00 per day; double rates for Sunday, holidays and overtime.

Tile, Grates and Mantels, 8 hours, \$4.00 per day; double rates for Sunday, holidays and overtime.

Stair Builders, 8 hours, \$3.50 per day; double rates for Sunday, holidays and overtime.

Bluestone Cutters, 8 hours, \$4.00 per day; double rates for Sunday, holidays and overtime.

Granite Cutters, 8 hours, \$4.00 per day; and double rated for Sunday, holidays and overtime.

Freestone Cutters, 8 hours, \$4.50 per day; no Sunday, holiday or overtime work allowed.

Marble Workers, 8 hours, \$4.00 per day; double rates for Sunday, holidays and overtime.

Electricians, 9 hours, \$3.00 per day; 1½ times rate for Sunday, holidays and overtime.

Sash and Blinds, 9 hours, \$3.25 per day; double rates for Sunday, holidays and overtime.

Steamheaters, 8 hours, \$3.50 and \$4.00 per day; double rates for Sunday, holidays and overtime.

Lathers, 8 hours, \$4.00 per day; double rates for Sunday, holidays and overtime.

When laborers are required in any of the above trades, they are paid from \$2.25 to \$2.75, according to the skill required, for the same number of hours work as the journeyman, while common unskilled laborers are readily obtained for \$1.50 per day, of 8 hours work.

No serious strikes or lockouts have occurred within the past year, with the exception of the contest of the Operative Plasterers with the Employing Association, over the allowance of a half holiday on Saturdays.

It is the opinion of most conservative builders that there will be an unusual lack of activity in the building trades for some time to come, as most of the important jobs now under way are rapidly nearing completion, and there is comparatively little new work contemplated, as is best evidenced by the little work now in progress in the architects' offices as well as the large number of competent draughtsmen seeking employment.

The effect of the stringency in the financial centres has been more severely felt by the class known as Speculative Builders (not in any way identified with the exchange), who, failing to secure the necessary loans to carry on their structures, have been compelled to succumb and thus embarrassing some of our best known dealers in building materials, but the regular Contracting Builders have experienced very much less trouble, their difficulty mainly being for a time to secure the currency requisite to pay their workmen.

Manual instruction in which the National Association takes so deep an interest may be said to be thoroughly established in this city where that noble benefactor, Col. Auchmuty, founded the Trades' School. No apprehension need exist as to its successful continuance, for year by year it is becoming more prosperous and the need more manifest, and although its illustrious founder has passed to his reward, he generously and thoroughly provided for its perpetuation under the management of an efficient Board of Trustees, ably assisted by competent committees from several Employers' Associations. To-day 575 bright American boys are availing themselves of the opportunity of acquiring the knowledge of a trade and thus, in the future, becoming skilled mechanics. But some well-directed effort should be made by the Employers' Associations to encourage young men in attending the school, and then abrogate the existing agreements whereby it is made difficult for a trades school graduate to find employment.

The scheme for an Exchange building for New York is still agitating the minds of those in the trade, and while it does not really emanate from this organization the movement commanded the support and sympathy of many of its prominent and influential members. When it became apparent that the conditions under which this body was created precluded the ownership of a piece of property of the magnitude contemplated, and it was therefore compelled to cease all further consideration of the question; the movement was taken up by the Building Trades' Club, and after very careful and exhaustive consideration of the matter, it decided to go forward with the project and under the guidance of an able committee empowered by the club a prospectus of the plan proposed was issued (a copy is now in the hands of your Secretary), the actual canvassing for subscriptions did not commence until October, and notwithstanding all the discouragement of the severe depression in business, coupled with the extraordinary financial stringency, they have already reached the satisfactory sum of \$100,000; having turned this point it is confidentially believed that our expectations will be realized, for we cannot disguise the fact that there are so many who wait to see if success is to attend the project before they are willing to join with it; but when such seem assured they can be relied upon, and upon this we greatly base our future anticipations and hope that those who may attend the succeeding Convention will be able to report the project well advanced.

The statistics of the buildings projected for the year are rather confusing and deceptive, in that they show the aggregate to be \$55,162,953, as against \$59,107,618 reported to you last year, whereas the building really done has been very much less. The reason for this is found in the fact that the plans for the Episcopal Cathedral, the St. Luke's Hospital, and numerous other large buildings, were all filed within 1893. Yet the expenditure for the cathedral, it is expected, will extend over twenty years, and the hospital, and some of the other buildings, over at least another year or two, so that it is hardly fair to include them entirely within the figures for this year. And again, this year perhaps more than usual, particularly towards its close, many buildings contemplated and their plans filed, and so included in the record, have not been commenced, or even the contracts for them awarded. A comparative examination of the condition of the buildings proposed in the month of December, for the past three years, more explicitly reveals the severe depression.

In 1891, 244 buildings were projected costing	\$5,037,285.
" 1892, 170 "	2,886,632.
" 1893, 109 "	1,427,050.

It seems almost impossible to obtain any reliable information as to the exact number of unemployed workmen, but from the most conservative, yet reliable, sources, it appears that less than one-half of the workmen connected with the important branches of the building trades are to-day employed. It is very obvious that should this stagnation in the building line much longer continue it will naturally result in the unsettling of the present established rates of wages, for with so many competent workmen seeking employment the temptation to accept a lower rate, if offered as an inducement, will naturally influence some needy ones desirous of an engagement, and while one high in authority in the Labor Union has proclaimed publicly that the lowering of wages will only come as the result of a fight, he dare not say that it will not come. Already it is currently reported that workmen coming from territory outside the jurisdiction of the Trades Union of the city are being employed at less than union rates.

The question of arbitration is more and more forcing itself to the

front as the only true method of settlement of controversies between the employers and workmen, and in some cases the principle is successfully established, but there is a suspension at present of the Arbitration Board in connection with the Plasterers as well as the Bluestone Cutters—in the first instant owing to the issue already referred to in the report, and in the latter in consequence of a disagreement among the workmen themselves, resulting in the establishment of two Unions of nearly equal number. Nevertheless, the good effect of the agitation of the question is thoroughly manifested in the increasing acknowledgment by the employers of the right of the workmen, when reasonably and equitably expressed, and also in the faithful manner in which the employers endeavor to carry out their agreements with their workmen."

The form of arbitration issued by the National Association a few months ago has been forwarded to each Employers' Association with a letter from this Exchange requesting that it receive the careful consideration the importance of the question entitled it to, and while none have yet fully adopted the method proposed, such attention is being given to it by the several associations as to lead to the expectation that the desired end will eventually be accomplished.

The large number of persons engaged in each of the several leading branches of the building trades in this city, enables such to have their own organization, composed exclusively of those engaged in a particular trade. These bodies naturally supercede, to a great extent, the function of an exchange, as they are so much better qualified to legislate for their particular branch and are enabled to more comprehensively treat with the workingmen's union. We have excellently well-organized associations as follows:

The Mason Builders' Association, Master Carpenters' Association, Painters' and Decorators' Association, Association of Master Plumbers, Employing Plasterers' Association, Electrical Contractors' Association, Association of the Manufacturers of Cabinet Work, Master Stair Builders' Association, Bluestone Dealers' Association, Granite Manufacturers' Association, Master Freestone Association, Marble Industry Employers' Association, Slate and Metal Roofers' Association, Society of Architectural Iron Worker, Iron League; The Tile, Grate and Mantel Association; Master Steam and Hot Water Fitters' Association, Association of Dealers in Building Materials.

Most of these are represented by delegates in a sort of Congress, known as the United Building Trades, having for its special object the direction of the resistance to any extended strike, but, happily, it has not been called into use throughout the past year.

It is universally conceded that much of the success and stability of the above associations is due to the facilities offered by the Building Trades' Club, in whose thoroughly equipped club-house is found every convenience for the meetings of such associations, and where the entire surroundings are in full accord, and at the same time it affords to those attending the meetings, whether members of the club or not, the advantage of socially associating with those of the other allied trades; yet, notwithstanding the growing disposition among employers to unite in the organization for mutual encouragement and protection, we still have among us the larger number disposed to cavil at any attempt at unification, mainly from their inability to comprehend the result of concentrated effort unless fully expressed by dollars and cents, while these self-same individuals, when attacked by strikes or other antagonistic elements are the first, like the hounded deer, "to run to cover" and cry aloud for help and add their reproach at its not immediate forthcoming.

Our Exchange finds itself year by year better recognized as one of the influential commercial bodies of the city and is now frequently invited to co-operate in movements of public importance or civic pride. For three years past it has been an affiliate of the State Board of Trade."

Among the many resolutions offered and sent to the Committee on Resolutions which will report on them to-morrow, are the following of more than transient interest:

For biennial instead of annual conventions.

For an addition to the code of practice of the clause, "Where an entire contract has been let to one contractor, all dealings by the owner or his agent the architect with the sub-contractors should be conducted through the general contractor."

For the opening of bids at a special time and in the presence of all bidders.

For each member having for his only business address the exchange room, to compel attendance there.

For the possession of a home of its own by every exchange.

For the holding of all regular and special meetings during the change hour, so that members may be forced into the habit of attending them.

For the establishment of a permanent board of arbitration between architects and builders.

For the abolishment of all lien law.

For the establishment of organizations among the separate trades to settle their own disputes.

For the use of a uniform form of proposal for furnishing material and performing labor.

The convention adjourned at 4.30 to reconvene at 10 o'clock on Friday. To-day will be devoted to sight-seeing. The following is the programme for Friday:

Morning session—Roll call; discussion of the uniform contract, with the purpose of securing suggestions as to possible improvement of the form, it being understood that the only action which can be taken by the association is to recommend the delegates to the "joint committee on uniform contract" to urge the adoption of changes, which after discussion may be approved by the convention.

Afternoon session—Report of the committee on resolutions and action on same; report of committee on time and place of next convention, and nomination of officers; election of officers; naming and

election of directors for 1894; unfinished business; miscellaneous; adjournment.

### Legislation at Albany.

ALBANY, Feb. 15.—The Greater New York bill was amended the past week in a somewhat amusing manner. The Brooklyn Senators and Assemblymen wish to have New York City take upon her shoulders some of Brooklyn's tax burdens. They therefore amended the Greater New York bill in the Senate Committee on General Laws so that it now reads as follows upon one point:

"The ballots cast in the County of Kings shall be deemed and taken as an expression of the voter in favor of or against consolidation of said county with the City of New York under an equal and uniform rate of taxation."

The bill to create a "non-partisan" Board of Police in New York City has been put upon the shelf for two months; and it is now doubtful if any bill upon the subject will be passed this year. The bill provided for two Republicans and two Democrats, but there was divided sentiment among the Republicans upon the matter, and therefore, as stated, the bill has been shelved pending the investigation of the Police Department. The Republican Senators now have turned their attention especially to improving the election system. They have adopted a ballot bill providing for a blanket ballot and abolishing the blanket paster. Moreover they have a bill completed dividing the election inspectors equally between the two great political parties of the State.

The Assembly Committee on Cities reported favorably the past week Mr. Sheffield's bill placing the license of pawnbrokers at \$250 instead of \$500.

The Assembly and the Senate passed Elbridge T. Gerry's bill giving the Society for the Prevention of Cruelty to Children \$30,000 annually of New York's money.

The Assembly and the Senate passed Mr. Lawson's bill providing for the completion of Riverside Park, in New York. Since it was passed Mr. Lawson has been informed that there are some errors in it which may require its return from the Governor.

The Assembly also passed Mr. Lawson's bill giving the Park Department care of the trees upon West End avenue.

Senator Cantor has introduced a bill providing for the payment of damages arising from the change of grade of railway tracks in the 23d and 24th Wards of New York City.

The Senate has passed Senator Guy's bill for the completion of the Cathedral Parkway; the same bill, introduced by Mr. Lawson, was passed in the Assembly.

The Senate has passed Assemblyman Lawson's bill prohibiting the erection of slaughter-houses near the parks of New York.

Senator O'Donnell has introduced a bill providing a Board of Scientific Directors for the Botanical Gardens in New York City.

The Senate has passed Senator Ahearn's bill providing for summary proceedings in getting sites for police stations.

Senator Robertson has introduced a bill authorizing the completion of the Museum of Natural History, New York City.

### Obituary.

CAPTAIN BENJAMIN P. FAIRCHILD.

In the death of Captain Benjamin P. Fairchild, head of the firm of Fairchild & Yorlan, on Sunday last, the real estate fraternity lost its oldest and one of its most popular and respected representatives. Notwithstanding his great age he was active and attentive to business until about three weeks before his death, when he contracted a severe cold which prostrated him and from which heart failure, and, at the last, partial paralysis of his left side, developed. His remarkable vitality kept death at bay during thirty hours of coma. He died about 3 o'clock in the morning, at his home, No. 128 West 85th street, in his declining hours attended by the members of his family.

Captain Fairchild was born Sept. 2, 1814, at Broome and Varick streets, and in all of his long life ensuing never lived out of New York City, except for a few weeks last summer, which he passed at his new summer home on Long Island. Like many another successful business man he was his own schoolmaster, and if his culture showed most prominently in practical affairs it was because his life was cast in an environment that was above all things practical. His first recollection was of going to work in a grocery at 42d street and 9th avenue, after spending some years at which he started in the auction and real estate business. As early as 1855 he was Sheriff's auctioneer and continued so to be until well in the '60's.

From his earliest beginnings in business he conceived a favorable opinion of New York City realty and of the destined growth and development of the city. His first venture as a young operator is said to have been the entering into a contract to purchase the southwest corner of 42d street and 8th avenue at \$900, from which he allowed himself to be dissuaded however by some of his timorous friends. Recently, as a director of the Franklin Savings Bank, he endeavored to buy the same property at \$225,000 but without success. Captain Fairchild was known previous to the great panic of 1873 as one of the largest owners of real estate in the city, but the terrible shrinkages of that memorable year in the history of realty left him in company with many another operator whose confidence in the speculative market of the period was too expansive, bereft of his fortune.

But Captain Fairchild was a born trader and it was not long before he was again on his feet and in the midst of the conflict. He was a stimulant in every market and did not by any means confine his attention to real estate. A familiar figure in all the auction markets, if he saw an article going at what he considered less than its value, be it a steam engine or a case of calicoes, he would bid on it—and at his price, buy it, too. His fame as an operator was made, however, in the real

estate market, and his activity was such that for a time the followers of the auction market refused to bid against him, believing that it was less expensive to buy from him at an advance than to bid against him. This sometimes prevented them from getting the property they wanted, for he was often in such cases the commissioned agent for other persons.

He was for over half a century a member of the Columbian Order, or Society of Tammany, and a member of the Committee on Organization of Tammany Hall at the time of his death. He was a prominent member in the Baptist Church, a large contributor to its support and a member of the Baptist Social Union. His funeral, which took place on Wednesday, from the Riverside Baptist Church, at Amsterdam avenue and 92d street, was attended by a host of personal and business friends. The interment was in Sleepy Hollow Cemetery, at Tarrytown.

GEORGE W. DA CUNHA, JR.

George W. da Cunha, Jr., died at his home on Church street, Montclair, N. J., on February 1st, after a comparatively brief illness. His death was primarily due to the grip, which speedily developed into pneumonia. Mr. da Cunha was an architect by profession, having studied in the office of his father, and subsequently opened an office at Montclair. Although a young man, scarcely thirty years of age, he had already made his mark. Some of the handsomest residences in Montclair and elsewhere bear witness to his skill and proficiency. He was a member of the American Institute of Architects. The interment was in Greenwood.

Notice to Property-Owners.

Application will be made to the Supreme Court on April 11th next to confirm the estimate and assessment for the opening of 202d street, between 10th avenue and the United States Channel line, Harlem River. Objections must be filed on or before March 26th, and will be heard within the next ten days.

\* \* \* \* \*

Estimates and assessments for opening Macomb's street, from Broad way to Bailey avenue, having been completed, objections thereto may be filed at No. 2 Tryon row up to the 24th prox. Application for confirmation of the report will be made to the Supreme Court on April 10, 1894.

\* \* \* \* \*

The Commissioners for the opening of 4th avenue, from the southerly side of Home street to the northerly side of East 168th street, give notice that they have completed their second supplemental estimate and assessment and will hear objections thereto in the ten days next after March 7th, up to which date the same may be filed. Their report will be presented to the Supreme Court for confirmation on the 24th prox.

\* \* \* \* \*

Application will be made to the Supreme Court on Wednesday next for the appointment of a Commission for the opening of 181st street, from 11th avenue to the Boulevard, in the place of James J. Kelso, deceased.

\* \* \* \* \*

The Commissioners for the opening of 151st street, between Bradhurst avenue and the bulkhead line, Harlem River, will hear objections to their report on Friday next, at No. 2 Tryon row. Applications will be made to the Supreme Court for confirmation of their report on the 9th prox.

\* \* \* \* \*

The report of the Commissioners of Estimate and Assessment for the opening of 128th street, between Amsterdam and Convent avenues, having been filed, objections should be presented on or before the 26th prox., when hearings will begin. The Supreme Court will be asked to confirm the report on April 13th, next.

\* \* \* \* \*

Objections to the estimate and assessment for the opening of 152d street will be heard on Saturday next, and application made to the Supreme Court for the confirmation of the report on March 2d.

\* \* \* \* \*

On the 24th inst. application will be made to the Supreme Court for the appointment of Commissioners for opening Tiffany street, from Longwood avenue to the East River.

\* \* \* \* \*

MUNICIPAL NOTES.

The Police Department will receive bids for furnishing electrical conductors and placing electrical conductors underground until 12 o'clock of the 20th inst.

\* \* \* \* \*

Bids for the materials and work required for reconstruction of portions of building, plumbing, etc., at Essex Market prison will be received by the Department of Charities and Correction, No. 66 3d avenue, until 10 o'clock A. M., of the 27th instant. Forms of applications, including specifications, can be obtained at the office of the Department.

The Lady of Venice.

The production on Monday night of the "Lady of Venice," at the Fifth Avenue Theatre, deserves commendatory mention, if only because of the cleanliness of the play, the exquisite beauty of the scenery and its correctness for the period, the 15th Century, in Venice and Genoa, where the action takes place, the splendor and choice of color of the costumes and the original music and dancing introduced. Miss Katrina Clemmons, the "Lady of Venice," is tall and beautiful, a natural blonde, with a soft musical voice, most effective in all the

quiet scenes. In the combat with the Prince of Florence, when she takes the place of her husband (the Prince of Genoa), the applause on her entrance in the scene was spontaneous throughout the crowded house. There was a fascinating dignity, charm and strength in her bearing. Miss Clemmons has an international reputation as a swordswoman. While the play was a disappointment, and Miss Clemmons was not always satisfactory in the stronger situations, the performance, as a whole, was delightful and noteworthy.

Questions and Answers.

INTERESTING SUGGESTIONS FOR THE IMPROVEMENT OF PROPERTY ON WASHINGTON HEIGHTS.

To the Editor of THE RECORD AND GUIDE:

I notice in your paper of February 10th, that the Legislature is laying out a great deal of work in the upper part of the island, but for some reason or another a certain portion of the city is neglected, and the march of improvement appears to have stopped at 125th street. The section of the city between 125th street and 152d street, west of the Boulevard, needs some scheme of improvement for the purpose of enabling property-owners to make use of the land in their possession. The grades of the streets running westerly from the Boulevard almost prohibit buildings being put upon them. And further, the position that is being taken by the Hudson River Railroad in blocking up the streets and not allowing any access to property on the westerly side of the railroad, puts the whole section to a great disadvantage. Would it not be well if an arrangement could be made between the City, the Hudson River Railroad and the property-owners, by which a retaining wall could be built on the easterly side of the railroad track rising to a mean level, thereby supporting the bank and allow the property-owners to get the full benefit of the land they own, also allow them where necessary to fill in to that wall. An exterior street might be laid out on the top of this wall, making a terrace with the houses facing the river, the street not to be over 60 feet wide, as it would only need a sidewalk on the easterly side. Then open up an avenue parallel with the Boulevard and dividing up the block as between the Boulevard and the present Hudson River track. The question for the grades could then be easily arranged and property-owners could front their houses on either the street or the parallel avenue as they might see fit. This avenue could only go to the Trinity Cemetery or 153d street, as it might not be possible to go through the cemetery. The retaining wall on the Hudson River Railroad would have to be put up by the city at large, as the expense would be entirely too much for the property-owners, but it would only seem to be equitable that the property-owners should be allowed to make the fullest use they could of their land, as in the present position of affairs there is from fifty to one hundred feet of each man's property which is absolutely lost, as he cannot utilize it for building purposes. Admitting that this improvement could be carried out, there then should be an arrangement made by which bridges should be built across the railroad track, allowing access to property lying on the west of the railroad company's line.

CLAIRMONT.

LAND TRANSFER REFORM FOR THE SURROGATE'S OFFICE.

To the Editor of THE RECORD AND GUIDE:

The adoption of new indices and the shortening of the forms of conveyances and mortgages have done much to lighten the labors of the conveyancer, but there is still much to be done. The Surrogate's offices should furnish indices of the names of all persons named in wills, in petitions for granting letters testamentary and of administration. The conveyancer unearthing a title in the Register's office works backward to a point where all signs fail, and an examination of the "grantee" index to the earliest record discloses nothing. He then gropes blindly through the indices of the Surrogate's office without any clue of a positive character to assist him. The owner of the property at the point where the chain of title breaks and whose name may be John Rogers may have received same by devise from or through the intestacy of Alexander Higgenbotham. If Rogers the grantor on the Register's index appeared also on the Surrogate's index as a devisee in someone's will, or as named in a petition, much valuable time would be saved to the hard-worked conveyancer, who would be put at once on the right track and his fretful soul soothed as with balm.

JAMES F. DOYLE.

Mr. Doyle is a lawyer of large experience in real estate matters, and doubtless speaks from experience. This is a matter well worth the serious attention of the Legislature. The extension of this index system as indicated ought to be compulsory.

To the Editor of THE RECORD AND GUIDE:

Will you kindly answer the following question in next week's RECORD AND GUIDE: "In case a house is let to a party for one year, no lease and nothing said about longer time, at end of year, if party remains, how does broker base his commission? Can he charge 5 per cent for renting and collecting second year?" A SUBSCRIBER.

Answer.—He is not entitled to commissions for the second year's rent unless obtained through new negotiations by him.

To the Editor of THE RECORD AND GUIDE:

(1) As an old subscriber I would like to ask if a person residing in Canada and holding mortgage on leasehold property in this city, can be taxed for same as personal property? (2) If taxable, how can city collect? (3) Is personal property taxable here if the owner lives in Westchester County?

PROPERTY.

Answer.—(1) No. (3) No.

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 276.)

## REAL ESTATE MARKET.

Inclement weather and a disposition on the part of business in general to hang fire have made this a rather dull week, where a moderate amount of business was expected. The general tone of the market continues to be firm and buoyant, however, with confidence in the perfect stability of present prices slowly increasing. This is shown in the more liberal feelings of the loaning institutions, an example of which is mentioned in the case of an application rejected in June last and frequently since then, until this week, when an institution that refused it during the panic sent an agent to notify the owner that it would now be accepted at 5 per cent. We hear, furthermore, from authentic sources of large transactions consummated where for sufficient reasons the fact cannot yet be announced. As certain as that business will sometime revive in this country is the fact that investments at present prices (under the advice of competent brokers) in New York City real estate will return handsome profits in time.

The following are the comparative tables for New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1893 and 1894:

CONVEYANCES.				
	1893.		1894.	
	Feb. 10 to 16, inc.		Feb. 9 to 15, inc.	
Number.....		277		161
Amount involved.....	\$3,848,042		\$2,978,190	
Number nominal.....		106		63
Number 23d and 24th Wards.....		46		39
Amount involved.....	\$260,275		\$307,425	
Number nominal.....		17		9
MORTGAGES.				
Number.....		234		223
Amount involved.....	\$2,971,596		\$2,646,608	
Number at 5 per cent.....		107		103
Amount involved.....	\$1,417,538		\$1,309,227	
Number at less than 5 per cent.....		39		9
Amount involved.....	\$765,300		\$683,125	
Number to Banks, Trust and Ins. Cos..		58		22
Amount involved.....	\$1,314,800		\$1,102,000	
PROJECTED BUILDINGS.				
	1893.		1894.	
	Feb. 11 to 17, inc.		Feb. 10 to 16, inc.	
Number of buildings.....		47		50
Estimated cost.....		\$868,425		\$441,210

### THE UP-TOWN MOVEMENT AND BROADWAY LEASES.

Something of a panic has been created among storekeepers and other business men whose leases are about to expire for premises on Broadway, above 32d street, by recent developments in property there, and particularly by the notices they have received from the landlords of the rents they will be required to pay henceforth, which are nothing short of double what they have been paying hitherto. This movement on the part of the property-owners is said to have found its incentive in the fact that the proprietors of the *World* have recently leased the whole of the basement of the Union Dime Savings Bank building over the heads of the present tenants, mostly insurance companies, who have had branch offices here, at an increased rental said to be \$12,000 a year, or about twice what was received from the same premises before, though that is probably higher than the real figure. Officials of the Union Dime Savings Bank declined to confirm this report to an extent further than that the basement of their building had been leased at a substantial advance. It is, however, a fact that their new tenants are the proprietors of the *World*, who will convert the premises into a handsome up-town office for their paper. Following on this the Thomas M. Lawrence estate, which owns the block on west side Broadway between 33d and 34th streets, has notified its tenants that their rents will be doubled for the year from May 1st next. Naturally such a wholesale increase came as a great surprise, and has caused not a little indignation in the minds of the tenants, coming, as one put it, "at the very worst time it possibly could from a business standpoint." There is some justice in this complaint on the part of the tenants, and it does seem unreasonable to raise rents in this way at a time of extreme business depression. At the same time it must be taken into account that the business movement is pressing on the property in that section, and values must increase there. Already there are improvements contemplated to increase the office and store space on the same sites, that are only kept back by the condition of the times. The best that the tenants can hope is that the rents demanded are intended to induce ready compliance with terms easier, though above those hitherto received, and that the outcome will be some concessions on both sides, and while the tenants will pay more it will not be anything like what is asked, except should another case such as that of the *World* arise wherein the amount of rent is not the largest consideration.

### THE JERSEY CENTRAL RAILROAD COMPANY'S UP-TOWN LEASE.

The recording of the Central, of New Jersey, Railroad Company's lease for the block bounded by 10th and 11th avenues and 15th and 16th streets, with wharfage rights, etc., for twenty-one years, at a rental of \$40,000 for the first year and rising to \$55,000 per annum, revives the story of the improvements intended to be made by the railroad company on the North River at that point. Up to the present time the company has not announced its intentions, though it is naturally inferred from the facts that it at present has no up-town ferry slip and that a large market exists near to this property, that it leased a year ago, that it will make improvements to extend its business and has probably been deterred from commencing them before by the condition of the times.

### TO ORGANIZE A GOOD GOVERNMENT CLUB.

A meeting of members of the Real Estate Exchange has been called for Monday next at 3.30 P. M. for the purpose of organizing a Real Estate Exchange Good Government Club.

### ELECTED A MEMBER OF THE REAL ESTATE EXCHANGE.

Broker John P. Kirwan, of 402 West 51st street and 60 Cedar street, was elected a stock member of the Exchange at the last meeting of the Directors.

### A BIG PARTITION SALE IN PROSPECT.

A sale that will be awaited with much interest, as likely to afford an accurate test of the auction market, will be made by Mr. Peter F. Meyer on Wednesday, March 7, at the New York Real Estate Salesroom, No. 111 Broadway. It is a sale by order of the Supreme Court, in partition, of fifteen properties, most of them residence properties on the West Side below Central Park, but there is also some business property embraced in the offerings. A list of the properties is contained in our advertising columns, second page. The terms of sale provide that 60 per cent of the purchase money may remain on bond and mortgage for three years at 5 per cent. Further particulars, with book maps of the properties, may be obtained on application at the office of the auctioneer, No. 111 Broadway, basement.

### DOWN-TOWN INVESTMENT PROPERTY AT AUCTION.

A sale that ought to receive the attention of the investment public will be held by Mr. Geo. R. Read, at the Real Estate Exchange Auction Room, Nos. 59 to 65 Liberty street, on Tuesday next, February 20th. The property consists of the valuable and well-located parcel Nos. 90 and 92 Beaver street, extending through to Nos. 137, 139 and 141 Pearl street, size 20.6x50.2½x51.9x55.01, with the five-story brick building covering the plot.

### PARTITION SALE OF A TWENTY-THIRD STREET CORNER.

Smyth & Ryan will sell at auction on Friday next, February 23d, at the New York Real Estate Salesroom, 111 Broadway, by order of the Court of Common Pleas, in partition, the property, 24.9x75, on the southeast corner of Avenue A and 23d street (75 feet front on the street), with the substantial five-story and cellar brick store and tenement and frame store on rear. This is one of the best situated properties on the East Side.

Richard V. Harnett & Co. will sell at auction on Friday next, February 23d, at the New York Real Estate Salesroom, No. 111 Broadway, by order of the Supreme Court, in foreclosure, the three-story brownstone building and lot, 22x100, No. 305 East 57th street. The terms provide that 60 per cent of the purchase money may remain on bond and mortgage for three years at 5 per cent.

### \$500 and \$1,000 FOUR PER CENT GUARANTEED MORTGAGE CERTIFICATES.

The mortgage certificates issued by the Title Guarante and Trust Co. in conjunction with the Bond and Mortgage Guarantee Co. are a long step forward in realty dealings. As explained on page iii, certificates for \$500 and \$1,000 bearing 4 per cent interest are issued and are a definite part of a definite mortgage on well-located property, which the investor may examine before putting out his money. As the mortgages are selected by the Title Guarante and Trust Co., who have loaned nearly sixty million dollars on real estate security in the last four years and principal and interest guaranteed by the Bond and Mortgage Guarantee Co., with a capital and surplus of \$1,170,043, the loans are sure to be conservative and safe, and the certificates have the additional and important advantage of being easily negotiable. It might be added that the Prussian Mortgage Insurance Co. of Berlin have been doing a business of this kind for thirty years.

### WILLIAM J. COLE & CO.

The card of Wm. J. Cole & Co. appears on another page. The firm have just opened a handsome office on Columbus avenue, No. 571, near 88th street, and will make a specialty of handling West Side real estate, continuing, however, the down-town office at No. 61 Broadway, where Mr. Cole will be found daily from 12 to 3.30 o'clock. Mr. Cole has been established in the business since 1868, and an accurate knowledge of the best residential and business sections of the city and its suburbs, coupled with long practical experience as a carpenter and builder, render his knowledge of values exceptionally good. He intends making a specialty of the collection of rents and management of estates wherein his practical knowledge as a carpenter and builder will be of great value. Mr. Cole has negotiated many important sales and exchanges of city and country property.

### MILLS, WHITEHOUSE & HALL'S SPRING CATALOGUE.

Owners of realty on the Hudson River, Northern, Harlem and New Haven roads, the Berkshires and Sound, are invited to send particulars of such properties for sale to Brokers Mills, Whitehouse & Hall, of No. 17 East 42d street, who have exceptionally good facilities for handling the same, and who will soon issue their spring catalogue, which will be widely circulated among intending purchasers.

### ELLIOTT & CROSBY.

The attention of builders and others requiring loans on bond and

mortgage is directed to the card of Elliott & Crosby, on page xii. The firm transact a general real estate business, paying particular attention to the placing of mortgage loans. Their office is at No 58 William street.

Gossip of the Week.

SOUTH OF 59TH STREET.

John P. Kirwan has sold for Lewis Kreuder the four-story and basement brownstone dwelling, No. 416 West 51st street, 25x65x100.5, on private terms.

Geo. A. Bowman has sold the five-story single flat, No. 416 West 28th street.

Cummings & Ferguson have sold to Henry Kahn the five-story flat, lot 26.8x100, No. 228 West 24th street.

The "Scarborough Mansions," No. 221 West 57th street, near Broadway, were recently sold by Builders Horgan & Slattery, to John W. Condit at \$115,000. This is a seven-story flat building. Mr. Condit put into the transaction at \$75,000 the two four-story brownstone dwellings, Nos. 31 and 33 West 24th street, standing on lots each 16.8x100.

L. J. Adams has sold for Charles Sands to Waldron & Pell the three-story brick building, 19x60, No. 479 6th avenue, at about \$45,000.

P. C. Eckhardt has sold the five-story new improved tenement, 25x100, No. 406 West 48th street, for John McKelvey to James McCool, for \$35,000, and the five-story double flat, 25x100, 348 West 48th street, for H. Armour to John Singerman, on private terms.

Mendel Machino is under contract to purchase from James McWalters, for \$42,000, the property, 25x88.5x100, No. 142 West 31st street, after a five-story apartment house has been erected upon it.

Martin & Bros. have sold to Theron Bedell the five lots on the northwest corner of Broadway and 49th street, at a reported price of \$407,000, and have taken in exchange, in the name of Emanuel S. Abbott, the property of the Barrington Apartment House Association, Nos. 40 and 42 East 25th street, put into the deal at about \$300,000. The price at which the lots were sold by the Jex estate is said to have been in the neighborhood of \$250,000.

The old *Journal of Commerce* property, on Hanover, Pearl and Beaver streets, 22x99.8x20x96, with a six-story brick building, has been sold at private sale for \$135,000. A few days before it was put up at auction and bid in at \$148,000.

The property on the southeast corner of Pine and Front streets, 20.4x52, has been sold for \$39,000.

A. H. Muller & Son have sold to Joseph P. Norris, No. 23 East 39th street, 25x60x98.9, and the four-story brownstone dwelling thereon.

No. 242 Stanton street, 25x100, has been sold by P. Lowenfeld to J. Glick, at \$28,000.

L. Froehlich has sold for Messrs. Ottinger & Korn three single flats, Nos 156 to 160 East 55th street, for fifty odd thousand dollars.

E. H. Ludlow & Co. have sold for W. T. Bowles and others the four-story high stoop dwelling, No. 56 East 54th street, lot 20x100.5, at \$36,500 to James A. Renwick.

Builder John Kehoe has sold the new seven-story brick and terra cotta store on the northwest corner of Prince and Wooster streets, 40 x94.4, with extra lot, about 23x46, on northwest corner, for \$185,000. These premises are rented for about \$14,000 per annum.

NORTH OF 59TH STREET.

Builder C. W. Luyster has sold the four-story dwelling, No. 21 West 76th street, 25x61.4 with extension, lot 100 feet, to Charles H. Lowerre at \$65,000. This is the second sold of five recently completed. Mr. Luyster takes the small dwelling, No. 33 West 53d street, in part payment. Brokers, Winans & May. Mr. Luyster has also sold No. 17, in the same group, also a 25x62 and extension house, four stories and basement, of similar construction and finish, to J. Walter Thompson, the advertising agent, at \$65,000. Mr. Luyster has but two of the group now unsold.

The house recently sold by Barnett & Co. for Miss Elizabeth Pardee to Mr. Kerwan was No. 128 East 115th street, a three-story and basement brick dwelling, 17.10x45x100. The price was \$13,000.

John P. Kirwan has sold for Andrew Ewald to John McKelvey the two lots on the southeast corner of Amsterdam avenue and 68th street, 50.5x100. These lots are sewered and excavated, and will be improved by the erection of two five-story flats with stores.

Slawson & Hobbs have sold for Egan & Hallecy, No. 227 West 70th street, a three-story brownstone dwelling, 19x56x100.8 feet, to a Mrs. Engel, at \$26,000.

John J. Kavanagh has sold for Wm. Bloodgood to A. J. & I. A. Bach the frame house with stores and apartments, 20x90, on the northeast corner of Park avenue and 124th street, at \$22,250.

No. 207 West 138th street has been sold at \$17,000. This is one of the King Model houses, and is a three-story brick front dwelling, 17x50x100.

Dunn Bros. have sold to Wm. Rankin one of their three-story, American basement houses on 84th street, between Riverside Drive and West End avenue.

Frederick Zittel sold for Mrs. Herzog to Mrs. Mary Ryan, No. 166 West 73d street, a four-story brownstone dwelling, 19x55x100, at \$26,000.

McMonegal & Eckerson sold for Builder James B. Gillie to Mrs. Josephine Goldsmith, No. 152 West 88th street, a three-story brownstone dwelling, 18x55x102.2. Mr. Gillie also sold to a Mrs. Graham another of the same row of dwellings between Columbus and Amsterdam avenues.

J. Edgar Leaycraft has sold for Wm. Bryan at \$19,600 to Ernst Hoffstaetter the four-story, high stoop, brick dwelling, 17x81, No. 309 Amsterdam avenue.

The report of the sale of the Crawford lots on the north side of 99th

street, 200 feet west of Central Park West, circulated this week, was premature; so far the negotiations have not been completed.

Hiram Merritt has sold the property, No. 180 East 88th street, 22x100, to J. C. Grasmuk.

Henry F. Cook has sold No. 165 West 76th street, a three-and-a-half-story brownstone front house, 20x54x100, to Wm. C. Pearson, on private terms.

Frank L. Fisher has sold for Mrs. Eugenia K. Campbell to S. Hopkins the three-story and basement brownstone dwelling, No. 52 West 84th street, 16.8x50x100, at about \$19,000.

W. G. L. King, who is associated with J. W. Stevens, was the broker in the Gillie-Denham transaction reported last week and not Henry R. King as previously stated.

S. Kempner & Bro. have sold the two five-story brownstone flats, Nos. 323 and 325 East 72d street, size 50x85x100, for \$52,000. M. & J. Pollatschek, brokers.

The five-story double flat, No. 74 East 119th street, lot 25x100, has been sold by Pauline Simon to Charles Phillips.

NORTH SIDE.

David L. Woodall reports the following sales: A plot, 50x100, on the west side of Inwood avenue, near 170th street, for \$1,200; a plot, 25x108, on the south side of Pelham avenue, near Hoffman street, for \$2,000; and a plot, 25x89 feet, on the north side of 176th street, on private terms.

LEASES.

Mrs. Frank Leslie has leased from Morris B. Baer for publishing purposes the property Nos. 42 and 44 Bond street, 50x97, seven stories, for ten years, at a gross rental of \$100,000.

Blakely & Dodd have leased the building in which they now have their office, on the southeast corner of Broadway and 47th street, from the Jackson estate for five years, at from \$2,500 to \$3,000 a year. They contemplate extensive improvements to adapt the whole building for business purposes.

The Press Publishing Company, the publishers of the *World* newspaper, have leased the entire basement of the Union Dime Savings Bank Building, on Broadway, for a term of years, at a rental greatly in advance of what these offices have produced hitherto.

Williams & Greene have leased to the Criterion Club the four-story dwelling, No. 516 5th avenue, northwest corner 43d street. The house was formerly the residence of Mr. William H. Gill, who removed to Hartford, Conn.

Cotton Prices and Statistics.

There has been a good deal of bullish talk on cotton, based on estimates of this season's crop and of the demand. The latest contributor to the statistics and conjecture on this subject is a Mr. Anton Hvistendahl, of London, whose views have been received with considerable favor on this side of the Atlantic. This gentleman argues that in 1890-91 and 1891-92 the production of American cotton was far in excess of the world's needs and the cotton trade was in a very depressed condition. Now, Lancashire spinners and manufacturers are doing a profitable business, while the American cotton crop promises to be below the world's requirements. Moreover, the business depression, which has been prevalent everywhere for three years, is passing away; consequently the prices that were perhaps fortified by the circumstances of the past three years have no longer any reason for existence, and the cotton trade will have to prepare for much higher prices than those now ruling. The result here predicted would be a very gratifying one to attain, seeing how much of our welfare depends on obtaining prices encouraging to the growers of our staple products. We cannot expect to have prosperity so long as the growers of wheat and cotton, for example, continue to receive so little for the product of their labors, and any assurance that they will do so cannot be anything but gratifying. But in the instance of cotton, the prediction is based upon statistics of crop and consumption from which general deductions are drawn. It is not necessary to point how delusive such calculations have been of recent years. They somehow fail to cover the whole supply, though pretty accurate in the matter of consumption, so that stocks continue to come forward in large quantities when, had the original estimates been correct, the market ought to have been denuded of supplies, and consequently the expected advance in price does not materialize. Nor do prices rise and fall with the increase or decrease in the supply in the way that is generally supposed. Take, for instance, Mr. Hvistendahl's figures of consumption and crop for the years 1886-87 to 1892-93 inclusive given below, to which we have added the surplus or deficiency for each of those years, the average price in New York and an estimate of the consumption and crop for the current season based upon returns for previous years:

	Consumption Bales.	Crop Bales.	Surplus Bales.	Deficiency Bales.	Average Price.
1886-87.....	6,700,000	6,505,000	....	195,000	10.25
1887-88.....	6,900,000	7,018,000	118,000	....	10.27
1888-89.....	7,100,000	6,936,000	....	164,000	10.71
1889-90.....	7,300,000	7,311,000	11,000	....	11.53
1890-91.....	7,500,000	8,653,000	1,153,000	....	9.03
1891-92.....	7,700,000	9,035,000	1,335,000	....	7.64
1892-93.....	7,900,000	6,700,000	....	1,200,000	8.24
Totals.....	51,100,000	52,158,000	2,617,000	1,559,000	....
Net surplus.....	....	....	1,058,000	....	....
1893-94.....	8,100,000	7,588,838	....	511,162	7.15
Net surplus.....	....	....	546,838	....	....

Estimated for Feb. 9, 1894.

Cotton is coming from the plantations faster than it did in the same time last year. The amount received since September 1, 1893, to a recent day was 5,329,103 bales against 4,468,457 bales in the same time 1892-93, and 6,279,957 in the great crop year 1891-92. Thus the receipts up to date, though 950,814 less than in the last mentioned

year, are 860,646 more than last year. Estimating that the receipts will be proportioned as to time the same as they were in other years, that is, 40 per cent of the amount delivered before January 1st being received after that date, there will be a crop this year of 7,588,838, or only 511,162 bales less than the estimated requirements which, considering the depression, are too high, and leaving a net surplus for eight years of 546,838 bales, instead of leaving no surplus at all and a promise of a deficiency in 1894-95. The continued growth in consumption of American cotton, coupled with a lessened supply, if we get the lessened supply, ought in the long run to affect prices favorably. At the rate of increase given in the above table, 200,000 bales a year in four years, the requirements will be equal to the largest recorded crop. But even this cannot be accepted unqualifiedly as certain to raise prices. Low prices will restrict cultivation, but they have no bearing on the produce per acre, and a good or a bad year will upset the calculations of the best statistician.

## News of the Building Trades.

STANDING IN THEIR OWN LIGHT.

ENGLEWOOD, N. J., February 10, 1894.

To the Editor of THE RECORD AND GUIDE:

At a time when, owing to the financial depression there is little or no building, the inclosed shows how mechanics stand in their own interest by advocating increased wages, deterring people from building who contemplated same, and resulting in the employment of non-residents who work cheaper.

J. JOHNSON.

The inclosure is an appeal by a workingman, a painter, to the employing painters of Englewood to pay the \$3 per day schedule.

One of the right sort of men to consult in building, reconstructing and repairing operations where an intimate knowledge, and long experience, in mason and carpenter work, plastering, joining and cabinet work are desirable qualities, is Mr. J. Glasbrenner, whose shops are at No. 401 East 19th street. Mr. Glasbrenner is equipped for all kinds of work requiring immediate attention and quick execution, and can furnish estimates, fit up stores and offices, make alterations and execute all kinds of jobbing work on short notice.

A NEW BUILDING, NEW MACHINERY AND NEW EQUIPMENT.

Thomas Dimond has moved into his new building at No. 128 West 33d street, and with new machinery in every department is better equipped now than ever before for the execution of all kinds of structural, architectural and ornamental iron work. Mr. Dimond has been in the business twenty-five years, having succeeded his father. Since last August when he left the old concern, his business has grown to large proportions. Most men in business, if they are men of approved character and ability, obtain much of their business advancement through their associations. It is not a matter for great surprise, in this view of the matter, therefore, that Mr. Dimond's business advancement should be rapid, for he is a trustee of the Broadway Savings Bank, a Director of the Mutual Bank, the Treasurer of the Iron League, Vice-President of the Architectural Ironworkers' Association, a Trustee of the Mechanics' and Traders' Exchange, a Trustee of the Colonial Club, one of the Advisory Committee of the American Lloyds, Captain of the 8th Company, 7th Regiment Veterans; a member of the Manhattan Club and the American Yacht Club, New York Riding Club, 7th Regiment Veteran Club and of various other associations. He has been actively and directly engaged in the business a quarter of a century and there is no section of the city which does not contain examples of his business and industrial skill.

### Out Among the Builders.

James W. Cole is preparing plans for John McKelvey, who will erect two five-story brick and terra cotta flats on the southeast corner of Amsterdam avenue and 68th street. The corner will be 25.5x96, three families on a floor, and the other 25x89, with four families on a floor. The corner house will contain baths and all improvements, and the inside house hot and cold water; cost, about \$55,000.

James W. Cole has plans for a five-story brick and stone four-family flat, on the north side of 94th street, 102 feet east of 3d avenue, on lot 28x100.8, at a cost of about \$23,000, for Solomon Mehrbach.

Architect Charles H. Israels is preparing drawings for two apartment houses to be erected by James McWalters at Nos. 142 and 144 West 31st street. No. 142 is to contain a store upon the first story, bowling alleys in the basement and apartments on the upper floors, the second story being arranged for the occupancy of Mr. Mendel Machino, the present occupant of the old building now on the property, who is under contract to purchase the new building when completed for \$42,000. No. 144 is to have apartments on the five floors. The fronts are to be of mottled brick and limestone and the buildings are to cost about \$20,000 each. The buildings have a frontage of 25 feet each and are 88 feet 5 inches in depth. The same architect has drawings under way for five private houses to be erected by Bernard S. Levy & Son on West 80th street, north side, between West End avenue and Riverside Drive. The houses are to be of the American basement plan, with kitchens and pantries in the extension, are to be three-and-one-half stories in height, will have first-class appointments, fronts of buff brick and limestone and will cost about \$13,000 each.

Extensive alterations are contemplated on the building on the southeast corner of Broadway and 47th street, by the new lessees, Messrs. Blakely & Dodd.

G. F. Pelham has made plans for Geo. A. Beeck, for a two-story and

attic frame cottage, with brick cellar, to contain sanitary plumbing, etc., to be built at Hasbrook Heights, N. J., and to cost \$3,500.

The proprietors of the *World* contemplate making extensive alterations in the basement of the Union Dime Savings Bank Building, on Broadway, which they have just leased.

Alfred Nason proposes to erect five four-story brownstone houses on the four lots on the south side of 89th street, 300 feet west of Central Park, he recently purchased.

### NORTH SIDE.

Three two-story frame dwellings are to be built on the hill near Kingsbridge. They will contain all improvements and cost \$3,600 each. J. W. Limer is the architect.

Albert E. Davis is preparing plans for a four-story brick building, 89x134 feet, to be used for manufacturing purposes. It will be erected on the Southern Boulevard and cost \$25,000.

J. Vreeland is preparing plans for the rebuilding and altering the two-story dwelling on the northwest corner of Topping and 172d streets, for B. Steinbrink. The roof will be raised and an attic and tower added, an extension will be added to the rear; new plumbing is also specified; cost, \$2,000.

M. J. Garvin has plans for a one-story brick store, 25x60 feet, to be erected on the northeast corner of Brown place and Southern Boulevard, for Elizabeth Walters. The interior will be finished in hardwood and have tiled floor.

Dickerson & Degan have plans for a two-story attic and basement frame dwelling, 20x44 feet, to be erected on the Vyse estate, for Robert Pickens. It will contain all improvements and hot air heating and cost \$3,800.

It is reported that George H. Wohnsiedler will alter the three-story frame dwelling, 16x25 feet, No. 979 East 161st street. Additions will be built on front and rear, and when finished it will be a two-story dwelling with store, 19x49 feet. It will contain all improvements.

William Dugan will erect two one-story stores at No. 722 Tremont avenue, on a plot with a frontage of 25 feet. Kirby & Co. are the architects.

A two-story and attic frame cottage will be erected on the south side of Tremont avenue, near Anthony avenue. It will contain all improvements and hot air heating. J. Vreeland, architect.

J. J. Lally will erect five three-story frame flats with stores on the southeast corner of Tremont and Washington avenues for George W. Hojer. They will contain all improvements, and cost \$20,000.

### Out of Town.

**SOUTH YONKERS.**—Allen M. Holder, of the firm of W. R. Holder & Sons, builders, will erect, from plans prepared by C. S. Clark, of New York, a two-story and attic frame Queen Anne cottage, on the Scott estate, Woodlawn Heights. It will contain all improvements and hot air heating; cost \$3,000.

**MONTCLAIR, N. J.**—A two-story and attic dwelling, 72x40 feet, with extension 26x40 feet, is under way on the corner of Park street and Lorraine avenue, for Dr. Morgan W. Ayres. The first story is of gray Belleville stone with shingle finish above. The reception hall will be finished in oak, with ribbed ceiling and wainscot five feet high, and have a large open fireplace. The parlor will be finished in white enamel and gold on oak. A feature of the library will be a fireplace 10 feet wide fitted with seats. It will contain the latest improvements, exposed sanitary plumbing and steam heat; cost, \$35,000. George W. De Cunha, Jr., architect; Samuel J. Carson, carpenter, and P. Coyne & Co., of Orange, masons.—William Dodd is building a two-story and attic frame Colonial cottage, 40x40 feet, on Myrtle avenue, for Dr. J. W. Pinkham. It will contain all improvements and steam heat and cost \$7,500.—John R. Anderson is erecting a two-story and attic frame Colonial cottage on Bloomfield avenue. It will contain all improvements and steam heat and cost \$7,500.—George Booth is at work on the last two of fifteen two-story and attic frame cottages on Willard place. They will contain all improvements and hot-air heating; cost, \$4,000 each.—M. Lockwood is building a two-story and attic frame Colonial cottage on Mountain avenue, north, opposite Myrtle avenue. It will contain the latest improvements and cost \$12,000.—G. Wellwood Murray has a two-story and attic frame cottage under way on Mountain avenue, 400 feet north of Myrtle avenue. It will contain all improvements and cost \$8,500.—A. B. Terhune is building a two-story and attic frame cottage on the corner of Mountain and Hillside avenues. It will contain all improvements and cost \$9,000. A two-story and attic frame cottage has been started on Fullerton avenue, near Gates avenue, for a Mr. Hallenbeck, of New York. It will contain all improvements and cost \$4,500.—Mr. Hallenbeck has also a two-story and attic frame cottage under way on the Orange road, near Gates avenue. It will contain all improvements and cost \$4,500.—George Booth is erecting a two-story and attic frame Colonial cottage on the Valley road, 125 feet south of Clairmont avenue. It will contain all improvements and cost \$7,500.—A two-story and attic frame double dwelling is under way on Willow street North for Mrs. F. E. J. Felty, to cost \$4,500.—L. H. Held is building a two-story and attic frame cottage on Willow street North. It will contain all improvements and cost \$3,000.—M. Trout-schold is building a two-story and attic true Colonial cottage, 72x30 feet, on Upper Mountain avenue, 600 feet north of Van Vleck street. It will contain all improvements and cost \$10,000.—Samuel Howe has a two-story frame cottage under way on Eagle Rockway. It will contain all improvements and cost \$10,000.—Ira C. Chace has a two-story and attic frame cottage in course of construction on Upper Mountain avenue, near the head of Union street. It will contain all improvements and cost \$9,000.—A two-story and attic frame cottage is under way on the Orange road, 500 feet south of Chestnut street, for Isabel Russell. It will contain all improvements and cost \$4,500















Church lot, runs w along av 152.11 to Vyse av, x n e 100.6 to land formerly of Fitch & Pierce, x s e abt 77 to Baptist Church lot, x s w 28 x s e 58.9 to beginning, 24th Ward. P.M. Feb 12, note. 3,493

Joseph L and Thomas L Frame, Mary C Griffin and Joseph S Leggett under will of Aaron Leggett to Nora Godwin, Roslyn, L. I. 6,000

JUDGMENTS.

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

NEW YORK CITY.

Feb. 10 Albin, George } H Koehler & Co. \$277 18 Albin, Katie } 10 Allen, John B-T H Stevenson 87 60 12 Adler, John M-L G Bloomingdale costs 35 62

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

FEBRUARY 9 TO 15—INCLUSIVE.

Aspinwall, John A and ano exrs Wm H Aspinwall to John A Aspinwall and ano trustees John A Aspinwall, dec'd. 1,000

The New York Life Ins and Trust Co trustee Lucinda Morgan to The New York Life Ins and Trust Co. 40,000







Table listing names and amounts, including Wagner, Charles—East Side Bank 519 57, the same—Ferdinand Ehrlich 1,752 49, etc.

Table listing names and amounts, including Peetsch, Henry C L—W H Quinn. 1891. 19 12, Presdee, Homer W—Thomas McKay. 1892. 67 62, etc.

Table listing addresses and amounts, including 6th av, s e cor 25th st, 25x100. Willis E Boys agt John Doe, owner, and Geo H Dellar, contractor. 70 00

FEBRUARY 13.

FEBRUARY 14.

FEBRUARY 15.

FEBRUARY 16.

SATISFIED JUDGMENTS.

NEW YORK.

February 10 to 16—Inclusive.

Table listing names and amounts under 'SATISFIED JUDGMENTS', including Adler, Max as trustee—J L Taylor. 1894. \$1,166 36, Bates Automatic Elevator and Manufacturing Co—Cockburn Barrow and Machine Co. 1894. 301 64, etc.

MECHANICS' LIENS.

NEW YORK CITY.

FEBRUARY 10.

Table listing mechanics' liens in New York City for February 10, including 85th st, s w cor Columbus av, 100x102.2, Ferdinand A Fisher agt Charles Strauss, etc.

FEBRUARY 12.

Table listing mechanics' liens in New York City for February 12, including Broome st, No 206, n s, 50 e Norfolk st, 25x100, Wolf Oltarsh agt Rosa Saberski, etc.

Table listing mechanics' liens in New York City for February 14, 15, and 16, including Broadway, No 751, w s, 57 s Clinton pl (8th st), 26x100, Sayre & Fisher Co agt Simon Dessau, etc.















Hennion, S E—W R Slingerland.....	150
Same—S D Lines.....	360
Jolley, J F et al—T W Porter et al.....	418
Leavitt, Michael—C C Beckman.....	347
McGonigle, John—G Krueger Brewing Co.....	145

HUDSON COUNTY.

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

CONVEYANCES.

Andres, Elizb—Montgomery Mutual B and L Assoc.....	nom
Arnot, J A—S C Mount, Bayonne.....	nom
Balle, Jane E by City Collector—Mayor and Aldermen.....	\$1,114
Banta, Harriet trustee of by City Collector—Mayor and Aldermen.....	630
Bayonne Impt Co—H Eldridge, Bayonne.....	3,800
Bogert, Mary by City Collector—Mayor and Aldermen.....	630
Bond, Mary—Cath Fenon, Hoboken.....	nom
Brinkerhoff, Elzb W—The Newark Bay Boat Club, Bayonne.....	nom
Brinley, Jao by City Collector—Mayor and Aldermen.....	511
Brower, D V by City Collector—Mayor and Aldermen.....	749
Same by same—same.....	737
Brown, G P—F Fox.....	250
Same—same.....	250
Burdette, H C by City Collector—Mayor and Aldermen.....	108
Buschmann, H B—C Sheer, Guttenberg.....	nom
Coles, Franklin by City Collector—Mayor and Aldermen.....	181
Condict, H V—Lida C Gillette.....	5,000
Coster, Mary L by City Collector—Mayor and Aldermen.....	31
Cowan, D C and John Dwyer by Special Master—B Carroll, Guttenberg.....	750
Same by same—L Weis, Guttenberg.....	750
Crevier, J C—Mary P Lewis, Hoboken.....	105,000
Durkin, John—Mayor and Aldermen.....	7,250
Dwight, D B—C F Peterson, Kearney.....	200
Dwight, J W by exrs—Mayor and Aldermen.....	1,500
Egan, Mary A and Emma T Sheeran—Kate A Rosell.....	11,833
Equitable Life Assurance Society—J Wilkinson.....	6,000
Farrier, H H—Mayor and Aldermen.....	12,250
Feehan, Patrick by City Collector—Mayor and Aldermen.....	468
Fenton, Daniel—Catherine Fenton, Hoboken.....	nom
Fenton, W F—Catherine Fenton, Hoboken.....	nom
Fuller, D B—J Woods, Kearney.....	735
Frommel, Oscar and Frank—A Schoenfelder, Hoboken.....	500
Gould, Georgine V—H Schroeder.....	325
Guinan, J J and D M—Catharine Guinan.....	nom
Hackensack Savings Bank and Margaret Van Buskirk by Collector—Mayor and Aldermen.....	737
Same by same—same.....	498
Same by same—same.....	498
Hammond, Amelia—Mayor and Aldermen.....	7,250
Heinsheimer, Henry—J Gilmore, Jr, Kearney.....	600
Hoboken Land and Impt Co—J C Crevier, Hoboken.....	1,000
Same—H H Hankins, Hoboken.....	1,000
Hodgman, Mary E—Exrs W W Tupper, Bayonne.....	nom
Hollins, Elizb C by City Collector—Mayor and Aldermen.....	22
Same by same—same.....	13
Hughes, T A—H Menge.....	4,250
Indian Spring Land Co—W A Raisch, West Hoboken.....	1,000
King, Ann A by guard—Emile Bonnot.....	3,625
King, D F—G A Stevens.....	18,812
King, Ann A by guard—same.....	2,687
King, Mary A—Emile Bonnot.....	25,375
Kittel, Anna L M—R Kittel.....	nom
Kopetschy, Mathilda—J Grogan.....	1,825
Kopetschry, O E by exrs—J Grogan.....	nom
Kratsch, Ignaz—O Sturm, Union.....	2,650
Kull, W F—F Hauser.....	125
Lahey, Hugh—F Freitag.....	3,000
Lambin, Marie C—R E Galbraith, West Hoboken.....	700
Layland, Thomas—D Bedford.....	3,300
Lewis, Mary P—J C Crevier, Hoboken.....	79,200
Same—Hoboken Land and Impt Co, Hoboken.....	nom
Matthews, F J by City Collector—Mayor and Aldermen.....	105
Same by same—same.....	290
McAdam, Lucius—Charlotte R Foss, Bayonne.....	nom
McClelland, Helen C—Adms of by City Collector—Mayor and Aldermen.....	322
Same by same—same.....	439
Same by same—same.....	695
Same by same—same.....	794
Same by same—same.....	166
Same by same—same.....	127
McCue, Philip and T M—J McCue.....	nom
McTuell, F W—J Wright.....	450
Mead, Eliz A—W H Mead, Bayonne.....	600
McNeill, Bridget—Mary E Wiberly, West Hoboken.....	1,700
Morrison, Catherine—T Ward, Bayonne.....	nom
Mount, S C—Marie A Vreeland, Bayonne.....	nom
Nastley, Marcellus—J R Schuyler, Bayonne.....	nom
National Docks Railway Co by City Collector—Mayor and Aldermen.....	9
Newark Bay Boat Club—E H Bennett, Bayonne.....	nom
North Jersey Land Co—C P Weeks, Kearney.....	nom
Nugent, Patrick—J Hockstien, Bayonne.....	300
O'Neill, W M by Sheriff—A Billings, Bayonne.....	2,000
Opple, B F—O & F Frommel, Hoboken.....	600
Opple, Emily E—O & F Frommel, Hoboken.....	300
Record, G L—Mary Ryan.....	nom
Rooney, Patrick—Mayor and Aldermen.....	10,000
Rogers, W J and T J—S Rogers, Kearney.....	nom
Rosell, Kate A—Mary A Egan.....	5,333
Same—Emma T Sheeran.....	7,625
Schumacher, Mary L—G Mitzius, Bayonne.....	nom
Sheeran, Emma T and Kate A Rosell—Mary A Egan.....	6,006
Simonds, A B—M King, Harrison.....	350
Smiley, Mathilda—Minnie K Smiley, West Hoboken.....	2,500
Smith, P P—Mayor and Aldermen.....	7,750
Slaight, N C by City Collector—Mayor and Aldermen.....	31
Same by same—same.....	18
Taylor, Henry by exrs—H V Condict.....	75
Thatcher, J R—Ann M Heider.....	4,000

The Pequannock Land and Building Co by City Collector—Mayor and Aldermen.....	2
Thompson, Rachel L—Frances W Wilson, Bayonne.....	nom
Totten, W M and G H Jones by City Collector—Mayor and Aldermen.....	182
Same by same—same.....	172
Same by same—same.....	71
Tremper, Augustus—Margt Tremper.....	2,000
Voorhes, Ann by City Collector—Mayor and Aldermen.....	630
Voorhes, Cath E by City Collector—Mayor and Aldermen.....	1,257
Same by same—same.....	1,365
Same by same—same.....	276
Same by same—same.....	498
Same by same—same.....	498
Same by same—same.....	498
Vreeland, Hartman—Marie A Vreeland, Bayonne.....	nom
Wallach, K M—Emma Engel, Bayonne.....	10,000
Ward, Thomas—Catherine Morrison, Bayonne.....	nom
Weber, William—Daily News Savings and Loan Assoc.....	nom
Wentz, William—C K Luess.....	3,650
Weston, H D—E W Parsells.....	3,000
Wilson, S M—Rachel L Thompson, Bayonne.....	nom
Woolsey, E C and C W by City Collector—Mayor and Aldermen.....	10,100
Zimmermann, Michael—R Waters.....	50

MORTGAGES.

Block, Theresa Z—W S Oplyke, North Bergen, 6 months.....	1,000
Bonnot, Emile—D F King et al, 3 years.....	7,125
Same—Mary A King, 3 years.....	9,500
Same—Guard Ann A King, 3 years.....	2,375
Coleman, Sarah A—M Foster, 1 year.....	3,500
Cramer, Sarah E—Fanny W Cropper, 3 yrs.....	1,400
Crevier, J C—The Mutual Life Ins Co, Hoboken, 1 year.....	75,000
Croutler, Annie E—C Bunie, 3 years.....	3,500
Darling, H I—The N J Title Guarantee and Trust Co, 3 years.....	1,300
Same—same, 3 years.....	1,300
Same—same, 3 years.....	1,300
Same—same, 3 years.....	1,300
Devine, Mary A—I L McEwan, West Hoboken, 1 year.....	500
Dowden, Benjamin—N J Title Guarantee and Trust Co, 3 years.....	1,300
Same—same, 3 years.....	1,300
Same—same, 3 years.....	1,300
Driscoll, Catherine—Bayonne B Assoc No 2, Bayonne, installs.....	3,600
Eldridge, Harry—The Mechanics' Trust Co, Bayonne, 1 year.....	3,000
Same—same, Bayonne, 7 years.....	600
Eits, J E—H Timken et al, Guttenberg, 1 year.....	505
Fahey, Michael—Garfield B and L Assoc, installs.....	3,600
Fall, Charles—J H F Fokers, Hoboken, 5 years.....	10,000
Fiege, Charles—Magdaline Hoffman, 1 year.....	1,500
Fry, E W—The N J Title Guarantee and Trust Co, installs.....	1,500
Same—same, 3 years.....	3,000
Forrest, M M—Daily News Savings and B L Assoc, Kearney, installs.....	2,000
Gallagher, Margt E—Mary A King, 3 years.....	1,900
Gilmore, John, Jr—Howard B and L Assoc, Kearney, installs.....	800
Gillette, Lida C—H V Condict, installs.....	1,500
Hanson, Johan—Minnie A Crawford, Kearney, 1 year.....	700
Hockstien, Joe—The Millinery B and L Assoc, Bayonne, installs.....	2,500
Homeyer, Charlotte—C Spierling, 3 years.....	2,500
Inness, C K—The N J Title Guarantee and Trust Co, 1 year.....	1,000
Kahn, Isaac and Jacob—Exrs of A L Grabfelder, 3 years.....	5,000
King, T A—Annie E Stoltz, 2 years.....	800
Kirwan, John and Jane E Lills—J Kenully, 1 year.....	300
Kontje, G D—C M Dalrymple, Bayonne, 1 year.....	400
Kumpel, W O—E Russ, Hoboken, 3 years.....	1,500
Loughlin, Hannah—H Koenig, 3 years.....	300
McGonnell, Mary—Jersey City B and L Assoc, installs.....	1,000
Mead, Cathalina—J B Vredenburgh, Bayonne, 2 years.....	1,000
Morgen, John—L Baumann, 1 year.....	300
Osbahr, W H—Bayonne B Assoc No 2, Bayonne, installs.....	400
Peterson, C F—Kearney B and L Assoc, Kearney, installs.....	600
Raisch, W A—Indian Spring Land Co, West Hoboken, 5 years.....	700
Riley, Margaret—J Stumpf, Harrison, 1 year.....	3,000
Ritter, John—J P Hall, 1 year.....	500
Ringger, Jacob—C F Ruh, West Hoboken, 3 years.....	5,000
Same—M Rehbene, West Hoboken, 5 years.....	2,200
Ritchie, Jennie B—C F Ruh, North Bergen, 3 years.....	3,000
Robertson, Simpson—J Robertson, West Hoboken, 3 years.....	1,000
Roth, George—S Glaser, North Bergen, 6 yrs.....	1,150
Russell, J B—Citizens Savings and Loan Assoc, installs.....	250
Rummler, A B—J Mehl, Jr, 1 year.....	1,000
Schroeder, Henry—Annie E Stoltz, 3 years.....	300
Schurr, Joseph—G Glaser, Guttenberg, 2 yrs.....	150
Schumacher, Peter—C T Van Deren, Harrison, 1 year.....	500
Schoenfelder, Anthony—O & F Frommel, Hoboken, 3 years.....	350
Schmidt, Elizabeth—The Gottfried Krueger Brewing Co, 1 year.....	1,102
Sharp, Edwin—H Lahey, 3 years.....	1,500
Sharp, Sarah F—C A Feick, Kearney, 3 months.....	500
Sheeran, Emma T—Provident Inst for Savings, 1 year.....	1,000
Siefken, E W—S C Mount, Bayonne, 1 year.....	900
The trustees of the German Evangelical St Lucas Church—Exrs Anna E Miller, 15 years.....	10,250
The United States Lining Co—M C Bouvier, 3 years.....	8,000
Watson, E M—Lafayette M H and L Assoc, installs.....	800
Weeks, C P—H C Greene, Kearney, 3 years.....	1,750
Wilkinson, James—Equitable Life Assur Soc, 1 year.....	3,000
Wohlfarth, J C—F Albanus, 5 years.....	850
Wulpern, Henry—H Puster et al exrs, 3 yrs.....	300

CHATEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Draha, Julius, Union—William Peter Brewing Co.....	650
Geil, O C W, Bayonne—The Bachman Brewing Co.....	1,000
Gillanders, James, Hoboken—Beadleston & Woerz.....	700
Heise, Henry, Hoboken—Consumers' Brewing Co.....	2,300
Main, G B—Christian Feigenspan.....	700
Miller, John, Union—D Bernes.....	450
Peragallo, Ferdinand, Hoboken—William Peter Brewing Co.....	600
Ruck, George—Wagner, Sandford & Rink, pool tables.....	250
Spinaport, Joseph, Hoboken—F & M Shaffer Brewing Co.....	903

HOUSEHOLD FURNITURE.

Allen, Edward—Jordan & Moriarty.....	7
Conrad, H J—Garvey Bros.....	15
Craggs, Georgina K—Catherine Lignot.....	25 0
Deveur, W H, Hoboken—F H Cordts.....	12 6
Edsall, Carrie, Bergen Co—L Baumann.....	13 2
Hill, G P—D O'Farrell & Co.....	5 9
Kegel, Ernest—John Mullins & Co.....	15 6
Lass, George—J Baumann.....	20 8
Otterson, Benjamin—L Baumann.....	11 4
Peir, Edward, Bayonne—C F Days.....	5 0
Richter, Paul, Guttenberg—J Moriarty.....	17 9
Richardson, W H, Kearney—L Baumann.....	11 5
Schepflin, Henrietta—John Mullins & Co.....	17
Stiehl, H C J, Hoboken—H L Mackey.....	3
Terney, J A, Hoboken—H L Mackey.....	5
Wilcox, Matilda—L Baumann.....	19

MISCELLANEOUS.

Eits, J E, Guttenberg—Tinken & Hanniba grocery business.....	—
Graus, Frank, Hoboken—R Hoe & Co, prin ing business.....	—
Holmark, Peter, Kearney—P Ballantine & Sons, horse, wagons and harness.....	500
Intemann, Catherine, Hoboken—F Springhorn, horses, wagons, boiler and provision business.....	500
Levy, David and Bernard Miller—J Harper, improvements and alterations to secure rent.....	—
Marshall, Sydney, Bayonne—P J Brady, tools and implements used in bicycle repair business.....	195
Meany, John—E Horton, horse, wagon and harness.....	176
Meyer, John—E Berckmann, horses, wagons, harness and cash register.....	325
Rapp, A E—I Cadmus, furniture, fowls and cows.....	400
Reynolds, M—National Cash Reg Co, cash register.....	137
Saporito, Louis, Harrison—C See, cows, horses and harness.....	160
The International Contracting Barges A, B, C, D, of New Jersey—Post, Martin & Co.....	25,415
The Robert Hillis Coffee Co, Hoboken—The C & C Electric Co, machinery.....	700
Weitkamp, Christian and Christian Doris, Hoboken—The Consumers' Brewing Co, horse, wagon, beer bottling business.....	500

BILLS OF SALE.

Post, H A V, A N Martin and C C Pomeroy, trading as Post, Martin & Co of New York—The International Contracting Co, Barge A.....	no consid given
Same—same, Barge B.....	no consid given
Same—same, Barge C.....	no consid given
Same—same, Barge D.....	no consid given
Scheibe, Frederick—F Stocker, grocery and provision, second-hand furniture, trucking and carting business.....	400
Smiley, Matilda—R Milling, boot and shoe business.....	300
The New York Dredging Co of New York—Post, Martin & Co, Barge A.....	no consid given
Same—same, Barge B.....	no consid given
Same—same, Barge C.....	no consid given
Same—same, Barge D.....	no consid given

JUDGMENTS.

Alexander, A H—C Walsen.....	1,390
Brady, Michael—G Krueger Brewing Co.....	282
Buck, Matilda—Phelan & Dwell.....	668
Coleman, Mary—D E Cleary.....	138
Hammerson, August—Palmer, Campbell & Co.....	293
Hamilton, Alexander—R B Dickinson.....	350
Same—Rachel A Hamilton.....	1,547
Holden, Robert—D E Cleary.....	177
Jaekens, Diederich—W F Schumann & Co.....	580
Knapp, Franz—William Peter Brewing Co.....	355
McDonald, Jeremiah—C Smith & Co.....	76
Meany, John—L Kirschner.....	134
Niemeyer, Henry—Seeman Bros.....	399
Same—Otto W Van Campen & Co.....	712
Same—C Frey.....	75
Same—H Tietjen.....	500
Same—Thurber, Whyland & Co.....	152
Same—D S Brown.....	14
Same—H J Fink.....	26
Same—Beach Bros.....	31
Same—R W Wer & Co.....	21
Same—W F Schumann & Co.....	85
Same—M V Murphy.....	36
Same—R Butler.....	12
Same—L Miller & Son.....	43
Same—H Frerichs.....	81
Same—J Guth.....	28
Same—J Buekenkuch.....	118
Schultz, Adolf—J Schmidt.....	80
Spengeman, Fredk—S Allen.....	50
The Board of Chosen Freeholders—L Spitznagel.....	1,200
Same—E Steger.....	25
Same—A Llion.....	175
Same—C J Cronan as trustee.....	830
Same—same.....	430
Same—F Hurtwick.....	230
Same—W Ihnen.....	130
Same—same.....	680
Same—G D Du Bols.....	105

MECHANIC'S LIEN.

The Sprague-Schuyler Mfg Co and R S Green, Jr, builders and owners; The Graves Elevator Co, claimants.....	223
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# REVIEW AND RECORD.

BROOKLYN, FEBRUARY 17, 1894.

## The Grip of the Ring on the Sheriff's Office.

ONE of the accidents of politics in Kings County is Sheriff Buttling. Brought out of the obscurity to which he may have been an ornament by the wave of electoral reform which swept over Brooklyn in November, and hoisted into a prominence as unexpected and surprising to himself as it was to the political machine that placed him in nomination, he was given an opportunity to make for himself an enviable reputation and to win the approbation of the people who exalted him, in the belief that he would prove at least the lesser of two evils. But he has at his first public opportunity shown a disposition to ally himself with the individuals against whom the reform movement was specifically directed. He was the official custodian of John Y. McKane in his recent trial, and as such was twice publicly rebuked by the presiding judge for the favoritism shown to that arch-conspirator against the integrity of the ballot.

But the direction in which he has shown most signally his enmity against the substantial interests of this city, is in his alliance with the McLaughlin ring in the matter of the public sales of real estate. The united expression of the real estate interests of Brooklyn outside of the ringsters has been in favor of the concentration of all the legal sales of real estate at some one central point, and that to be the Real Estate Exchange. Under the manipulations of the ring these sales have been held in the Court House rotunda, in the Willoughby street Auction Room, and in various other places, as best suited their purposes.

The effect of this has been to absolutely destroy whatever interest the investment public might have taken in such auction offerings, and to leave the unfortunate and crippled defendant to his own unaided resources for the rescue of some portion of his equity from the rapacious hand of the law. The intent of justice, that the property of the defendant should not be sacrificed, but that it should be offered in the most public market obtainable, and after widespread publication, has by these methods been defeated. For all practical purposes the sales might just as well have been made on the high seas, for it is notorious that they have nearly always resulted in the knocking down of the property to the plaintiff, sometimes with big deficiency judgment ensuing against the defendant.

The effect of this has been disastrous to realty values throughout the city. When the quotations of the auction market show one price for a piece of property that is far below its real value, it is difficult to convince a buyer that the next adjoining parcel, identical in its intrinsic value, is worth 50 per cent more in the general market. Especially in periods of financial depression are practices of the kind noted fraught with widespread menace and real danger to property interests. They, more than any other agencies are calculated to create alarm and diminish confidence in existing values. It is the policy of wisdom to do all that is possible to foster and maintain a strong central defensive body in the real estate market, that can always be relied upon to come to the rescue when a property is threatened with sacrifice—not for philanthropic reasons, but to support and maintain the standard of values for self-defense, for the public interest and for the best interests of the municipality as such. To this end, the representative brokers, owners and operators in Brooklyn have endeavored to secure the concentration of such sales at the Real Estate Exchange, as the most central and appropriate and conspicuous place, and where the interests of the defendant debtor would be most sure to receive the protection intended by the law.

In this endeavor, after the recent election, a committee of the brokers gave Mr. Sheriff Buttling the formal honor of a visit, at which they placed the matter before him, and he gave them assurance that he would direct the sales to be held at the Exchange. But he has proven false to his promise. A few sales, it is true, were sent there, but, like his predecessor, he has distributed his favors wherever the old ring desired him to. It is said in his defense that he is in a measure in the power of the ring and would sacrifice an income of something like \$30,000 a year if he should do as he promised the Exchange committee; that this income is derived from the feeding of prisoners in the Raymond street jail; that it is optional in most cases with the police justices whether they commit prisoners to the jail or to the penitentiary; that the justices are the creatures of the old ring and under their orders, and that if Buttling should cut off the auction room pap from the ring, the ring would retaliate by ordering the justices to cut off the supply of prisoners to the jail. The answer to this is conclusive. It is that if Buttling was

a man of principle and moral stamina he would do his duty conscientiously, regardless of the consequences, and that if he had shown an earnest disposition to stand with the elements who gave him his present lease of power, the ring could never have succeeded in carrying out its threat.

Buttling's venality has made it of the most importance, however, that the bill now pending in the Senate, requiring the holding of all legal sales at the Exchange, should be pushed to unfailing enactment. The officers of the Exchange feel confident that it will pass. It is short in its terms and we therefore give it in full:

SEC. 1. All sales of real estate, hereafter made in the county of Kings, under the decree or judgment of any court of record, unless otherwise especially directed in such decree or judgment, shall take place at the real estate exchange auction room, located at numbers one hundred and eighty-nine and one hundred and ninety-one Montague street, in the city of Brooklyn, in said county.

SEC. 2. This act shall take effect thirty days after its passage.

The brokers of Williamsburgh and the Eastern District have expressed a desire that the bill be amended so as to authorize the holding of sales in that section in the local auction room, and as the two communities are so separate and distinct in their real estate relations, the officers of the Exchange are disposed to consent to it. We think that will be a mistake, but it is of minor importance to the main question. Every person interested in the welfare of Brooklyn should lend his influence to the enactment of this law. After that the sinecures attaching to the Sheriff's office ought to also receive legislative curtailment—as a measure of retributive justice as well as for public economy. It is preposterous to assume that men like Buttling and Courtney are worth \$30,000 a year in any position. The salary of the office is ample compensation; all the fees should be turned into the public treasury.

## Brooklyn Real Estate Notes.

CONVEYANCES.		
	1893.	1894.
	Feb. 9 to 15, inc.	Feb. 9 to 15, inc.
Number .....	308	243
Amount involved.....	\$884,778	\$464,830
Number nominal.....	125	140
MORTGAGES.		
	1893.	1894.
	Feb. 9 to 15, inc.	Feb. 8 to 14, inc.
Number .....	256	182
Amount involved.....	\$1,277,602	\$510,815
Number at 5 per cent. or less.....	131	73
Amount involved.....	\$769,675	\$208,869
PROJECTED BUILDINGS.		
	1893.	1894.
	Feb. 10 to 16, inc.	Feb. 10 to 16, inc.
Number of buildings.....	52	27
Estimated cost.....	\$263,340	\$85,210

## THE STEAM ENGINE NUISANCE IN ATLANTIC AVENUE.

A citizens' movement has been organized to secure the removal of steam motive power from the Long Island railroad in Atlantic avenue. At a well-attended meeting recently held in Conservatory Hall, at Bedford avenue and Fulton street, an organization was effected embracing such men as Eugene G. Blackford (who was chosen president), Edwin H. Compton, T. S. Barnes, C. W. Seaman, Isaac Howland, Charles S. Whitney, George H. Cook, Charles Cooper, Edward H. Hobbs, James O. Carpenter, N. T. Hayes, John A. Quintard and Thomas Monahan. The efforts of the association will be directed toward securing the passage of the bill introduced by Senator Reynolds, which repeals the law, chapter 187 of the laws of 1876, which authorized the use of steam on Atlantic avenue east of Flatbush avenue. The Long Island Railroad Company has a charter for an elevated road through Atlantic avenue, and the property-owners want it to make use of its charter without further delay, or depress its tracks and adopt the electric system of traction. Either one would do away with the standing menace to the property of the present steam surface railroad.

## WALLABOUT MARKET IMPROVEMENTS.

A conference of city officials, with Mayor Schieren at the head, was held on Tuesday over the Wallabout lands purchase from the Federal government and the condition and improvement of the market. Without fixing any date it was informally agreed that the city would accept the lands at the purchase price stipulated, \$1,200,000, and would make a first payment on them of 25 per cent within about three months. The matter of the leasing of the stands was given cursory attention, and it appearing that there was a remarkable lack of system in it, and that they were the subject of a peculiar speculation, the Mayor appointed a committee of citizens, composed of Andrew D. Baird, Henry Batterman, Eugene G. Blackford and Henry

A. Powell to inquire into the subject and report to him a plan for the improvement of the system.

ANNUAL EXHIBITION OF ARCHITECTURAL DRAWINGS.

The annual exhibition of the Department of Architecture of the Brooklyn Institute of Arts and Sciences will be given at the Art Association Galleries, No. 174 Montague street, from Friday evening, March 30th, to Saturday evening, April 21st. The public exhibition will be from April 2d to 21st inclusive, from 9 A. M. to 10 P. M. Dr. Wm. H. Ingersoll, secretary of the Department (address, No. 174 Montague street), will furnish all desired information about the entries, which will be received from March 19th to 26th inclusive.

Gossip—Brooklyn.

Corwith Bros. have sold the three-story frame double flat with stores, 27x55, on lot, 27x80, No. 193 Nassau avenue, for J. C. Davis to L. R. Broad for \$7,500.

Jones & Co. have sold the two-story and basement brownstone dwelling, north side 11th street, between 8th and 9th avenues, 18x45x100, known as No. 587 11th street, for Jas. H. McKenna to Mrs. Kate Eggert, both of Brooklyn. Price, \$7,000.

Builders—Brooklyn.

G. W. Walgrove, of New York, is the architect for four four-story English basement houses to be built for Joseph Fahys on the southeast corner of Clinton and De Kalb avenue. Two of them will be 18.6 and two 19 feet wide and all will be 48 feet deep, with 17-foot dining-room and 10-foot butler's pantry extensions on each house. The fronts are to be of Lake Superior stone in the first story and of mottled brick with stone trim above. They are to have galvanized iron cornices and tin roofs. The trim throughout will be of hardwood, the parlors part in white and gold and part in birdseye maple, the halls and dining rooms in quartered oak and the upper floors in sycamore and birch. Furnace heating, exposed sanitary plumbing, marble-tiled and wainscoted baths and built-in kitchen ranges will be the prominent features of the furnishings. The plans show an entrance, but two or three steps above the yard level, then a reception room, a foyer hall and back of that the parlor, with light from a rear court, then back of that the 17-foot dining-room extension and back of that the butler's pantry extension. The houses will set 25 feet back from the street, and will have one and two-story bays projecting from the upper stories. They are estimated to cost \$40,000.

Benjamin Wright has plans for a church edifice, 70x30 feet, to be erected on the north side of Bergen street, 93.4 feet west of Rochester avenue, for the Berean Baptist Church. It will be constructed of wash brick with Belleville brownstone trimmings. The heating will be by hot air; cost, about \$5,000.

Long Island.

Arverne.—Charles Crabbe, of Rockaway Beach, is building a three-story frame dwelling, 65x52 feet, on Ammerman avenue, for Dr. S. Kohn, of New York. The hall and reception room will be trimmed in oak. All the latest improvements, including sanitary plumbing, are specified; cost, \$9,500. William Lambert, of New York, is the architect.—W. K. Benedict, of New York, has prepared plans for a two-story and attic frame cottage, 64x30 feet, to be erected on Summerfield avenue, for Mrs. M. E. Barrett. It will contain all improvements and cost \$5,000.—Charles Crabbe is at work on a three-story cottage, 78x56 feet, on the modern Holland style, on Sea View avenue, for John R. Waters, of New York. The interior trim will be of hardwood of different colors. It will contain the latest improvements and cost \$11,000. F. P. Bodine, of Summerfield, N. J., prepared the plans.

Bay Shore.—D. W. Ruland has commenced the erection of a two-story and attic frame cottage on Clinton avenue.

Bath Beach.—Sperling & Williams are altering the Avon Beach Hotel here for George Shields. The building is being raised and two stories added. The interior will be finished in hardwood and contain all improvements; cost, \$6,000. Anson Squires is the architect.

Clarenceville.—Harry Flock is building a two-story and attic cottage on Cedar avenue for a New York party. It will contain all improvements and cost \$2,000.

East Norwich.—Thompson Layton, Jr., is erecting a two-story and attic cottage for his own occupancy. It will contain all improvements.

Freeport.—Randall & Miller are building two three-and-a-half-

story, shingle-finished, flats with stores, 43x70 feet each, on Grove street, near Pine. They will cost \$7,000.

Flushing.—G. A. Warfield, of Murray Hill, has the contract for the carpenter work on the new dwelling to be erected on the College Point road for M. Imandt, of New York.

Flatbush.—Jacob Reese will erect a two-story and attic frame Queen Anne cottage on East 19th street, between Avenues A and B. It will contain all improvements, and cost \$5,000.—The plans for an electric light power house for the Flatbush Gas Company have been completed. It is intended to erect the building on the company's property on Clarkson street.

Good Ground.—P. H. Duffy will shortly commence work on a two-story and attic summer cottage on the cliff.

Huntington.—William Lewis has started the foundation for a factory for the manufacture of photographic instruments.

Jamaica.—Remsen & Stansbury are building a two-story and attic frame and shingle-finished cottage, 33.6x45 feet, on the King estate, for James McKinney. The interior will be finished in whitewood polished. All improvements and steam heat are also specified; cost, \$5,500.

Long Island City.—Edward Einhart is building a two-story frame dwelling, 32x36 feet, on Briell street, near Webster avenue, to cost \$1,000.—Contractor Hatch has the contract for a frame and brick dwelling, 20x22 feet, on Briell street, near Freeman avenue, for Jacob Anseritz.—Preston B. Seaman has plans for two double dwellings, one for Frederick Schleur and another for Frederick T. Hallett; both to be erected on Tisdale place. Mr. Seaman is also preparing plans for a two-story and attic cottage, to be erected on Lockwood street, for P. Warren.

Morris Park.—Work is soon to commence on a school-house to cost \$10,000.

New Hyde Park.—Plans and specifications have been prepared for the Catholic Church which is to be erected here. Thomas F. Kelley is the architect. The structure will cost about \$7,000.

Oceanside.—At a special school meeting the sum of \$7,000 was voted toward the building of a new school-house.

Port Washington.—William H. Hulst is erecting a two-story and attic frame cottage at Thomaston, for Fred Neimeyer.

Queens.—A two-story and attic cottage is in course of erection on the Jericho road for A. J. Vandever. It will contain all improvements and cost \$9,000.

Woodhaven.—Ground has been broken for a two-story hotel on the corner of Broadway and Ocean avenue, for Adam Ebert.—At the regular meeting of the Trustees of School District No. 6, plans for the new school-house were received and laid over for further consideration. The building without the heating apparatus is to cost \$4,800.—William Stroh is erecting a three-story dwelling, with stores, on the Plank road, corner of Union place.

The Building Material Exhibit.

Before making their contracts for material of any kind, whether constructive or finishing, architects, builders and individuals who propose beginning new work this spring or remodeling old should visit the Building Material Exhibit conducted by THE RECORD AND GUIDE at Nos. 276 to 282 Washington street, Brooklyn, and examine the extensive variety of goods there displayed. Visitors will find much to instruct and interest them, particularly in several new exhibits that have lately been put in position. One of these, in the furnace and range department, is the celebrated Kelsey corrugated hot air furnace, for which the medal was awarded at Chicago. This heater, manufactured at Syracuse, is constructed upon peculiarly original and distinctive principles, successfully solving the problem of securing a maximum of heating power at a minimum use of coal. Another highly important feature, and one that is bound to secure wide recognition because of its obvious excellence, is the fact that distant rooms may be equally as well heated as those near by. In Section "T" a very beautiful exhibit of floor mosaic, known as "Manhattan Mosaic Marble," is made by the National Mosaic and Marble Co., of West 42d street, New York. This material, which is produced in all colors, with highly decorative effects, is used not only as a floor tile, but also for wainscoting, columns, in staircase work, building blocks, copings, and in a variety of other ways. It is well adapted for all of these purposes, as it is of a hard, vitrified character, well able to withstand all ordinary wear to which it may be subjected, at the same time retaining its high surface polish and lustre. It is well worth a careful inspection. The very moderate price at which it may be had will doubtless secure for it a wide use.

RECENT AUCTION SALES.

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

FOR WEEK ENDING FEBRUARY 16.

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

RICHARD V. HARNETT & CO.

Sullivan st, No 114, e s, 125 s Conover st, 25x100, 4-sty brk double tenem't. W R Thompson..... \$5,000

W. COLE.

Heyward st, No 177, n s, 175.6 w Marey av, 19x100, 2-sty and basement brownstone dwell'g. Lillian Stump..... 5,200

Schenectady av, No 172, s w cor Prospect pl, 20x83, 3-sty frame tenem't with store. John Murtaugh..... 5,420  
 McDonough st, No 594, s e cor Ralph av, 24.6x100, 4-sty brk flat with stores. Bernard Levino..... 23,000  
 Hancock st, No 519, all right, title and int. Martin M Goodman..... 130  
 Putnam av, No 541. Same..... 25  
 3d av, No 127. Catharine Maloy..... 500  
 3d av, No 129. Same..... 900  
 Atlantic av, No 362. John Totten..... 25  
 Hoyt st, No 161. Same..... 340  
 Pacific st, No 597. Same..... 150  
 13th st, No 242. Same..... 25

J. COLE.  
 North 12th st, Nos 77-91, n e s, 100 n w Wythe av, 200x100x150x100 to North 13th st, x50x200, varnish works. Charles Pryor..... 10,000

T. A. KERRIGAN.

Bainbridge st, No 253 1/2, n s, 243.9 w Patchen av, 18.9x100, 2-sty and basement brk dwell'g. Samuel Ayres..... 5,500  
 Boerum st, No 243, n s, 422.8 1/2 e Bushwick av, 25 x 62.11 x 25.0 3/4 x 64.8, 2-sty brk dwell'g and tailor shop. Max Brill..... 2,500  
 Chestnut st, w s, 120 s Liberty av, 20x100, 2-sty frame dwell'g, unfinished. Frederick Middendorf..... 1,600  
 Glenmore av, No 157, n s, 86 e Saekman st, 14x84, 2-sty brk dwell'g. Thomas Everit..... 2,300  
 Lawrence st, No 105, e s, 240 s Myrtle av, runs s 10 x e 107.6 x n 50 x w 30 x s 35 x s w 10 x w 70 to beginning, 3-sty brk stable; all right, title and int. Wm C Booth..... 2,000  
 Linden st, No 112, e s, 235.11 n Evergreen av, 20x100, 2-sty frame dwell'g. Aaron Levy..... 2,500

Clarkson st, n s, 1,890.10 e Flatbush av, 25x248.10, frame dwell'g. D S Yeoman. 1,950  
 \*Osborn st, No 122, w s, 116.8 s Eastern Parkway, 16.8x100, 3-sty frame tenem't. Louis Hurst. 2,712  
 \*Tillary st, No 259, n s, 143.9 e Navy st, 25x 100, 1-sty frame stable. C H Falls. 1,000  
 \*Union st, No 681, n s, 166.10 e 4th av, 25x 95, 4-sty brk double tenem't. Chas M Marsh. 8,000  
 \*Union st, No 844, s s, 348 e 7th av, 21x90, 3-sty and basement brk dwell'g. Daul S Arnold. 9,775  
 \*2d st, No 458, s s, 207.0<sup>1</sup>/<sub>2</sub> e 6th av, 18.2x 95, 2-sty and basement brk dwell'g. Julia G Lockwood. 6,500  
 \*Arlington av, Nos 242-248, s e cor Cleveland st, 50x100, 2<sup>1</sup>/<sub>2</sub>-sty frame cottage on plot. The East New York Co-operative Savings and Building Loan Assoc. 6,000  
 \*Buffalo av, No 54, n w cor Atlantic av, 20x 45, 3-sty frame tenem't with store. Joseph Liebmann. 4,000  
 \*Livonia av, n w cor Sackman st, 20x90, 3-sty frame tenem't with store. Thomas Monahan. 2,000  
 \*Livonia av, n e cor Christopher av, 160x 90, seven 2-sty and basement frame dwellings and 3-sty frame tenem't with store on cor. Same. 5,000  
 \*Shepherd av, No 107, e s, 275 s Ridgewood av, 16.9x101x101.10<sup>1</sup>/<sub>4</sub>x16.9x101.10<sup>2</sup>/<sub>2</sub>, 2-sty frame dwell'g. Thomas Monahan. 1,650

TAYLOR & FOX.

Scholes st, No 12, s w s, 100 s e Union av, 25x100, 3-sty frame tenem't with stores. D S Yeoman. 5,900

REFEREE'S SALES AT COUNTY COURT HOUSE.

McDonough st, No 373, n s, 100 e Stuyvesant av, 20x100, 3-sty brk dwell'g. Mary S Wild. 7,000  
 McDonough st, No 375, n s, 120 e Stuyvesant av, 20x100, 3-sty brk dwell'g. Same. 7,500  
 Total. \$47,120  
 Corresponding week, 1893. 145,204

Kings County Records.  
 CONVEYANCES.

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

FEBRUARY 9, 10, 12, 13, 14, 15.

Ashford st, e s, 67 s Ridgewood av, 33x100. Release mort. Edwd F Linton to Theo M Le Bean. \$550  
 Bambridge st, s s, 274.1 e Ralph av, 17.2x 100, h & l. Thompson Hollister, Garden City, to Jennie M Morris. val consid and 6,250  
 Bergen st, s w cor Howard av, 20x75, h & l. Henry Smith to John J Smith. nom  
 Berriman st, w s, 290 n Hegeman av, 20x 100, Wm H Jackson to Fredk O Wiegand. 250  
 Bleecker st, s e s, 270 n e Irving av, 40x 100, h & l. Elizabeth wife of Henry Ettinger to Andrew Frank. Mt. \$2,250. 37  
 Boerum st, s s, 75 e Lorimer st, 25x100, h & l. Mary Jaraschow to Tube Gdalewitz. Mt. \$7,800. nom  
 Bogart st, No 21, w s, 50 s Varet st, 25x96. Morris Roth and Wm G Schmidt to Ellen Schoenberg and Taklas Strobin. Mt. \$3,500. 4,700  
 Bogart st, e s, extends from Scholes st to Meserole st, 200x200. Mary S Baker heir Charles Schenck to Alvan R Johnson. nom  
 Broadway, s w s, 46.11 s e Madison st, runs s w 55 x s w 33.2 x e 18.1 x s 4.9 x n e 80.4 to Broadway, x n w 28, h & l. Nathan Kaplan to Theresa Goodkind. Mt. \$1,100. exch  
 Butler st as same laid down on the Town Survey Commission map, s s, 27.5 n from the s s of Butler st and 216.6 e Flatbush turnpike road, runs n 75 x e 85.3 x s 75 x w 85.5. Gertrude Prince to John H Oest. nom  
 Carroll st, s w s, 120 s e 4th av, 20x59x20x 58, h & l. Mary J McGrath to Kate Brighton. nom  
 Clarkson st, n s, 98.10 w Ocean av, 43.9x 100.10x43.9x100.9. Flatbush. Henry Rudloff to Margaret Riker. 5,200  
 \*Cornelia st, n w s, 160 n e Evergreen av, 20 x100. Geo F Alexander to Mathew J Dowd. Mt. \$3,200. nom  
 Clifford pl, w s, 75 s Calver st, 25x50, h & l. Matthew Foster to Augusta Foster. nom  
 Columbia st, e s, 40.2 s Woodhull st, 19.11x 70, h & l. Thomas and Wm J Flanagan, Jersey City, and Margaret Bannerman, formerly Flanagan, heirs Margt Lennart to Henry Lennart. nom  
 Court sq, formerly Boerum pl, No 10, Elbridge Farmer, Arlington, Mass. to Ida A wife of Stevens Lawrence, Arlington, Mass. Q. C. nom  
 Same property. Ida A wife of Stevens Lawrence to Nellie M wife of Elbridge Farmer. Q. C. nom

Covert st, s s, 521.7 e Central av, 18x89. Fredk C Stopenhagen to Harriet H Van Kempen. Mt. \$1,500. See Stanhope st. exch  
 Dean st, s s, 325 e 3rd av, 25x100. Bement P Sharp to Etta Sharp his wife. nom  
 Dean st, n s, 275 w Underhill av, 25x100. Edwd B Milde to Edwd J Milde. nom  
 Dean st, s s, 225 w Clason av, 25x110, h & l. Foreclos. John Courtney to Warren P Ackerman. 3,050  
 Dean st, s s, 200 w Clason av, 25x110, h & l. Foreclos. Same to same. 3,160  
 Dean st, s e cor Schenectady av, 25x75, h & l. Caspar Kerz to Mary K Kerz widow. nom  
 Dean st, s s, 175 e Grand av, 29.9x110. John R Emma E and Mary S Lloyd and Jennie E Seagrave devisees Thomas Lloyd to Patrick Cunningham. 1,430  
 Dean st, n s, 100 w Nostrand av, 100x100. Thomas Brown to John Mollenbauer. Mt. \$40,000. exch and 18,000  
 Decatur st, s s, 298.7 e Saratoga av, 38.2x 100. Release mort. Jacob G Dettmer to Margaretha Lewis. 2,280  
 Same property. Margaretha Lewis to A Stewart Walsh. Mt. \$5,500. nom  
 Degraw st, n s, 550 w Nostrand av, 10x—x e 21 x s 30 x s—. Patrick Hayes to Ann Murphy. 400  
 Degraw st, s w s, 428.4 n w Smith st, 21.8x 100. Kath L and Caroline I Ward to Louis H Ward. All title. nom  
 Same property. Louis H Ward to Kath L and Caroline I Ward for lifetime. Mt. \$2,200. nom  
 Degraw st, n s, 160 w Nostrand av, runs n 100 x e 28 x n e 30 x w 100 x s 127.9 to Degraw st, x e 64.10. Wm E Reynolds, Croton Lake, to Wm E Neale. 2,375  
 Devoe st, s s, 225 e Leonard st, 25x—x—x 80.1. Daniel and Catherina Muller to John H Moore. Mt. \$7,500. 7,500  
 Duffield st, w s, 251.8 s Willoughby st, 86.8x100.3.  
 Fulton st, n s, intersection s s Marion st, runs e 185.3 x n 32.8 to s s Marion st, x s w 148.11.  
 Pacific st, n s, 197 e Smith st, runs e 14 x n 100 x w 11 x s 10 x w 3 x s 90.  
 State st, No 381, n s, 175 e Bond st, 19.10 x114 (?) or 100.14 2-5x19.10x113.7 or anything mentioned in a deed by Jno C D Kitchen to F von Bernuth and ano. nom  
 Same property. F von Bernuth, John B Putnam, John C D and J M Ward Kitchen to John C D Kitchen. nom  
 Dumont st, s e cor Schenck av, 50x100. Emma R Butcher to Edwd G Schiel. 2,500  
 Elton st, w s, 100 n Belmont av, 75x82.10<sup>2</sup>/<sub>2</sub> x75x82.7<sup>3</sup>/<sub>4</sub>. Charles Frazier to Mary E Reynolds. nom  
 Elton st, w s, 137.6 s Belmont av, 37x } 83.8.  
 Elton st, w s, 250 s Belmont av, 42x83.8. } Michael Newman to Jeremiah Kirby. Morts and int \$11,175. exch and 4,000  
 Same property. Jeremiah Kirby to Emma Stamm, Orange Co, N. Y. exch and 5,000  
 Fennimore st, n s, 260 e Nostrand av, 40x 100, Flatbush. Foreclos. John Courtney to James Deighan. Mt. \$1,500. 775  
 Fulton st, s w cor Nostrand av, 100x70. Annie S wife of Chas W Betts to Edwd S Betts. Mt. \$14,000. nom  
 Fulton st, n s, at intersection s s Marion st, runs e 145.3 x n 32.8 to Marion st, x s w 148.11.  
 Pacific st, n s, 197.6 e Smith st, runs e 14 x n 100 x w 11 x s 10 x w 3 x s 90.  
 State st, No 381, n s, 175 e Bond st, 19.10 x100.14 2-5x19.10x113.7.  
 John C D Kitchen to F von Bernuth, John B Putnam and John C D Kitchen, in trust for grantor's benefit. nom  
 Fulton st, No 1709. nom  
 State st, No 381.  
 Pacific st, No 293; also.  
 Personal property, bonds, cash, &c. John C D Kitchen to F von Bernuth et al. in trust. nom  
 Fulton st, Nos 2012, 2012A and 2014, s s, 320 e Howard av, 60x100, hs & ls. Anna W Coffin, East Orange, N J, to Chas W Gallier. Mt. \$15,000 and tax 1893. nom  
 Garfield pl, n e s, 224.10 s e 4th av, 20x64.6 x20x63.7. Wm H Elliott to Vincenzo Russo and Vincenzo Esposito. 1,500  
 Gold st, w s, 50 n High st, 50x100. John Adamson to Guilford R Barteaux. Mt. \$4,500. 9,500  
 Graham st, w s, 20.6 s Willoughby av, runs w 65 x s 0.9<sup>3</sup>/<sub>4</sub> x e 65 to st, x n 0.2. John S Roberts to Mary A wife of Geo J Oesau. nom  
 Grove st, n s, 90 w St Nicholas av, 20x100. Mary Froebig to Johanna Lehmann. nom  
 Halsey st, n s, 258.4 e Sumner av, 16.8x 101.10x16.9x100.3. Frank W Belmont to Francis Billingham. Mt. \$2,500. 5,000  
 Halsey st, n s, 205 w Marcy av, 40x100. Release mort. William V Simpson, Maturan, N J, and Henry Simons, New York, exrs William Collins to Fredk I Mathew. 6,614  
 Halsey st, n s, 100 w Stuyvesant av, 17.6x 100, h & l. William Stevenson to William Boyce, of New York, 5,500  
 Hancock st, n s, 170 w Lewis av, 36x100. Mary F Cantrell to Susan A Berrian, 15,000  
 Henry st, s e s, 166 n e Pierrepoint st, 25x 100. Wyckoff Vanderhoof to Caroline T Smith widow, Lexington, Mass. Mt. \$6,000. nom

Same property. Caroline T Smith to Laura E wife of Wyckoff Vanderhoof. Mt. \$6,000. nom  
 Hewes st, n s, 148 e Wythe av, 19.6x100, h & l. Wm H Bradford to Wm S Doig. Mt. \$3,000. 6,500  
 Hicks st, w s, 114.2 n State st, 16.11x100x 16.8x100. Chas W Kirehner to Rosie Feiner. Mt. \$3,500 and tax 1893. (Correction.) 5,500  
 Hicks st, n e cor Luquer st, 25x70. Luke and Mary Hughes to Thos D Rigney. 3,500  
 Hull st, s s, 112.6 e Hopkinson av, 18.9x100. Edmund S McMurray to Addison S Sanborn. nom  
 Same property. Addison S Sanborn to Peter G Kerr. Mt. \$3,500. nom  
 Hull st, n s, 150 w Saratoga av, 20x100. Michael Eckert to Barbara Lucas. Mt. \$2,600. 2,800  
 Leonard st, e s, 78 s Conselyea st, 22x95, h & l. Martha Goss to John H Proctor. nom  
 Livingston st, n e s, 576.10 s e Smith st, 25 x74, h & l. Liebmann Bros Co to John S McMaster and ano recvrs Liebmann Bros Co. nom  
 Logan st, e s, 170 s Belmont av, 40x100. Chas J Warren to Littleton M Closs and John Rebman, Jr. Mt. \$5,000. nom  
 Macon st, n s, 98 w Marcy av, 19.6x100. John Gordon to Jantha H wife of Robert W Scharf. Mt. \$7,000. nom  
 Macon st, s s, 220 e Tompkins av, 20x80. Cornelia Curtis widow to Helen C Hoyt now Hornblower, Jersey City. Mt. \$2,000. nom  
 Macon st, n s, 57.6 e Ralph av, 17.6x81, h & l. Saml F Jayne, New York, to Mary R Dillon. B & S. Mt. \$6,100. nom  
 Same property. Mary R Dillon to Andrew D Baird. Mt. \$6,100. nom  
 Madison st, n s, 134 w Ralph av, 18x100, h & l. Henry Lotz to William Lotz. Mt. \$1,000. 3,500  
 Madison st, No 936, s s, 220 e Howard av, runs s 100 x e 14 x n e 53.8 x n 48.2 to st, x w 28. Chas E Harris to Ignatz Martin. Mt. \$10,000. nom  
 Madison st, s s, 161 e Lewis av, 20x100, h & l. Andrew R Baird to Eliz C Baird. Mt. \$6,000. nom  
 McDonough st, s s, 380 w Ralph av, 18x100. Chas G Reynolds to Lizzie O Sullen. Mt. \$4,500. 7,050  
 McDonough st, n s, 120 e Stuyvesant av, 20 x100, h & l. Foreclos. Edwd C Bailey to Mary S Wild. Mt. \$6,000 and int Nov 1, 1893. 1,500  
 McDonough st, n s, 100 e Stuyvesant av, 20 x100, h & l. Foreclos. Same to same. Mt. \$6,000. 1,000  
 McDonough st, s s, 344 w Ralph av, 18x100, h & l. Chas G Reynolds to Rachel D Dawson. Mt. \$4,500. 7,500  
 McDonough st, n s, 403 e Tompkins av, 25x 120. John Fraser to James O Carpenter. Mt. \$12,000. exch  
 McDonough st, n s, 344 w Saratoga av, 16x 100, h & l. Hannah M Rose to Henry Grasman. Mt. \$1,500. nom  
 Monroe st, n s, 391.8 w Ralph av, 16.8x100, h & l. Sarah Adam to Joseph Kerkerman. nom  
 Moore st, s s, 175 e Leonard st, 50x100, hs & ls. Bernard Galewski, New York, to Harris Mandelbaum and Fischer Lewine. Mt. \$20,000. nom  
 Nassau st, s s, 259.3 e Jay st, 25x100, h & l. Wyckoff Vanderhoof to Caroline T Smith, of Lexington, Mass. Mt. \$9,000. nom  
 Same property. Caroline T Smith to Laura E wife of Wyckoff Vanderhoof. Mt. \$9,000. nom  
 Newell st, e s, 101.8 s Meserole av, 16.8x 100, h & l. Annie wife of Frank S Leviness to Chas F Leviness. <sup>1</sup>/<sub>2</sub> part. Sub to morts \$3,000. nom  
 New Lots road, s w cor Jerome st, 20x90. }  
 New Lots road, s s, 20 w Jerome st, 24.1x }  
 90.1x28.5x90. }  
 Julian Oechslin to Joseph Byk. 1892. nom  
 Noble st, n s, 70 e Franklin st, 25x100, h & l. Partition. Hugh A McFerman to Jere P Applegate and Caroline his wife. 4,250  
 Same property. Eugenia L wife of Walter F Stickle, Mt Vernon, N Y, Mary L wife of Franklin Schultz, Carolina U wife of John D McCabe and Alice T wife of Wm H Longley to same. 4,250  
 North Henry st, e s, 95 n Norman av, runs e 100 x s 5 x e 100 to Monitor st, x n 60 x w 100 x n 10 x w 100 to North Henry st, x s 65, hs & ls. Sarah A Sears to Otto J Bloss, James E Sears and William H Webb, of the Reliance Architectural Iron Works. Mt. \$2,250. nom  
 Oakland st, e s, 75 s Eagle st, 25x100, h & l. Margaret Floyd widow, Long Island City, to William Brown. Mt. \$1,700. 2,700  
 Ocean Parkway, n w cor Washington st, runs w 239.9 x n w 200.3 to Lawrence av, x e 50.1 x s e 100.2 x e 233.1 to Parkway. x s 109.5. Flatbush. Patrick Farrell to Margaret Farrell his wife. nom  
 Osborn st, e s, 200 s Dumont av, 25x100, h & l. Margt A Tostevin to Frederick Middelendorf. Mt. \$4,000. nom  
 Pacific st, s s, 316.8 w Saratoga av, runs s 107.2 x w 8.4 x n 3.11 x w 8.4 x n 74.10 to st, x e 16.8, h & l. Lars Johanson to John Reilly. 900  
 Pacific st, n s, 115 w Clinton st, 25x100, h & l. John Petrie and Selenda M Goodsir to Mary F wife of John H Kelly. 6,250  
 Pacific st, n s, 133.4 w New York av, 16.8x

100. Catherine Underhill, East Orange, N J, to Clarina B wife of Geo W Alpers. *Mt.* \$3,000. nom

Pacific st, s, s, 75 w Utica av, 298.8x107.2, eighteen houses. Henry Crowley to James J Walters. *Mt.* \$30,600. nom

Same property. James J Walters to Wm H Godward. *Mt.* \$32,600. nom

Pacific st, No 1790, s, s, 227.8 w Rochester av, 17.3x107.2. Release mort. Alfred Brumme trustee to T Corning McKennee. nom

Same property. T Corning McKennee to George Schad. *Mt.* \$2,500. 4,000

Plymouth st, s, s, 70 w Hudson av, runs s 146 x w 20 x n 46 x w 25 x n 100 to Plymouth st, x e 45. James T Pick to Fulton Bank of Brooklyn. nom

Same property. Foreclos. John Courtney to same. 2,000

Same property. Fulton Bank, Brooklyn, to Anna M wife of Edwd A Horton. 5,100

President st, n, e, s, 408 n w 5th av, 16x95. Peter Delap to Nannie W Stewart. 3,500

President st, n, s, 325.4 w 5th av, 16.8x95. Kate Brighton to Mary J McGrath. *Mt.* \$2,750. nom

Ralph st, No 76, s, s, 310 w Central av, 20x100, h & l. Frank Berlenbach and Raimund Mueller to Jacob Rosenthal. *Mt.* \$5,000. 8,500

Ralph st, No 76, s, s, 310 s w Central av, 20x100. Contract. Frank Berlenbach and H R Mueller to Jacob Rosenthal, Long Island City. 8,500

Schaeffer st, s, e, s, 215 n e Evergreen av, 90x100. David C Farrow to John W Neily. *Mt.* \$13,500. nom

Schaeffer st, s, e, s, 299 n e Evergreen av, 18x100. Release mort. Richd S Collins to David C Farrow. nom

Same property. Release mort. Same to same. nom

Same property. David C Farrow to Charles Wagenfahr. *Mt.* \$2,750. nom

Schermerhorn st, s, s, 71 w Hoyt st, 14x100, h & l. Emma wife of George Patterson to Annie L wife of Louis P Delan. B & S. *Mt.* \$2,100. nom

South Elliott pl, w, s, 106.4 n Atlantic av, runs n 25 x w 21.7 x s 31.2 x e 25 x n 14.11 x e 5.4. Abraham Burtis to Saml W Burtis. *Mt.* \$2,500. nom

Stockton st, n, s, 144 e Nostrand av, 18x87.9, h & l. Sarah F Mead to Bernard F Cotton. 3,300

Stockton st, n, s, 150 w Throop av, 25x90. Jacob H Westheimer to Bertha Steinberger. *Mt.* \$1,200. nom

St Johns pl, No 121, n, e, s, 316.10 s e 6th av, 17.5x100, h & l. Alzamora H Battersby to Elias A Goldstein. *Mt.* \$6,250. nom

Stanhope st, southerly cor Myrtle av, 23.10<sup>2</sup>x105.5x23.10<sup>2</sup>x106.4. Harriett H Van Kempen to Fredk C Stopenhagen. *Mt.* \$1,400. See Covert st. exch

Stockton st, n, s, 144 e Nostrand av, 18x87.9, Rufus B Jennings, Fairfield, Conn., individ and adhar Ephraim Jennings, Rufus S, Jesse H Atherton et al to Sarah F Mead. Q C. nom

Sumpter st, n, s, 150 w Saratoga av, 25x100. James Jardine, New York, to Johanna Henckel. All title. 125

Same property. Geo A, John H, Gustave A, John W L, Eliz A and Emma A Henckel and Sarah C De Bank formerly Henckel heirs Johanna Henckel to Johanna Henckel widow. All title. nom

Taylor st, n, s, 215 w Bedford av, 24.6x100, h & l. Foreclos. Wm J Buttling, Sheriff, to Sarah A Sands. 8,800

Tillary st, n, s, 125 w Adams st, 26.7x100, h & l. Liebmann Bros' Co to John S McMaster and ano recvrs Liebmann Bros' Co. nom

Thompsons Walk, w, s, 110 s Surf av, runs n w 62.7 x s 89.7 x s e along Bowery Walk 63.5 to Thompsons Walk, x n 90.4.

Thompsons Walk, w, s, 225.4 s Surf av, being s w cor Bowery Walk, runs n w 57 x s 100 x n w 33.3 x s 25 x n w 25.7 x s 18.3 x s e 118 to Thompsons Walk, x n 141.2.

Thompsons Walk, w, s, 366.7 s Surf av, 40x116.7x40x118.

Thompsons Walk, w, s, 446.6 s Surf av, 40x113.11x40x115.3.

Thompsons Walk, w, s, 526.6 s Surf av, 40x111.3x40x112.7.

Thompsons Walk, w, s, 711.6 s Surf av and at s s of 25-foot right of way, runs n w 53.2 x s 225 to Atlantic Ocean, x s e 57.10 to w s Thompsons Walk, x n 255, Coney Island.

Fredk W Thompson to Mary E Dibble widow. 1/2 part. nom

Troutman st, n, w, s, 265 s w St Nicholas av, 25x100.

Troutman st, n, w, s, 145.7 n e Wyckoff av, 25x100.

John Brehm to John Brehm and Elizabeth his wife, joint tenants. *Mt.* \$1,800. nom

Troutman st, n, w, s, 250 s w Knickerbocker av, 25x100, h & l. Charles Wagner to Maggie Neswald, Newtown. *Mt.* \$3,500. exch

Union st, s, s, 484.6 w 5th av, 16x95. August V Denis to Emily J Denis. 4,300

Van Buren st, n, s, 100 e Sumner av, 19.6x100, h & l. Chas S Morey to Mary E Wells. Q C. nom

Verona pl, No 18, w, s, 120 n Fulton st, —x100x20x100, h & l. William Shick to Stuart H Moore. *Mt.* \$2,500. 6,000

Washington st, s e cor Tillary st, runs s e 233.7 to Adams st, x s w 153.2 x n w 113.6 x n e 22 x n w 121 to Washington st, x n e 123.2, excepting as follows:

Adams st, s w cor Tillary st, runs s w 153.2 x n w 114 x n e 22 x n w 121 to Washington st, x n e 24 x s e 128.11 to centre of alley 11 ft wide, x n e 107.6 to Tillary st, x s e 104.3.

Liebmann Bros' Co to John S McMaster and ano recvrs of said Liebmann Bros' Co. nom

Wolcott st, s, s, 102 w Richards st, 20x— to centre Red Hook lane, x—x—, Richard Ingraham exr and trustee John Dikeman to Danini C Becker, Gustava B Michaelson, Lawrence M, Olga M, Laura G, Amalie D, John W and Alfred S Danielson heirs Gnerius Danielson. nom

Wolcott st, s, s, 102 w Richards st, 20x100. John Andrews, Jr, to Dan'l C Becker, Gustava B Michaelson, Lawrence M, Olga M, Laura G, Amalie D, John W and Alfred S Danielson heirs Gnerius Danielson. All liens. nom

2d st, s, s, 158.7 w 7th av, 19.8x100, h & l. Albert G C Hahn, of Wall, N J, to Berkeley Le V Allen. *Mt.* \$6,000. 9,000

2d st, No 414, s, s, 457.11 e 5th av, 30x90. Archibald N McBean to Asbury O Leonard, Hasbrouck Heights, N J. *Mt.* \$16,700. 500

2d st, n, s, 127.9 e 5th av, 17.6x100. Edwin C Sqaunce to James McKenna. Q C. nom

4th st, s, s, 305.10 e 6th av, 20x100, h & l. Mary Born to Carl L Griesmeyer. nom

East 4th st, e, s, 147.3 n Fort Hamilton av, 40x100, Flatbush. Rafael Esteva y Lopez to Chas E McDonnell. 1,080

South 4th st, s, s, 69 e Berry st, 23x100, h & l. James J O'Mara to Thomas Donovan. *Mt.* \$1,600. nom

5th st, n, s, 439 w 7th av, 17x100, h & l. Marianna H wife of Leonard Moody to Wm J Pearson. *Mt.* \$4,000. 4,500

East 5th st, w, s, 342 n Greenwood av, 50x100, Flatbush. Chas W Dailey to Lottie L wife of Chas W Dailey. nom

Same property. Building covenants. Windsor Terrace Methodist Episcopal Church to Chas W Dailey.

South 5th st, s, s, 160 e Roebling st, 20x100. Thos F Magner to William Wanmaker. New York. 5,150

North 6th st, n, s, 125 e 6th st, 25x100, h & l. Julian Oechslin, Glendale, L I, to Joseph Byk. *Mt.* \$6,000. 1892. nom

9th st, s, w, s, centre line, 515 n w from centre line 3d av, 21.4x130. Partition. H J Forker to Mary Rosenberg. 1,425

10th st, n, s, 198 w 3d av, 16.8x100, h & l. John H Wimer to Federal Co-operative Building and Loan Assoc. *Mt.* \$2,000. nom

West 13th st, e, s, 320 n Av S, 60x100, Gravesend. James D Lynch to Frank J Price. 750

West 13th st, e, s, 380 n Av S, 60x100, Gravesend. James D Lynch to John B Koedding, Jr, New York. 750

14th st, s, w, s, 115 n w 3d av, 15x91. Foreclos. Robert Merchant to Fredk R Beyerlein. 1,500

16th st, s, s, 317 w 3d av, 19.6x91 to Prospect av, x 19.6x93. Foreclos. John Courtney to James King. *Mt.* \$2,000 and int from Sept 15, 1892, at 6%. 2,060

18th st, n, s, 400 e 10th av, 20x100.2. Louise B Bunker to Alice B Bedell. 3,000

Same property. Alice B wife of Edwin J Bedell to Vennette F Pelletreau. 150

22d st, n, s, 80 w 7th av, 20x125. Foreclos. Ewd C Bailey to Kings Co Bank, Brooklyn. 600

22d st, No 321A, n, s, 241.8 e 6th av, 16.8x100, h & l. James P Philip to Sarah E Tucker. nom

Same property. Sarah E Tucker to James F Fallon. *Mt.* \$2,500. 3,800

Bay 28th st, n, w, s, 95 s w Bath av, 100x96.8x120x96.8, hs & ls, New Utrecht. Edward and Isabella A Lohman to Mary T Conklin, New York. 9,000

32d st, n, e, s, 100 s e 3d av, 25x100.2, h & l. Matilda C Laffey to Mary A Kenney. *Mt.* \$3,000. nom

32d st, n, s, 160 w 5th av, 20x100.2, h & l. Matilda C Laffey to Mary A Kenney. *Mt.* \$3,000. nom

33d st, s, s, 200 e 3d av, 100x100.2. David F Manning to Wm W Martin, Newark, N J. *Mt.* \$1,500. 3,750

East 35th st, e, s, 217.6 s Av D, 40x100, Flatbush. Germania Real Estate and Improvement Co to George Cloos. 459

East 37th st, w, s, 97.6 s Av D, 140x100, Flatbush. Germania Real Estate and Improvement Co to John H Burchard. 1,417

41st st, s, s, 175 e 7th av, 25x100.2. Patk H Flynn to John Judge. nom

42d st, s, s, 183.4 e 3d av, 16.8x100. James Hart to Patrick Sheenan. *Mt.* \$1,200. 2,600

43d st, n, s, 275 w 3d av, 25x100.2. Hamilton Co-operative Building and Loan Assoc, Brooklyn, to Amabel and Margaret Lamoureux. 2,150

46th st, s, s, 140 e 4th av, 20x100.2. John D Holsten and John Wichern to Henry Rohlfs. *Mt.* \$4,300. 4,250

Same property. Henry Rohlfs to German Evangelical Lutheran St Jacobi Church, South Brooklyn. *Mt.* \$4,250. 4,251

47th st, s, s, 100 w 5th av, 20x100.2. Andrew Klam to Henry C Daniel. 1,300

55th st, n, e, s, 450 n w 3d av, 75x200.4 to

54th st. Margaret Cullen widow to Charles and Alfred Hamilton. nom

67th st, n, s, 340 e 12th av, 40x100, New Utrecht. Johanna S wife of and William Lundell to Emely O wife of John A Ringholm. 500

74th st, s, w, s, 170 n w 3d av, 60x100, New Utrecht. James A Townsend aud Fredk W Davison to Kizzie wife of Thos E Gillespie. 1,800

79th st, s, s, 130 e 3d av, 80x109.4, New Utrecht. Herman J Wasmer to Alfred Mussman. *Mt.* \$1,200. nom

Av B, s, s, 101.6 e Flatbush av, 22x75, h & l. Flatbush. John Parkin to Herman J Bohle, New York. nom

Av X, s e cor East 14th st, 50x100, hs & ls, Gravesend. Contract. Margt J McNulty to Bridget A Thompson. 1,700

Albany av, w, s, 260 s Av C, 20x100, Flatbush. Germania Real Estate and Impt Co to Paul L Ambach. 200

Albany av, e, s, 18 2 n Fernald st, 20,10x90, h & l. Flatbush. Mark B Knight to Thomas Feaney. 850

Atlantic av, n w cor Ocean pl, runs w 114.7 x n 19.10 x w 80.5 to Hopkinson av, x n 63.9 x e 97.6 x n 84 x e 97.6 to Ocean pl, x s 167.7. Robt L Woods to Robt L Woods, Jr. 1/2 part. nom

Bath av, e cor Bay 7th st, 160x96.8, New Utrecht. Gustave X Dime to Margueriette L Brown. *Mt.* \$1,500 and tax 1893. nom

Bedford av, e, s, 175 n Park av, 72x200 to Spencer st. James Jelly to Henry Siede. All title. nom

Brooklyn av and Collins st, 100x250, section 39 map Oaklands, Flatbush. Frank Campbell, State Comptroller, to John Warmworth. Tax deed. 12

Brooklyn av, e, s, 377.6 s Av D, 40x100, Flatbush. Germania Real Estate and Impt Co to Kennedy O'Brien. nom

Carlton av, w, s, 178.6 n De Kalb av, 21.5x100, h & l. Reuben S Middleton, New York, to Stephen M Boynton, Augusta, Me. 8,000

Christopher av, w, s, 125 s Belmont av, 25x100. Mayer Israel, Samuel Appelbaum and Abraham Schaffer to Eva and Bertha Kronengold. *Mt.* \$450. nom

Christopher av, w, s, 100 s Belmont av, 25x100. Same to Dora Wolff. *Mt.* \$450. nom

Classon av, w, s, 387.1 n Myrtle av, 25x223.10 x 25x223.3. Assignment of contract. Stephen Hatten to Wm W Hulse. nom

Same property. Wm T Urquhart and Mary A wife of Edgar R Duryea heirs John S Urquhart to Wm W Hulse. 300

Same property. Emily A, Walter S and Eva L Urquhart by Edwd R Vollmer guard to same. Infant's share. 450

De Kalb av, n cor Evergreen av, 100x91.8 x 106.7x128.7. Hugh O'Brien to P Frederick Lenhart. *Mt.* \$12,000. 16,650

De Kalb av, s, s, 200 e Bedford av, 50x200 to Kosciusko st. Christian and Justus Dornecke and Charles Kaeppl to City of Brooklyn. All right, title, &c. nom

De Kalb av, n e cor Walworth st, 20x39.0<sup>3</sup>. Jacob Bosch, of New York, to Maximilian Lang. *Mt.* \$3,500. 6,000

Driggs av, n w cor Newell st, 25.11x84.7x25x91.5, h & l. Nicholas Droge to Leopold Wimpfheimer. 9,100

Evergreen av, s, w, s, 50 s e Putnam av, 25x100. William Stewart to Charles Lehmann. 1,400

Flatbush av or turnpike road, e, s, 252 s Grant st, 153.10x302x157x306.7, Flatbush. Gertrude Prince to John H Oest. 17,000

Flushing av, n, s, 700 e Bedford av, 25x100, h & l. Caroline T Smith to Laura E wife of Wyckoff Vanderhoef. nom

Same property. Wyckoff Vanderhoef to Caroline T Smith, of Lexington, Mass. nom

Flushing av, s, s, 50 e Marey av, 50x100. Albert Jonas to August Matzuga. 3,840

Gates av, s, s, 255.7 w Lewis av, 19.5x100, h & l. Foreclos. Steph G Thomas to Richd J Godwin. 4,000

Gates av, n w s, 225 s w St Nicholas av, 25x100. John Riebling, Long Island City, to Peter Riebling. *Mt.* \$450. 850

Gates av, s, e, s, 275 n e Central av, 20x100, h & l. Patrick Ginley, New York, to Annie Booth widow. *Mt.* \$2,200. B & S. nom

Grant av, w, s, 165.5 n Atlantic av, 25x125. Release mort. N Willard Curtis to Wm M Miller and Earl A Gillespie, Woodhaven, L I. nom

Same property. Earl A Gillespie to Geo W Lyle. B & S. nom

Greene av, s, s, 408 e Sumner av, 19.2x100. Charles Ishill to Geo A Newton. *Mt.* \$6,000. nom

Greene av, s, s, 283.4 w Nostrand av, 16.8x100. Frederick Jansen to Maria C Jansen his wife. nom

Greenwood av, s e cor East 5th st, runs s 89.1 x e 45.6 x n e 60.6 x n e 41 x n 88.11 to av, x s w 114.2, Flatbush. Anna M Ferris to Denslow D Handin. 3,200

Greenwood av, s, s, 100 w East 5th st, 20x100. Partition. Anna M Ferris to John F Cunningham. 315

Same property. John F Cunningham to James J Cunningham. nom

Harrison av, n, e, s, 20 n Middleton st, 20x79.11, h & l. Christian S E and George Spoerl, Nanuet, N Y, to Anna Glinsmann. *Mt.* \$2,200. 2,850

Hegeman av, n w cor Hendrix st, runs w

89.3 x n 120 x e 86.4 x s 120. Foreclos. Thos H York to John G Grauer. 1,496  
 Hamilton av, e, s, 22 s 2d av, runs s 118.6 x 16th st, x s e 277.11 x n w 274.2 x w 68.11.  
 Myrtle av, n s, 22.1 w Hudson av, 19.3 x 65.  
 Myrtle av, s s, 42.6 w Prince st, 20x75. John J Bradley heir Claudius Bradley to Frank Pendleton. All title. nom  
 Same property. Frank Pendleton to Mary A wife of John J Bradley. nom  
 Hudson av, w s, 22 s Lafayette av, 25x 100. Henry Phair to Margt W, Charlotte L and Isabel McReynolds and Emma Stirrup. nom  
 Jefferson av, n s, 80 e Tompkins av, 19.2x 100. Frank W Belmont to Samuel D Condit, East Orange, N J. Mt. \$5,000. (Correction.) See Halsey st. last week's Cons. 10,000  
 Lewis av, n e cor Madison st, 24x100. Andrew R Baird to Cornelius J Hickey. Mt. \$4,000. 5,000  
 Liberty av, n s, 25 e Barbey st, 75x100. Catharine Brush formerly Stauder to Ferdinand Gundermann, Jr. Mt. \$3,450. tax, &c, 1892 and 1893. See Schenck av. nom  
 Myrtle av, No 178, s s, 24 w Fleet pl, 16.5x 71.10x17.6x71.10, h & l. Release mort. John G Jenkins trustee William Laytin dec'd to Franklin J Johnson. 2,000  
 Same property. Franklin J Johnson to John J Healy. 6,500  
 New Jersey av, centre line, e s, 410.8 n Jamaica av, 63x125. Andrew Pflieger, San Luis Obispo, Cal. an heir of Anna Pflieger to Catharine Weihe, New York, another heir of Anna Pflieger. 1-6 part. Mt. 1-6 of \$450. nom  
 Same property. Jacob Pflieger an heir as above to same. Q C. nom  
 Narrows av, s e cor 79th st, 153.9x100x0.10 x80.3x140x181, New Utrecht. Thomas Simpson to Frederick Bailey, Unadilla, N Y. Mt. \$13,540. nom  
 Park av, n w cor Sandford st, 20.6x97.9. Julian Oechslin to Joseph Byk. Mt. \$11,000. 1892. nom  
 Putnam av, n s, 80 w Howard av, 20x100, h & l. Nathan Kaplan to Frank F Williams. Mt. \$1,900. nom  
 Putnam av, n s, 380 e Reid av, 20x100, h & l. Charles Gutbrodt to Louise Gutbrodt. Mt. \$5,000. nom  
 Prospect av, s s, 178.6 w 5th av, 21.6x 80.2. Margt G Hanlon to Anne Hanlon. Mt. \$6,800. 1,000  
 Prospect av, w s, 292.7 s Greenwood av, 30 x130, Flatbush. Jennie V Wilbur to Martin Calleson. 1,200  
 Prospect av, n e s, 270 s e 7th av, 25x100, h & l. Chas H Freiberger to Betty C Freiberger his wife. Mt. \$400. 1,000  
 Putnam av, s s, 170 w Throop av, 20x100, h & l. Francis W Hunt, of Ridgefield, N J, to Percy D Wragg. nom  
 Same property. Percy D Wragg, of Ridgefield, N J, to Francis W Hunt. nom  
 Reid av, No 116, w s, 79.9 s Lexington av, 19.3x100. Hermann Stubbendorf, Milford, Pa, to Ossian L Field. Mt. \$5,000. nom  
 Riverdale av, n w cor Osborn st, 150x100, h s & l s. Moses Newborg et al exrs and trustees Joseph Newborg to Leopold B Rosenberg. 16,000  
 Same property. Leopold B Rosenberg, of New York, to Myers Foster. Mt. \$350 and contracts of sale. 16,000  
 Rochester av, e s, 100 s New York av, 53.2 x e 94 x n 91.6 x s w 100, Flatbush. Andrew Murphy to Bridget Murphy. 350  
 Saratoga av, n w cor Park pl, 169.7x-153.2x100. Philip D Mason to Martha J Mason. Mt. \$2,500. nom  
 Schenck av, e s, 275 n Blake av, 25x100. Ferdinand Gundermann, Jr, to Catherine Brush formerly Stauder. Mt. \$2,500. See Liberty av. nom  
 Shepherd av, e s, 275 s Ridgewood av, 16.9 x101.10. Foreclos. Wm J Buttlng to Thomas Monahan. Mt. \$1,400. 250  
 Shepherd av, w s, 375 s Blake av, 25x100. Frances C wife of Fredk V Stearns to Wm C Prentiss. Mt. \$1,000. nom  
 Stanley av, s s, 40 e Ashford st, 40x85. Jacob H Westheimer to Bertha Steinberger. nom  
 St Marks av, s s, 130 w Grand av, runs s 110 x e 40 x s 21 x w 54.2 x n 140.3 to St Marks av, x e 64.3. John A Calhoun, Charleston, S C, an heir Blandina Calhoun to James W Murphy and Michael McCormack, New York. 1/2 part. Q C. 250  
 Same property. Lucy Calhoun heir, &c, to same. 1/3 part. Q C. 250  
 Same property. Kirtland Calhoun heir, &c, to same. 1/3 part. Q C. 250  
 Stone av, e s, 100 n Sutter av, 25x100, h & l. Ida Marcus to Solomon Pollack. Mt. \$4,010, taxes 1892 and 1893. 1,800  
 Stone av, e s, 80 n Herkimer st, 20x100. Thos C Reid, New York, to Theodore Petremont. nom  
 Stone av, n e cor Sutter av, 50x100. Sarah Guth to Jetha Gotterer, undivided part. nom  
 Sunnyside av, s s, 325 w Miller av, 25x 102.2x25x109. Sarah A Davis to August Elz. Mt. \$1,500. 2,000  
 Surf av, n s, 20.7 w West 12th st, 56.3x 74.7x59.6x78.2.  
 Surf av, s w cor Thompsons Walk, 60.3x 90x4.6x21.11x62.7x110.

Thompsons Walk, w s, 406.6 s Surf av, 40 x115.3x40x116.7.  
 Thompsons Walk, w s, 486.6 s Surf av, 40 x112.7x40x113.11.  
 Thompsons Walk, w s, 566.6 s Surf av, 120x107.17x120x111.3.  
 Twenty-five foot right of way, s s, 53.2 w Thompsons Walk and 711.6 w Surf av, 53.2x195 to Atlantic Ocean, x57.10 x225.  
 Mary E Dibble widow and devisee Robt B Dibble to Frederick W Thompson. 1/2 nom  
 part. nom  
 Sutter av, s s, 80 e Snediker av, 20x92.6, h & l. John P and Whitman M Free to Ellen F Pim. Mt. \$2,000. 3,300  
 Throop av, e s, 81 n Hancock st, 19x81. Blanche A Odiorne, Bloomfield, N J, to Geo H Laporte. Mt. \$8,500 and tax 1893. exch  
 Same property. Geo H Laport to Mabel C Laporte. Mt. \$8,500 and tax 1893. 15,000  
 Tompkins av, e s, 64.6 s Macon st, 19.10x 100, h & l. Julian Oechslin to Joseph Byk. Mt. \$11,000, 1892. nom  
 Troy av, w s, 120 s Herkimer st, 20x100, h & l. Laura A Bull to Wm T Welch. Mt. \$2,400. 3,750  
 Utica av, w s, 40 n Herkimer st, 20x70. Margaret wife of Thos C Latto to said Thos C Latto. 1883. nom  
 Washington av, e s, 155.3 s Fulton st, 25x 117.8, h & l. George B Ellis to Henry A Cook. Mt. \$22,000. nom  
 Willoughby av, n s, 64 w Ryerson st, 19.6x 100. Partition. Horace Graves to Mary A Hanlon. 3,100  
 Willoughby av, s s, 282 e Tompkins av, 18 x100.  
 Willoughby av, n s, 405 e Tompkins av, 20x100, h s & l s.  
 Samuel H Cragg to Sophie Cragg. gift  
 Willoughby av, s s, 70 w Graham st, runs s 20.6 x e 5 x s 19.4 x w 27.8 x n 40.1 to av, x e 22.11, h & l. Mary R wife of and John S Roberts to Mary A Oesau. Mt. \$1,200. 3,000  
 2d av, e s, 60.2 s 53d st, 20x80. James W Morse to Michael Brophy. Correction deed. nom  
 3d av, e s, 20.2 s 53d st, 20x80. Patrick McInerney to Stephen C Halstead. 2,500  
 4th av, e cor 53d st, 20x100. Contract. Ellen Cosgrove to John N Woelber. 10,000  
 7th av, s e cor 15th st, 74x97.10. James Jack to James Cochran. 13,750  
 All of mortgaged premises lying w of line 273.10 e of Broadway. Release mort. The Williamsburgh Savings Bank to Regine A Weishaupt. nom  
 Interior lot, 89.1 s Greenwood av and 45.6 e East 5th st, runs e 74.6 x n 30 x s w 81.6 Flatbush. Anna M Ferris to Denslow D Hamlin. nom  
 Indeflt lane from Canarsie highway, n w s, 133.6 s w s said highway, 25x-. Canarsie. Barbara wife of Christian Schneider to Christopher Davis. 1882. 150  
 Interior lot on centre line, bet Schaeffer st and Van Voorhis st, at point 220 n e Evergreen av, runs s e 30 to old Van Voorhis farm lane, x n e along same to said centre line, x s w 130. Richard Collins, of Harrison, N Y, to Charles Wagenfohr. 825  
 Old Mill Creek, w s, adj Thomas Betts on e piece of meadow, 36x-. New Lots. Chas H Andariese and ano exrs Wm E Andariese to David S Van Wicklen. 25  
 Lots 282, 281, 280 and 277 map J Emmer property. Gravesend. Albert or Alois Soeller to Justus Cantus. 9,500  
 Lots 423-432 block 17, lots 10-16 block 2 and lots 28-33 block 2 map N Kaplan property, 26th Ward. Nathan Kaplan to Theresa Goodkind. exch  
 Lots 152, 201, 362, 368, 372, 374 and 397 map Williamson homestead, East New York. Frank Campbell, State Comptroller, to John Warmworth. Tax deed. 44  
 Lot 47 map United Freeman's Land Assoc No 3, South Greenfield. Adrian M Williamson to Ellen J Williamson. C A G. nom  
 Lots 567-570 block 12 map No 1 of 618 lots Cowenhoven farm, New Utrecht. Efigingham H Nichols to Emma Gowen. 285  
 Lots 571 and 572 block 12 same map. Same to Theresa Heller. 140  
 Lot 37 map P B Amory, 14th and 15th Wards, Brooklyn. Release mort. Thos R Sheffield to Thomas and Mary Conway. nom  
 Lot 143 block 20 map 2 of 660 lots, Cowenhoven farm, New Utrecht. Efigingham H Nichols to Edward Kerrigan, New York. 190  
 Lots 1514-1523 and 1488-1493 and 1500, 1532 and 1533 and 1508-1510 inclus and 1482 block 24 and 1558 and 1559 block 25 map of Addition No 3, Vanderveer Park, Flatbush. Release mort. Henry H Adams, Treasurer Kings County, to The Germania Real Estate and Impt Co. 1,750  
 Lots 71 and 74-78 inclus blocks 37 and 90, 91, 97, 98 and 99 block 36 and 110 and 111 block 35 map of Addition No 4, Vanderveer Park, Flatbush. Release mort. Same to same. 500  
 Plot at Plunders Neck, 26th Ward, on private way to Mill lane, adj J H Sandmann, 1/4 acre. Wm B Gainer to Frederick, Otto and Richard Kampe. 350  
 All property conveyed to grantors by Ebenezer Conklin dec'd in Nov, 1890. Nathl A Conklin and Wm H Luyster trustees of Ebenezer Conklin to Amelia A Gosline daughter of Ebenezer Conklin. nom

Modification of covenants in deed. Thos J Henderson to Frank C Kohart. nom  
 Release of all title in estate, real or personal, which was of John C D Kitchen. J M Ward Kitchen to John C D Kitchen. nom

MORTGAGES.

FEBRUARY 8, 9, 10, 12, 13, 14.

Ackerman, Warren P to Chas S Phillips, committee Walt S Lawrence. Dean st, s s, 200 w Clason av, 25x110. Feb 9, due Feb 10, 1897. \$2,500  
 Same to Benjamin Parker, Ridgefield, N J. Dean st, s s, 225 w Clason av, 25x110. Feb 9, due Feb 10, 1897. 2,500  
 Aichmann, Charles to Phebe E Leverich extrx Augustus A Leverich. Wyckoff av, n cor Linden st, 25x81x25x80.2. Feb 8, 3 years, 5%. 5,000  
 Aitkin, Nellie L and Mary G to Alfred Tallman, Spring Valley, N Y. State st, s s, 175 e Hoyt st, 25x90. Jan 31, due Feb 1, 1895. 1,500  
 Assip, William to William Lane. Union st, s s, 92 w 5th av, runs s 74.6 x e 92 to 5th av, x s 20.6 x w 92 x s 95 to President st, x w 100 x n 190 to Union st, x e 100. Feb 8, demand. 2,500  
 Austin, Sherlock to Chas A and Clara Van Iderstine exrs Peter Van Iderstine, Jr. Hart st, s s, 49 e Nostrand av, 20x75. Feb 8, 3 years, 5%. 4,000  
 Bassler, Gustav and Charles, of G and C Bassler, to Julie Bassler. 5th av, w s, 60 s 12th st, 20x80. Feb 7, due Feb 1, 1896. 5%. 2,000  
 Bell, Laura A wife of and Wm R to Oliver Davison, East Rockaway, L I. Troy av, w s, 120 s Herkimer st, 20x100. Feb 12, 1 year. 2,400  
 Same to same. Troy av, w s, 100 s Herkimer st, 20x100. Feb 12, 1 year. 700  
 Brophy, Michael to Thos M Thurston. 2d av, e s, 60.2 s 53d st, 20x80. Feb 12, due May 1, 1897. 3,900  
 Bunce, Sarah M A wife of and Clinton to Josephine B Ralph. Williams av, w s, 100 s Liberty av, 50x100. Feb 10, 3 years. 2,800  
 Baldwin, Josephine to Isabella Thompson. Macon st, s s, 285 w Tompkins av, 20x 100. Feb 9, 2 years, 5%. 4,000  
 Bartheaux, Guilford R to Cornelius E Donnellon. Gold st, w s, 50 n High st. P. M. Sub to mort \$12,000. Feb 9, demand. 5,000  
 Same to same. Same property. Building loan. Feb 9, demand. 12,000  
 Bennet, Ida M wife of and Alfred P to Anna R Hurlburt. 11th st, s w s, 42.10 n w 7th av, 33.4x100. Feb 3, due Aug 3, 1895. 700  
 Bohle, Herman J, New York, to John Parkin. Av B. P. M. Feb 13, 5 years, 5%. 2,200  
 Bautz, Marie to Carl Adam. 95th st, n s, 66.6 e 5th av, 45x104. Feb 9, 1 year. 600  
 Beattie, Patrick to Beadleston & Woerz. Fulton st, No 19. Saloon lease. Feb 8, demand. 1,000  
 Bennett, Ephraim to Wm L Bennett. Franklin av, e s, 125 s Montgomery st, runs e to Cedar st, x n 125 to Montgomery st, x w 100 x s 100 x w 100 to Franklin av, x s 25. Feb 5, demand. 1,172  
 Betts, Edwd St to Title Guarantee and Trust Co. Fulton st and Nostrand av. P. M. Feb 6, due Feb 9, 1897, 5%. 25,000  
 Bohnsen, Henry to John Petrie. Lots 70 and 71 and 10-13 block 14 map Ocean Parkway and Park lots, with all title in Ocean Parkway and East 5th st, Flatbush. Feb 7, 1 year. 500  
 Same to Adolph Vanrein. Lots 15-20 and 61-65 block 14 with all title to land on Ocean Parkway and East 5th st, fronting said lots. Feb 7, 1 year. 1,000  
 Same to Selenda M Goodsir. Lots 66-69 and lot 14 block 14, with all title in Ocean Parkway and East 5th st, Flatbush. Feb 7, 1 year. 500  
 Bowen, Edith T extrx Eliz A Chappell to The South Brooklyn Savings Inst. De Kalb av, n e s, 64.1 n w Vanderbilt av, runs n e 40 x n 32.7 x w 19.7 x s 28.8 x s w 40 to av, x e 20. Feb 8, 1 year, 5%. 3,000  
 Burns, Bridget to Mary B Crowley. Bergen st, s w s, 142.2 e Washington av, 20x 71x21.2x64.1. Feb 1, 5 years. 600  
 Best, John mortgagor with Geo W R Matte-son trustee for Anna F Goddard. Extension of mort. Feb 5. nom  
 Cleland, Josephine mortgagor with Jacob Bosch mortgagor. Agreement waiving right to have principal and interest paid in gold. Feb 13. nom  
 Cahill, Joseph I to Otto Huber Brewery. Henry st, No 413. Store lease. Feb 9, 1 day. 2,000  
 Cassidy, Jr, John E to Josephine Brown. 15th st, s s, 124 e 8th av, 18x100. Feb 7, 3 years, 5%. 3,000  
 Clancy, Cath A to M Louise Brehm. St Marks av, s s, 325 e Underhill av, runs e 50 x s 94.8 x s w 115.4 x n 52.2 x e 50 x n 100. Feb 1, 3 years. 700  
 Cloos, George, Wm H and Frederick and Chas H Kappell and Joseph Wunderlich to Germania Real Estate and Improvement Co. Av E, s e cor Albany av, 100x100; Albany av, e s, 140 s Av E, 20x100, Flatbush. Aug 31, 3 years, 5%. 2,133

Clark, Lawrence W to Mary S Clark, New York. Concord st, No 190, s s, 112.6 e Duffield st, 18.9x100. Jan 15, 3 years, 5%. 1,000

Condit, Saml D, East Orange, N J, to Wm R Ward, Newark, N J. Jefferson av, n s, 80 e Tompkins av, 19.2x100. Feb 7, 1 year, 5%. 1,600

Connelly, Thos J to Mary E Fox. Penn st, s s, 203.4 e Bedford av, 20.4x100. Feb 8, 3 years, 5%. 1,000

Craddock, Patk F to William Carroll, Hoboken, N J. Eagle st, n s, 100 w Oakland st, 25x100. Feb 8, notes. 600

Crowley, Cornelius P to Peter Ewald. Hamilton av, e s, 77.7 s Coles st, 19x52. Feb 6, 3 years, 5%. 2,500

Conklin, Mary T to Edward and Isabella A Lohman. Bay 28th st. P M. Feb 12, 5 years, 5%. 4,000

Caldar, Wm M to Phebe E Leverich extrx Aug A Leverich. Garfield pl, n e s, 175.9 n w 5th av, 20x75.6x20x76.5. Feb 12, 3 years, 5%. 3,200

Same to same. Garfield pl, n e s, 195.9 n w 5th av, 20x74.7x20x75.6. Feb 12, 3 years, 5%. 3,200

Calleson, Martin to Jennie V Wilbur, Flatbush, L I. Prospect av, Flatbush. P M. Jan 11, 5 years, 5%. 1,000

Carpenter, James O to Wm H Lyon. McDonough st, No 109, n s, 403 e Tompkins av, 25x120. Feb 12, due Sept 1, 1894. 3,000

Cunningham, James J to Anna M Ferris. Greenwood av and East 5th st, Flatbush. P M. Jan 18, 5 years, 5%. 2,250

Dailey, Lottie L wife of and Chas W to Title Guarantee and Trust Co. East 5th st, w s, 342 n Greenwood av, 50x100. Flatbush. Feb 12, 3 years. 1,800

Delan, Annie wife of Louis P and Emma wife of George Patterson to Conrad Jacobs. Schermerhorn st, s s, 71 w Hoyt st, 14x100. Feb 10, due Jan 1, 1897, 5%. 2,100

Derry, Olive E wife of Walter H to The Daily News Savings and Building Loan Assoc. East 5th st. P M. Feb 8, installs. 1,800

Dawson, Rachel D wife of Chas D to Chas D Reynolds. McDonough st, s s, 344 w Ralph av, 18x100. P M. Feb 10, 4 years. 2,000

Deighan, Francis to Julia A Smith. Vernon av, n s, 100 w Clinton st, 50x200, Flatbush. Feb 8, 3 years. 1,700

Donohue, John P to Geo H Roberts. Clason av, w s, 73.3 s Dean st, 48x100. Feb 9, 4 months. 100

Downey, James to Title Guarantee and Trust Co. Atlantic av, n s, 75 w Hoyt st, 22.6x80. Feb 9, 3 years, 5 1/2%. 3,500

Dahlgren, Chas J to Chas A Bjorklund. 12th av, n e cor 67th st, 40x100, New Utrecht. Jan 16, installs. 250

De Bevoise, Caroline A wife of and Isaac E to Annie M Auel. De Kalb av, s s, 395 e Throop av, 20x100. Feb 13, 3 years, 5%. 3,000

Drudy, Mortimer F to Caroline Hillmann. 67th st, n e s, 340 s e 14th av, 40x100, New Utrecht. Feb 13, due Jan 1, 1897. 275

Ebbe, August to Leopold Mayer. Sunnyside av. P M. Feb 14, 3 years. 600

English, Margaret wife of and James to James D Voorhies. Gravesend av, w s, 89 s Av T, 20x150 to Lake st, Gravesend. Dec 2, 5 years. 975

Engel, Gustave and Frederick Zimmerman to Louis Bossert. Willoughby av, w s, 304.6 s w Wyckoff av, 25x100. Sub to mort \$1,800. Feb 7, 6 months. 891

Engel, Max and Fredericka to Caroline Weimberg. Rapelye st, e s, 937.6 n 4th st, 37.6x150. Feb 8, 2 years. 750

Ebeling, William to Louis Winterbauer. 8th av, s w cor Windsor pl, 21x79.10. Jan 2, due Jan 1, 1897, 5%. 3,000

Feeny, Thomas to Mark B Knight. Albany av, e s, 18.2 n Furland st, 20.10x90. Feb 7, 3 years. 350

Findlay, Chas E S to Rachel Purdy. Clermont av, e s, 265 s Greene av, 20x100. Feb 7, 2 years, 5%. 5,000

Farrell, Margaret wife of Patrick to said Patrick Farrell. Ocean Parkway, Washington av. P M. Feb 12, demand, 20,000

Fitzgerald, John to Catharine Farrell, Troy, N Y. 8th av, e cor 65th st, 100x120. Jan 3, 3 years, 5%. 600

Fraser, John to Howard C Conrady. Brooklyn av, s e cor Bergen st, 80x110; Bergen st, s s, 110 e Brooklyn av, 40x100. P M. Feb 12, 1 year. 2,000

Fithian, David A with Richd J Cortis. Agreement as to priority of mortg made by August Schiellain. Feb 1. nom

Forestell, Michael to Mary Lynch. Bush st, s s, 126.6 w Hicks st, 20x100. Feb 12, 2 years. 350

Frank, Andrew to Andrew Wissel. Bleecker st. P M. Feb 12, 5 years. 1,000

Ford, Chas A to The Title Guarantee and Trust Co. Coney Island av, s w cor Adams st, 51.3x72.6x50x86.1. Feb 14, 3 years. 2,500

Geiger, Chas A to Herman Roloff. Woodbine st, s e s, 43.4 s w Knickerbocker av, 18.4x100. Feb 12, due April 1, 1895. 500

Goldman, Rachel to Elias Solinsky, New York. Bridge st, No 151, e s, 80 s Sands st, 22.6x75. Jan 13, due Mar 1, 1896. 2,000

Grauer, John G, Newtown, L I, to Dorothea E Schliemann. Hegeman av, n w cor Hendrix st. P M. Feb 7, 3 years. 1,200

Gundermann, Ferdinand, Jr, to George Schade. Schenck av, e s, 275 n Blake av, 25x100. Feb 9, 5 years, 5%. 1,000

Griggs, Rufus T to John Williamson. Union st, s s, 92.6 e 6th av, 62.3x190 to President st. Feb 10, 1 year, 5%. 3,000

Grossmann, Margaretha widow to John Birkenkopf. Evergreen av, n e s, 25 n w Blecker st, 25x100. Jan 2, 5 years, 5%. 1,500

Gastiger, Joseph to Henry Loewenstein. Jefferson st, n w s, 200 s w Central av, 25 x 90.7x27.8x102.7. Jan 29, installs. 200

Geffken, Minnie P to Parmenas Castner. Road to Varkins Hook, n w s, 393.4 n w Lotts road, runs n w 116.8 x n e 125 x n e 141.5 x s e 129.10 x n e 53.6 x s e 40.11 x s w 321.8. Nov 23, 1 year, 5%. 1,000

Gittelsolhn, Max to Mindel Glotzer. Thatford av. P M. Feb 5, due Feb 1, 1895. 1,000

Gordon, Robt H to Chas G Reynolds. McDonough st, s s, 290 w Ralph av. P M. Feb 8, due Aug 1, 1896, 5%. 2,000

Graham, William to The Bedford Co-operative Building Loan Assoc. Carroll st, n s, 220 w Bedford av, 20x114.5x25.3x129.11. Feb 8, installs. 200

Griffin, Mahala R wife of and Wm A said Wm A being an heir of Mary S Griffin to Addie D Morrison. Wythe av, s e s, 72 n e South 9th st, 22.8x82. Feb 7, 1 year. 4%. 250

Same to Olive F Bicknell. Same property. Feb 7, 1 year, 4%. 125

Hartmann, Margaretha to Charles Meuser. Atlantic av, s e cor Albany av. P M. Feb 7, 5 years, 5%. 5,000

Hewsey, Mary S to The Brooklyn Trust Co. Columbia Heights, w s, lots 4 and 13 map heirs of Samuel Jackson, 37.3x150.3 to Furman st, 27.9x150. Jan 31, 1 year. 5%. 22,500

Higgins, Carrie I to William Busch. Ashford st, e s, 67 s Ridgewood av, 33x100. Feb 5, installs. 1,700

Hogan, Mary F to Peter B Bracken. Lots 26, 27 and 28 block J map C C, 26th Ward. Feb 2, due May 17, 1894. 124

Healy, John J to Henrietta Schlim. Myrtle av, No 178, s s, 24 w Fleet pl, 16.5x71.10 x 17x71.10. Feb 12, 2 years, 5%. 1,500

Hamlin, Denslow D to Anna M Ferris, both of Flatbush. Greenwood av, s e cor East 5th st, Flatbush. P M. Oct 9, 1893, 3 years, 5%. 3,000

Hefner, Mary to Kate A B Darlington. 3d st, s s, 104 e Smith st, 19x80. Feb 12, 3 years, 5%. 2,500

Hart, James to Philip L Balz, Jr. 43d st, n s, 266.8 e 3d av, 16.8x100.2. Feb 12, due Jan 12, 1899. 1,500

Horowitz, Kate to Henry R De Milt, New York. Powell st, w s, 100 s Belmont av, 18.9x100. 1/2 part. Feb 10, 6 months, 5%. 256

Johnson, Alvan R to Mary S wife of Chas R Baker. Bogart st, Scholes st and Meserole st. P M. Feb 12, 5 years, 5%. 14,500

Johnston, James to Owen W Humphrey. Sutton st. P M. Feb 3, installs. 400

Kelly, Joseph to Bedford Co-operative Building Loan Assoc. Bergen st, n s, 100 e Rochester av, 25x127.9. Feb 5, installs. 100

Kernan, John A to Title Guarantee and Trust Co. 4th av, s e cor 40th st, 100.2x 100. Feb 8, 3 years. 3,500

Kidney, George to The Long Island Loan and Trust Co. Bay Ridge av, n w cor 1st av, 176.7x299.4x151.1x300.5; Bay Ridge av, n e cor 1st av, runs n 300.5 to Bay st, x e 33.10 x s 299.4 to Bay Ridge av, x w 8.4, New Utrecht. Dec 15, 1 year. 10,000

King, James to Michael Seitz. 16th st, s s, 317 w 3d av, 19.6x91 to Prospect av, x 19.6x93. Feb 10, 5 years, 5%. 1,950

Kissam, Phebe R mortgagee with Sarah J Duval mortgagor. Extension of mort. Nov 9. nom

Korner, Jacob and Jenny Stoliarsky to Meyer Katz. Moore st, s s, 150 e Leonard st, 25x100. Feb 8, 6 months. 500

Kerner, Theresa wife of and Peter to John A Eppig and ano exrs Leonard Eppig. Hamburg av, n cor Starr st, 25x100. Dec 19, due Jan 1, 1897, 5%. 3,000

Klein, Mary to Joseph Knoblauch. Jefferson st, n w s, 125 n e Central av, 25x100. Feb 10, due Nov 23, 1894, 5%. 500

Kleine, Virginia A. wife of and John H to Sarah A Jefferson, Buzzards Bay, Mass. Madison st, s s, 100 w Patchen av, 18x 100. Feb 10, 3 years, 5%. 4,000

Kerr, Peter G to Georgeanna T Cisco. Belmont av, n s, 65 w Chestnut st, 25x100. Feb 13, due Feb 1, 1897. 1,800

Same to same. Belmont av, n s, 40 w Chestnut st, 25x100. Feb 12, due Feb 1, 1897. 1,800

Langston, William to The Metropolitan Life Ins Co, New York. Park pl, n s, 121.6 w New York av, 28.10x130.7. Feb 8, 10 % due in 1 year, balance Feb 1, 1897. 7,500

Same to same. Park pl, n s, 150.4 w New York av, 5 lots, each 20x130.7. 5 morts, each \$7,000. Feb 8, 10 % due in 1 year, balance Feb 1, 1897. 35,000

Same to Wm H Lyon. Park pl, n s, 121.6 w New York av, 88.10x130.7. Sub to mort \$28,500, Feb 8, demand. 3,000

Same to Ralph A Frost. Park pl, n s, 230.4 w New York av, 19.8x130.7. Mt \$7,000. Feb 8, demand. 2,000

Same to same. Park pl, n s, 121.6 w New York av, 88.10x130.7. Mt \$31,500. Feb 8, demand. 5,000

Same to Charles Frazier. Park pl, n s, 210.4 w New York av, 20x130.7. Sub to mort \$7,000. Feb 8, 1 year. 2,000

Same to same. Park pl, n s, 210 w New York av, 20x130.7. Sub to mort \$7,000. Feb 8, demand. 1,400

Ledgard, George and Martin Dease to Frank P Keyser and ano exrs Mary E Melvin. Herkimer st, s s, 60 e Sherlock pl, 4 lots, each 15.6x98. 4 morts, each \$2,500. Feb 8, due May 1, 1897. 10,000

Levin, Sarah to Mindel Glotzer. Eastern Parkway, s w cor Osborn st, 46.6x100. 3,127

Levin, Philip to Mindel Glotzer. Osborn st, s w s, 133.4 s Eastern Parkway, 16.8x 100. Feb 1, installs. 400

Light, Benj G and Benjamin to Julia M Carr. 19th st, n e s, 291.8 n w 5th av, 16.8x100. Feb 10, 3 years. 500

Lucas, Barbara to Michael Eckert. Hull st. P M. Feb 8, 6 years, 5%. 2,600

McDonnell, Chas E to Rafael Esteva Y Lopez. East 4th st, Flatbush. P M. Feb 14, 1 year, 5%. 700

Mack, Alice R wife of James R to S Cath and Lillian Wiggan, East Orange, N J. Bay 16th st, s e s, 366.7 s w 86th st, 16.7x96.8. Feb 1, 3 years. 1,200

Maley, Millissia T to East Brooklyn Co-operative Building Assoc. Central pl, No 16, s w s, 134.1 s e Greene av, 17.8x125x 17.8x125. Feb 12, installs. 3,500

Mathews, Eunice C to Caroline M Lawrence. Wall st, n w s, 275.3 n e Broadway, 25x 85.7x25x85.1. Feb 12, 3 years, 5%. 500

McGrath, Mary to Michael Dermody. Walworth st, w s, 92.3 s Flushing av, 25x50. Feb 8, due Jan 1, 1896. 500

McGuire, Michael to Brooklyn Lumber Company. Pacific st, n w cor Clinton st, 90x75. Feb 9, demand. 2,000

Miller, Mary to Wm H Miller, Elizabeth, N J. Linden st, s es, 350 s w Central av, 25x100. Feb 10, installs, 5%. 200

Manneck, Henrietta to Cyril Francklyn and Kenneth H Ferguson. Putnam av, n w s, 200 s w Knickerbocker av, 20x100. Feb 9. 200

Martin, Wm W, Newark, N J, to David F Manning. 33d st, s s, 200 e 3d av, 100x 100. P M. Feb 9, due Feb 1, 1895. 600

Matchett, Thomas to The Title Guarantee and Trust Co. Flushing av, s s, 25.3 e North Elliott pl, 23x75. Feb 8, 3 years. 1,000

Matzuga, August to Albert Jones, New York. Flushing av. P M. Jan 24, 5 years, 5%. 1,840

McCann, Patrick to S Otis Livingston. Herkimer st, s s, 265 e Utica av, 20x185.6. Feb 6, 1 year. 2,500

Morris, Montrose W to Wm H Hazzard et al trustees James Brady. McDougal st, n s, 19 w Howard av, 19x50. Feb 9, 3 years, 5%. 1,500

Murray, Minos H to Emma L Hendricks. Halsey st, s s, 333.4 w Reid av, 16.8x100. Feb 8, due Feb 1, 1897, 5%. 3,000

Maley, Millissia T wife of Robt C to Pedro de Cordoba. Central pl, s w s, 134.1 s e Greene av, 17.8x125. Feb 9. 2,000

Marcus, Joseph S and Nathan mortgagors with Isaac Marcus. Extension of mort. Nov 13. nom

Moran, John to Budweiser Brewing Co. York st, n w cor Pearl st, 51.7x79.6. Feb 12, 1 year. 7,000

Neswald, Maggie wife of and Louis to Charles Wagner. Troutman st, n w s, 250 s w Knickerbocker av, 25x100. Feb 10, 5 years, 5%. 900

Naber, Carl to James Bolton. Berriman st. P M. Jan 31, installs. 100

Nellis, John L to P Ballantine & Sons, a corporation. 5th av, No 513. Lease. Feb 5, note. 2,500

Nightsch, Francis R and Anna M to Adam C Miller. Lewis av, w s, 40 s Hart st, 20 x80. Feb 8, 3 years, 5%. 2,000

Nasel, Jacob to Chas S Cutter. Wyckoff av, n e s, 50 n w Starr st, 25x95.4x25x96. Feb 9, 1 year. 150

Neale, Wm E to Ralph A Frost. Degraw st. P M. Feb 14, 1 year, 5%. 350

Owens, John to Mary Curley. Jackson st, s s, 125 e Union av, 25x100. Feb 1, 1 year, 5%. 1,265

O'Connell, Christopher, Flatbush, to Ellen J Voorhies, Gravesend. East 21st st, w s, 167.11 n Av D, 40x105, Flatbush. Jan 16, 3 years, 5%. 1,000

Orr, Susan M to Fredk R Welles trustee Mary E Blauvelt. Halsey st, s s, 218 e Ralph av, 18x100. Jan 31, 3 years, 5%. 1,500

Same to same. Same property. Sub to last mort. Jan 31, 2 years, 5%. 2,000

Peck, Emma wife of and George to Title Guarantee and Trust Co. Stuyvesant av, e s, 40 n Quiney st, 20x88. Feb 12, 3 years, 5 1/2%. 3,500

Pim, Ellen F to John P and Whitman M Free. Sutter av. P M. Feb 1, installs. 800

Reid, Fredk A to Title Guarantee and Trust Co. Flushing av, s s, 100 w Cumberland st, 25x96.4x25.6x89.2. Feb 10, due Feb 28, 1897. 1,750

Reilly, Rose wife of and Owen to The Title Guarantee and Trust Co. Sandford st, w s, 190 s Willoughby av, 50x100. Feb 13, 3 years, 5%. 2,000

Riker, Margaret wife of and Edward to Henry Rudloff, Flatbush, Clarkson st, Flatbush. P. M. Jan 24, 5 years, 5%. 4,500

Russo, Vincenzo and Vincenzo Esposito to Wm H Elliott, Garfield pl. P. M. Feb 12, due Feb 1, 1897, 5%. 1,000

Rohlf, Henry to John D Holsten and John Wichern, 46th st. P. M. Feb 7, 10 years, 5%. 2,050

Ruck, Geo C W to Louisa Guigan, 8th av, w s, 40.2 n 38th st, 20x86.4. Nov 9, in-stalls. 325

Ratner, Louis to Bond and Mortgage Guarantee Co. Belmont av, s e cor Thatford av, 25x100. Feb 14, due Feb 15, 1897. 7,500

Rosenberg, Leopold B to Moses Newborg et al, exrs, &c, Joseph Newborg, Riverdale av, P. M. Sub to mort, Dec 19, 5 years, 350

Schild, Elizabeth wife of and Fredk H to Title Guarantee and Trust Co. Evergreen av, w cor Van Voorhis st, 20x78. Jan 31, 3 years, 5%. 4,000

Snedeker, Valentine to Bertha C. Snedeker, South Portland av, e s, 211 n Lafayette av, 22x100. Agreement substituting above description in lieu of incorrect description in former mortgage for \$6,000. Feb 12. 650

Salmon, Wm A to Arabella H Miller, Hemlock st, e s, 125 s Griffin pl, 25x100. Feb 5, 3 years. 1,500

Same to Geo O Post, Hemlock st, e s, 125 s Griffin pl, 25x100. Feb 5, 3 years. 1,500

Shields, Edward to Conklin Mfg and Lumber Co. Broadway, w cor Lexington av, 68.5x54.11x10.1x87.2. Feb 9, demand. 1,759

Stannard, Wm A to Solomon B Livingston trustee Herbert J Livingston, Havenmeyer st, n w s, 71.6 n e Broadway, 19x80. Feb 8, 3 years, 5 1/2%. 2,500

Stevens, Geo H to Eliz A Whiting, Jefferson av, n s, 295 e Stuyvesant av, 20x100. Feb 3, due July 1, 1894, 5%. 1,000

Stewart, Nannie W wife of Sylvester N to Peter Delap, President st, n e s, 408 n w 5th av, 16x95. P. M. Feb 8, 2 years, 5%. 2,500

Stillman, Irene A wife of and Francis H to Mutual Life Ins Co. Rodney st, n s, 178.3 w Bedford av, 18.5x100. Feb 9, 1 year, 5%. 4,500

Schiellein, August to Richd J Cortis, Flatbush, L I. 3d av, e s, 25 s 24th st, 25x100. Feb 1, 5 years. gold, 2,500

Schuler, Michael to Amancio Rodrigues, Debevoise st, n s, 150 w Humboldt st, 25x100. Feb 12, due Oct 1, 1894, 5%. 200

Simpson, Thomas to Horace E Bailey, Unadilla, N Y, Narrows av, s e cor 79th st, runs e 181 x s 140 x w 80.3 x n 0.10 x w 100 to av, x n 153.9. Feb 2, due Feb 1, 1897. 7,000

Smythe, Georgena mortgagor with Edwd B Hall, Glen Cove, L I. Extension of mort. Feb 10. nom

Sawkins, John C to Eliz F Cortelyou, Winthrop st, n s, 1,480.7 e Flatbush av, 25x106. Jan 10, 3 years, 5%. 2,500

Sheppard, Kate to Thos H Messenger exr Henry Messenger, 16th st, n e s, 256.3 s e 6th av, 18.9x100. Feb 10, 3 years, 5%. gold, 3,400

Skerrett, Mary E to Eugenie Stillwell, Gravesend, L I. Lot at Gravesend, bounded w by Van Siclen st 49.2 n by land H V Storms 135.5 e by land James T Wood 48.4 and s by land James T Wood 135. Jan 25, 3 years, 5%. 1,200

Terrill, Oliver S to Albert C Hatfield, South 4th st. P. M. Feb 7, 5 years. 3,500

Thompson, Anna L wife of and Wm O to Geo H Roberts, Clason av, n e cor Leferts pl, 25x90x60x72.10; Clason av, e s, 218.5 s Fulton st, 21.6x91.5x22.2x96.11. Feb 10, 1 year. 3,000

Ursprung, George, Flatbush, to Ellen J Voorhees, Gravesend, L I. Grant st, n s, 25 e land of Reformed Protestant Dutch Church, Flatbush, 25x100, Flatbush. Jan 1, 1 year, 5%. 500

Van Wicklen, Jacob L to Jacob Cozine, Mill with dam and pond, &c, at Plunders Neck, 26th Ward, 20 acres. Feb 10, 3 years. 1,500

Van Buren, Ansel H to John R McDonald, Decatur st, s s, 23 e Saratoga av, 92.6x100. Feb 8, due Feb 1, 1895. 4,000

Same mortgagor to Susan Dyckman mortgagor. Extension of mort at 5%. Jan 26. nom

Van Hoven, John H H to Title Guarantee and Trust Co. Herkimer st, n s, 263.2 e Rochester av, 18.2x100. Feb 14, 3 years, 5 1/2%. 4,000

Walters, James J to Jewelers' and Tradesmen's Company, Pacific st, s, 75 w Utica av, 298.8x107.2. Feb 8, 6 months. 2,000

Walsh, Michl F to Walter S Tuttle, Eastern Parkway, s s, 97 e Crystal st, 23x100; excepts a gore on s w cor of lot 3x5. Feb 5, demand. 500

Wessell, Frederick mortgagor with Johann Scholz mortgagor. Extension of mort. Jan 22. nom

Wilhelm, Richd B to Margt B Farrell, 3d av, n e cor 58th st, 22x100. Feb 8, 3 years. 1,000

Wimpfheimer, Leopold to Nicholas Droge, Driggs av, n w cor Newell st. P. M. Feb 1, due Jan 16, 1899. 6,000

Wright, Chas H to Thos P Grogan, Coffey st, s w s, 150 s e Richards st, 25x100. Feb 1, 1 year. 250

Wyatt, Geo H to Mary E Melvin, Monroe st, No 161, n s, 485 w Nostrand av, 20x100. Feb 9, 5 years, 5%. 5,000

Wahl, Eugenie widow and heir Abraham Wahl to The Kings County Savings Inst. Lewis av, s w cor Stockton st, 25x75. Feb 8, 1 year, 5%. 1,500

Ward, Louis H to The Mutual Life Ins Co, New York, Degraw st, No 320, s w s, 428.4 n w Smith st, 21.8x100. Feb 12, 1 year, 5%. 2,200

Welch, Wm T to Laura A Bell, Troy av (see Conveys). Sub to mort \$2,400. Feb 12, 3 years, 5%. 600

Wickstead, Mabel A wife of Wm W to The Title Guarantee and Trust Co. Irving pl, No 91, e s, 66.8 n Fulton st, 20x295.7x—x—. Feb 12, 3 years. 1,500

Walter, Dora to William Kaiser, Grant st, s s, 50.6 w Prospect st, 25x— to Union st or pl, Flatbush. Feb 7, 1 year, 5%. 500

Zekind, Israel to Judah Solomon, Belmont av, s s, 16.8 w Watkins st, 33.4x100. Feb 7, 2 years, 5%. 2,000

Zender, Chas L, Dunnellon, N J, to Charles Sternbach, of H Herrman Sternbach & Co, McDonough st, s w cor Throop av, 22.6x100. Feb 9, 1 year. 375

MORTGAGES—ASSIGNMENTS.

FEBRUARY 8 TO 14—INCLUSIVE.

Aaron, Louis to The State Bank. \$775

Bach, Benjamin and Deborah Lehman to Long Island Bank. 3,000

Anderson, John R, New York, to Thos J Dunn. 1,100

Batt, Chas F exr Charles Batt to Annie R wife of Chas F Batt. 5,500

Same to same. 5,000

Same to Chas F Batt individ. 2,000

Baird, Andw D to Wm W Baird. 500

Same to Marion S Lamb. 1,500

Bearns, Joseph H to Joseph H Bearns and ano trustees of Euellier Cornell. 8,145

Bond and Mortgage Guarantee Co to Adaline A Cheney et al exrs A C Cheney. 12,000

Burgundy, Emma J to Bernard Cruse, Jr. nom

Cassin, Kate G and Frank B to Geo R Smith. 3,056

Collins, Sarah W, Harrison, N Y, to Wm H Collins trustee Wm B Collins. 4,000

Crawford, Fannie to Lillian S Crawford. 16,000

Dill, Wm H to Franziska wife of Hugh J Panzer. 400

Driscoll, Edward to Ellen K Driscoll. nom

Deghure, Kate to John Luck. 400

Duke, John to Sarah P Hardy. 1,000

Flanagan, Julia to Catherine Golden. nom

Graydon, Saml D exr of and trustee Amanda Field to Emma Schabesberger. 800

German-American Real Estate Title Guarantee Co to Louise C Kinney guard Ernest C Kinney. 11,000

Same to Edwln and Austin Ludlam. 1,100

Same to same. 4,400

German-American Real Estate Title Guarantee Co to The Hamilton Trust Co. 22,000

Goldmann, Anna to Williams Andrews and August Nickel. 500

Halpren, Louis to Louis Bossert. 1,625

Harris, Geo F to Mary A Nash. 1,600

Heisenbuttel, John D to Hiram and Chas G Borber and Wm H Ziegler. nom

Hicks, Jacob exr Smith Mott to Wm E Stodart, Whitestone, Queens Co. 1,518

Hunter, Letitia to Wilson J Hunter. nom

Hirshfield, Peter to Bertha and Emma Newman. 2 assigns. nom

Jenkins, John G exr William Layton to W W Lee, Stapleton, S I. 14,900

Kitching, John H to The Title Guarantee and Trust Co. 5,000

Keller, Susan L, Philadelphia, Pa, to Kate Sheehy, New York. 800

Krakower, Fanny to Louis Halpren. 1,625

Lee, John S to Annie E Barnaby. nom

Moore, Robt L to Artlissa V wife of Miles Gearon. 2 assigns, each \$2,000. 4,000

Mokransky, Samuel to Minnie Glotzer. 775

Post, Mary A et al exrs Wm Post to Abram S and Wm H Post trustees William Post dec'd in trust for Mary A Post. Assigns 6 morts. nom

Powell, Sarah H to Thos A Field, Portchester, N Y. 2,000

Rapelye, Mary A to Henry J Zimmer, Far Rockaway, N Y. 2,000

Ratigan, Mary to Eugene Aders. 2,000

Ryan, Michael to John E Lockwood, New York. 500

Rope, Wm W and Chas R and Geo W McClesney to Geo A Mirawan. 1,800

Savage, Morgan L to Title Guarantee and Trust Co. 4,000

Siewert, Frederick to Melezine Siewert, nom

Smith, Sarah E to Chas J Bradley. 1,800

Sharkey, James to The Bank of the Metropolitan. nom

Sherwood, Sam'l T to Sherman and Guy Loomis. 500

Stahmer, Herman F to Harriet S Stahmer. nom

Stewart, Caspian to Wilson J Hunter. nom

Stewart, Hannah V to Quentin McAdam and ano exrs James W Booth. 2,000

Stewart, Nannie W to John Pullman. 1,000

Stewart, Matilda A to Wilson J Hunter. nom

Stewart, Nannie W wife of Sylvester N to John Pullman. 1,100

Sloane, James P to Geo H Rowe. 300

Storms, Emma V to Hannah V Stewart, Nyack, N Y. 1,000

Semler, Henrietta to Julius Lehrenkrauss, Jr. nom

Skidmore, George et al exrs Elias J Hendrickson to Emma A Haviland, Jamaica, L I. 4,000

St George, Margaret to Theo E and Geo W Green exrs William Green. 1,000

Spitz, Albert and Kaufman Henschel to Adolf Loeffler. 1,000

Thomas, Saml W, Wm H and Thos H exrs Wm H Thomas to Forbes Townsend. 1,000

Tjft, James H to Joel D Cornell. 5,500

The American Tract Society of the City of New York to Louis St Amant. 10,000

Same to Marie E Jacobson. 5,000

Same to Florence and Wm G Starr. 5,000

The Nassau Trust Co, Brooklyn, to Kennard Buxton. 15,000

Title Guarantee and Trust Co to Elizabeth Stockman. 1,500

Same to Rhoda S Walinsky. 500

Same to Lillie L Otis. 1,500

Title Guarantee and Trust Co to Chas S Patterson. 2 assigns, each \$2,500. 5,000

Same to Geo H Grannis. 6,000

Same to Henry Giesser. 2,500

Same to Bond and Mortgage Guarantee Co. 30,000

Title Guarantee and Trust Co to Franklin Trust Co guard Robt L Pearson. 9,000

Same to same guard of Seth L Pierrepont. 9,000

Same to Adaline J Cheney et al exrs A C Cheney. 9,000

Same to same. 4,000

Same to Caroline Fry. 6,500

Same to Emily H Jeremiah. 5,000

Same to Charlotte Barr. 4,000

Same to John Happe and ano trustees for William Happe. 2,000

Same to Walter T Hart committee Amelia H Hart. 5,000

Same to Heinrich Schmutsch. 5,000

Same to Danl M Owen. 5,000

Same to same. 4,000

Same to same. 2,500

Title Guarantee and Trust Co to Annie E Duncan. 1,000

Same to Franklin Trust Co guard R Stuyvesant Pierrepont. 8,000

Same to same. 7,500

Same to same guard Robt L Pierrepont. 8,000

Same to same guard Seth L Pierrepont. 8,000

Same to same guard Henry E Pierrepont, Jr. 6,000

The Williamsburgh Savings Bank to Joel W Mason. 1,241

Weis, Lena to William and Anna T Mortier. 600

Welch, Alfred M to Wilhelmina Hurst. 400

Wildner, Emil F and Charles Brunger to Manufacturers' Nat Bank of Brooklyn. 2,500

Wood, Cornelius D to Margt T McDermott. 3,000

Wozniak, Emilie E to Geo W Palmer. 700

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. (C) 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.

Feb.

9 Abbott, Chas H—M Bagley.....\$223 56\*

10 Axelrod, Davis—P Anderson.....252 39

12 Amann, Anton—Rochester Distilling Co.....78 60

12 Adams, Jr, Thomas—J Cowenhoven.....143 56

13 Albin, George } H Kochler & Co.....277 18

Albin, Katie }

8 Byk, Poline & Morris—J G K Lawrence.....(D) 3,766 58

8 Brix, Charles—W W Butcher.....43 89

8 Bendell, Flora—E Studzer.....148 10

9 Bell, Wm R—A Morgan, Jr.....36 17

9 Barnum, Amelia A—P Vrendenburgh.....132 16

10 Burns, Michael—S M Hoyer.....239 77

10 Bartolo, Lieciardo—R Bartelomeo.....47 25

12 Brown, Mortimer S—J H Symes.....77 14

12 Burns, John G—Rochester Distilling Co.....83 87

12 Britt, Jr, Edwd L } R J Goodwin.....(D) 903 81

Britt, Harriet A }

13 Benjamin, Frank J—T S Quinn.....926 32

13 Bowers, William—L H Myers.....1,028 78

13 Bahr, Jane T—D Springsteen.....139 66

13 Badgley, Howard G } (Title Guarantee & Trust Co.) 190 16

Badgley, Adelaide L }

13 Barusch, Abraham—the same.....79 64

13 Burns, Jr, Jabez } Holmes V an Burns, Robert } Mater.....82 95

14 Bathman, John—H Buser.....16 75

14 Bie, John—T H Van Brunt.....433 45

15 Bernan, Anna M—G H Hall.....76 80

9 Cable, Alexander—S C Scott.....1,366 21

10 Campbell, James E—J Roche.....76 81

10 Casey, Saml J—C F Wolz.....27 00

12 Cane, Edward—L J Lyon.....1,438 87

12 Connelly, Joseph—Rochester Distilling Co.....84 38

12 Cooley, William—J Dittmar.....121 35



Table listing names and amounts, including Coffin, Frank B., Clemons, Jane T., Doody, Daniel, etc.

Table listing names and amounts, including McKenna, James-D, Martin, Henry-R, Mills, James-J, etc.

Table listing names and amounts, including Von der Heydt, Charles-E, Van Derwerken, Yates-I, etc.

SATISFACTION OF JUDGMENTS.

February 8 to 14-Inclusive.

Table listing names and amounts under the heading 'SATISFACTION OF JUDGMENTS', including Alexander, Plummer-Elizabeth Lyman, Burns, Mary-Mary J Kennedy, etc.

MECHANICS' LIENS.

FEBRUARY 9.

Table listing names and amounts under the heading 'MECHANICS' LIENS', including Prospect av, w s, 250 s Vanderbilt st, 100x 150, Flatbush, Brooklyn Lumber Co, etc.

FEBRUARY 10.

Table listing names and amounts under the heading 'MECHANICS' LIENS', including Debevoise pl, w s, 200 n De Kalb av, 100x 150, Watson & Pittinger, etc.



FEBRUARY 20.

Carroll st, No 172, s w s, 135 n w Clinton st, 37x100, 3-sty brk and stone dwell'g; assessed value, \$12,000; by W Cole.

FEBRUARY 21.

Macon st, No 725, n s, 128 e Ralph av, 18x100, 2-sty and basement brk dwell'g; assessed value, \$4,400; by J Cole.

FEBRUARY 22.

Ashford st, Nos 19 and 21, e s, 34 s Ridgewood av, 33x100, 2<sup>1</sup>/<sub>2</sub>-sty frame detached dwell'g; assessed value, \$2,500.

FEBRUARY 23.

Marion st, No 253, n s, 56.3 e Howard av, 18.9x100, 2-sty frame dwell'g; assessed value, \$1,800.

LIS PENDENS.

FEBRUARY 9.

Myrtle av, No 527, n s, 75 w Steuben st, 25x100, } Myrtle av, Nos 474-480, s s, 20 w Hall st, 80x87, }

FEBRUARY 10.

New Lots road, n s, at e line of land of Mrs Blake. —x108x25x117. Wm E Hegeman agt Israel Y Cochran; att'ys, Kiendl Bros.

FEBRUARY 12.

Even st, w s, 100 s Jackson st, 25x100. Leopold Michel agt Fanny Hoch; att'y, Max Brill.

FEBRUARY 13.

Herkimer st, s s, 200 e Stone av, 20 to Sherlock pl, —x100. John Luck agt John H Sellers; att'y, Noah Tebbetts.

FEBRUARY 14.

21st st, n e s, lots 223, 224 and 225 map Henry Story, 8th Ward, 75x100. Maggie M Wylie agt Margt E Conlon; att'ys, Hubbard & R.

FEBRUARY 15.

Van Buren st, n s, 201 w Throop av, 20x100. Euphemia J Blakeslee agt Emma J Mason; att'y, Edwin Kempton.

FEBRUARY 16.

Bergen st, s s, 68 w Howard av, 16x75. Phebe A Second agt Peter Modiste; att'ys, S F, F H & H Coudrey.

CHATELS.

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

FEBRUARY 8 TO 14—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Beattie, P. 19 Fulton....Beadleston & W. \$1,000 Boffin & Schultze. 75 Wythe av....J Eppig. (R) 500

Higgins, P. Sands st, cor Adams st....Budweiser B Co. (R) 1,772
Herbert, Lena and C. 246 Bushwick pl....J G Grauer. 1,000
Herzenhan, A. 3d av and 45th st....The R Rothschild's Sons Co. 1,250

HOUSEHOLD FURNITURE.

Arnold, W W. 262 St James pl....G F & E C Swift. 150
Austin, Lucy E. 2981 Fulton....F Grassmann. 157
Backman, Mary. 71 South 3d....Letitia E Le Pine. Piano. 50





Table with multiple columns listing real estate transactions including names, addresses, and amounts. Examples include Mar, Emma E to Wm H Williams and Robinson, Clara W to Lewallin Jenkins.

SATISFACTION OF MORTGAGES.

Table listing mortgage satisfaction transactions such as Bailey, Edwin et al to John W Skinner and Conklin, Smith W to James R Warner.

ASSIGNMENT OF MORTGAGES.

Table listing mortgage assignment transactions such as Carman, A H and ano exrs to Henry F Brown.

JUDGMENTS.

Table listing court judgments with dates and names, such as Feb. 9 Corwin, Hannibal—Jonas Fishel.

SATISFACTION OF JUDGMENTS.

Table listing satisfaction of judgments with dates and names, such as Feb. 6 Chincock, Eliz L—Nathan Kaplan.

MECHANICS' LIENS.

Table listing mechanics' liens with dates and names, such as Feb. 6 30 acres n s highway, Patchogue.

BUILDING MATERIAL MARKET. NEW YORK.

BRICKS.—It has been a bad week for consumption of stock in consequence of the stormy weather, and the wholesale market was pretty dull throughout.

writing the held lots of choice goods have not been disturbed. They are held firmly at the old limit. There is a symptom that a portion of custom waits a little high grade stock as shown by inquiries regarding the chances for obtaining supplies from Long Island.

GLASS.—The condition of affairs on the market for window glass does not improve. A certain amount of regular trade is secured from time to time as the necessities of dependent custom arise.

LATH.—No further changes of importance this week. Arrivals amounted to practically nothing, which is probably just as well, as with the past weather demand proved slow and indifferent.

LIME.—Confirmation of the weakness in tone noted for some time past is now open for record in the quotations given for Eastern at 85c for Common and \$1 for finishing.

LUMBER.—Changes in general character of business since last report have been few and unimportant, and the new developments hardly of a character to inspire any remarkable addition to confidence. The assignment last week of a couple of the large speculative builders has been followed by wagging tongues in reference to the probable standing of other operators in similar line of business.

Eastern Spruce generally furnishes a pretty good index of the conditions and promises of the building trade and accepting the basis affairs remain dull. It is quite likely that a little random stock of attractive specification could be placed and made to command full former rates without difficulty.

White Pine is steady enough in price because there is no important offering of the finer qualities, for which little demand prevails, and an outlet quite equal to the supply of coarser grades. Indeed a little more box could probably be placed if promptly available and at full figures.

defined needs and many of them do not fail to keep in mind that good supplies remain at primal points and are likely to come along as soon as the market becomes really needy, should such an event materialize. The chances for export are still fairly promising.

Hardwoods generally remain in a dull condition and neither manufacturers of furniture, trim, or miscellaneous products, or dealers seem to feel at all interested. Now and then they afford a little custom where an extra tempting offer is made, but in a majority of cases prefer to stand off.

The recent coming together of operators in Carolina Pine, in order to associate for mutual benefit in maintaining prices, adds one more to the local lumber trade organizations, and we hear of another "association" likely to form for purpose of protecting interests in a line of goods now handled on the go-as-you-please plan.

Eastern spruce continues to go into pulp with some freedom, and, in addition to home market, the export trade is becoming an important factor. We learn that, during the present week, the Norwegian steamer Skuld, cleared for Fleetwood, England, with 1,518 tons of wood pulp, valued at \$15,000. This is the first full cargo of wood pulp ever shipped by steamer from Portland.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows:

In the bulk stock market of the white pine field there is as yet little stir. The jobbers are more interested in working off stocks on hand than in securing fresh supplies. A few Eastern buyers have lately been at Marquette on their way along the Lake Superior shore, but their mission is probably preliminary to the season's campaign more than for present buying.

The Ottawa correspondent of the Lumberman also furnishes the following interesting statement:

There is no industry in Canada that is more deeply interested in the Wilson tariff bill, or that will be more heavily affected by the removal of duty than the lumber trade. The total value of the exports of the forest from Canada in 1892, the last year for which the returns are available, was \$22,281,744, of which \$11,472,396 went to the United States. Taking the exports of forest products according to their classification for 1892, one gets a fair idea as to how far the free list schedule, as proposed by the Wilson bill, will affect this trade.

Custom returns for the five months ending November 30 show an increase of \$100,000 in the value of lumber shipments from Canada, during that period, as compared with the corresponding period of last year.

There is a strong feeling now being worked up by those who will not be directly benefited by the admission of Canadian lumber free of duty in the United States, against the unrestricted export of logs from Canada across the border.