THE PHILIPPINES' FUTURE.

POSSIBILITIES OF THE ISLANDS VIEWED IN THE LIGHT OF DUTCH EXPERIENCE IN JAVA.

Washington, June 6 (Special).—Since the United States unexpectedly found itself possessed of sovereignty over insular possessions in both the East and West Indies, and having no precedent to guide in the administration of distant territory, more attention than ever before has been given to the methods employed by other nations in the government of their foreign possessions.

The work of Great Britain in India, Australia, Africa, Egypt and the Orient has been studied with renewed interest; the colonial experiments of France in North Africa, Cochin China and Madagascar have been carefully reviewed, and the German possessions in both East and West Africa have not escaped scrutiny. None of these, however, present conditions sufficiently analogous to those which obtain in the Philippines to afford any satisfactory basis of comparison, and an examination of these dependencies, while interesting, simply emphasizes the fact that every insular or colonial possession is a distinct problem in itself, to be worked out along lines suggested by the conditions imposed by race characteristics, climate, products and the past history of its people.

The insular possessions more nearly resembling the Philippines than any other are the Dutch East Indies, which present many features in common with the new acquisition of the United States. There is a similar mixture of Malay, Chinese and native races. There is a close analogy of soil, climate and products, and the question arises whether, under similar physical conditions, we can beat the Dutch in the administration of a tropical possession in the Orient.

WHAT THE DUTCH HAVE DONE IN JAVA.

Java, the principal island owing allegiance to the Crown of Holland, is not unlike Cuba in size and shape, and, while Sumatra, the Celebes, parts of Borneo, and other contiguous islands are included in the Dutch East Indies, embracing a total area of about 736,000 square miles, yet it is in Java alone that the Dutch system of government has been fully worked out, and it is there that the advantages and defects of the system may be studied to the best advantage.

The area of Java is about 50,000 square miles, while that of Luzon alone is about 45,000, and the entire area of the Philippines is estimated at 127,852 square miles. The area of fertile land inhabited by people with some knowledge of agriculture and more or less acquainted with civilized life is in favor of the Philippines, for great parts of Sumatra, the Celebes and Borneo have never been explored by their nominal rulers, and are sparsely inhabited by savage tribes. When a comparison is made, however, between the population of the two countries, the advantage is with Java, for that little island has 26,125,053 inhabitants, a population greater than the combined population of all the other islands of the Indian Ocean, and giving 520 inhabitants to the square mile, while the population of the Philippines is estimated at from 7,000,000 to 10,000,000, and the larger estimate would give a density of only seventy-eight to the square mile, and for the density of the Philippine population to equal that of Java would require a total almost equal to the population of the United States, a number far below the capacity of the islands to support. Therefore, measured by the number of inhabitants and density of population, the government of Java has been eminently successful.

THE FINANCIAL EXHIBIT.

A comparison of the receipts and expenditures of the two governments is also interesting, and at first sight seems to reflect credit on the Dutch administration. Taking the last three years as a basis, the period covering the American occupation of the Philippines, the following are the total receipts and expenditures of the two dependencies:

	Dutch Netherlands.		The Philippines.	
Year.	Receipts.	*Expenditures.	Receipts.	Expenditures.
1899	$56,847,962	$57,872,472	$3,511,328	$2,397,398
1900	60,469,911	58,613,964	6,522,939	5,218,381
1901	59,974,373	59,954,153	10,677,662	6,763,821

*Guilders reduced to dollars, 40 cents being equal to one guilder.

Heavy receipts and expenditures reflect credit or cast reproach on a government when taken into consideration with the manner in which they are secured and disbursed. An examination of the budget estimates of Java for 1902, amounting to $49,962,028, shows, that based upon the experience of former years, this amount will be derived from the following sources:

From the sale of opium	$7,679,000
Import, export and excise duties	7,394,400
Land revenues	8,979,640
Sales of coffee	2,272,680
Sales of salt	4,020,800
Railways	5,522,600
Tax on trades	1,295,200
Coal	1,307,600
All other sources	11,721,270
Total	$49,962,028

The sources of revenue may be shown in another manner, and the proportion which each contributes to the total income of the government:

Year.	Taxes.	*Monopolies.	†Products.	Other receipts.	Total.
1899	42.6	23.3	18.7	15.4	100
1900	40.4	21.7	20.8	17.1	100
1901	39.3	21.0	24.9	14.8	100

*Opium, salt, etc. †Coffee, cinchona, tin and coal.

Of the above, revenue derived from the sale of opium, land revenues, sales of coffee and salt, the income from railways, the coal monopoly and the tax on trades, amounting to $31,078,520, or about 60 per cent of the entire income, is secured by methods entirely foreign to American ideas of taxation, and would not be seriously considered in any system of government which may be adopted for the Philippines.

The import, export and excise duties are combined in the available statistics, so that it is impossible to state what the customs revenue really is, though the published tariff prescribes a low rate of duty, ranging from 6 per cent to 10 per cent ad valorem, on such articles as are not on the free list, which, by the way, is large. Notwithstanding the low tariff, the large free list and the good harbor, Tanjong Priok, the port of Batavia, built at a cost of over $10,000,000, Java has lost its ancient prestige as the chief port of the Orient, where in former years the rich cargoes of the Indies were transshipped before starting on their long voyage to Europe, and its trade is now confined chiefly to the commerce passing between the islands and Holland.

The land revenue is derived from rentals and not from the sale of government land, which is divided into (a) lands directly under the government, (b) vassal lands, and (c) confederated lands. The culture system, which formerly prevailed, was based upon the official supervision of the labor of the natives, and was so directed as to produce not only a sufficiency of food for themselves, but a large quantity of colonial produce suited for the European market. It also included enforced and unpaid native labor in the cultivation of coffee, sugar, indigo, pepper, tea, tobacco and other articles. This system has to a large extent been abolished except with reference to the production of coffee which is sold by the government, but with Dutch conservatism the system inaugurated in 1830 has not been entirely abolished. While these methods of taxation have been eminently successful as a revenue producer, it is difficult to defend them on the ground of equity.

AMERICAN POLICY IN PHILIPPINES.

The American policy in the Philippines has been to abolish many of the burdensome Spanish taxes, such as the personal, or "cedula," tax and the industrial tax, and the government has also made a radical revision of the customs tariff, reducing in most instances the rate of duty and simplifying the system of entry, reserving no special privileges to the United States, but permitting all nations to trade with the Philippines on an equal footing in harmony with the open door policy in the Orient so earnestly advocated by the United States. It has been decided to depend on the customs for the greater portion of the insular revenues, and to expend the entire income in and for the benefit and development of the islands. The period of occupation has been so short and conditions have been so abnormal that it is difficult at the present time to estimate what the customs will produce when peace is restored and the development of the rich resources of the islands is fully inaugurated.

The disposition of the revenues also shows a wide difference between the policy employed in the two countries. In Java about one-third of the annual expenditures is for the army and navy, another third is devoted to the general administration both in Java and in the Netherlands, while the remaining third is applied to necessary expenses in the islands.

The salaries paid to officers in the East Indian service are surprisingly large when compared with those paid in the Philippines. For example, the Governor General receives a salary of $100,000 a year, with an allowance of $60,000 for entertainment and other expenses connected with the office. The Netherlands East Indies are divided into twenty-four residences, or provinces, and each has a local governor, or resident, who receives $10,000 a year, besides a liberal sum for official expenses, while in some parts native chiefs are paid on the same liberal scale. In the Philippines, Governor Taft, the highest salaried officer in the archipelago, receives $20,000 per annum, with no allowance for extra expenses, and the governors of the provinces, of which there are at present thirty-four, receive salaries ranging from $1,500 to $3,000.

In Java, after twenty years' service, the civil employes are permitted to retire on liberal pensions, which are paid from the insular revenues, while in the Philippines there is no time limit to service and no pension is provided upon retirement. When the Forestry Bureau of the Philippines desired to secure educated and experienced foresters for service in the islands it was found impossible to secure competent men in the United States, and an effort was made to secure a number from Java. A salary of $200 in gold a month was offered, but it was learned that the foresters in that island were receiving from $5,280 to $7,200 in gold a year, with the right to retire with pay after a certain number of years' service, or when disabled, and naturally they declined to accept employment under the government of the Philippines. Further investigation revealed the fact that the government of Ceylon paid foresters about the same salary that is paid in Java.

TAXATION AND LAND SYSTEMS.

For almost a century Java has sent a continuous stream of gold to swell the receipts of the home government in Holland, amounting for a long time to $20,000,000 a year, but this has now been reduced, not so much by any change of policy on the part of the Dutch Government as owing to the fact that the low price of sugar throughout the world and the destruction of the coffee plantations by pests have rendered it impossible to increase the revenues to a point that would permit the usual tribute to be sent across the sea. The policy of Holland was to make the East Indies pay a direct return to the home government. It never regarded colonial administration as missionary work in any sense of the word. The United States, on the other hand, has distinctly disavowed any purpose of taxing the Philippines for the benefit of the home government. Philippine taxes of all kinds remain in the Philippines for the purpose of developing the islands, building roads, harbors, schools and in preparing the people for a larger and larger measure of self-government.

The land systems of the two countries also show marked contrasts. The greater part of the land in Java is claimed as government property, though in the western residences of the island there are some private estates, chiefly owned by Europeans and Chinese. Both the government and the private landowners can enforce one day's gratuitous work out of seven (it was formerly five) from all laborers on their estates, and certain crops of the natives must be sold at a fixed price to the government. No land has been alienated by the Javanese Government since 1816, so the Javanese are in no sense the proprietors of their native soil.

In the Philippines, so far as any policy has been announced, it is the purpose to encourage small holdings of land by natives and others, always giving the preference to the former who will improve and cultivate the same, and it has been recommended by the Philippine Commission that the lands owned by the religious orders, commonly called "friars' lands," be purchased by the government at a fair valuation and divided into small holdings and sold to the present tenants at a price just sufficient to pay for the same, together with the interest on the bonds to be issued in order to secure funds with which to purchase the lands. Legislation intended to carry out this policy is now pending in both houses of Congress. The remaining arable land of the islands, whose title rests in the government, will be thrown open to settlement by means of some sort of a homestead law, and the natives will be encouraged to become land owners. It is not the purpose to open the timber land to entry, but to preserve the forests, and allow, under government supervision, the cutting of such timber as is fully grown, to protect the smaller growth, and thus make the priceless forests of the Philippines, which are said to be the finest in the world, contribute a constant revenue to the government.

The Philippine Government does not engage in farming, it creates no monopolies, it conducts no business, it compels no enforced or gratuitous labor, but directs its efforts to encourage the natives to develop the resources of the country and reap the benefits of their labors, believing that this will not only conduce to the development of native character, but in the end best contribute to the revenues of the islands.

EDUCATION.

The same marked distinction can be observed by comparing the policy pursued by the two governments in educational affairs. For a long time no effort was made by the government of Java to provide in any way for the education of the natives under its control. Even the study of Dutch was discouraged, and if a native ventured to address a European in that language he was answered in his native tongue, and the distinction between Javanese and Hollander was emphasized in every possible manner. This policy has undergone a gradual change, for even the conservative Hollander is not insensible to the public sentiment of the age. In 1899 Java had five normal schools, with 27 teachers and 144 pupils, besides four schools for the sons of native chiefs, with 220 pupils. There were also 232 government schools for natives, with 40,956 pupils and 236 private schools, with 26,644 pupils, or about one native school attendant for every 400 of the population.

In contrast with this meagre showing, there are in the Philippines between 3,000 and 4,000 native elementary teachers employed, and about 1,000 trained teachers, graduates of colleges and normal schools, have been sent from the United States. A transport loaded with teachers was sent from San Francisco to Manila last summer—a fact which has no parallel in colonial history. A normal school for the instruction of native teachers at Manila enrolled 600 students at a summer session last year, and more would have attended could arrangements have been made for them. Not less than 150,000 children are actually enrolled in the free primary schools of the archipelago, and over 10,000 adult natives are studying English in evening schools under American teachers. These figures do not include pupils or teachers connected with the private and church schools established in the islands, of which there is a large number, but a conservative estimate would give at least one native school attendant for every fifty of the population as against one in 400 in Java. It should in justice be remembered also that the school system of the Philippines is yet in a formative state, and the teacher has followed closely upon the pacification of the provinces, lighting the torch of learning at the abandoned camp fires of the conquering soldiers. It is the intention to enlarge the system as rapidly as possible, so that it will include the entire school population of the archipelago. This principle of government is so grounded into the thought of the people of the United States that its necessity is considered as one of the self-evident truths, but it is by no means common in other lands.

NATIVES' PART IN GOVERNMENT.

In Java the native takes no part in the affairs of government, his opinion is not asked, his desires are not consulted, nor is it the policy of the colonial administration to educate and prepare him for positions of trust and responsibility. He is the hewer of wood and drawer of water for the ruling class, and the republican idea of the political equality of all men has never disturbed the councils of those who have directed the policy of the insular government.

The administration of Java as a money producer has been a wonderful success, unequalled perhaps in history. It had succeeded in developing the resources of the country in a way to challenge admiration. An observant traveller has remarked: "All Java is in a way as finished as little Holland itself; the whole island is cultivated from edge to edge like a tulip garden and connected throughout with post roads, smooth and perfect as park drives, all arched with waringen, kanari, tamarind or teak trees." It has paid princely salaries, enriching its officers and adding to the income of the crown of Holland. It has kept the natives at peace, and their condition on the whole has been better under the Dutch than when ruled over by their native princes. As viewed from a strictly material point of view, the government has been a marked success. When native rights are considered, the less said the better. They have not received promises of better things, and have nothing to look forward to except a continued state of vassalage. The thought of self-government is political heresy.

On the other hand, the policy in the Philippines has been to urge the native to share in the burdens and emoluments of the government. There are three natives now serving as members of the Philippine Commission. Twenty-three out of the thirty-four provincial governors are natives, three out of the seven members of the Supreme Court are Filipinos, while seven out of the sixteen judges of first instance are also natives of the Philippines. Over one-half of the entire civil list is composed of native inhabitants of the archipelago. If the Dutch policy of forbidding the Javanese to have any share in the government is open to criticism, as it undoubtedly is, the mistake in the Philippines, if there is one, is that civil government and native advancement have followed too closely upon the heels of the military.

The broad policy that has governed in the Philippines, as outlined in President McKinley's instructions to the Philippine Commission, has been based on the conviction that the forms of local government, the system of land tenure, free speech, free press, the separation of church and state and universal education—principles that have made America in a single century one of the first powers in the world—will, when applied to the Philippines, contribute to the liberty, happiness, power and wealth of their people.

It is an epoch making experiment, and one worthy of the United States, the planting of a republic at the door of Asia, the cradle and home of despotism.

When peace is restored, and the plans which have been made to advance the wellbeing of the archipelago are allowed to operate freely, an era of progress will begin, about which it is difficult to write temperately. Java is valuable as showing what can be done in tropical lands. The Philippines are just as fertile, and it may be affirmed without transgressing the bounds of modesty that American direction will be more progressive than Dutch supervision. The harvests of rice, coffee, sugar, rubber, cinchona and hemp, the products of 50,000,000 acres of forest land, consisting of pine, cedar, mahogany and hundreds of other species valuable for building and cabinet work, the pearl and pearl shell fisheries of the sea, the domestic and foreign commerce that will develop when fostered by liberal and just laws, will in time make the Philippines the summer garden of the world. It was no accident, it was no diplomatic trick, but the irresistible evolution of history, that has placed those islands in our hands.

HOUSEKEEPING IN AFRICA.
The strenuous life of American women who conduct their domestics in African bungalows, in to-morrow's Tribune.

REAL ESTATE.

FLATHOUSE FACING MUSEUM OF NATURAL HISTORY SOLD.

The Frank L. Fisher Company has sold No. 430 Columbus-ave., a five story brownstone front flathouse, with stores, on a lot 25.6x130x irregular. The building is 51.2 feet south of Eighty-first-st., and it faces the blocks on which the Museum of Natural History stands.

Another interesting transaction yesterday was the sale of Nos. 339, 341 and 341½ West Forty-first-st. by D. & W. Mullins for Morris Weinstein to S. Littman.

Lowenfeld & Prager have bought of John M. Philbrick No. 316 East Seventy-second-st., a three story and basement dwelling house, on a lot 16.8x102.2 feet.

Collins & Collins have sold for a client No. 116 East Seventy-fourth-st., a three story brownstone private dwelling house, 18x102.2 feet, to Henrietta A. Rosenblatt.

Philip Jeselson sold for Townsend Wandell to John H. Degelman No. 2,150 Third-ave., a four story brick building, on lot 22.5x114x30.8x134.10 feet. Mr. Degelman, who owns and occupies No. 2,148 Third-ave., adjoining above, where he conducts a millinery establishment, will connect the two buildings and make suitable alterations.

William J. Roome has sold No. 508 West Twentieth-st., a four story building, on lot 25x100 feet, for Robert Kennedy to Fred S. Myers.

Ruland & Whiting Company has sold to a client for the estate of William Tilden the four story brick store No. 258 Pearl-st., adjoining the United States Hotel.

Slawson & Hobbs have sold for the estate of Mrs. E. H. Chauncey the five story American basement dwelling house, 20x100 feet, No. 329 West Seventy-seventh-st., to a client for occupancy on private terms; also for James Carlew the new four story limestone dwelling house, 20x100, No. 44 West Ninetieth-st., to a client for occupancy. This is the third house to be sold of Mr. Carlew's row of five houses now approaching completion.

Richard Dickson, has sold for John Massemino property known as No. 720 East One-hundred-and-eightieth-st., private house, and plot 72 feet by about 135 feet.

The Central Real Estate Association has mortgaged its property at the southwest corner of Nineteenth-st. and Fourth-ave. for $875,000, at 4 per cent for five years, to the Bank for Savings.

Isidor H. and Nathan Kemper have sold No. 312 to 318 West Thirty-eighth st., four five story flathouses, on a plot 100x89.9 feet. The buyer is said to be a publishing concern, which will use the property as the site of a new building.

Duff & Brown have sold for Eva N. Watkins to a Mr. Gray, the three story and basement dwelling house, No. 413 West One-hundred-and-forty-sixth-st., on lot 16.6x99.11 feet, for his own occupancy. Mr. Gray recently sold his dwelling to the Pennsylvania Railroad Company, and is one of a number of people from that section to whom Duff & Brown have sold houses. They say that a number of other buyers are coming from the same section, who are anxious to invest in Washington Heights property.

George L. Petry has sold to Antonio Marino, No. 2,242 First-ave., a four story double flathouse, on a lot 25x75 feet.

Mary E. Jackson has sold No. 2,123 First-ave., a four story double tenement house, on a lot 25x75 feet, to Raffaele Marrazzo, who has resold the property to Felicia Sorrentino.

Moses Ottinger and another took title to the Criterion Hotel, 46.4x113.4x irregular, at the northeast corner of Forty-first-st. and Broadway, for $487,000.

The City Real Property Investing Company is said to have sold Nos. 646 and 648 Park-ave., two four story flathouses, on a plot 40.10x80 feet.

Bernard Smyth & Son have sold for the Hart estate to Meyer D. Rothschild No. 140 West Fifty-third-st., a three story brownstone house, on lot 20x100 feet.

The Alliance Realty Company has declared a quarterly dividend of 1½ per cent, payable on July 15.

L. J. Phillips & Co. have sold for E. A. De Lima No. 148 West Seventy-third-st., a four story and basement dwelling house, on a lot 20x102.2 feet.

E. H. Ludlow & Co. report the following rentals: For the New-York Realty Company, the store and basement Nos. 95 and 97 Liberty-st.; the buildings No. 44 Water-st., to John F. Palmer; No. 36 Front-st., to Baldwin Brothers & Co.; No. 37 Pearl-st., to No. 28 Bridge-st., to Thomas J. Lipton; No. 28 Moore-st., to the Havemeyer Oil Company; No. 75 Pine-st., to the Union Molasses Company; No. 147 Spring-st., to the United States Paper Company; No. 98 Cedar-st., to the John Ward Stationery Company; No. 30 Moore-st., to Robert C. Blancke; No. 103 Water-st., to Fisk & Brown, and portion of the Centennial Building, to James Reid & Co.; also the private dwelling houses, No. 17 East Eighty-first-st., to Morris B. Bronner; No. 18 East Tenth-st., to Mrs. Charles C. Beaman, No. 19 East Eighty-first-st., to Charles Schumacher, and No. 32 West Seventeenth-st., to William A. Armstrong.

Dr. J. M. Ferrer has sold No. 105 East Fifty-seventh-st., a four story brownstone dwelling house, on a lot 17.6x80.5 feet.

J. Clarence Davies & Co. have leased to the Emerson Shoe Company for a term of years the store at the northwest corner of Third and Melrose aves. and One-hundred-and-forty-ninth-st.

Samuel Frothingham & Co. have leased the Ledoux cottage, at Cornwalton-on-Hudson, also fifty-five acres of the Highland Park estate, and the "Inn" at Storm King.

SALE OF PROPERTY NEAR MOUNT OLIVET CHURCH.

Bernard Smyth & Sons have sold for various owners to Joseph M. Lichtenauer Nos. 149, 151 and 155 West Fifty-third-st., three three story brownstone dwelling houses, which, with No. 153, which the purchaser already owns, make a plot 72.11x100.5 feet. The property is near the Mount Olivet Baptist Church.

THE BRONX BUILDING PLANS.

One-hundred-and-forty-first-st., south side, 125 feet east of College-ave., three story brick storage house and loft, 25x60 feet; Marion A. Smith, No. 144 Lincoln-ave., owner; Moore & Landfeidel, One-hundred-and-forty-eighth-st. and Third-ave., architects; $5,000.

Mosholu Parkway, southwest corner of Two-hundred-and-fifth-st., one and one-half story frame shop, 11x27 feet; Thomas F. Costello, One-hundred-and-eighty-fourth-st. and Washington-ave., owner; Moore & Landfeldel, architects; $200.

King-ave., east side, 225 feet south of Beach-ave., City Island, two story frame building, 21½x28 feet; Joseph P. Glasier, City Island, owner and architect; $3,000.

One-hundred-and-fifty-fourth-st., northwest corner of Stebbins-ave., three story brick tenement house, 33x59½ feet; James E. Brown, No. 569 Eagle-ave., owner; W. C. Dickerson, One-hundred-and-forty-ninth-st. and Third-ave., architect; $10,000.

Union-ave., northeast corner of One-hundred-and-fifty-second-st., one story frame shed, 40x13 feet; John H. Von Dohlen, No. 664 Union-ave., owner; Christopher F. Lohse, No. 627 Eagle-ave., architect; $150.

Spuyten Duyvil freight yard, one story frame station house, 15x36 feet; New-York Central and Hudson River Railroad, Forty-second-st. and Fourth-ave., owners; C. Wellesley Smith, Grand Central Station, architect; $1,000.

CATHOLIC CHURCHES TAKE TITLES.

THEY FIGURED PROMINENTLY IN THE REAL ESTATE TRANSACTIONS REPORTED OR RECORDED.

Title to Nos. 338 and 340 West Fifty-third-st. was taken yesterday by the Rev. John E. Burke from Anna N. Fox for a nominal consideration. This property is situated next to the Church of St. Benedict the Moor, Nos. 342 and 344 West Fifty-third-st., of which the Rev. Mr. Burke is the rector.

The Province of St. Joseph of the Capuchin Order took title to No. 223 East One-hundred-and-twelfth-st. from Bernardin Schmitz. The property is between Second and Third aves., and is 16.8x100.11 feet. The Rev. Bernardin Schmitz is guardian and rector of the Church of St. John the Baptist, at No. 211 West Thirtieth-st. He belongs to the Capuchin Fathers, of the Province of St. Joseph. The East One-hundred-and-twelfth-st. property which changed hands yesterday is evidently designed as an extension to the Capuchin property in that neighborhood. The German Capuchin community of Our Lady Queen of Angels is at No. 228 East One-hundred-and-thirteenth-st., and has charge of a school at Nos. 229 and 231 East One-hundred-and-twelfth-st., which is run by the Sisters of St. Agnes.

RELEASE OF BROADWAY PARCEL.

Maurice Daly has released the Daly Billiard Parlors, No. 1,241 to 1,251 Broadway, at the southwest corner of Thirty-first-st., for five years, at $11,250.

PLANS FOR A SIXTEEN STORY BUSINESS BUILDING.

Plans were filed on Thursday at the Bureau of Buildings, Manhattan, for a sixteen story brick office building, with lofts, to be erected on the northwest corner of Spring and Macdougal sts., running through to Vandam-st., being 79.8 feet front by 214 feet deep. The Butterick Publishing Company, of No. 7 West Thirteenth-st., is the owner, and Horgan & Slattery, of No. 1 Madison-ave., are the architects. The estimated cost is $1,000,000.

SALE OF CARLOS APARTMENT HOUSE.

Holdridge & Ward, in conjunction with L. J. Phillips & Co., have sold for the estate of Charles Frederick Hoffman, to Boehm & Coon, the southwest corner of Broadway and Seventy-sixth-st., adjoining the new Astor Building. The plot is 77.4 feet front, fronting on Broadway, and about 96 feet deep, including three private houses. The property is sold for cash. The building at the southwest corner of Seventy-sixth-st. and Broadway is the Carlos apartment house. It is five stories high.

TO FORM BIG CONTRACTING COMPANY.

Another large general contracting company for the erection of buildings, backed by a number of capitalists, is about to be incorporated. Alexander Rice McKim, the consulting architect and engineer, is interested in its formation. The company will handle everything in the building line that is not speculative.

SALES AT PROSPECT PARK SOUTH.

The following are the sales for the month of May at Prospect Park South, as reported by Dean Alvord, aggregating $89,500:

Mary J. Harrison, house with plot, 65x100 feet, at the northwest corner of Beverly Road and Rugby Road; price, $16,250.

House with plot, 55x100 feet, on the west side of Rugby Road, near Church-ave., to Julie Rossiter Hinchman, for $12,000.

House with plot, 75x100 feet, on the west side of Rugby Road, 285 feet north of Beverly Road, to Irving P. Favor, of Arlington, N. J., for $17,250.

Plot 65 feet front on north side of Albemarle Road, 100 feet from Coney Island-ave.; also, plot 72 feet front on southeast corner of Church-ave. and Stratford Road; also, plot 47 feet front on the southeast corner of Church-ave. and Westminster Road; to Ralph T. Rokeby, of Staten Island, for $12,000.

Mary D. Ellison, of Lefferts Place, Brooklyn, plot 75 feet front on the east side of Rugby Road, 270 feet north of Albemarle Road; price, $6,000.

John E. Nitchie, plot, 55x100 feet, on the west side of Rugby Road, 260 feet north of Albemarle Road; price, $4,400.

Dr. George H. Watson, strip 10 feet on the north side of his plot on Rugby Road; price, $800.

Colonel Alexander S. Bacon, strip 10 feet wide adjoining his house on the east side of Rugby Road; price, $800.

Captain C. O. Rockwell, plot, 50x100 feet, on the west side of Argyle Road, 120 feet north of Albemarle Road; price, $4,000.

House with plot, 60x100 feet, on the east side of Rugby Road, 125 feet north of Beverly Road; to Edward F. Cragin, at $16,000.

J. J. M'GARRY'S COUNTRY HOME SOLD.

Bryan L. Kennelly sold at Lawrence, Long Island, yesterday the country home of the late John J. McGarry, consisting of house, barn and outhouses and about four acres of land, to Franklin B. Lord, of Lord, Day & Lord. It is understood that Mr. Lord buys the property for Colonel Franklin Bartlett, of the 22d Regiment, for $39,500.

SOLD THREE TIMES IN FIVE MONTHS.

E. A. Howes has sold No. 49 East Sixty-third-st., a four story brownstone dwelling house, 17x55x100.5 feet. He bought it recently. This house has been sold three times this year.

REPORT ABOUT STEAMSHIP CO. DENIED.

A report was printed yesterday that the Hamburg-American Line had begun negotiations for the leasing for a long term of years, with an option to buy, No. 51 Broadway. Emil L. Boas, local manager of the line, said the report was untrue.

METHODIST CHURCH BUYS BRONX PLOT.

The Bronx Land Mortgage and Real Estate Company sold to the First German Methodist Episcopal Church a plot 54x115 feet on the west side of Bathgate-ave., 108 feet south of One-hundred-and-seventy-sixth-st. The church is now at No. 48 St. Mark's Place.

AUCTION SALES YESTERDAY.

By Philip A Smyth: 824 Greenwich-st, w s, 88.2¾ ft n of Jane-st, 21.2¾x92.8x21.2¾x93.1; 3 story b dwg h; foreclosure sale; A P Mayhew agt Matilda C Adickes et al; W Anway, atty; M B Blumenthal, ref; due on judgt, $9,426 25; costs, $335 27; taxes, etc, $490; to the pltff for $9,400; 466 E 136th-st, s s, 175 ft w of 3d-ave, 25x100; 5 story b fl h; foreclosure of pltff's lien; R H Coleman, trus, etc, agt Augusta Goodman et al; Bowers & Sands, attys; C W Dayton, ref; due on judgt, costs, etc, $15,984 87; taxes, etc, $230 42; to the pltff for $14,000.

By Vincent A Ryan: 440-446 W 124th-st, s s, 100 ft e of Amsterdam-ave, 100x100.11; four 5 story b fl hs; to W H Smith for $73,000; also 1,293-1,297 Amsterdam-ave, e s, 25.11 ft s of 124th-st, 75x100; three 5 story b fl hs; foreclosure sale; A B Price agt E W McClave et al; T D Rambaut, atty; J V McAvoy, ref; due on judgt, $16,559 08; costs, $302; taxes, etc, $880 35; to W H Smith for $82,900.

By Henry C Mapes & Co: Throgs Neck Road and Haskins-st, s e cor, 175x100 to an alley; vacant; foreclosure sale; R H and H B Clark agt Georgiana Bolen et al; two actions; A L Clark, atty; W J A McKim, ref; due on judgt, $2,607 94; costs, $175 85; taxes, etc, $57 50; to J Murphy for $7,000.

NEW BUILDING PLANS.

Spring and Macdougal sts, n w corner, for a sixteen story brick office and lots, 79.8x214; Butterick Publishing Company, No 7 West 13th-st, owner; Horgan & Slattery, No 1 Madison-ave, architects	$1,000,000
Delancey-st, Nos 110 and 112, for a six story brick tenement house, with stores, 44.1x87x64.6; Friedman & Feinberg, No 329 East 116th-st, owners; Bernstein & Bernstein, No 111 Broadway, architects	35,000
129th-st, n s, 135 ft e of Madison-ave, for a six story brick tenement house, 75x86.11; Dr P Meirowitz, No 202 West 131st-st, owner; Neville & Bagge, No 217 West 125th-st, architects	150,000

REAL ESTATE TRANSFERS.

Amsterdam-ave, Nos 1,982 and 1,984, w s, 50x100; Emil Goldmark, referee, to Jacob C Klein; R S, $19	$40,500
113th-st, s s, 100 ft w of Broadway, 50x100.11; George F Chamberlin to Bertha Barth; mortgage, $15,000; R S, $10	1
Morris-st, Barker-ave, King-st and Bronx Park, block; also Morris-st, Elliott-ave, King-st and Barker-ave, block; Peter Lorillard to Robert M Offord; rerecorded	34,807
3d-ave, No 1,570, w s, 25x100; Dora E Arnold and another, executors, to Kate Arnold et al; R S, $12 75	28,000
Pleasant-ave, n w corner 116th-st, 126x94; Dora E Arnold and another, executors, to Kate Halk et al; R S, $17 75	38,000
Amsterdam-ave, No 1,336, s w corner 126th-st; Dora E Arnold and another, executors, to Kate Halk et al; mortgage, $20,000; R S, $6 75	36,000
Pearl-st, No 516 to 522, n e s, 53.6x83.3x irregular; Dora E Arnold and another, executors, to Kate Halk et al; R S, $48 75	100,000
Broadway, n e corner 41st-st, 46.4x113.4x irregular; Edgar J Lauer to Moses Ottinger and another; R S, $242 25	487,000
Avenue D, w s, 35.2 ft s of 4th-st, 35.2x62x irregular; J Herbert Watson to Harris Mandelbaum et al; R S, $19 25	40,725
41st-st, n s, 250 ft e of 9th-ave, 25x98.9; William S Ford, executor, to Morris Weinstein; R S, $15	32,500
34th-st, No 307 West, 17x102.2; Frank J Fahey to Lena Gordon; mortgage, $20,000; R S, $2	28,500

Real Estate.

The Lawyers' Title Insurance Company of New York,

37 Liberty Street, New York,
38-44 Court Street, Brooklyn.

Capital and Surplus, - $3,500,000

Lends money on approved Real Estate in large or small amounts, at reasonable rates.

City Property For Sale.

INVESTMENT PROPERTIES PAYING 6%. RULAND & WHITING CO. 5 BEEKMAN ST.

Furnished Houses to Let—Country.

CATSKILL MOUNTAINS.—14 room cottage, furnished, all modern improvements; ⅛ mile from depot; fine view; elevation 1,900 feet; garden. Full particulars, address Box 32, Stamford, Delaware County, N. Y.

MONTCLAIR, N. J.—Furnished house on Mountain Ave. for summer months. Fine stable and kitchen garden. HENING & RYERSON, Montclair, or Telephone 4,242 Broad.

MANHANSET, Shelter Island, N. Y.—Furnished cottage; porcelain baths; acetylene gas; hot and cold running water. Apply to GEORGE S. COLMAN, Hotel Marie Antoinette, Broadway and 66th St.

THE WYCHMERE SEASHORE COTTAGES (Cape Cod), Harwich, Mass.—Homelike; all improvements; delightfully cool; fine bathing. Circular, J., 505 West 124th-st.

10-ROOM furnished summer cottage, at Pebbley Beach, Block Island, 1½ acres of land on ocean front. JOHN H. MACAULAY, 188 Ocean St., Providence, R. I.

Country Property For Sale.

A FEW PIECES of desirable residence property near New York (taken under foreclosure) are offered for sale at low prices and upon easy terms. Brokers and buyers are invited to send for descriptions. MORTGAGEE, Owner, P. O. Box 194, New York.

Country Property For Sale or To Let.

FOR SALE OR FOR RENT.—Farm of about 110 acres, situated on high ground, three miles from Mount Kisco Station, Harlem R. R., New-York. Comfortable country house; 12 rooms; shaded lawn, garden of two acres planted. Full particulars and terms given on application to JAMES E. BANKS, 667 Newark-ave., Jersey City, N. J.

Excursions.

BY SEA TO MAINE
ON THE FAST MODERN STEAMERS
NORTH STAR and HORATIO HALL
OF THE
MAINE STEAMSHIP COMPANY
is the most charming short ocean trip out of New York. No summer tour complete without it. Steamers leave Pier (New) 32, East River, foot of Pike St., New York, Tuesdays, Thursdays, and Saturdays, at 5 P. M. Returning, leave Portland same days at 6:30 P. M.
The route to Bar Harbor, White Mountains, and all coast resorts.
Descriptive book free on application at Ticket Office on the pier, 290 Broadway, and all agencies.

IRON STEAMBOAT CO.
THE ONLY ALL-WATER ROUTE TO
CONEY ISLAND.
Leave FOOT 22D ST., North River, 9.30, 10.45 a. m., 12 m., 1.00, 2.00, 3.00, 4.00, 5.00, 6.00 p. m.
Leave Pier (New) No. 1, North River, } ....Half hour later.
Leave NEW IRON PIER, CONEY ISLAND, 11.10 a. m., 12.25, 1.40, 2.40, 3.40, 4.40, 5.40, 6.40, 7.40 p. m.
EXCURSION TICKETS, 25 CENTS.

Saturday Afternoon Excursion TO WEST POINT.
STEAMER MARY POWELL.
Leaves Desbrosses St. 1:45 P. M., West 22d St. 2 P. M., West 129th St. 2:20, arriving West Point 4:40 P. M. Tickets good to return West Shore train 5:53, 7:39 or 9:10 P. M. Fare, round trip, $1.00. Return N. Y. Central trains, $1.10. Return Steamer Ramsdell, $1.00. Ample time to see Dress Parade, &c.; Concert Orchestra on board. This excursion made every Saturday.

UP THE PICTURESQUE HUDSON.
To West Point, Newburgh or Poughkeepsie.
Grand Daily Excursion (except Sunday).
BY PALACE IRON DAY LINE STEAMERS NEW YORK and ALBANY.
From Brooklyn, Fulton St., by Annex..........8:00 A. M.
From New York, Desbrosses St. Pier..........8:40 A. M.
From New York, West 22d St. Pier..........9:00 A. M.
From New York, West 129th St. Pier..........9:15 A. M.
Returning, due in New York, 5:30 P. M.
Morning and Afternoon Concerts.
½ rate to Cairo, N. Y., May 29 to June 9.

DEEP-SEA FISHING DAILY. Str. J. S. WARDEN, m'g'ment Beebe Bros. & Dever, Sandy Hook Pilots; 24th st., E. R., at 7:10 A. M., Battery Landing at 7:50 A. M., sharp; fare 75c.; ladies, 50c. N. B.—First boat to the Banks; one-half hour more fishing. Famous fishing bank pilot, Capt. Henry Beebe, in charge.

Official Legal Notices.

ATTENTION IS CALLED TO THE ADVERTISEMENT in THE CITY RECORD of June 7 to 20, 1902, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:
1ST WARD, SECTION 1. PINE STREET SEWER, between South and Front Streets.
12TH WARD, SECTIONS 6 AND 7. 124TH STREET BASINS, at the northeast and northwest corners of Lenox Avenue.
12TH WARD, SECTION 7. 117TH STREET BASIN, at the southeast corner of Manhattan Avenue.
EDWARD M. GROUT, Comptroller.
City of New York, June 6, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT in THE CITY RECORD of June 7 to 20, 1902, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:
18TH WARD, SECTION 3. EAST 15TH STREET REPAVING, from Avenue "A" to Avenue "C," so far as the same is within the limits of grants of land under water.
EDWARD M. GROUT, Comptroller.
City of New York, June 6, 1902.

Proposals.

SEALED BIDS OR ESTIMATES FOR FURnishing about 2,000 tons of Anthracite coal; for small cobble and rip-rap stone; for dredging on the East and Harlem Rivers, and for furnishing granite stone, will be received by the Commissioner of Docks at Pier "A," North River, foot of Battery Place, until 12 o'clock M., on June 16, 1902. (For particulars see City Record.)

Religious Notices.

ALL SOULS' CHURCH, Madison-ave. and 66th-st.—Rev. R. HEBER NEWTON, D. D., Rector.—Rev. WALTER E. BENTLEY will preach at 11 a. m. on "The Trinity and Human Life," and at 8 p. m. on "The Interpretation of Life."

ALL SOULS' CHURCH (Unitarian), 4th-ave. and 20th-st. Rev. THOMAS R. SLICER, Pastor.—Morning service at 11 o'clock; subject, "Is a Public Calamity an 'Act of God'?" The public cordially invited.

AT LENOX AVENUE UNITARIAN CHURCH, corner 121st-st.—Rev. MERLE ST. C. WRIGHT, Pastor, will preach at 11. Subject, "The March of Modern Thought." Sunday school, 9:45 a. m.

AT METROPOLITAN TEMPLE,
THE CHURCH OF THE OPEN DOOR.
REV. ROBERT BAGNELL, PASTOR.
10:45, children's day sermon by the Pastor; 7:45, baccalaureate sermon before the Froebel Normal Institute. Popular Concert To-night.

AT REFORMED CATHOLIC SERVICES, in Christ's Mission, 142 West 21st-st.—Evening, 7:45. Rev. JAMES O'CONNOR introduces a distinguished priest who renounces Roman Catholicism.

AT SOUTH CHURCH, Madison-ave. and 38th-st., Rev. RODERICK TERRY, D. D., Pastor.—Services 11 a. m. The Pastor will preach.

AT THE CHURCH OF THE DIVINE PATERNITY, Central Park West and 76th-st.—Services, 11 a. m. Rev. CHARLES F. PATTERSON, Minister in charge. Subject, "The Essentials of Liberal Religion."

BRICK CHURCH.
5th-ave. and 37th-st.
Ministers in charge,
HENRY VAN DYKE,
SHEPHERD KNAPP.
Services Sunday, June 8th.
Rev. SHEPHERD KNAPP
will preach at 11 a. m.
Sacrament of the Lord's Supper at close of service.
Weekly evening prayer meeting Wednesday at 8 o'clock.

BROADWAY TABERNACLE,
Mendelssohn Hall, 119 West 40th-st.
PASTOR, REV. C. E. JEFFERSON, D. D.
Public worship, 11 a. m. and 8 p. m.
Preaching by Pastor at both services.

CHRIST CHURCH, BROADWAY AND 71ST-ST.
Holy Communion at 8 a. m.
Morning prayer and litany at 11 o'clock.
Evening prayer at 4 o'clock.

CENTRAL PRESBYTERIAN CHURCH, 57th-st., between Broadway and 7th-ave., Rev. WILTON MERLE SMITH, D. D., Pastor; Rev. WENDELL PRIME KEELER, Assistant.—Dr. SMITH will preach at 11 a. m. and at 8 p. m. Evening subject, "Life's Strenuous Race." Sabbath school at 3 p. m. Christian Endeavor Monday evening, 8. Devotional service Wednesday evening, 8. All welcome.

CHRISTIAN SCIENCE Communion service Sunday, June 8, 11 a. m., 8 p. m., Fifth Church of Christ, Scientist, No. 624 Madison-ave., corner 59th-st. Strangers cordially welcome.

CHURCH OF THE ASCENSION,
5th-ave. and 10th-st.
Rev. PERCY S. GRANT, Rector.
Morning service and sermon by Rector, 11 a. m.
Evening service and sermon by the
Rev. WALTER E. CLIFTON SMITH, 8 p. m.
Seats free at all services.

CHURCH OF THE ETERNAL HOPE,
81st-st., between Columbus and Amsterdam aves.
Dr. CROWE preaches 11 a. m.

CHURCH OF THE HOLY APOSTLES, 28th-st. and 9th-ave., Rev. ROBERT LEWIS PADDOCK, Rector.—Services, 10:45 a. m. and 7:45 p. m.

CHURCH OF THE MESSIAH (Unitarian), 34th-st., corner Park-ave.—Services, 11 a. m.; Rev. MINOT J. SAVAGE, D. D., will preach. Subject, "Bearing One Another's Burdens." All cordially invited.

CHURCH OF THE NEW JERUSALEM, 35th-st., between Park and Lexington aves., the Rev. JULIAN K. SMYTH, Pastor.—Services at 11 a. m. Preaching by the Pastor. Subject, "Devotedness and Tolerance."

CHURCH OF THE PURITANS, 130th-st., near 5th-ave., Rev. CHARLES J. YOUNG, D. D., Pastor.—Services, 11 a. m. and 8 p. m. Cordial welcome.

CHURCH OF ZION AND ST. TIMOTHY,
334 West 57th-st.
Holy Communion, 8 a. m.
Morning prayer and sermon, 11 a. m.
Sunday school, 3 p. m.
Choral evensong and sermon, 8 p. m.
Preacher, Rev. Dr. RUSHTON.

COLLEGIATE CHURCH,
2d-ave. and 7th-st.
Rev. JOHN G. FAGG, D. D., Minister,
will preach 11 a. m. and 8 p. m.

COLLEGIATE (MARBLE) CHURCH,
5th-ave. and 29th-st.
Rev. DAVID JAMES BURRELL, D. D., Minister,
will preach 11 a. m. and 8 p. m.
Morning—"The Generation of Adam."
Evening—"An Ineffectual Christ."

COLLEGIATE CHURCH,
5th-ave. and 48th-st.
Rev. DONALD SAGE MACKAY, D. D., Minister,
will preach 11 a. m. and 8 p. m.
Morning—"Gain or Overcome—Which?"
Evening—"John Paton, the Hero of the New-Hebrides."

COLLEGIATE CHURCH,
West End-ave. and 77th-st.
Rev. HENRY EVERTSON COBB, D. D., Minister.
Rev. EDWARD B. COE, D. D., will preach 11 a. m.
Rev. HERMAN C. WEBER, 4:30 p. m.

COLLEGIATE REFORMED CHURCH, Harlem.—Rev. J. ELMENDORF, D. D., Senior Pastor. FIRST CHURCH, 121st-st., near 3d-ave.—Pastor, Rev. EDWARD S. RALSTON. 11 a. m., children's day service of the Sunday school. 8 p. m., special sermon by the Pastor to the Young Men's Club.
SECOND CHURCH, Lenox-ave. and 123d-st.—Pastor, Rev. EDGAR TILTON, Jr. 11 a. m., unveiling of the children's memorial window, sermon by the Pastor. 2:45 p. m., children's service in the chapel. Services at 8 p. m. Preaching by the Pastor.

DR. LOUIS ALBERT BANKS
will preach in Grace M. E. Church, West 104th-st., between Columbus and Amsterdam aves., at 11 and 8. Evening prelude: "An International Conundrum—Which Will Take the Longer, to Change a Boer Into an Englishman or a Filipino Into an American?"

FIRST BAPTIST CHURCH, Broadway and 79th-st.—Preaching at 11 a. m. and 8 p. m. by the Rev. ARTHUR T. PIERSON, D. D.

FIRST CHURCH OF CHRIST (SCIENTIST), 137-143 West 48th-st., between 6th and 7th aves.—Christian Science services Sundays at 10:45 a. m. and 8 p. m. Wednesday evenings at 8 o'clock. Reading rooms open daily from 9 a. m. to 5 p. m.

FOURTH AVENUE PRESBYTERIAN CHURCH, corner 22d-st.—Rev. WALTER DUNCAN BUCHANAN, D. D., Pastor, preaches 11 a. m. and 8 p. m. Communion at the morning service.

FOURTH PRESBYTERIAN CHURCH, West End-ave. and 91st-st., Rev. Dr. J. WILBUR CHAPMAN, Pastor.—Rev. Dr. JOSEPH W. COCHRAN, Jr., of Philadelphia, preaches at 11 and 8.

FIFTH AVENUE BAPTIST CHURCH,
6 West 46th-st.
Rev. R. P. JOHNSTON, D. D., Pastor.
Worship at 11 A. M. and 8 P. M.
Preaching by the Pastor.

LENT "EVANGEL," Broadway and 56th-st.—Interest increasing. Rev. ROBERT MACKENZIE, D. D., will preach 4 p. m.

MADISON AVENUE BAPTIST CHURCH, corner 31st-st., Rev. GEORGE C. LORIMER, D. D., Pastor.—Services at 11 a. m. Topic: "The Burden of Humanity on God," and at 8 p. m. Dr. LORIMER will preach a sermon suggested by the termination of hostilities in South Africa. Topic: "The World's Warfare." Strangers welcome. Sunday school, 9:30 a. m. Chapel service Wednesday at 8 p. m.

MADISON AVENUE METHODIST EPISCOPAL CHURCH, corner 60th-st.—Rev. WALLACE MACMULLEN, D. D., Pastor, will preach at 11 a. m. and 4:30 p. m. Morning subject: "POSITIVENESS IN THE CHRISTIAN LIFE." Afternoon subject: "TEMPLES OF GOD."
Sunday school at 9:20 a. m. Midweek Social Devotional Meeting, Wednesday at 8 p. m.

MADISON AVENUE PRESBYTERIAN CHURCH, corner 73d-st., HOWARD AGNEW JOHNSTON, D. D., Pastor.—11 a. m., children's day service; 8 p. m., "The Life of D. L. Moody."

MADISON AVENUE REFORMED CHURCH, corner of 57th-st., Rev. ABBOTT E. KITTREDGE, Pastor.—Rev. A. T. SCHAUFFLER, D. D., will preach at 11 a. m. No afternoon service. Christian Endeavor meeting at 7:45 p. m.

MADISON SQUARE PRESBYTERIAN CHURCH, Madison-ave., corner of 24th-st. Sabbath service at 11 a. m. Rev. C. H. PARKHURST, D. D., Pastor. Rev. WILLIAM W. COE, Assistant Minister, will preach.

MANHATTAN CONG. CHURCH, Broadway and 76th-st.,
Rev. H. A. STIMSON, D. D., Pastor.
9:45, Sunday school.
11 a. m. and 8 p. m., service with sermon.

MARINER'S TEMPLE, Oliver-st., near Chatham Square.—Rev. DAVID A. MACMURRAY, 10:45 and 7:30. Mr. Severn, violinist, 7:30.

MEMORIAL BAPTIST, Washington Square South.—The Rev. Dr. JOSEPH ELDER, 10:45; subject, "Life's Discipline." The Rev. JAMES M. BRUCE, 7:30.

NEW-YORK PRESBYTERIAN CHURCH, 7th-ave. and 128th-st., Rev. Dr. DUNCAN J. M'MILLAN, Pastor.—Services 11 a. m. and 7:45 p. m.

RUTGERS PRESBYTERIAN CHURCH,
Broadway and 73d-st.
Rev. ROBERT MACKENZIE, D. D., Pastor,
Preaches at 11 a. m.
Evening service and midweek service discontinued.

SECOND CHURCH OF CHRIST, SCIENTIST,
Central Park West and 68th-st.
Sunday services, 11 a. m. and 8 p. m.
Subject: "Sacrament."
Sunday school, 12 m. Wednesday eve. meeting, 8 o'clock. Reading Room, 10 West 68th-st., open daily, 9 a. m. and 5 p. m., and Sunday afternoons.

SPIRITUAL SCIENCE INSTITUTE, 331 West 57th-st., New-York.—Mrs. STODDARD GRAY and Mr. HOUGH'S materialization seances (full forms), mostly in the light, and communion with departed friends. Sunday, Wednesday evenings, 8; Saturdays, 2 o'clock. Private sittings daily—business or personal.

STEPHEN MERRITT'S
Only building, 8th-ave. and 19th-st.
Gospel Meetings every night. Come.

ST. ANDREW'S METHODIST EPISCOPAL CHURCH, 76th-st., west of Columbus-ave.—The Pastor, Dr. J. O. WILSON, will preach at 11 a. m. Subject: "Visions and Dreams." 2:30, Sunday school. Prayer service on Friday night at 8 o'clock.

ST. BARTHOLOMEW'S CHURCH, Madison-ave. and 44th-st., the Rev. DAVID H. GREER, D. D., Rector.—Service in the morning at 11 o'clock. The Rev. DAVID M. STEELE will preach.

ST. JAMES'S CHURCH, Madison-ave. and 71st-st.
Rev. C. W. KIRKBY, B. A., in charge.
Holy Communion, 9 a. m.
Matins and sermon (Senior Curate), 11 a. m.
Evensong and sermon (Junior Curate), 8 p. m.

ST. JAMES'S METHODIST EPISCOPAL CHURCH,
Madison-ave. and 126th-st.
ALLAN MACROSSIE, Pastor,
will preach at 11 a. m. and 7:45 p. m.

ST. PAUL'S METHODIST EPISCOPAL CHURCH,
West End-ave. and 86th-st.
Rev. GEORGE P. ECKMAN, D. D., Pastor.
Preaching by Pastor at 11 a. m. and 8 p. m.
Morning subject: "SONS OF GOD."
Evening subject: "GOOD FORM."
Prayer service, Wednesday evening, 8 o'clock.

THE OLD FIRST CHURCH,
5th-ave., 11th to 12th st.
HOWARD DUFFIELD, D. D.
11:00 A. M.—"A Choral Service."
4:30 P. M.—"Abide With Me."
Welcome!

THE PEOPLE'S BIBLE COLLEGE.
S. S. Lessons taught. Admission free.
Hall S. W. cor. 20th St. & 5th Ave.
Saturday Afternoon, 3:30.
Lesson taught by Dr. R. R. DOHERTY.
Harmony of Acts and Epistles, by Rev. Dr. ROADS.

UNION METHODIST EPISCOPAL CHURCH, 48th-st., between Broadway and 8th-ave., Rev. RICHARD E. BELL, Pastor.—Services at 10:45 a. m. and 8 p. m. The Pastor will preach at both services. The public cordially invited.

UNIVERSITY PLACE PRESBYTERIAN CHURCH, corner of 10th-st.—Public worship to-morrow at 11 a. m. and 8 p. m. At the morning service Rev. GEORGE H. SIMONSON will preach. At the evening service the pastor, Rev. GEORGE ALEXANDER, D. D., will preach. Wednesday evening service at 8 o'clock.

WEST END PRESBYTERIAN CHURCH, Amsterdam-ave. and 105th-st., Rev. JOHN BALCOM SHAW, D. D., Pastor.—Preaching by Rev. MURRAY SHIPLEY HOWLAND, at 11 a. m. and 8 p. m. Children's day service at 3 p. m.

WEST PRESBYTERIAN CHURCH, 42d-st., between 5th and 6th aves.—Rev. ANTHONY H. EVANS, D. D., Pastor, preaches at 11 a. m. and 8 p. m.

FIFTH AVENUE PRESBYTERIAN CHURCH,
Fifth-ave. and Fifty-fifth-st.
REV. J. ROSS STEVENSON, D.D.,
Pastor.
Will preach at 11 a. m. Topic: "Love to Christ."
Rev. ERNEST F. HALL,
Assistant Pastor, will preach at 4:30 p. m.
Topic: "Cleansing for Service."

Metropolitan Temple, 7th Av. & 14th St.
"THE CHURCH OF THE OPEN DOOR."
Rev. ROBERT BAGNELL, Pastor.
10:45—Children's Day sermon by Pastor.
7:45—Baccalaureate sermon before the Froebel Normal Institute.
POPULAR CONCERT TO-NIGHT.