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THE stock market has been dull almost to stagnancy, and in spite of some small concessions in prices during the past week has retained such a strong undertone that important declines need not be expected. The most discouraging feature during the week was the suspension of the American Loan and Trust Company, which appears to be entirely solvent, but with its assets partly locked up in bonds that could not be immediately realized on. If there was a similar unsettlement of confidence in other institutions no doubt they would be found to occupy a like position. The failure produced some uncertainty, but apparently is not likely to result in much disaster. The report of the House Committee against free coinage is probably the death-blow of that measure for the present Congress; and Wall street apprehensions in that respect will be confined to the possibility of an extra session. That, however, does not seem to be very likely. The immediate source of danger for the future lies rather in the labor market than in any other direction, for the wheat crop prospects are good. The holders of coal stocks will do well to remember that the labor organizations are sufficiently strong to be ready in May to strike for an eight-hour day in that region, and as it is unlikely the concession will be made, a fight must result. Indeed, all over the country the trades unions are getting restless; so that no one can tell what disaster may not be threatened. The reduction of the Burlington dividend to four per cent indicates that its managers understand the situation thoroughly and mean in future to pay only earnings, a policy which is probably assisted by the fact staying them in the face that the surplus of former years cannot now be depended upon to carry the road through bad years. The time was when the dividend paid was no indication of the earnings, but now the case is different. One encouraging feature is the strength of the market for cotton manufactures. The prices of goods in that line have hardened at the very same time that cotton itself is very cheap, selling as low one day during the past week as 8½ cents. The print cloth market, even, which lately has been the only point of weakness, has strengthened. Barring the possibility of strikes the outlook is very good. The miners' strike will be no common one. The trade unions will be under a leader already appointed by the federated trades of the country, who will bring every force known to trades unionism to win the battle. On the side of the railroad and mine owners the fight will be a determined one, and will show that their managers are alive to the importance of the issue. The recent crushing blow which trades unions have received in Australia, likened by their leaders to that which Napoleon received at Moscow, will encourage capitalists to fight to the end. Capital federated will prove to be stronger than labor federated should the issue be fought out on these lines, but it is to be hoped that wise counsel may yet avert the contest.

THE foreign markets are beginning perceptibly to feel the influence of easy rates for money. A large majority of the active stocks and bonds show a tendency to advance. This is particularly true of government issues, those of France, Germany and Russia being stronger than the rest. In London the English railway securities have been slightly weak, owing principally to small reductions in the dividends of important roads, while American railway securities have shown strength, following the course of prices in New York. The discussion of Mr. Goschen's Leeds speech continues, and from its temper there seems to be no doubt but that some change in the banking laws of England, as well as in the currency system, will result. There is a disposition to give the government the advantage of every doubt until definite proposals are made to Parliament. The shareholders of the Bank of France are becoming more reconciled to the terms on which their privileges are to be extended, for the shares of that institution which declined at first have since recovered. The broad lines of the budget of M. Rouvier, for 1892, have been announced. A sum of 78,000,000 francs will have to be provided for, of which 28,000,000 are for supplementary expenses arising from the laws voted during the last session, 12,000,000 for interest

on the new loan, and 36,000,000 for the reduction in the railway duty. Of this 40,000,000 are expected to come from the normal increase in the revenue from existing taxes and the residue from new or increased duties in the customs tariff. In Berlin home securities have not been very strong, but foreign issues have. The government is preparing for a large block of 3 per cent bonds; how much is not exactly known, the estimates varying between 400,000,000 and 700,000,000 marks. An interesting item comes from Vienna: An Austrian manufacturer, described as a "man of enterprise," has started for New York with a number of young skilled workmen, to attempt to establish a mother-o'-pearl manufactory in this country, and thus repair (for him) the damage done by the McKinley bill. A few more such instances might help to reconcile the electorate to this bill.

OWNERS of Broadway property, between Canal street and Waverley place, will find in another column an article of much importance to them. Hitherto property between these two streets has been among the most profitable of all on the city's main thoroughfare. At present only a glance is needed to see that there is something wrong with it. There is scarcely a building in that section that does not display signs "To Let," and on some buildings these placards are so numerous that the question arises whether the rents received are sufficient to pay the taxes. The reasons for this unexpected condition of affairs are obvious. Within the last ten years the New Mercantile District has been building up, and it offers to certain divisions of the dry-goods trade advantages not only in the matters of rent and accommodations, but favorable facilities for shipping, due to location. How important these advantages are may be understood from the fact that though the rent of Broadway stores and lofts has declined fully 10 per cent, and in some cases more, property is only partly tenanted.

IT is easy to be seen that owners of Broadway property have depended for tenants too much upon mere position. In most cases their buildings, if not old in years, are at least antiquated in their equipments. Most of them were planned more than twenty years ago; ventilation is poor, light is bad, they lack elevators, and pretty nearly all of the essentials of a first-class modern building. They have been badly cared for, too, and in many cases have a certain ramshackled appearance which savors more of the Bowery than of Broadway. On the other hand the buildings in the New Mercantile District are all modern, comparatively well-planned, and are usually thoroughly equipped for the purposes for which they are intended. Moreover, they are located on streets where general traffic is very light and where the shipment of goods is an easy matter. We expect to find, as new buildings in this district are completed, a steady desertion of Broadway, at the point we are speaking of, unless owners there make still greater concessions than they have so far made, or turn enterprising and improve their property. The latter is the proper course, and the one which will be adopted in the end.

MASSACHUSETTS was the first State in this federation to adopt the Australian ballot law, and it now promises to be the first State to put into practice the Torrens system of land transfer. Both Edward Atkinson and Professor Thayer of the Harvard Law School have recently been considering the matter, and as ideas spread in that community more easily than in any other in the country, we are not surprised to learn from a letter to the *Evening Post* that the Boston Executive Business Association indorsed the plan of a commission to examine the subject and report a law to the next Legislature. Ten years ago discussion was running high in this city over the same matter, and it, too, finally crystallized in a commission. But as most of our readers will remember, the matter was presented in a different way. The security of titles in this city was threatened by the multitude of instruments recorded, which affected them, and the utter lack of any system of indexing, whereby the various papers could simply and conveniently be found. We are not so sure that this was not the best approach to a satisfactory reform in the methods of land transfer. We have obtained our block indexing, which is working satisfactorily, and which in time will greatly simplify the trouble of searching. But, meanwhile, the title guarantee companies have come into existence, which, while they do very well for a temporary expedient, will constitute an impediment to the manifestly desirable extension of the system in the direction of re-indexing. We are not sorry, however, to see that Massachusetts is approaching the matter in a more direct and radical fashion. Governor Russell, who, let it be hoped, will fulfill the expectations which his career thus far have created, has sent a message to the Legislature "explaining the system, enlarging on its advantages, summarizing its history, and recommending the appointment of a commission." He believes that the Torrens system is the longest step that has yet been taken towards freedom, security and cheapness of land transfer. He finds its advantages to lie in the fact that it is optional and

not compulsory, and that it provides for State registration of titles. "Any person," he says, "claiming to own a piece of land, can apply for registration of his title to a public officer clothed with judicial powers. The applicant submits his deed, plans and other evidences of title. The registrar then causes an examination to be made and, after proper notice and proceedings to enable all persons who may appear to have any adverse interests to assert them, if the title appears to be good and no adverse claim is made, a certificate of title to the land is issued to the applicant. * * * Any recognized encumbrances or limitations, such as mortgages, easements, trusts, etc., are noted on the certificate." The points to be kept in mind are that the title passes, not on the signature of the deed, which is then recorded only as security against possible fraud, but on the books of the State, and that the one search necessitated in order to bring the land under the operations of the act stands for all future time, the State guaranteeing that the search has been complete—that is, that the claim of no party interest has been overlooked, and that the exact position of the title appears on the certificate.

ALL this is very well, but there are some qualifications to be introduced. For instance, the making of the registration optional and not compulsory worked very well in Australia, where titles were of recent date, but in England and Ireland, in which titles are not only of very ancient origin but are loaded with encumbrances, no one evinced any disposition to take advantage of the provisions of the law, and the proposition has been long before Parliament to remove the option and making the registration compulsory. Sir Robert Torrens stated before a Parliamentary Commission that the solicitors were responsible for this impediment, and doubtless this was to some extent true, for, according to the same authority, the business of these gentlemen has been severely injured in Australia. Be that as it may, the fact remains; and the titles to real property in this city or in Boston would more nearly approximate to those of England and Ireland than to those of Australia. Furthermore, it is a radical change to turn our present Register, who is simply an administrative officer, into a judicial one. As to the State guarantee, there are many who believe such a guarantee to be entirely unnecessary. The national government or the State governments or the municipalities do not guarantee the titles to their bonds. A good system of transfer, providing so far as possible against fraud, is offered, and the owners have to look out for their own titles. Why should not the functions of the State in respect to land titles cease at the same point? Let the present encumbrances be removed, let searching be simplified, general liens be obliterated and special liens reduced in number; let a statute of limitations be instituted cutting off claims prior to a certain date, and then let owners take care of their own interests. Such, at all events, are the objects of our present block-indexing system with all it implies, and we have yet to understand wherein it is inferior to the Torrens system. Friends of the reform, however, will welcome the discussion which will ensue in Massachusetts; and need not object even to the adoption of the Torrens system in its entirety in that State. It will do us no harm; and an optional law can do the citizens of that State none either. If it works well under our conditions the example will be imitated and the experiment will show how much or how little of the system is really necessary for the object to be attained.

MR. J. P. BARRETT, city electrician of Chicago, has been appointed chief of the electrical department of the Columbian Exposition. A better person for the position could not have been chosen. The name of this gentleman may not be familiar to readers of THE RECORD AND GUIDE; but what he has done, is. To Professor Barrett's efforts was due the establishment of the municipal electric light plant of Chicago, and to his bold determination and surpassing executive ability is due the unqualified success of this undertaking. During the nine years that Professor Barrett has been urging forward municipal control of electric lights in Chicago, every proposition to this end made by him was fought by local private gas and electric light companies; but in the face of this opposition three city plants, of 1,000 arc lamps each, and operating in all 116 miles of wire have been established under his direction in Chicago. All the wires of these plants are laid in underground conduits and connection with lamps is made by running the wire through the center of the lamp-posts. Notwithstanding the expense of placing the wires underground, the municipal plants of Chicago furnish light at a cost of about 15 cents per arc light a night. Contrast this with the recent claim on the part of private electric light companies of this city, that they could not afford to place their wires underground for less than 35 cents per arc light per night. The electrical department of the Columbian Exposition will be safe in Mr. Barrett's hands.

THE last annual report of the Board of Trade, of Great Britain, contains valuable information relating to gas works owned and

operated by the local authorities of the United Kingdom. The total number of gas undertakings in the United Kingdom as given in the report is 578. Of this number, 405 are under the control of private companies and 173 under the control of public authorities. Although less than one-third of the whole number of gas undertakings in the United Kingdom is in the hands of local authorities, more than one-third of the total paid-up and borrowed capital of these undertakings is represented by public works. That is to say, it is the larger works that are coming under the control of local authorities in the United Kingdom. A tendency toward public ownership of gas works in Great Britain is shown by the fact that during the four years, 1886-1890, public investments in these undertakings increased nearly two million dollars more than private investments during the same period. The net profits of gas undertakings under municipal control during the year ending March, 1890, after paying interest charges, amounted to £486,483. Local authorities in Great Britain are showing that they can operate gas works as successfully as can private companies, and at the same time derive from these works a large income.

The Harlem River Improvement.

SEVERAL years ago THE RECORD AND GUIDE, disgusted at the legal obstructions thrown in the way of opening a navigable channel between the North and East Rivers along the channels of the Harlem River and Spuyten Duyvil Creek, suggested that the streets be filled in across the Harlem, the water pumped out of the sections between the streets, and the reclaimed land sold for building lots. The suggestion was not made in real earnest. It was only a way we had of expressing dissatisfaction with the interminable delays that were attending an exceedingly important work projected as long ago as 1874. We did not presume that the idea would ever be taken seriously and made the foundation of a new policy in local improvement.

But we did not count upon all the special interests involved in the projected work. There are interests it seems that run parallel with the river, and there are other interests that run perpendicularly to the river, and these latter interests were overlooked. There are no less than five railways—main stems and branches—that cross the Harlem River and Spuyten Duyvil Creek, and a railway hates a navigable river as the devil is said to hate holy water. It is not altogether strange, therefore, that a suggestion which, to confess the truth, may have been somewhat impatiently made, but was certainly meant to be facetious, should return to plague the inventor after all these years.

Have the men who are talking about filling in the Harlem River ever reflected seriously on what that channel has done for New York? Did they never think of the phenomenal incident of an independent section of the metropolis containing several hundred thousand inhabitants growing up on the two shores of the Harlem while Yorkville remained open fields, and there was a broad expanse of agricultural country between 59th street and the Harlem flats? Until a comparatively recent date there were no means of land transit between the lower section of New York and Harlem except horse cars, and it cost the loss of nearly an hour and a-half in time to go from the City Hall to 129th street in those interesting conveyances. True, there was the Harlem Railroad to give a man a lift after he had reached the old depot where the Madison Square Garden now stands; but even that depot was practically out in the country long after the neighborhood of the Harlem River had reached the population of a respectable town. There is to be found nowhere in the metropolitan district another neighborhood that seems to have grown up so independently of lower New York as the Harlem neighborhood. What is the cause of its phenomenal increase?

"Well, it cannot have been the Harlem River," will probably be the response of the men who are now talking so flippantly of filling up that sluggish, tide water stream. Yet we think it can have been the Harlem River, and we think that that stream should receive large credit for the northward expansion of New York down even to the present date. Look where you will around the harbor of New York and you find that, when not drawn away by greatly improved rapid transit facilities, population increases most rapidly along water front lines, and shows its greatest concentration where the facilities for water transportation are most available. What if there were no means of getting to Harlem by land in the old days except dirty horse cars and the not much cleaner cars of the old Harlem Railroad. There were swift steamers that would carry a man from the lower part of New York to Harlem before the horse cars could go from the City Hall to 28th street. But that was not all. The lower part of the Harlem River formed an independent harbor, a favorable place for the landing and distribution of supplies, such as coal, building material, manufacturers' material, and all kinds of heavy merchandise that enter into domestic consumption. The growth of population there was one of the most natural events in the world.

A true conception of the water front needs of the city of New York will not locate all our mercantile accommodations at the

lower end of Manhattan Island. Neither will it locate the chief part at the lower end of the island with a thin fringe of improved water front extending northward along the North and East Rivers. Except upon compulsion commerce is never dispersed along thin lines. The tendency is always towards concentration, and the very physical features of an elongated city like New York make it imperatively necessary that there shall be two independent and separated sections of improved water front. One section should serve the south end and the general commerce of the port, and the other section the north end, first, in its local needs, and afterward, as its interests expand, in its contributions to general commerce. The north end could look not only to see the decline of its hopes as a manufacturing district were it deprived of its maritime advantages, but it would stop growing. The population of the metropolitan district would begin to flow exclusively in the direction of South Brooklyn, Staten Island, and any part of New Jersey where there could be found an inhabitable oasis.

It happens that nature has put the Harlem River and Spuyten Duyvil Creek precisely where they are wanted, and given them a general direction which will make them more serviceable than if they formed a straight line from river to river. It is barely more than two miles in a direct line from the mouth of the Harlem River to the Hudson. Yet the improved channel will give about twelve miles of available water front in all, and for much more than half the distance it will make an interior channel of communication running longitudinally with the city, and adding to the conveniences of every section north of Central Park. Tunneled highways through the bluff that extends northward from Highbridge may eventually connect Tremont and Fordham with Morris Dock and Kingsbridge, and then the 24th Ward may share in benefits of the improvement as well as the 23d Ward and the section south of the Harlem.

Perhaps we are only setting up and fighting a man of straw. Perhaps there is no real danger that the scheme for filling in the river is anything more than a merely fanciful conception. Indeed, the Harlem River has now gone out of the hands of the local authorities, and as a prospective portion of Uncle Sam's navigable domain even the Spuyten Duyvil Creek is no longer in danger of being obstructed by local interests. Col. Gillespie assures us that by a year from next spring there will be 9 feet of navigable water at low tide from river to river, and when that much has been secured there will be little chance of seeing the work abandoned. But there is great danger that the importance of the improvement will not be fully comprehended, and that opposition may be allowed to delay appropriations, and to finally interfere with the completeness of the work.

This is the chief reason why the discussion is timely. We not only want the work done quickly, but we want it well done. We are not even quite satisfied with the plans, and want them somewhat extended. Perhaps the width of the proposed channel could not well have been made greater than 400 feet; but the mere consideration of expense should not, we think, have been allowed to contract it to 350 feet through Dyckman's Meadows. That section of the improvement was not projected with sufficient boldness. "It would have been preferable," says Col. Gillespie's report for 1890, alluding to the width of the channel, "to establish it at 400 feet, but the additional amount of rock excavation was the obstacle." We agree perfectly with the report when it says that the greater width would have been preferable, but we fail to see the force of the obstacle. Then, again, we cannot admit that the depth at mean low tide established for Dyckman's Creek and Meadows will be sufficient. It is established at only 18 feet, sufficient doubtless for the present and possibly for many years to come, but not sufficient for the time to come when it may be desired that first-class ocean steamships shall be able to use the channel at any tide. We have great expectations for the future of New York; but if they are ever realized within the present boundaries of the city, it will be after the Harlem district has been made the seat of the heaviest kind of commerce. It would be better, therefore, to make the new channel 25 feet deep at low tide wherever rock cutting will render it impracticable in later years to use the dredge. Too much has been done without taking any thought of the morrow all around the harbor of New York, and all over the city for that matter.

DISPATCHEs from our correspondent show that there is some activity in Albany at present concerning certain bills which should be carefully watched by the Real Estate Exchange, architects and others. In the first place there is the Webster bill, which has been ordered to a third reading in the Assembly. It appropriates \$400,000 for a bridge over the Harlem Ship Canal. The necessity for saddling the taxpayers of this city with the burden of this expense at the present moment is not apparent, especially as the question is not yet decided whether all the bridges over the Harlem must not be replaced by tunnels if that stream is ever to become the seat of any considerable amount of shipping. The Blumenthal bill, allowing the location of the Zoological Park above

110th street, has also been ordered to a third reading, and should be passed without fail. The Zoological Gardens are a nuisance anywhere in Central Park, and are a detriment to property wherever they may be there. In any of the new parks beyond the Harlem there is ample room for an establishment that will be something more than a stable for a few circus animals. Another important bill that has been ordered to a third reading is Mr. Guenther's silly measure for regulating the practice of architecture. The promoters of this bill are evincing considerable energy, and unless determined opposition is offered to it by the architects in this part of the State the probabilities are it will become law. It is said that the bill is so loosely drawn that it gives the State Board, which it will establish, the right to revoke the license of an architect who does not pay his tailor's bill. The main objection to the act, however, is that by no possibility can it regulate the practice of architecture, or benefit it or the public in the least. It creates a sort of loose distinction in the profession which will not be of the slightest importance to the art. The only bill of this kind which sensible people will welcome is one that will do away with vulgar, slipshod design and construction. Among other important bills are Mr. Hitt's, authorizing the Comptroller of New York to issue \$2,000,000 worth of bonds for new school-houses; Senator Ives' bill, giving the Commissioner of Public Works power to improve the Boulevard, between 156th and Inwood streets, and a bill authorizing the construction of a tunnel, commencing at Church and Liberty streets in New York and running to Long Island.

THE Committee on Commerce and Navigation gave a hearing during the week to Senator Birkett's bill to permit the construction of two bridges over the East River: one from about Broadway in Brooklyn to a point at or below Rivington street in this city upon the south side of the line of Water street; and the other from a point between Fulton street and the pier line in Brooklyn between Little and Bridge streets in that city. In the case of the first named construction, it is ordered that work shall be commenced within a year; and in the second, within three years. But, no delay of anything like this length of time should be permitted. Projected improvements of this kind unsettle the value of property in the districts which they affect, and hold back improvements. It may be, after all, that the enterprise fails, and there is a dead loss to everyone. Whoever goes to the Legislature for special powers to carry out a large undertaking should be compelled to give bonds that the enterprise will be carried through, and in cases which include the power of condemnation, the exact property wanted should be designated. There are to-day several schemes running all over the city damaging property and delaying improvements.

In West Forty-third Street.—II.

THE Academy of Medicine almost adjoins the new Century Club, already discussed in these columns, being separated from it only by an old-fashioned brown stone front, which it is to be hoped may be succeeded by some edifice that will tend to reconcile the two fronts, between which, as we have said before, the relations are at present very much strained. It is not likely that the architect of the academy, Mr. Robertson, would have done just what he has done if he had foreknown what the neighbors of his building were to be, since the academy and the Century Club cast mutual discredit and reproach upon each other.

The front of the academy is considerably shorter than that of the club, being but about 75 feet. It is considerably taller in fact, being of five full stories externally, of which one is apparently divided internally, and being surmounted for most of its length by a gable of moderate pitch, but which still reaches rather an imposing altitude. The difference in apparent height produced by this treatment is much greater than the difference in actual height, the whole stress of the design in the club being put upon horizontal lines, and the chief aims of the designer being to keep it down.

The lateral division, which the gable completes and sharpens, is the main motive in the composition of the academy. About two-thirds of the frontage is given to the part signalized by this gable at the top, and the other third to the part signalized by the porch at the bottom, and these, the gable and the porch, are the chief features of the front, always excepting the large arcade that occupies the third story, or the third and fourth stories, and that is the only feature of the front that is at once conspicuous and continuous. Below and above it the two lateral divisions are sharply distinguished in treatment, so sharply that but for the continuity of the stone wall and the lack of a second entrance one might suppose them to be two buildings rather than one.

In the first two stories the narrower wing is occupied with a very striking porch that challenges attention, and is, upon the whole, both striking and successful in spite of obvious faults. It is of slight but distinct projection. The entrance, which is open to the sidewalk, the doorway being withdrawn to the back of the vestibule, is double, and is intended to give an effect of

great massiveness, which indeed it does, though at the expense of other qualities. Midway between the pier at each end is a large brown stone column of four or five diameters, with a cushion capital sustaining an enormous lintel. Next to its size, this column is noticeable for its shape. The entasis, which is exaggerated in other works of the same architect, is so exaggerated here as to give every column in the building a bloated and dropsical aspect, which is as manifestly inconsistent with the utmost strength as with elegance, and gives the member to which it is applied an expression of clumsy feebleness. As there is a large number of columns in this front, and as they are all "bellied" in the same way, this expression pervades and more or less characterizes the whole building. A straight-sided column of these dimensions and proportions, or a column with a slight entasis, if you please, might have been very effective at the centre of this porch, although it would have had to be treated differently in other respects, for the base-molding, for example, is inadequate to its purpose and bears no proper relation to the capital, to which it might almost serve as a necking. The big lintel is really impressive, even though it be needlessly heavy for its function, which is but to carry the upper story of the porch. This upper story corresponds in level to the second story of the larger wing, and consists in a plain wall pierced with two plain triple openings. Above it runs a balustrade that conceals the bottom of two of the five openings that constitute the great arcade. This is an obvious mistake, for the effect of an arcade of these dimensions increases almost in a geometrical progression with the number of the openings, and the balustrade constitutes a very injurious, as well as a perfectly unnecessary interruption of the arcade. The attainable projection was indeed so slight that it would probably have been better to restrain the entrance to the plane of the wall. To project it so much without projecting it more gives the porch the appearance of being plastered on to a building to which it does not belong.

Alongside the porch, in the first story, are three lintelled and mullioned openings, while in the second the mullion is converted into one of the exasperating pot-bellied columns that are even more exasperating as attached shafts in the modeling of an opening than when standing free and single.

The arcade is impressive by reason of the size and number of the openings, and also by reason of the detail, which is simple and good in spite of the drawback already noted and of another drawback in the tenuity and weakness of its terminal piers, which are by no means visibly sufficient to abut the thrust of the arches. The effect is gained, too, at a sacrifice, seeing that the division of the front into two parts is the essence of the composition, into which the continuous arcade introduces confusion. For above the arcade the division is resumed and emphasized. A vigorous string-course separates the arcade from the story above, which is pierced on the wider wing with three pairs of arched openings of which the central shafts are pot-bellied columns, while in the narrower front it shows two triple openings, lintelled and mullioned. The tiled roof of this division appears above with a heavy stone dormer of two small lights relieved against it, while in the gable is a colonnade of four openings, the columns being of the same dropsical pattern as elsewhere.

These columns are the worst detail in the building, and are even more annoying, in a lateral or diagonal view, where their protrusion spoils the effect of the whole front, than when seen from a point of view directly opposite. They are as ugly and irrational as any detail can be, and they are not in the least likely to be imitated by other architects, nor, we trust, repeated by the architect of the Academy of Medicine. Apart from these the faults of the design are minor faults, and it is these alone which prevent the building from being an effective and dignified piece of architecture. The narrower front is such a piece of architecture, taken by itself, in spite of the appearance of the porch as an appendage to the front rather than an integral part of it, for in this part the columns do not appear. Elsewhere they appear often enough to give the building an aspect of rudeness that is raised to ruffianism by the adjacency of the feeble and finical refinements of the Century Club.

The Washington Bridge.

An admirable book, prepared by William R. Hutton, has been published by Leo. Von Rosenberg, of No. 35 Broadway, describing the new Washington Bridge over the Harlem River. This book is sold for \$8, and is illustrated with twenty-six albertypes and thirty-seven double and single page lithographs. Mr. Hutton originally intended to publish the material contained in the book as a paper for the transactions of the American Society of Civil Engineers, but the magnitude of the work, the numerous inquiries that have been received, and the interest manifested in the subject have encouraged and led up to its production in the present form. He goes minutely into the history of the project, the early designs, the appointment of the commissioners, the final plans that were adopted, and the awarding of the contracts. He then gives the dimensions of the improvements, the grades, and a description of the erection, plant and distribution of the materials. The subject of the materials is next considered, and the

various details of the stone cement, concrete foundations, piers, roadways, stairways, drain-pipes, cornices, balustrades, and gas and electric lights are fully described. Additional information is also supplied as to the quantities and cost of the principal classes of work, a table of the wages paid, the specifications and the tests. Illustrations are supplied of every detail of the bridge, not only as completed, but during the process of construction. The reader can thus trace its growth, just as if he had paid periodical visits to the spot while the work was going on. The book is most complete and deserves many purchasers.

The Modern Builder.

Through the courtesy of the Executive Committee we are enabled to give to our readers the paper which Mr. Leopold Eidlitz would have read at the banquet at the Lenox Lyceum given last Thursday week to the Convention of the National Association of Builders. It was not read, however, because Mr. Eidlitz was unable to be present at the banquet on account of sickness in his family.

There are traditions of builders' associations prior to history. "Noah," they say, "belonged to a guild of shipwrights (Ararat No. 2)." He gave his society no hint of the approaching storm. How could he when the information was strictly confidential? I do not believe in the gossip that he employed some of his fellows in building the ark, and discharged them as soon as it commenced to rain. True or not true, if the Knights of Labor should get hold of the story, we should never hear the last of it. However that may be, Plutarch says there were nine guilds in Rome at the time of King Numa some 600 years B. C., and enumerated eighty under the empire. In the 12th century every notable interest throughout Europe, religious, political, social, mercantile and industrial, was represented by guilds, unions to advance the interests of their members and to secure to them the protection which government fail to afford. The guilds were the rallying centres of the people and often the sole support of the crown against the nobles, who, relying upon their castles, retainers and serfs, had become independent of the State. The royal charters of cities, towns and boroughs of the times manifest the political importance of the guilds. These charters left the government of the municipalities in the hands of the guilds, legalized their constitutions and by-laws as the basis of incorporation, and confirmed their officers, masters, wardens and elders as the executive department. The master of a guild became a master of the borough, hence the burgomaster of the Germans. The City of London proper is to this day governed by its guilds, who elect directly the aldermen, sheriffs and wardens, and indirectly the Mayor. These London guilds have an annual income of £500,000 from their property within the city limit, and own real estate to an equal value outside of it.

Foremost among mediæval guilds stands the union of builders, the free masons of the times, so called from the fact that by a special bull of the Pope they were *free* to move from place to place, and wherever they were they enjoyed their special privileges. They were the architects and builders of the cathedrals, the most Godlike creations of man, and they preserved in their archives the rules by which these structures were built, the result of the practical experience of two or three centuries. These were imparted to apprentices, fellows and masters under seal of secrecy. So much for the Middle Ages.

When in the year 1843 I commenced my professional life in the City of New York, I found here a builders' union under the name of "The Mechanics' and Traders' Society." It is here still. If it were not *we* should not be here to-night.

You will doubtless be interested to know something of the condition of the society and its members at that time. As to the society, it was prosperous *then*, as it is *now*. The foundation was being laid of an apprentice school and library, and liberal provision made for the support of indigent members of the guild. As you can imagine indigent members were scarce, but once in a while illness or accident placed a builder on the dependent list. No one outside of the society was permitted to know that help was extended to a brother. It was done so quietly and so abundantly that the community at large believed the man to have retired from business and to be living comfortably on the interest of his money. Next to a prosperous builder an indigent builder was the most enviable of men. As to the *members* of the society, let me say that they were eager to get work, and when they got it they worked hard. Those were days when men laid 3,000 bricks in ten working hours, and now and then indulged in a bit of over-work. A member of the builders' society and of the Exchange, who died some twenty years ago worth a half a million of dollars, told me that while a journeyman mason he was also a night watchman. (Night watchmen were the police of the time.) He got off duty at six in the morning, and had but one hour for ablution, breakfast, and (as he was in the habit of stating it) to trot to his job.

With the exception of Trinity Church, then in process of construction, and some minor churches built during the next ten years, the current buildings were houses and stores mostly 25 feet front, from 40 to 60 feet deep, and about 45 feet high. Some of these were still built entirely or partly of wood. The cost of these buildings varied from \$4,000 to \$7,000. The carpenters were the contracting builders of the time, and also in most cases the architects of the buildings they contracted for. All other masons, stone-cutters, roofers and iron men, were sub-contractors.

You ask me, were there no architects? Yes. New York counted about ten or twelve practicing architects in 1843, five of whom did not practice because they had nothing to do.

And what was the social condition of the builder? When a man works hard twelve hours a day and needs three or four hours in the evening to make estimates and straighten his accounts, what time is there left for social intercourse? There was none. Did not architects and builders meet from time to time at the convivial board? No, they did not; first, because their relations were somewhat strained, and second, neither party was in the habit of dining. It is on record, to be sure, that individual builders invited individual architects to a lunch on festive occasions, such as closing a contract, or perhaps prior or subsequent to the issuing of certificate for a

payment. These lunches were usually taken in front of an oyster counter—time, ten minutes; menu, a dozen of the largest on the shell and a glass of brandy and water. If the architect happened to have an income outside of his profession the meal was concluded with another brandy and water at his expense.

THE BUILDER OF TO-DAY.

To-day we have arrived at a stage in the history of building which a French engineer designated as "bold trifling with the laws of nature." We construct buildings which would travel rapidly toward the centre of the earth if not intercepted by skillfully engineered foundations—*buildings* so high that the time consumed to reach the top story by an elevator in the summer is considerably longer than in the winter, by reason of the expansion and contraction of the material.

Buildings which, according to a recent communication to an architectural journal, are much larger at the top than they are at the bottom, on account of the convergence of plumb lines toward the centre of the earth.

Buildings which consume *bricks* by millions, *cement* by the ship load, *floor plank* by the lumber yard, *water, gas* and *steam pipes* by the mile.

Buildings, the cellars of which are filled with *boilers, pumps, dynamos, ventilating fans, meters of gas, water* and *electricity, steam engines, tanks* and *hoisting gear*; and these *buildings* are constructed in a year—yes, in *ten months*, in *eight months*, in *six months*.

As Raymond says in "The Last Man:"

We cut the hours of labor down
To eight, six, four, two, none;
Sometimes I wish it had not been
Quite so completely done.

The *builder* of to-day, surrounded by a *corps* of *clerks, sub-contractors* *dealers* in materials, who all know their functions and co-operate under an established system, and who are in constant telegraphic communication with him, seems more like a leader of an orchestra wielding a baton, than a craftsman engaged in mechanical work. Trained by practice in matters involving theoretical mechanics as well as practical commercial interests, the modern builder acquires a position in the business community partly commercial, partly scientific, and partly industrial. From year to year the scientific element assumes larger proportions in relation to the other two, and building as a trade, a handicraft, is fast merging into a scientific pursuit, a profession. This condition of things has wrought a radical change in the mental, physical and social development of the builder. Physically he betrays no longer signs of manual labor; he is not high-shouldered from shoving the jack-plane, or round-shouldered from wielding a saw; his hands no longer know the stone hammer and trowel; the disfiguring elements of trade have disappeared; but constant out-door occupation has left its marks in a robust frame and erect carriage. You can no longer tell the builder by his exterior; there are no indications of mortar or sawdust; he is dressed in the fashion without being a dude, except, perhaps, when very young. Socially he ranks with the highest; his intelligence, frankness and modest reserve are passports to the best society, and his sterling honesty and good sense recommend him for all positions of private and public trust.

As for the religion of the builder, and he has a generic religion outside of the Church: He believes

In the just *measure* of a two-foot rule;
In the *efficacy* of Portland cement;
In the *validity* of contracts;
In the *attraction* of gravitation;
In the *tardiness* of sub-contractors;
In the *brief authority* of the Building Department;
In the *weakness* of human inspectors;
In the *adhesion* of mortar and the *cohesion* of glue;
In the *insinuation* of screws and the *penetration* of nails;
In the *hollowness* of pipes and the *solidity* of brickbats;
In the *emptiness* of tanks and the *fullness* of boilers; and, lastly,
In the *virtue* of architects' certificates and their final redemption by the owner.

The builder is rarely a politician. He loves free trade, desires no protection, nor too much competition. He is indifferent to free silver, partial to private property in *gold*, and in favor of *checks* and *balances*. He believes in *real estate* as the foundation of his efforts, in internal improvements, and a liberal appropriation for public buildings.

Wanted—West Side Supplements.

THE RECORD AND GUIDE will pay 25 cents for copies of the West Side Supplement (in good condition), which were issued with the regular paper on December 20th last.

RECORD AND GUIDE,
191 Broadway.

Contractors' Notes.

Sealed proposals will be received for the following items at the Department of Public Works until Thursday, February 26th: For furnishing materials and performing work in repairing pontoons for the free floating baths, repairing and painting the roofs, and painting fifteen of the free floating baths, and repairing and furnishing signal lamps; furnishing the Department of Public Works with (12,000) twelve thousand lineal feet of bridge stone; furnishing the Department of Public Works with twenty thousand (20,000) cubic yards of clean, sharp sand; furnishing and delivering bricks, cement, sand, timber and sewer spur pipe; furnishing and delivering manhole heads and covers, extra manhole covers, basin covers, and step-irons for manholes; regulating and paving with granite block pavement, with concrete foundation, Bowery, from Chatham square to 6th street (excepting the space chargeable to the railroad companies); regulating and paving with granite block pavement, with concrete foundation, 3d avenue, from 6th to 23d street (excepting the space chargeable to the railroad companies); regulating and paving with granite block pavement,

with concrete foundation, North Moore street, from West Broadway to Greenwich street; Beach street, from West Broadway to Greenwich street; and Hubert street, from Hudson to Greenwich street (excepting the space chargeable to railroad companies); regulating and paving with granite block pavement on the present Telford foundation, 72d street, from 3d to 4th avenue; regulating and paving with granite block pavement on the present Telford foundation, 1st avenue, from 109th to 116th street (excepting the space chargeable to the railroad companies). Blank form of bid or estimate, the proper envelopes in which to inclose the same, the specifications and agreements, and any further information desired, can be obtained at Rooms 15, 9 and 1, No. 31 Chambers street.

Sealed bids will be received by the Department of Public Parks until Wednesday, March 4th, for the following items: For furnishing and delivering 7,000 cubic yards screened gravel, of the quality known as Roa Hook gravel, where required on the Central Park and Riverside Park and avenue; making, furnishing and delivering 450 settees for the parks. Blank forms for proposal and forms of the several contracts can be had at the office of the secretary, and the plans can be seen and information relative to them can be had at the office of the department, Nos. 49 and 51 Chambers street.

Vacant Stores and Lofts on Broadway.

SCORES OF UNOCCUPIED FLOORS—THE NEW BUILDINGS ON THE SIDE STREETS DRAWING TENANTS AWAY—THE BAD CONDITION OF MANY PROPERTIES RESPONSIBLE FOR THE EXODUS—A NOTE OF WARNING TO OWNERS OF BROADWAY REAL ESTATE.

"There is not a block front on Broadway, between Chambers street and Waverley place, in which there are not half a dozen vacancies, more or less, in stores and lofts," was the remark of an old dealer in real estate the other day.

The statement seemed, on the face of it, so exaggerated, that THE RECORD AND GUIDE, with the object of ascertaining to what extent it was true or untrue, instituted a canvass of all the buildings on Broadway, between the two streets named, and below will be seen a table which shows the result.

A glance at this table will show that the buildings and parts of buildings to let, are not confined to lofts alone, but that a number of stores appear in the category. This would hardly have been expected of Broadway property, for it would be supposed that every store on that great thoroughfare would be literally "snapped up" at current prices. This does not appear to be the case, however, and real estate agents in the locality, when asked the reason, state that it is simply a question of supply and demand—that the stores have been left over after February renting, and will be absorbed later on in the season. As to the offices and lofts the story told by the agents is different. In the former case they say that the large number of big down-town office buildings which have recently been constructed have drawn tenants away from the older structures, while in the case of the vacant Broadway lofts, the newer, cleaner, better-equipped buildings erected in the New Mercantile District, between Houston street and Waverley place, have been strong competitors of the old Broadway buildings, and have taken numerous tenants to the side streets.

A glance at the table below shows that about one-fifth of the total number of buildings on both sides of Broadway, between Chambers street and Waverley place, have one or more apartments to let, whether in the way of an office, loft, basement or store. When this was pointed out to one agent in the neighborhood, he said that owners will have to reduce their rents on the majority of these vacancies if they do not want to carry them over till next February. Another agent said that the vacancies carried over are not much greater than were carried over last year. But the fact remains that about one-fifth of the buildings between the streets named are not rented to their full capacity.

The question naturally arises, not only what effect this is going to have upon Broadway rents, but what effect it is going to have on Broadway values. Now, if rentals are going to be lower, or if numerous vacancies threaten to decrease rent rolls, is Broadway property going to pay the same interest to the investor in the future as it has done in the past? The inference is obvious.

Now, with these facts staring them in the face, some Broadway owners may ask, possibly with alarm, what is to be done under the circumstances? The answer comes clear and strong from the agents: "Improve your property. Do not allow it to look uncleanly. If you have walls and balusters besmeared with the accumulated dirt of years, have them cleaned up and painted in cheerful, light colors. If you have no passenger elevator, get one. If your elevator runs at a snail's pace, put in a new one that will transport your tenants to the top floor in a few seconds. If your plastering is broken, get in a few workmen with a trowel and have it fixed up. If the lavatories are unfit for human use, rip them out, get in new plumbing and sinks and some clean wood or marble. Perhaps there are other improvements necessary. If so, do not hesitate to spend a few thousands of dollars in making your building sweet, clean, wholesome and attractive. It will repay you, depend upon it, and the few thousands spent upon such necessary improvements will help you to secure a steady rent and to fill your buildings all the year round."

This is good advice, and it remains to be seen how many Broadway property owners will profit by it.

On the other hand, there are old buildings on Broadway that are unworthy of improvement. They ought to be torn down and handsome buildings erected in their place. There can be no doubt that the secret of the success in renting the new buildings on the side streets in the New Mercantile District is the cleanliness which comes with newness, together with the modern improvements which are introduced, and which are lacking in so many Broadway buildings.

The following is a pretty full list of the vacancies, or rather the build-

ings and parts of buildings, offered for rent until within the last few days. They comprise those left over unrented after February 1, the day on which leases generally begin and close in the district covered. The number of first lofts offered is somewhat of a surprise, as they are generally greatly in demand:

BROADWAY. No.	STORES, OFFICES, LOFTS, ETC., TO LET, FEB. 17, 1891.	BROADWAY. No.	STORES, OFFICES, LOFTS, ETC., TO LET, FEB. 17, 1891.
Stewart Bldg.	A number of offices.	491....	3d loft.
279 ...	Store.	496 ...	Lofts.
287 ...	Offices, 2d floor front.	498-500	Part of 1st loft.
294....	Offices.	499 ..	1st loft.
295....	Offices, 1st floor front.	506....	Lofts.
301....	Lofts.	511....	1st loft.
307½.	Offices.	513....	Store and basement.
317....	Offices.	515....	Office and 3d loft.
319....	Offices.	519 ...	Lofts.
320-324	Offices.	520 ...	Office.
321....	2d, 3d and 4th lofts.	527....	Office and lofts.
322....	2d loft.	529....	Offices and salesrooms.
328 ...	Offices.	532....	4th loft.
339....	Entire building (new).	534....	Basement.
341....	Store and lofts (Delmonico's old building).	545....	1st loft.
351....	2d, 3d and 4th lofts.	550....	3d loft.
353....	1st loft.	554....	1st loft.
356....	Lofts.	555 ...	Store and basement.
361....	Offices.	556....	Part of 1st loft.
362 ...	Basement.	590....	Part of store and office.
365-367	Store and lofts.	595....	2d, 3d and 4th lofts.
368....	Entire building.	596....	1st loft.
372....	2d loft.	599....	1st loft.
379....	Offices.	611-613	Lofts.
390....	Store, 2d loft and basement.	616-618	3d loft.
400....	1st loft.	620....	4th loft.
401....	Offices.	623....	2d and 3d lofts.
402....	Offices.	628-630	4th loft.
405....	1st loft.	637 ...	2d loft.
409....	Offices.	639....	4th loft.
413 ...	1st loft.	640 ...	Office.
414....	1st loft.	661....	Lofts.
416....	1st loft.	667....	Offices.
419....	2d loft.	683....	Store and basement.
425....	1st, 2d and part of 4th lofts.	685....	Store and basement.
426....	2d loft.	690....	Entire lofts.
436....	3d loft.	693....	Store and basement.
449....	Loft.	696-702	Eight-story (Schermerhorn) building, newly completed.
456....	Offices.	701....	Store.
458....	1st and 4th lofts.	706....	Lofts.
465-467	Lofts.	710....	Offices.
468....	3d and 4th lofts.	718....	Store, basement, 3d and 4th lofts.
470....	Lofts.	714....	Lofts.
475....	1st loft.	722....	Store.
482....	2d loft.		

TALKS WITH AGENTS.

In the office of Daniel Birdsall & Co. it was said that there were not many more vacancies on Broadway than was usual after the renting season closed, and that such vacancies would no doubt be absorbed in course of time. They are due to the new buildings erected in the last year or two; but, considering the large number of these, the vacancies on Broadway are not so numerous anyway. Another reason is the fact that wholesale houses are moving further north each year, and as they vacate lofts, it takes some time to fill these with other tenants. Rents this season have in some cases been lower, and in some cases higher, the latter on expired leases of two and three years duration. On Greene street, between Spring and Houston streets, property was almost "dead." The wholesale hatters, having moved further north, stores 25x100 in size, which three years ago rented for \$2,500 per annum, can now be had for \$1,500 per annum. In Leon Tanenbaum's office it was ascertained that rents of lofts on Broadway, and on the line of Broadway, had shown considerable reductions, anywhere from 10 per cent upwards. The causes are threefold—first, the lower-rent competition of the score or more of new buildings on the side streets; second, the march of wholesale business northward; and third, the run-down condition of many of the older Broadway properties, which has practically driven away many firms to the newer and more modern buildings. There was only one thing that would help Broadway real estate and that was for the owners to put their shoulders to the wheel and realize that the name of the great thoroughfare could not be conjured with if their buildings were not in proper habitable condition. Improvements are needed, and when they are made the numerous vacancies now to be seen would largely diminish, if not almost entirely disappear. A factor that is bound to help Broadway property in the near future is the construction of a cable road, which is now not far from accomplishment. No one can tell how much this will benefit Broadway. It will remain to be seen. Those who are wise will set to work and fix up their buildings in anticipation of the better demand which is likely to follow in the wake of this cable road.

Frederick Southack said: "The causes for the vacancies on Broadway are numerous. There have been close upon forty new buildings erected in the New Mercantile District, which have attracted tenants from Broadway lofts. The present tendency of the manufacturing interests is to move further north, and these new buildings afford special facilities which are not always to be found in the less modern buildings, such as electric light, steam heat, etc., and the only way in which Broadway lofts can compete with the newer buildings is by putting in elevators where they do not now exist, and thus enable floors to be rented out to different firms, instead of necessitating the entire set of lofts above the store to be taken by one house. Another cause of the vacancies is the fact that an unusually large number of leases have expired this year which have not been renewed. Several owners gave short-term leases, to expire this year, in the belief that the World's Fair would be in New York, and that they would obtain increased rents in 1892. Again, a number of importing houses have given up business on account of the McKinley bill, and this has left a number of vacancies. The semi-panic of last fall also hurt renting, as some people hesitated to renew leases, not knowing what the immediate future might bring forth. Rents have suffered some reduction between Canal and Spring streets, where the clothing trade has moved out to occupy the new buildings further north. The cloak and suit trades are gradually moving in to take their place, and next February renting in that particular section will be better. I find that people are getting out of stocks and into real estate more and more,

and there is a disposition to be satisfied with slightly lower rates of interest on investments on property on the line of Broadway."

The College Place Improvement.

The Commissioners of Estimate and Assessment in the College place improvement are burning midnight oil over their report, which they hope to have ready for presentation in the Supreme Court before long. The estimates published recently of the probable cost of the property to the city did not include the buildings, and as yet no satisfactory estimates of the whole cost of the property is available. People who have followed the testimony in the case have made estimates ranging between \$1,400,000 and \$2,000,000. An average of these figures will probably not fall far distant from the facts.

The proceeding has developed some novel questions affecting the rights of the property-owners which cannot fail to interest all who may at some time be similarly situated. In computing the allowance to be made for the property taken the commissioners are confronted with the question: What, if any, allowance is to be made for property outside the building line? There is, first, the space between the building line and the stoop line, and then the space between the stoop line and the curb. It is contended, on the part of the city, that these are not to be taken into consideration at all, and the real estate experts, testifying on behalf of the city, have been instructed to confine their estimates to the property within the building line. The basis of this contention is that the fee of the property outside the building line is in the city, and any rights or privileges which the owner of the fee of the property within the building line enjoys, are only of a tentative character and subject to revocation at any time, and that, therefore, there is no title or property which is subject to condemnation.

It is further contended that even if the property-owner is deprived of his vault privileges under the sidewalk by this proceeding, they will be restored to him in the new front of the street, as it will ultimately be put through, and that therefore he is not a sufferer and is not entitled to compensation.

On the other hand, it is insisted by the property-owners that they are being deprived of certain rights and privileges for which and for the use and enjoyment of which they have paid and are paying. The space to the stoop line is held under a general and continuous permit from the city; the space between the stoop line and the curb is held under special permits, which were granted only upon the payment of a sum exacted by the city's representative amounting to 75 cents per lineal foot of the vault space. Whether these facts vest the property owner with any rights or privileges of a property character as against the city, is a question of great importance, which the commissioners still have under consideration and advisement. Of a less difficult character is the question whether the property-owners shall be compensated for the walls, floors, partitions, gratings, fences and ceilings which constitute the structure between the curb and building lines. These were constructed at the expense of the property-owner and enter largely into the value of his property. Without them the value of the property would be greatly diminished, and the city's income from taxes upon it would not be so large by considerable. It is held by all unbiased judges to be only reasonable and fair to pay the property-owner for his bricks and mortar and iron, and for the original cost of putting them together.

Another consideration which shows the propriety of paying the property-owners for the vault privileges and the property to the curb line, and leaving the question of new vaults on the new fronts to take care of itself, is that not all the property-owners by any means are to enjoy new fronts on the widened and extended thoroughfare. Where the property-owner's lot is a 25-foot corner lot fronting on a side street the entire lot and building are taken, and the owner has nothing left. The new vault privileges on the new thoroughfare will inure to the benefit of his next-door neighbor, whose inside lot becomes by the operation a much more valuable corner lot than the one which has been taken. It will not be denied by anyone that the value of the lot taken depends in a considerable measure upon the vault privileges that have gone with it to all owners and occupants, and although the awards may not include a specific allowance for the vault privileges, these should bear an important part in the estimate of the value of the property within the building line.

Another important feature of the problem before the commission is the amount to be allowed for new fronts. Where the front is taken off a store to the depth of 25 feet, the city is bound to make allowance for a new front to the remaining part of the property; the theory being that the city must restore the property as well as may be to its original condition. But the practical effect as demonstrated by all precedents is that the city loses more or less by the operation. If the building is 100 feet deep and is worth \$40,000, there would be allowed for the front 25 feet, say \$16,000, and for the new front, say \$12,000, or a total of \$28,000 for the damages. But when the city advertises the 25 feet of the building for sale there is no one to buy at any such price as \$16,000. The practice has always been that the property-owner buys, and in such a case as the one in hand he would probably get it for from \$500 to \$1,000.

He would engage a contractor to tear down the 25 feet and to reconstruct the front out of the original materials at a cost of perhaps \$9,000. Thus he would clear by the transaction at least \$6,000. Whether this practical effect of the proceeding should not be taken into consideration and some estimate of damage be made whereby the city would be saved a part of this loss, is a question which the commissioners are considering. But they are finding it one of exceeding difficulty to equitably determine. The law, it would seem, ought to be amended so as to allow the tearing down and reconstruction to be done by the city, and the sale of the surplus building material after the improvement shall have been completed. But there is this objection to any such scheme, that it would prevent any desired change in the character of the structure on the remaining part of the lot after the improvement of the street has been made. The city could only undertake to restore the old front, substantially, on the new building line.

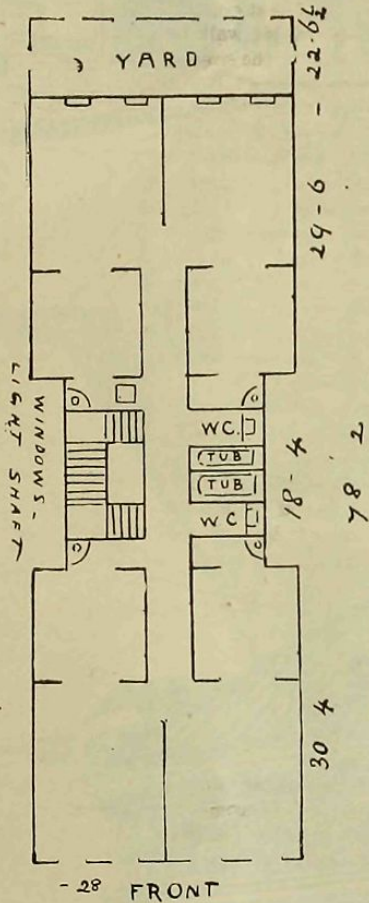
Is This a Private House?

A BUILDING BEING ERECTED ON RESTRICTED PROPERTY WHICH HAS SOME FEATURES OF AN APARTMENT HOUSE.

The residents and property-owners in the neighborhood of 92d street, between Central Park West and Columbus avenue, are much exercised over the erection of a four-story basement and cellar building, which, while it is called a private house by the owner and architect, contains, in a measure, the constructive features of an apartment house.

The property is on restricted ground, and the owner, Miss Sarah A. Stillwell, in taking title, signed a covenant agreeing to the restriction. The property is part of the ground which a number of real estate men agreed to restrict, among them being Messrs. Eli Martin, Dore Lyon, Patrick Farley, Thos. Cohen, Geo. F. Johnston and the executors of Max Weil. There is no doubt as to the character of the restriction, but the property-owners in the neighborhood attempted to get an injunction against the further progress of Miss Stillwell's building, and this application Judge Andrews, in Supreme Court Chambers, denied. The property-owners have now subscribed a sum wherewith to appeal the case, and such appeal has been entered by their lawyer, Geo. W. Kerr. The subscribers include Julius Chambers, Henry Schiff, Mrs. S. J. Lozier, Increase M. Grenell, Mrs. S. Walter, A. A. Warnstadt, Bernard Cohen, Arthur Levy, Bernard Stahl, James M. Fitzgerald and others. These parties feel convinced of a decision in their favor.

Below will be seen a plan of the second floor of the building referred to, which is to be erected at No. 60 West 92d street. It is to have a frontage of 28 feet and a depth of 78.2 feet. The plan of the basement shows seven rooms, bath-room and closet, the first floor being laid out with a bath-room. The second and third floors are each to have eight rooms, two bath-rooms, two water-closets, etc., with a long hallway in the centre, the top floor to be somewhat similar in plan to the two lower floors, with the exception



that it will have only one bath-room and closet, and, in all, four stationary basins and ten bedrooms. A light shaft appears upon the plan, and while the design is not exactly that of a tenement house, it has enough of its features in justifying the alarm felt by neighboring property-owners as to its effect upon surrounding property.

Albert F. D'Oench, the architect, when seen about the matter, declined to talk further than to say that the building was not an apartment house, as had been urged by the neighbors. "Look at the Vanderbilt houses," he said, "don't they cover most of the lots on which they are built, and are they not planned with numerous bath-rooms and closets?"

Dr. A. W. Lozier, who is one of the subscribers to the fund referred to, states that the property-owners first discovered the kind of building that was being built when they saw the basement walls going up. They tried to get an injunction stopping the owner from building further, but not succeeding they are determined to test the case in a higher court. "How can the owner assert that the building is a private house within the meaning of the term?" he said. "The character of a private house is very clearly defined. You will see it all over the city and everyone knows what it is. Thus, when someone comes along and puts seven rooms, a bath-room and a closet in their basement, a bath-room and water-closet on the first floor, and eight rooms and two bath-rooms, etc., on the second and third floors, with a light shaft, etc., and other features of a tenement house or flat, we know what it means. You may call a flat a private house, but everyone can see that you are not calling a spade a spade. And that seems to be the case with the owner and architect of this building. All the builders and architects I have seen say without hesita-

tion that it is a family apartment house, designed to accommodate six families at least."

Miss Stillwell made an affidavit to the effect that the building was to be erected for private use, but the question asked in court was, "What could one private family do with six bath-rooms in one house?"

A private house within the meaning of the law, is a house resided in by not more than two families. If provision is made for more than two families it is a tenement.

The laws of this State define a "tenement house" as follows: "A tenement house within the meaning of this title shall be taken to mean and include every house, building or portion thereof which is rented, leased, let, or hired out to be occupied as the home or residence of three families or more, living independently of each other, and doing their cooking upon the premises, or by more than two families upon any floor, so living and cooking, but having a common right in the halls, stairways, yards, water-closets or privies or some of them." (Laws of 1882, Chapter 410, Section 666, as amended by Section 13, Chapter 84, Laws of 1887).

Chas. C. Keeler, of Blair & Keeler, lawyers for Miss Stillwell, when shown this definition, said: "There is no provision for cooking on each floor as is the case in a flat or tenement house, there being only one kitchen, and that in the basement, as is customary in private houses."

"But there is nothing to hinder the owner from putting in a cooking apparatus at any future time?"

"That is true," answered the lawyer; "but you might do the same in any private house."

"How do you account for the ten bedrooms marked on the plan of the top floor?"

"That was merely inserted by the architect," said Mr. Keeler. "They are intended to be used for the extensive wardrobe of the owner, and for others who will occupy the house."

When questioned as to whom the word "others" referred to, Mr. Keeler said: "The family of Miss Stillwell, including her mother, her married brother, and other relatives."

There seems to be no doubt of the good faith of Miss Stillwell in the matter; and in her affidavit she says the house is intended to be used as a private house only. The arrangements of parlors, bedrooms, bath-rooms and closets on the second and third floors were intended for the fuller convenience of those who would occupy those floors, just as in the Astor or Huntington residences there were numerous bath-rooms on the same plan for the convenience of the family or guests.

Cornelius V. Sidell, in an affidavit, says that he owns the four lots adjoining and felt that the house to be built by Miss Stillwell would be handsomer and more costly than any in the neighborhood and would enhance the value of his lots.

Among builders, contractors and others who have made affidavits, saying that the proposed house is not a tenement or flat, are Messrs. Hy. M. Tostevin, Spencer T. Mead, Hy. C. Mandeville, John H. Parker, John L. Murtha, Thos. F. Murphy, Jas. Armstrong, Ezra A. Haight, Peter McCormick and others.

When the plan was first filed at the Building Department as a private house on December 16, 1890, it was disapproved, and marked as follows: "The plan would seem to be that of a bachelor apartment house, which requires fire escapes." It was only on the representation at the department of the architect for Miss Stillwell, Mr. D'Oench, who is ex-Superintendent of Buildings, that the structure was to be used as a private house, that the plan was passed on December 31, 1890, as such.

Inquiry at the Health Department showed that the officials were fully conversant with the case. The general opinion seemed to be that it was a very exceptional sort of a private house, and though not exactly an apartment house, was very much like it on the face of the floor plans.

A view of the exterior of the house shows that it will be quite handsome and ornate. It has a high stoop, in the usual manner of private houses, and is to cost \$45,000.

The importance of the decision in this case is apparent, for it not only affects the restricted property in the front and rear of the building in question, but restricted property all over the city.

The Forthcoming Corporation Sale.

The sale of "lands and tenements" for unpaid assessments, which is to take place on Monday, March 2, 1891, will include a complete list of all parcels of property in New York City on which there are arrears of assessments up to 1886. Thus, lawyers, real estate agents and others having charge of property for the owners, as well as all other persons interested, may rely upon any holdings not found in the list being clear of assessments up to that date.

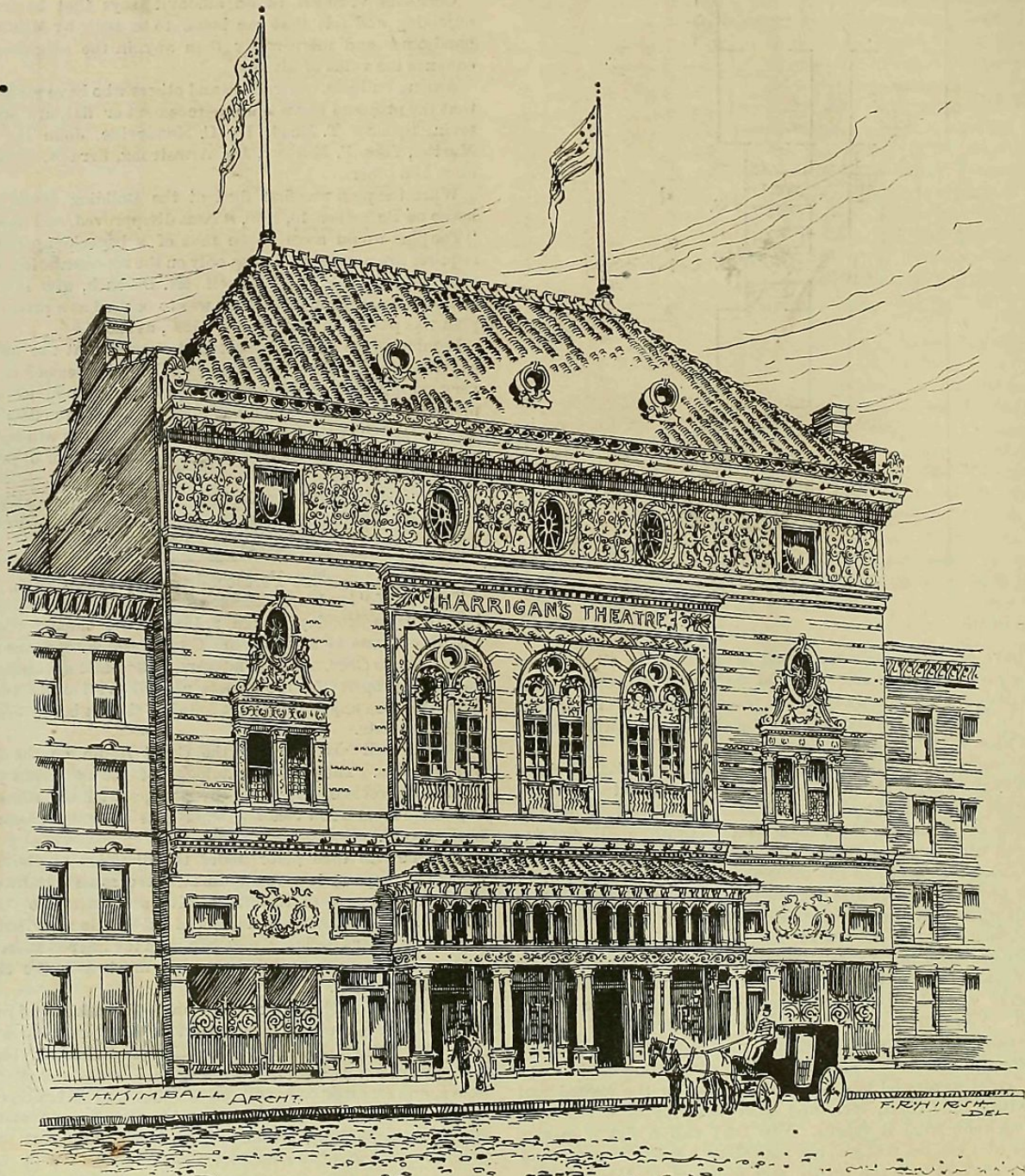
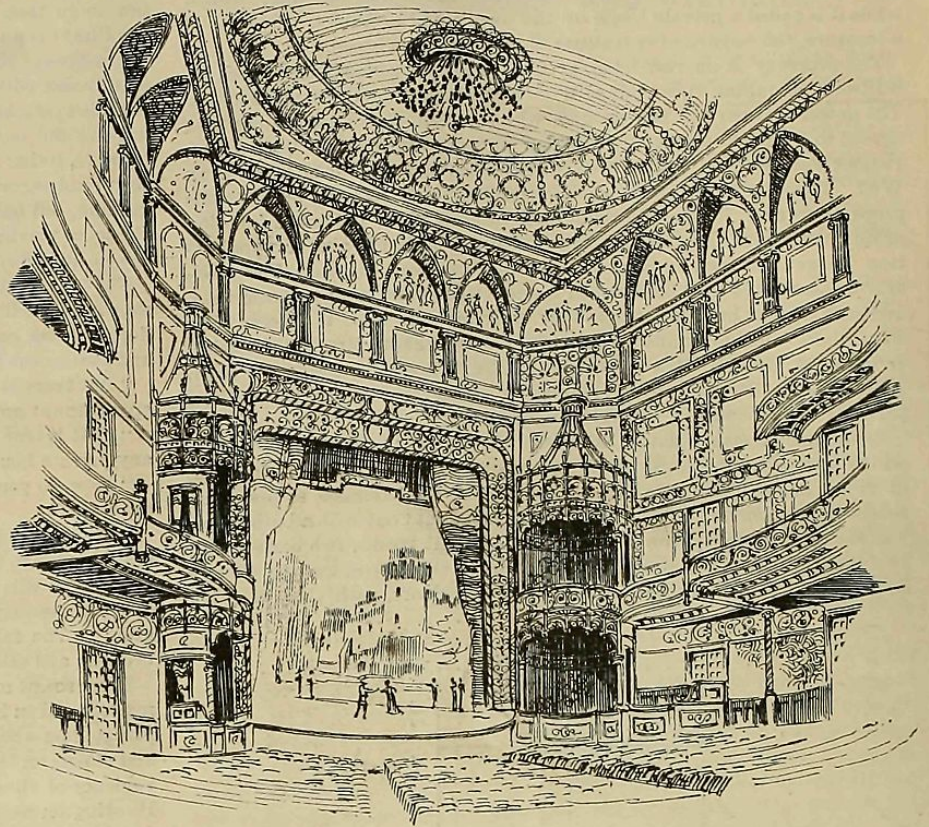
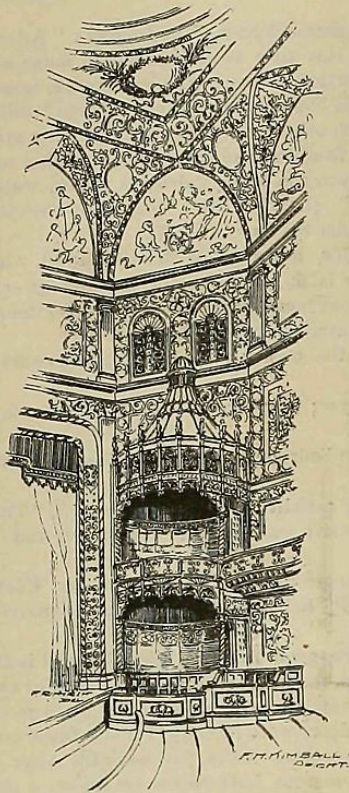
The sale will take place at the Court House, on the day named, at 12 o'clock, noon. The printed catalogue of the numerous parcels on which there are arrears covers sixty-three pages, and the sums due amount to anywhere from a few cents to thousands of dollars, some arrears dating back to 1860.

The sale will take place under the direction of the Comptroller, and owners of property in arrears can have the same withdrawn from sale by paying the amount of their respective assessments to D. Lowber Smith, Collector of Assessments and Clerk of Arrears, in the Finance Department, room 35, Stewart Building, together with the interest thereon at the rate of 7 per cent per annum to the time of payment, with the charges of notice and advertisement.

In default of such payments the properties advertised in the list will be sold on the date named for the lowest term of years for which any person shall offer to take them in consideration of advancing the amount of the assessments so due and unpaid and the interest and charges referred to above, and all other costs and charges that may have accrued thereon.

Collector Smith said: "The list is complete and includes parcels on which about \$2,500,000 remains unpaid in assessments which were confirmed in 1886, and prior thereto. This sale must not be confounded with the corporation sale of property for arrears in taxes, which will not take place, probably, till June, 1892."

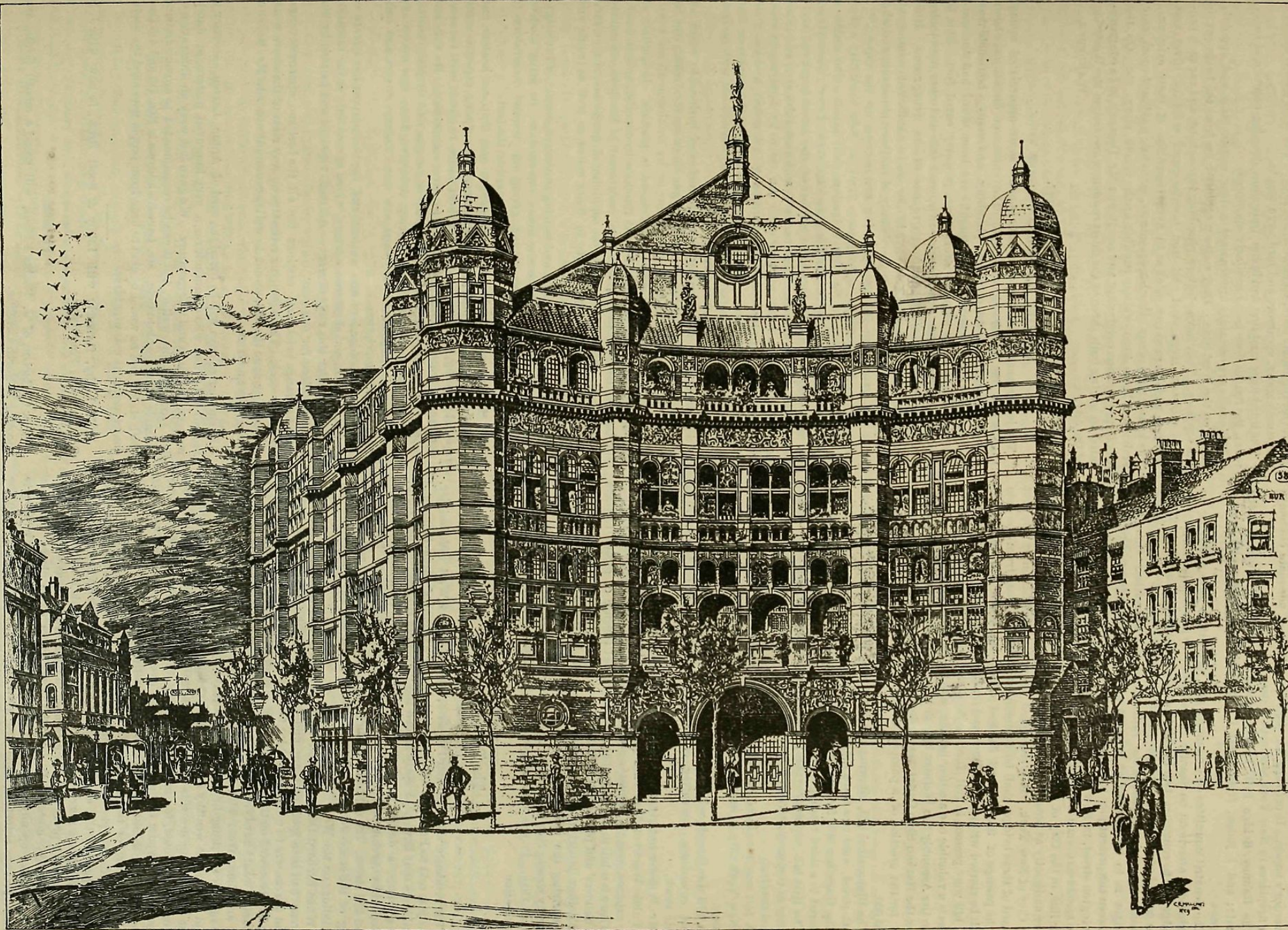
— EXAMPLES OF —
Recent Architecture, — at home.



Harrigan's Theatre, Thirty-fifth Street, between Fifth and Sixth Avenues,

— F. H. Kimball, Architect.

Recent Architecture, — abroad.



D'Oyly Carte's New Theatre, London.

—T. E. Colcutt, Architect.

Legislation at Albany.

ALBANY, N. Y., Feb. 20th.—During the past week several measures of interest to owners of real estate have either been introduced into the Legislature or advanced a step or two towards the statute books.

In the Senate, Senator Vedder's bill amending the Collateral Inheritance Tax Bill was passed.

Senator Ives introduced a bill which gives to the New York Commissioner of Public Works power to improve the Boulevard between 156th and Inwood streets.

Senator Roesch's bill has passed the Assembly, and is now in the Governor's hands. It provides for the construction of adequate chimneys and fireplaces in New York tenement houses.

The Ranney Bridge Bill, having passed the Assembly, is now in the Senate; and I judge, from what I can learn, that it is pretty certain to pass.

The Senate Committee on Commerce and Navigation gave a hearing on Wednesday afternoon on Senator Birkett's bill to permit the East River Bridge Co. to construct two bridges between Brooklyn and New York. The capital of the company is placed at \$24,000,000, and it is empowered to make connections between the railroads of the two cities. One of the bridges is to be situated at a point at or near Broadway, Brooklyn, between the present pier line and Marcy avenue to a point at or below Rivington street, in New York, but not south of the line of Water street. The second structure is to run between a point about Fulton street and the pier line, in the City of Brooklyn, and Bridge street, stretching across the river as directly as possible to a place of junction with the first bridge in the City of New York. It is stipulated that the construction of the first named of these bridges shall be commenced within a year from the date of the passage of the act and finished within six years, and the second shall be started within three years and finished within six. The friends of the bill were present in full force before the committee, and as the franchise is a valuable one another hearing was set for next Tuesday.

In the Assembly the Webster bill for the construction of a \$400,000 bridge over the Harlem Ship Canal was ordered to a third reading; so was the bill for the erection of a pumping engine for the new aqueduct, to cost \$500,000.

The Blumenthal bill, allowing the location of the Zoological Park above 110th street, went to a third reading.

The Guenther bill, for regulating the practice of architecture, was also ordered to a third reading.

The Hitt bill, which provides for the appointment by the State Comptroller of commissioners to cancel certain State taxes, is on its way to a third reading.

A bill was introduced into the Assembly, authorizing the Comptroller of New York City to issue \$2,000,000 in bonds, for building new school-houses.

A bill was introduced into the Assembly, providing that stockholders of trust companies, hereafter organized, shall be taxed on the value of their stock.

Mr. Webster has given his support to a bill to enable the Commissioner of Public Works of New York City to acquire land for streets and to assess the expense upon the property owners benefited.

There is a bill in the Assembly now to compel the use of guard railings on builders' and painters' scaffolds in New York and Brooklyn.

Another important bill introduced this week in the Assembly is the one authorizing the construction of a tunnel to run from Church street and Liberty street, New York City, to the Long Island Railroad Depot, Long Island City. It has been referred to the Committee on Commerce and Navigation.

The Deeves' Residences.

[COMMUNICATED.]

The residence which Richard Deeves, the well-known West Side builder, has just sold to President Uriah Lott, is one of a group of three handsome buildings that have been aptly named the "Peerless Houses." They form, as a whole, a design of a French chateau in the Renaissance, a style adopted by Architect Hunt in the W. K. Vanderbilt house on 5th avenue and 52d street. The exteriors are in cream-colored limestone, and the carving of the stone-work is of an elaborate character, unsurpassed in any buildings on the West Side.

When Richard Deeves erected these houses it was said that too much money had been spent on them, and that it would be difficult for him to find purchasers to compensate him for the thought, labor and cost which he had bestowed on them. Houses of a similar character, erected on 5th avenue, would have entailed an expenditure, in the cost of lot and building, of anywhere from \$150,000 to \$175,000, and Mr. Deeves made an effort to surpass anything in the way of a private residence on the West Side and thus tempt wealthy men to purchase there. That he has not sold all the houses long ere this is due to that tardy appreciation for which New Yorkers are noted, for in the character of their exterior and interior these houses far surpass the majority of 5th avenue houses, and the fact that they front on Manhattan Park adds unquestionably to their value.

The interiors of the houses are well worthy of a visit. They are on an entirely different plan to residences generally met with on the West Side. This is especially the case with the first floors. The great innovation here is the placing of a music gallery in the music-room. This is a feature which at once solves a problem in entertaining in modern days that will commend itself to every hostess. It enables the orchestra to be placed where it will not take up any space needed for dancing, as is generally the case where private entertainments are given. And in these days, when the reception and dance enter so much into the lives of many people, every contrivance that will add to the pleasure of the hostess and her guests will be welcomed with open arms.

The foyer, and the grand stairways that lead from it to the upper floors, present an imposing appearance. It is here where the visitor finds it almost impossible to realize that these houses are but 25 feet in width.

The disposition made by the architects, Messrs. Berg & Clark, gives this part of the floor a wider appearance than the reality warrants.

The entire first floor, containing as it does four large rooms communicating together, makes a splendid vista. The woods used in the trim, which is very elaborate, are mahogany and quartered oak, the latter in the dining-room and butler's pantry.

Ascending the handsome stairway the main bedroom floor is reached. This comprises large front and rear chambers, with two spacious dressing-rooms, surrounded by mirrors and with an abundance of closet room. A library and an unusually well-appointed bath-room, with sanitary plumbing and nickel-plated ware, completes the floor. The trim used is cherry, white mahogany, sycamore and bird's-eye maple.

The third floor contains handsome bedrooms, dressing-rooms and bath-room, the fourth floor being similarly appointed.

The houses are certainly unsurpassed in their construction and appointments on the West Side. They contain cabinet trim from the basement to the top floor. They have sanitary plumbing throughout, and are each provided with two large steel and iron burglar-proof safes for silver and jewelry, which are so concealed as to avoid suspicion of their existence. The houses have many other appointments, including a billiard-room, rear stairways, large dumb-waiters running to the fourth story, etc. On the whole they possess originality and merit, and Mr. Deeves is to be congratulated on having built three of the finest residences erected on the West Side of the city.

WANDERER.

Special Notices.

SANITARY PLUMBING AND OTHER WORK.

The importance of sanitary plumbing is much more appreciated to-day than it was one or two decades ago. The causes of disease have been traced in many cases to defective plumbing, and many a household has mourned the loss of a member, who might have been saved had the sanitary conditions of the plumbing work been properly cared for. This is true, not only of closets, but of wash-bowls, wash-tubs and other receptacles for water, where a drain leads directly to one of the living rooms. It is important, then, that we should have in our midst a sufficient number of experts, who have made many years' study of sanitary plumbing, and who have had experience in manufacturing and setting up the pipes, etc., necessary for this purpose. Among such firms in New York City is that of James D. McEntee, of No. 1631 Columbus (9th) avenue, who makes a specialty of repairs and alterations in plumbing work of every description. He has set up and in full operation a number of the latest improved sanitary water-closets, as well as basins, bath and wash-tubs, etc., and those desiring to see them in full working order can do so by applying to him. Mr. McEntee pays prompt and full attention to all orders, and has none but experienced workmen. Thus, he gives his patrons the assurance that their orders will be carefully and expeditiously carried out with perfect satisfaction and at moderate charges.

In addition, Mr. McEntee has other branches of business to which he pays attention. He supplies chandeliers, gas brackets, etc., which can be selected at the manufacturers' showrooms or by catalogue at his store. These will be promptly furnished and placed in position. In addition to this he renovates old chandeliers and brackets by repolishing and finishing them to look like new. He has an assortment of brackets constantly on hand. To this branch he adds the supplying of gas globes, shades, etc., of which he has a large variety in fancy colors, as well as white and etched globes at moderate prices.

His gas logs and gas cooking and heating stoves are worthy of investigation. The gas log has become a great convenience in many modern houses, being pleasant to look at and giving warmth and cheerfulness to the room. His cooking and heating stoves are of the best.

Mr. McEntee also supplies furnaces, ranges and fireplace heaters, and constantly employs several furnace and range men of long experience and special training, and he is prepared at short notice to put in new furnaces and ranges, which he will guarantee to give satisfaction. He will also repair and put in perfect condition furnaces, ranges and fireplace heaters of every description, besides repairing defective flues, new smoke and hot-air pipes, dampers, chimney-caps, new stove linings, covers and castings of every description.

He repairs roof-leaders and gutters, and for this purpose has a force of experienced tin and sheet iron workers, whose special duty is the attention to all orders for this class of work. All roofs repaired and painted by him are guaranteed for one year.

He has range brick and castings for all the best and approved ranges always in stock. Those desiring estimates on any class of the above work, or work germane thereto, would do well to communicate with Mr. McEntee at the above address.

In another column will be found the card of Anton Larsen, successor to Farrell & Larsen, who manufactures a very improved pattern of dumb-waiters, elevators and refrigerators. We gave last week an illustration of Mr. Larsen's dumb-waiter, and it can be recommended to anyone desiring a simple manageable article. Mr. Larsen's address is Nos. 413 and 415 East 124th street, and he would be glad to hear from people who need the useful contrivances he manufactures.

H. M. Libby, formerly with Libby & Scott Bros., is now with J. N. Golding, of 11 Pine street.

Personal.

Wm. C. Reeber, of J. Reeber's Sons, will spend a month fishing and shooting in North Carolina.

At the auction of leases for city piers recently the Terminal Warehouse Company secured the pier at the foot of 27th street, North River, for ten years, at a rental of \$25,000 per annum. This is to be used in connection with their immense warehouse building which is to be erected on 27th and 28th streets, between 11th and 13th avenues.

Real Estate Department.

There is not much new to report as to the condition of the market this week. There has been little increase in the number of negotiations closed, nor seemingly in those under way, but both of these facts are assignable probably to one cause—the interruption of business on Thursday and the bad weather on other days of the week. It is not probable either, that the business of next week will be very much larger than that of the week just closed, for it too is broken by a holiday which defers not only the business of the holiday itself but interferes also with the transactions of the days which precede and follow it. In this case Washington's Birthday will be celebrated on Monday, which is perhaps cause for congratulation, as the new business of the week will not have been started till after the holiday is over. The outlook is, as we said last week, very good, and nothing has occurred to warrant a different opinion; the brokers are very busy on deals of various kinds, and expect to close some of them very shortly, so that the week of the 1st of March we shall probably be able to present a lengthy and interesting list of sales.

Five lots on 96th street, east of Lexington avenue, sold on Monday, at \$9,000 each, to Randolph Guggenheimer, who acted for Samuel Goetz. A small foreclosure sale was the only other auction business of the day.

There was a large attendance on 'Change Tuesday, attracted doubtless by the variety of the offerings. The largest crowd watched the sale of the four lots on Riverside Drive, north of 116th street. Three of the lots are 30 feet front, and one 27.6 feet, with a depth of between 81.1 and 104.7. The purchasers of the lots also secured all the right and title to half of the old Bloomingdale road in the rear, which averaged 31 feet. The most northerly and largest lot was secured by Owen McCorken, the liquor dealer, at \$13,750; as was also the adjoining lot, which sold for \$12,900. Captain Fairchild secured the third 30-foot-front lot at \$12,500, and the last sold for \$11,500 to S. H. Spingarn. The opinion of brokers and speculators on the floor was that the purchasers had secured bargains which would net them handsome profits if held for a short time. Another sale which attracted more or less attention was the executor's sale of the estate of the late Samuel Dietz, consisting of the northwest corner of Water street and Coenties slip. The property fronts 23.2 on Water street x 79 on Coenties slip, x running west 45.5 x south 26 x 22.8 x south 53.1, and it is covered by two five-story brick buildings. A. Cohn purchased the property at \$49,100. Four dwellings on St. Nicholas avenue, north of 145th street, met with no sale, two of them being bid in and the others withdrawn. All the legal sales announced were adjourned to future dates, and the other public auction sales contained nothing of interest.

The business of Wednesday was neither large nor very successful. The largest sale of the day was of a four-story 18-foot house on 91st street, west of Central Park West, which sold for \$23,200. No. 157 West 74th street was offered, but subsequently withdrawn, because the auctioneers could get no bid. Under foreclosure No. 5 East 13th street (leasehold) was sold for \$6,100 to W. Jennings Demorest. There was due on the property a total of \$11,006.

The offerings on Thursday were by far the most attractive of the week, including as they did numerous parcels of down-town property. The most interesting property was Crook's Hotel on Park row, between Duane and Pearl streets, offered by Abel Crook, the executor and trustee of the Crook estate. No. 114 is a six-story hotel, 24.2x97.3x24.1x104.5 in size. The adjoining parcel, 24.5x104.5x23.10x105.7, is occupied only by a one-story restaurant. The bidding started at \$67,500 and advanced quickly by bids made by L. S. Samuels, J. J. Phelan and others to \$98,300, when Philip Furlong became the purchaser. It seemed to be the general opinion on 'Change that the property had sold at a low figure. A search of THE RECORD AND GUIDE reveals the fact that an adjoining five-story building, with a frontage of 25.10 on Park row, and a depth of a little over 100 feet, sold in 1885 for \$49,000. Another interesting sale was that of the estate of Stephen G. Fotteral. It included No. 5 Chatham square, a two-story building, on lot about 25x135, which rents for \$2,520 per annum. The bidding started at \$40,000, and was sold for \$58,000 to L. S. Samuels, who had been prominent in bidding for the Crook property; Nos. 147 and 149 Park row, two-story old buildings, on a plot 30x64.6, were started at \$20,000, and sold for \$35,000 to B. Gutter; No. 421 Pearl street, corner of Rose, 16.5x74, three-story buildings; sold for \$27,000. In an executor's sale the three-story dwelling, No. 245 West 55th street, 20-foot front, sold to Peter Farley for \$21,700. The other sales were of minor interest.

A small foreclosure sale was the only business on 'Change Friday.

On Tuesday, February 24th, Adrian H. Muller & Son will sell the eight four-story, high stoop, modern residences, with butler's pantry extensions, at Nos. 102, 104, 106 and 108 West 69th street, and 41, 49, 55 and 57 West 90th street. They are in cabinet finish throughout, and are handsomely appointed. The titles are guaranteed.

On Tuesday, February 24th, Smyth & Ryan will sell the three-story brick dwelling, No. 14 Perry street, near Waverley place; and the three-story brown stone dwelling, No. 1873 Madison avenue, between 121st and 122d streets, opposite Mount Morris Park.

On Wednesday, February 25th, Richard V. Harnett & Co. will sell the three-story brown stone dwelling, No. 359 Pleasant avenue, and the three-story brick house, No. 114 Eldridge street.

On Thursday, February 26th, Richard V. Harnett & Co. will conduct, by order of Isaac Dyckman, a very important sale of property in the 12th Ward, comprising 171 lots on Broadway and Harlem Ship Canal. These lots are within a walk of five minutes from stations on the New York Central and New York and Northern roads. The property is historic, and has been held in the family for several generations. The title is insured by the Lawyers' Title Insurance Company, and 60 per cent of the purchase money may remain on bond and mortgage at 5 per cent.

On Thursday, February 26th, John F. B. Smyth will sell the Morris leasehold, containing about forty-six lots in all, of which twenty-three are

above water at 150th street and the Harlem River. The leasehold has thirteen years to run with a renewal of twenty-one years.

On Tuesday, March 3d, John F. B. Smyth will sell the six-story brick double tenement, No. 176 Rivington street, and the two five-story brick apartment houses, 31.3x88x100.5 each, Nos. 309 and 311 East 70th street.

On Wednesday, March 4th, John F. B. Smyth will sell the three-story brick tenement, No. 39 Canal street, the northwest corner of Ludlow street, and Nos. 13, 15 and 17 Ludlow street, two five-story brick tenements on front and one five-story brick tenement on rear.

CONVEYANCES.			
	1890.	1891.	
	Feb. 14 to 20 inc.	Feb. 13 to 19 inc.	
Number.....	284		256
Amount involved.....	\$5,620,345		\$4,223,575
Number nominal.....	92		77
Number 23d and 24th Wards.....	41		45
Amount involved.....	\$110,413		\$271,228
Number nominal.....	14		15
MORTGAGES.			
Number.....	292		251
Amount involved.....	\$4,523,556		\$3,901,497
Number at 5% or less.....	150		113
Amount involved.....	\$2,848,776		\$1,432,329
Number at less than 5 per cent.....	87		33
Amount involved.....	\$585,000		\$934,000
Number to Banks, Trust and Ins. Cos.....	54		55
Amount involved.....	\$1,844,000		\$1,736,169
PROJECTED BUILDINGS.			
	1890.	1891.	
	Feb. 15 to 21 inc.	Feb. 14 to 20 inc.	
Number of buildings.....	111		51
Estimated cost.....	\$1,662,850		\$905,675

Gossip of the Week.

SOUTH OF 59TH STREET.

The Hamersley estate have sold to William Astor the plot of five lots on the southeast corner of 5th avenue and 55th street for \$500,000. It could not be ascertained yesterday whether or not Mr. Astor had purchased the lots for himself, or as a wedding present to his son, John Jacob Astor, but it was authoritatively stated that the plot would be improved by the erection of a fine residence.

Jeremiah C. Lyon has sold to H. & I. Meinhard the northeast corner of Waverley place and Greene street, a six-story warehouse, 50x135 feet in size. The price paid could not be learned yesterday.

Leon Tanenbaum & Co. have sold for F. H. Mela, No. 21 West Houston street, a new six story warehouse, 25x100, on private terms.

Douglas Robinson, Jr., & Co., and Seymour have sold Nos. 19 and 21 East 54th street, two four-story brown stone dwellings, each 20x60x100 in size, for W. E. Roosevelt and another to a Mr. Carney for about \$100,000.

J. H. Anderson has sold for Thomas Brennan to Chester W. Chapin No. 30 Rose street, a six-story brick, stone and iron business building, for \$70,000.

Bellamy & Winans have sold for Frank Tilford, as executor of the estate of John M. Tilford, No. 4 West 49th street, a four-story brown stone dwelling.

Libby & Scott Bros. have sold for Mrs. Archer Nos. 29½, 31 and 33 Thompson street to Jos. Morretti, on private terms.

Morris Franklin has purchased the two seven-story and basement buildings, Nos. 31 and 33 Park street, on private terms. The size of the plot on which the buildings stand is 50x90.

C. Wolinski has sold to Bernard Meyer, No. 127 Madison street, a lot 25.8 x 108, for \$20,700, for improvement.

Morris B. Baer & Co. have sold for Mrs. Hess the three-story, high stoop, brown stone residence, 20x50x100, No. 249 West 48th street, for \$17,300.

Hulbert Peck has sold for Abraham Kramer the four-story brick dwelling, 17.10½x60x98.9, No 327 West 35th street; for the estate of Beldie Kramer No. 329 West 35th street, a four-story brick dwelling, 17.10½x60x98.9, and for O. W. Cook No 331 West 35th street, a four-story brick dwelling, 17.10½ x 50x98.9, all on private terms.

J. W. Kelly has sold for William Cummings, Jr., and another, to S. Cameron the five-story brown stone flat, 25x86x98.6, No 239 West 24th street, for \$44,000; for S. Cameron the two three-story dwellings Nos. 436 and 438 West 51st street, on lot 40x100, for 26,000, and for William Cumming, Jr., and another the three-story and basement brown stone dwelling No. 436 West 51st street, 20x40, to Fredrick Hilsmaan for \$15,000.

Gutwillig Bros. have sold to McCormick & Madden Nos. 334 and 336 East 26th street, a plot 50x98.9, with the old buildings thereon, on private terms, for improvement.

Samuel Hirsh has sold to John Kehoe Nos. 358-366 Bleeker street, southwest corner Charles street, a plot 97x75, at present covered with old buildings; four five-story flats and stores are to be erected. Terms private.

E. A. Cruikshank & Co. have sold for the Hayt estate to Walter C. Tuckerman No. 37 East 29th street for \$25,000.

Nicholas Bunn has sold for Mrs. Mary F. Judge the two five-story double tenements No. 404 and 414 East 18th street to Adam Happel, on private terms.

Ascher Weinstein has bought from Louis Ober, Nos. 91, 93 and 95 Essex street, southwest corner Delancey, three five-story brick tenements and stores, 22x100, on private terms, and from the Forrester estate, No. 152 West 27th street, four-story brick tenement, 22.2x98.9, on private terms.

Morris B. Baer & Co. have resold, on private terms, the three tenements Nos. 236, 238 and 240 West 41st street, the size of plot 50x100, which they sold last week to Mr. Roe, the purchaser this time being H. B. Powell.

The purchaser of No. 44 East 34th street, reported sold in these columns some time ago, is Brayton Ives.

Ascher Weinstein has sold to J. Romaine Brown No. 238 West 37th street, a three-story and basement dwelling, 18.9x75x98.9, on private terms, and to M. S. Kauffmann and ano. No. 129 Hester street, a four-story brick tenement, 20x50, on private terms.

John R. Foley & Son have sold for Mrs. Wilcox to C. G. Baker the northeast corner of Eldridge and Division streets, a five-story tenement,

25x87, and they have resold it to Blumberg & Cohen on private terms. Messrs. Foley & Son were the brokers in the sale of the block front on the Boulevard, between 103d and 104th streets, reported sold in these columns two weeks ago.

L. J. Phillips & Co. have sold for Thos. E. Crimmins to George F. Johnson No. 13 1st street, a five-story tenement, on lot 20x85, for \$21,000.

It is reported that No. 58 West 36th street has been sold. The house is owned by the widow of A. H. Muller.

Hulbert Peck has sold the three-story, high stoop, brick dwelling, 21.6x55x98.9, No. 348 West 28th street, for \$16,000.

Philip Sammet has purchased the four-story brick dwelling, 25x55x abt 100, No. 314 West 14th street, for about \$22,000, and resold the same at an advance.

Emily Brown, it is said, has sold No. 5 West 58th street, a four-story brown stone dwelling, 20x55x extension x98.9.

NORTH OF 59TH STREET.

Jas. Rufus Smith has sold to Perez M. Stewart, for improvement, about eight lots on the south side of 77th street, 100 feet west of West End avenue, on private terms.

Seton & Wissmann have sold for Berg & Clark the four-story high stoop dwelling, No. 231 West End avenue, for \$50,000.

Sawson & Hobbs have sold for Wm. Baldwin to William Edgar, No. 11 West 74th street, a four-story brick and brown stone dwelling, 20x60x102.2, for \$44,500, and for Wm. Pruden, one lot on the south side of 65th street, 250 feet west of Central Park West, for \$14,500, to Wm. Baldwin for improvement.

J. H. Hunt has sold for the Bradley & Currier Co., No. 278 West 71st street, a four-story brick and brown stone dwelling, 20x60 and extension x 90, on private terms; and for M. R. Jones to George Morewood, Jr., No. 156 West 76th street, a four-story brick and brown stone dwelling, 20.10x60x102.2, for \$36,000.

J. C. Umberfield has sold to Joseph R. Quimby, of A. D. Juillard & Co., No. 35 West 75th street, a four-story brown stone dwelling, 22x60 and extension x 102.2, for \$48,000. Brokers, Bellamy & Winans.

Fred. Grasmuck has sold the two three-story brick and stone private dwellings, Nos. 201 and 203 Edgecombe avenue, size 16.8x50x100, to Louis Frieß, on private terms. Brokers, Potter & Bro.

The Stout estate have sold to Emil H. Kosmak, the liquor dealer, the lot on the north side of 93d street, 75 feet west of Madison avenue, for \$15,000. Mr. Kosmak will erect a handsome residence on the site.

L. Froehlich was the broker in the sale of No. 808 Lexington avenue, reported last week.

Max Simon has sold for Adler and Herrman the southeast corner of Columbus avenue and 95th street, a five-story, brown stone, double flat, with stores, 25x76x80, on private terms, and for Mrs. E. Seller, the five-story, brown stone, double flat and store, 25x85x100, No. 827 Columbus avenue, for \$33,000.

Jacob M. Newman has sold to Theodore Corder, for improvement, the southeast corner of Amsterdam avenue and 84th street, on private terms. The plot commences at the corner, runs south along the avenue 127.8 x east 100 x north 25.2 x west 9 x north 102.6 to 84th street, x west 91 to beginning.

John P. Paulison has sold his 25 foot residence No. 46 West 85th street to P. J. Brady, on private terms.

Nicholas Bunn has sold for John Frame No. 110 East 128th street, a five-story double brick flat, to Mrs. B. Herrmann. Mr. Bunn has also purchased No. 112 East 128th street from John Frame.

F. Zittel has sold for Cotter Brothers the five-story brick double apartment house and stores, No. 637 East 138th street, to F. Bernheimer for \$25,000.

Hirsh Bros. have sold to Hugh Reilly the southwest corner of Lexington avenue and 117th street, 24x100.11, for improvement.

The three-story brown stone dwelling, 16x50x100, No. 111 East 93d street, has been sold by a Mr. Kamaka to a Mr. Steinler.

It is reported that the New York Historical Society has this week purchased an additional lot on the north side of 76th street, 100 feet west of Central Park West, from Wm. T. Evans.

Sarah A. Colwell has sold to Samuel McMillan, for improvement, the northwest corner of Central Park West and 97th street, 25x100, for about \$20,000.

Charles Gabren has sold to Cohen & Blumenthal two lots on the south side of 84th street, 350 feet west of Columbus avenue, for improvement.

Mrs. Beach has sold to a Mr. Frank, No. 336 East 80th street, a four-story double tenement, 25x60x100.

Dr. Lozier, it is reported, has sold Nos. 152 and 154 West 78th street.

P. McMorrow has purchased the two lots on the north side of 89th street, 62 feet west of Madison avenue, for \$26,000.

Brooklyn.

Corwith Bros. have sold the lot, 24x95, with frame temporary building thereon, No. 53 Greenpoint avenue, for E. P. Gleason to Hugh Roberts for \$5,000; and the northeast corner of Franklin and Eagle streets, being 25 feet front on Franklin street and 145 feet on Eagle street, with frame and brick buildings thereon, formerly Sherman's Garden, for Anna Fiels for \$10,000.

J. P. Sloane has sold for Peter Lennon the vacant lot, 25x100, on the west side of Oakland street, 50 feet north of India street, to Connolly Bros. for \$1,850.

CONVEYANCES.

	1890.	1891.
	Feb. 13 to 19 inc.	Feb. 12 to 18 inc.
Number	357	295
Amount involved.....	\$1,408,597	\$929,272
Number nominal.....	81	103

MORTGAGES.

Number	249	271
Amount involved.....	\$938,292	\$856,580
Number at 5 per cent. or less.....	148	147
Amount involved.....	\$578,131	\$569,553

PROJECTED BUILDINGS.

	1890.	1891.
	Feb. 14 to 20 inc.	Feb. 13 to 19 inc.
Number of buildings.....	101	68
Estimated cost.....	\$601,575	\$309,030

Out of Town.

YONKERS, N. Y.—Captain I. W. Maclay, of Maclay & Davies, has sold his house, No. 324 Palisade avenue, to Waldo G. Morse, of Morse, Haynes & Wensley, for \$32,500.

Out Among the Builders.

The demolition of the old St. Charles Hotel, No. 648 Broadway, was begun on the 16th inst., and will be pushed forward rapidly. The removal of this "land mark" is the preliminary step towards the improvement of this plot by the erection of an eight-story brick and iron store and loft building for P. Banner, from plans drawn by Cleverdon & Putzel. The new building will have a frontage of 30 feet on Broadway and a depth of 150 feet with an extreme rear width of 40 feet. It is to be of fire-proof construction throughout with slate and iron stairways at front and rear, the latter opening on Great Jones street. Two elevators, one each for passengers and freight, steam heat, pneumatic bells, electric light and every modern convenience, have been considered and provided for to make this building complete in all respects. The cost, irrespective of plot, is placed at \$185,000.

The estate of Henry Brunner, deceased, is having plans drawn by Richard Berger for a six-story and basement brick, stone and iron front store and warehouse building, 100x85 in size, to be built at Nos. 115 to 121 Wooster street, at a cost of \$125,000. It is to have steam heat, two freight elevators, electric light and steam plant, etc. The same architect is also preparing plans for a six-story and basement brick, stone and iron front store and storage building, 25x175 in size, to be built for A. D. Juillard, at No. 24 Laight street, running through to No. 3 Vestry street. It is to have two freight elevators, and will cost about \$30,000.

The southeast corner of 5th avenue and 55th street, a plot of five lots recently purchased by William Astor, is to be improved by the erection of a fine residence, which will cost, probably, \$250,000.

Weber and Drosser have plans under way for a two-story brick and iron erecting shop, to be built for the De La Vergne Refrigerating Machine Co., on the north side of East 137th street, near the river. The building will be 350x55 in size, including a boiler-house extension. The girders and roof trusses will be of iron and the exterior of roof will be slate. The cost is estimated at \$70,000.

D. T. Atwood is preparing plans for a two-story and basement hospital building, 80x80, to be built on the south side of 109th street, between 1st and 2d avenues. The building will be of brick, stone and terra cotta, with an open court in the centre, and supplied with all conveniences and a chapel. The cost is placed at \$32,000, and the Italian Hospital Society is the owner.

Charles Buek & Co. will shortly commence the erection of six four-story brick and limestone front dwellings on the south side of 87th street, 100 feet east of Columbus avenue. The sizes will be from 18 to 22x abt 58, and extension, and the cost will reach \$120,000.

G. Fred. Pelham is preparing plans for seven three-story and basement brown stone front private houses, to be built by Messrs. Edelmeyer & Morgan, on the south side of 71st street, 175 feet west of Amsterdam avenue. Six will be 18x52 feet each, and one 17x52, exclusive of butler's pantry extension, and they will cost about \$100,000.

Andrew Spence will furnish plans for a five-story buff brick and terra cotta flat, 30x90, to be built by Joseph F. Gallagher, on the south side of 114th street, 300 west of 1st avenue, at a cost of \$26,500. The flat will accommodate four families on a floor and will have all modern improvements. Mr. Spence also has plans on the boards for two five-story red stone front flats, 30x96 and 20x80, to be built by Timothy Whyte on the southeast corner of 118th street and Columbus avenue at a cost of \$60,000; for a five-story tenement, 25x55, to be erected at No. 410 East 113th street by Johanna Dwight at a cost of \$15,000; for two two story and attic frame dwellings, 22x50, to be built on the north side of Decatur avenue, 341 feet north of the Southern Boulevard in Bedford Park, for Weichman & Hammerstein at a cost of \$9,000, and for a two-story and basement frame house, 20x35, to be erected on the south side of 147th street, 25 feet west of Leggett avenue, by John Thompson at a cost of \$2,500.

D. T. Atwood is preparing plans for six five-story tenements, 25x85 each, to be built for John Crawley on the south side of 53d street, commencing 150 feet west of 10th avenue.

Charles Rentz will draw plans for four five-story flats, to be built for John Kebce on Bleeker street, at the southeast corner of Charles street. The buildings will have brick, stone and terra cotta fronts, and will have a frontage of 96.6 and a depth of 75 feet. They will be arranged for two families on each floor, and finished with all improvements.

Thom & Wilson are preparing plans for the new Harlem Court House, which is to be erected on the southeast corner of Sylvan place and 121st street. It is to be two, three and four stories high, 100x100 in size, and of brick and stone. The cost is not yet estimated.

R. R. Davis has plans on the boards for three five-story brick and stone flats and stores, 25x88.6, to be built by Matthew C. and Charles Kervan on the east side of 10th avenue, north of 137th street, at a cost of \$54,000.

Mr. William Luissier intends to erect a private residence for himself on the lot No. 119 West 57th street. The building will be 82.5 deep and 23 wide. It is to be four stories high, and the front will be of stone, brick and terra cotta. The design is in the style of the Italian Renaissance. Messrs. De Lemos & Cordes are the architects.

J. C. Burne has plans under way for a five-story brick tenement, 25x90.11, to be built by Henry D. A. Bahunan at No. 227 East 121st street, at a cost of \$20,000.

Richard R. Davis has plans on the boards for two five-story brick and stone flats to be built by William M. Walsh on the north side of 101st street, 100 feet east of Columbus avenue, at a cost of \$36,000.

George S. Drew, Jr., is engaged on plans for two five-story brick and stone flats, 25x85, to be erected on the south side of 123d street, 104 feet east of 2d avenue, at a cost of \$28,000. Owner, C. B. Drew.

E. H. Kosmak will build a four-story private dwelling on the north side of 93d street, 75 feet west of Madison avenue.

Bernard Meyer will build a five-story tenement at No. 127 Madison street, lot 25x108.

The plot commencing on the southeast corner of Amsterdam avenue and 84th street, running south along avenue 127.8 x east 100 x north 25.2 x west 9 x north 102.6 to 84th street, x west 91 feet, just purchased by Theodore Cordler, will be improved by the erection of flats and stores.

McCormick & Madden will build two five-story tenements at Nos. 334 and 336 East 26th street. The old buildings at present occupying the site will be torn down.

Frederick Aichele will build a two-story brick road house on Jerome avenue, 325 feet north of Potter place.

Wm. Baldwin, it is said, will improve the lot on the south side of 65th street, 250 feet west of Central Park West.

W. H. C. Hornum will draw plans for a five-story brick and stone flat, 25x85 to be built for Watkins Bros., at 227 West 130th street; cost, \$15,000.

Perez M. Stewart will, it is said, improve the eight lots on the south side of 77th street, 100 feet west of West End avenue, by the erection of three story private dwellings.

Hugh Reilly will build a five-story improved flat on the lot, 24x100.11, on the southwest corner of Lexington avenue and 117th street.

Samuel McMillan will improve the northwest corner of Central Park West and 97th street.

Cohen & Blumenthal will improve the two lots on the south side of 84th street, 350 feet west of Columbus avenue, probably by the erection of two flats.

Out of Town.

BENSONHURST, L. I.—Parfit Bros. have completed plans for a three-story frame dwelling, to be built at the corner of Bay 32d street and Benson avenue, for Daniel Buckley, who is also the builder thereof. The house will be 39x52 in size, with Italian characteristics, and finished with a tower of campanile effect. The plans provide for a library, parlor, dining-room, large hall with staircase, kitchen, laundry, etc., on the first floor; ten sleeping rooms on the second floor, and a billiard-room in the third. Open fireplaces will be well supplied, and the interior finish will be in hardwood.

BELLE HAVEN, CONN.—Boring & Tilton will furnish sketches for a two-story frame dwelling, 45x60, finished in part in hardwoods, to be built here for W. E. Carhart at a cost of \$12,000.

MINNEOLA, L. I.—Chas. Warner will build a two-and-a-half-story frame Colonial cottage, 36x40, from plans by Schweitzer & Diemer. Cost placed at \$5,500.

MAYWOOD, N. J.—G. L. Jaeger has commissioned Schweitzer & Diemer to make plans for extensive interior and exterior alterations in his house at this place; \$5,000 will be spent on this improvement, the house being practically rebuilt.

NEWARK, N. J.—Schweitzer & Diemer have plans on the boards for a three-story frame dwelling, 22x53, to be built for Hart & Hall, at No. 97 Belleville avenue, to cost \$4,500.

CHESTNUT HILL, PA.—Constable Bros. are the architects for an extensive stone addition to the residence of Lea Bros., of this place.

Real Estate Exchange Matters.

The Committee on Legislation held its regular weekly meeting last Monday. The attendance was not as large as on the previous Monday, only nineteen members being present.

The Committee on Pending Legislation reported that Assembly bills Nos. 110, 176, 340 and 357 were in their opinion outside the province of the committee and no reports upon them were necessary. Senate bills Nos. 86 and 234 and Assembly bill No. 362 were, at the request of this committee, referred to the Sub-committee on Drafting and Amending Laws. The committee reported against Senate bill No. 95 as being arbitrary, and in favor of the Assembly bill transferring the power to grant franchises from the Board of Aldermen to the Commissioners of the Sinking Fund.

The Sub-committee on Taxation and Assessment reported adversely on seven bills relating to real and personal taxation and reported progress on an eighth bill whose examination they had not completed. Incidentally the committee submitted a supplemental report condemning the attempt to tax bonds and mortgages on real estate as unjust to capital and very hurtful to the real estate interests. The report contained a resolution, which was adopted, authorizing the Committee on Drafting and Amending Laws to draw up and have introduced a bill exempting from taxation all bonds and mortgages on real estate.

The City Improvements Committee reported against the bill to move the zoological collection north of 110th street, on the ground that the location was not definite enough.

The Albany returns were then read and the following references made:

To the Pending Legislation Committee, Assembly bill No. 438, amending the procedure in an action to determine a claim to real estate.

To the Committee on Taxation and Assessment, Assembly bill No. 462, amending the New York Consolidation Act. Bill 449, providing for the listing for assessment of real estate mortgages, bills of sale, etc. Bill No. 483, amending the Corporation Tax Law. Bill No. 484, adjusting the assessment for a sewer in 10th avenue, between Kingsbridge road and 173d street; and Senate bill No. 287, empowering the Comptroller to appoint commissioners in certain tax cases.

To the City Finances Committee, Senate bill No. 313, authorizing the Comptroller to issue bonds to the amount of \$2,000,000 at 3½ per cent, for the erection of schools upon the request of the Board of Education, confirmed by the Comptroller.

To the Committee on Drafting and Amending Laws, Senate bill No. 320, striking out of the short-form mortgage, requiring the mortgagee to give notice that taxes are unpaid, and to demand the payment thereof.

To the City Improvements Committee, Senate bill No. 271, authorizing the trustees of the Brooklyn Bridge to improve the terminal facilities thereof. Bill No. 275, requiring street-car companies to repave the roadway between, and 2 feet on each side of their tracks, upon the order of the Commissioner of Public Works. Bill No. 279, incorporating the East River Bridge Company; and Assembly bill No. 460, incorporating the New York and Brooklyn Tunnel Company.

Personal taxation was made a special order for Tuesday afternoon, when the committee next meets.

At Wednesday's auction sale of stocks and bonds, ten shares of Real Estate Exchange stock sold at \$110. A couple of months ago the stock sold as high as \$150.

New Incorporations.

The New York Realty Co. filed a certificate of incorporation in the County Clerk's office, on February 16th. The objects of this company are the purchasing and improvement of real estate. The capital stock is \$100,000, divided into 1,000 shares of \$100 each. The name of the trustees are Albert Flake, Robert E. Dowling and Walter Lawrence.

WANTS AND OFFERS.

(Advertisements strictly in accordance with this title will be inserted at the practically nominal rate of 10 CENTS per line (agate). In figuring for themselves advertisers may count seven words for each line, the address to be taken as one line. The object of this department is to bring buyers and sellers into communication with customers. Advertisements must be marked "Wants and Offers Column," and sent to the office of publication, No. 191 Broadway, not later than 3 P. M. Friday.)

WANTS.

WANTED—Plot for coal yard, on or near East River; suitable for coal yard.
H. F. SCHELLHASS, 171 Broadway.

WANTED—Dwelling House in the 7th or 13th Wards, New York City, or Brooklyn; limit \$10,000.
J. V. HUMPHREYS, 14 Cannon st., New York City.

OFFERS.

TO LEASE—56 Prince st., near Broadway; store and two lofts, 25x35; new building, good light; seen any time. Feb. 21-28

FOR SALE—57 West 83d st. 4-story, decorated. Apply premises or owner, 20 Nassau st, Boom 58. Feb. 14-21.

LOTS! LOTS!—Plot 123x100, corner 6th av. and 21st st.; also 100x100, corner 4th av. and 40th st., sell cheap; Brooklyn. Apply at once.
THOMAS P. PAYNE, 96 Broadway, N. Y.

\$10,000 ONLY—Magnificent three-story, high stoop, brown stone house; fine order; 48th st., between 2d and 3d avs.
THOMAS P. PAYNE, 96 Broadway.

FOUR LOTS 76th st., excavated, bet 9th and 10th avs.; liberal builder's loan.
H. W. SHIPMAN, 137 Broadway.

A CHANCE to buy one of the finest 20 ft. four-story stone front houses on 91st st., near 8th av., for \$9,000; over \$20,500 mortgage 4½.
H. W. SHIPMAN, 137 Broadway.

AN INVESTMENT paying nine per cent; one tenant; rent secured; centre of fine business neighborhood; west of Broadway.
H. W. SHIPMAN, 137 Broadway.

A VERY DECIDED BARGAIN in apartment house, new, 83d st., near 9th av., only \$14,000; rent \$4,200; see this; mortgage \$20,000.
H. W. SHIPMAN, 137 Broadway.

A NINTH AV. VACANT CORNER PLOT, near 81st st.; excellent chance for good builder.
STABLER & SMITH, Columbus av., cor 72d st.

A FULL LOT, West 42d st., to exchange for West Side tenement. STABLER & SMITH, Columbus av., cor 72d st.

THE BEST FLAT PROPERTY IN HARLEM; private block; fully rented; selected tenants; superior construction; bank mortgage 4½ per cent; will net 13 per cent on \$30,000; equity. This is an opportunity such as seldom offers, and will bear closest investigation.
STABLER & SMITH, Columbus av., cor 72d st.

AT ONLY \$47,500; actual rental, \$5,112; five-story and basement double flat, near 23d st. and 6th av. "L" station; will pay positively 15 per cent on investment of \$20,000; also, a large furnished office on West 23d st. to rent, suitable for any business; rent moderate; also, West 30th st, five story brick flat, 25x87x98.9; rental, \$4,136; price asked, \$37,500; also, 9th av., five-story brick flat, 25x89x100; rental, \$4,250; price asked, \$42,000. Special attention also given to the care and management of property for owners, including the renting and collection of rents, superintendence of repairs, payment of taxes, &c., &c., for 2½ per cent.
GEORGE W. HENRY, Successor Douglas & Henry, 273 West 23d st.

DESIRABLE DWELLING HOUSE for sale or to let; in good condition; quick trade with a party meaning business,
MACK, 233 East 77th st.

TO LET—Two factories, located between Grand and Houston sts., one near Broadway, and one near East River; would lease each entire or by lofts, with or without steam power. For particulars, inquire at 368 Broome st., one flight up.

FOR SALE or exchange for property in 23d or 24th Ward or Westchester County—Three-story and basement house on 101 feet street; equity \$4,000.
WHITILE & DOWD, 181 East 116th st.

A GREAT BARGAIN—Five-story corner, on West End av, with liquor store, four families on floor; all rented; will sell at once; chance to make \$5,000 quick; only want \$5,000 down.
PEHELMANN, 171 Broadway, 11 to 2.

PRICE \$25,500; mortgage liberal, at 4½ per cent; double houses, all rented at \$2,664 each; one block from "L" station; 116th st. and 8th av.
H. MORTON MOORE, 301½ West 116th st.

ATTENTION, MANUFACTURERS, INVESTORS, &c.—A chance unequalled; 160 acres on the Northern Railroad branch of the 6th av. "L"; only \$600 per acre; worth \$1,000.
H. J. DOUGLAS, 171 Broadway, room 15.

AN EXCELLENT EXCHANGE will be offered for an A1 flat valued at about \$125,000; also a choice piece of Yonkers property to exchange for a low-priced dwelling. Send full particulars to
H. J. DOUGLAS, 171 Broadway, room 15.

WEST 128TH ST.—Elegant three story house for sale; well rented; must be sold to close estate.
Address W., Box 75 Record Office.

A SUPERIOR NEW DOUBLE FLAT, near 81st st. station, at less than cost; only \$2,000 cash needed; balance 5 per cent.
STABLER & SMITH, Columbus av., cor 72d st.

24TH WARD.—For sale, private house; perfect gem; all modern appliances; only \$2,500 cash required.
QUICK, Record Office.

TO LET—Several elegant, large new stores and two large, light and dry basements; would lease entire or divide to suit. For particulars, inquire at 368 Broome st., one flight up.

A GREAT BARGAIN if sold at once.—Plot six lots near Pelham av.; five minutes from Fordham station, on Harlem Railroad; price for plot, \$3,600; only \$1,400 cash required. Further particulars apply, AGNES K. MURPHY, 177th st. and 3d av.

PEERLESS MANSIONS—Manhattan Square, North (81st Street, between 8th and 9th Aves.); cabinet finish; 25x95; four stories, basement and cellar; classical, original and unique; "L" station at corner; inspection invited; unequalled for beauty and location. Titles will be insured by TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty St., New York. RICHARD DEEVES, Owner and Builder, 66 West 83d Street.

FOR SALE—Nos. 62 and 64 West 94th st.—These pleasant three-story and basement brown stone fronts, private dwellings, 78x53x100, with a two-story and butler's pantry extension, 9x13; thoroughly well built and fitted with all modern conveniences and improvements, with hardwood cabinet finish, parquet floor and first-class in every particular; first-class location and restricted neighborhood, within one block of "L" station and two blocks of entrance to Central Park. G. A. ZIMMERMANN'S SONS, Builders, Jan. 31—law 4w 220 West 36th st.

TO BUILDERS, SPECULATORS AND INVESTORS—34th st, between Broadway and 35th st.; plot, 83 feet, running through to 35th st., to lease for 21 years with two renewals; and adjoining plot, 69 feet on 34th st., running through to 125 feet on 35th st., in fee; entire plot 152x197.6x200. ADRIAN G. HEGEMAN & CO.

WILL SELL FLAT PROPERTY, west of Central Park, and worth \$20,000, for \$4,000 cash and balance on mortgage. OWNER, box 177 RECORD office.

FOR SALE—Five-story double tenement in perfect order; will be sold cheap or exchange. OWNER, 606 West 45th st.

FOR SALE—Two houses, now building, on south side of 58th st., west of 6th av.; will be completed to suit purchaser. Apply to J. R. HAY, 7 Wall st.

FOR SALE—On West 56th st, between 6th and 7th avs., handsomely finished private stable of six stalls and box, coachman's rooms and lofts. J. R. HAY, 7 Wall st.

OVER 10 PER CENT NET in two double brick flats; size of one, 42.10x68x100; the other, corner, size, 25.9x95x100. OWNER, 555 Hancock st., Brooklyn.

INVESTMENT PROPERTIES—10th av, West 16th, 27th, 28th, 32d, 34th, 38th, 39th, 41st, 6th sts.; great bargains. F. E. JOHNSON, 185 5th av.

BUILDERS, ATTENTION!—Southwest corner 6th av and 11th st; over 8,000 square feet; \$100,000; terms easy. OWNER, No. 70 Wooster st.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 20.

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

Table listing real estate sales with columns for address, description, and price. Includes entries for Catharine st, Park row, Riverside Drive, and various other streets.

\$12,000—Full lot; 20 West 66th st. P. S. TREACY, 88 Columbus av. (63d).

TO BUILDERS, SPECULATORS AND INVESTORS—34th st, b-tween Broadway and 35th st.; plot, 83 feet, running through to 35th st., to lease for 21 years with two renewals; and adjoining plot, 69 feet on 34th st., running through to 125 feet on 35th st., in fee; entire plot 152x197.6x200. ADRIAN G. HEGEMAN & CO., 1321 Broadway.

FOR SALE—Cheap; a first-class brick yard; steam power; three pits; two machines; all in first-class order; plenty of clay and sand; would sell whole or part interest. Address, Feb. 21—2w. G. P. ROSE, South Amboy, N. J.

A POSITIVE BARGAIN—West 18th st., near 5th st, four-story, full size. For full particulars apply, GONON & MACDONALD, 39 West 31st st.

13TH ST., NEAR 7TH AV.—Three-story, 20x103. GONON & MACDONALD, 39 West 31st st.

42D ST., CLOSE TO 5TH AV.—Four-story building, all eared for business; size 23x100; price low. GONON & MACDONALD, 39 West 31st st.

A CHANCE for a builder or speculator to make some money. 50x100 on 127th st., west Lexington av. Apply to OWNER, 167 Broadway, room 15.

\$12,500.—LOOK AT 180 EAST 108TH ST., five-story brown stone flat house; must be sold this week; only \$3,000 cash required. OWNER, 167 Broadway, room 15.

BARGAIN.—Cottage for sale; handsomely furnished; fine pictures, piano, Turkish rugs, lace curtains, etc.; everything for housekeeping. Address 1049 Forest av., near 165th st., New York.

RIVERSIDE DRIVE.—One lot, 75 ft south of 88th st.; 8th av., one lot, 75 ft south of 149th st.; 8th av., one lot, 95 ft south 144th st.; or exchange for low-priced private houses. KNIGHT, 231 West 51st st.

BUILDING LOT FOR SALE, 24th st., bet 1st and 2d avs.; superior tenement district; any terms; also others East and West sides. WM. W. FOGG, 150 Broadway.

BUILDERS—Two lots north side of 96th st., 62 feet east of Madison av., 51 feet by 1/2 block; no exchange. J. G. BURNS, 168 West 76th st.

FOR SALE.—Queen Anne house, 20x55x102, West 74th st., near West End av. J. SEARLE BARCLAY, 35 Liberty st.

THREE LARGE PRIVATE RESIDENCES on Madison av., below 42d st.; one handsomely remodelled, another rented; price \$50,000 to \$70,000. HENRY R. KING, 60 Cedar st.

BARGAIN.—Chance seldom offered to buy property on Washington st. for less than value of ground; good building; only \$3,000 or less cash required. PRESCOTT & Co., 167 Broadway, room 15.

BROWN STONE RESIDENCE, West 21st st., fronting on park; big bargain at \$13,300. GIBSON, 58 Liberty.

59TH ST., NEAR 8TH AV.—Two elegant flats; rents, \$5,300; sacrifice at \$53,000. GIBSON, 58 Liberty.

37TH ST., NEAR 7TH AV.—Brick stores and apartments; rentals \$3,300; only \$32,000. GIBSON, 58 Liberty.

\$4,500 CASH, \$14,500 TIME MORTGAGE, BUYS three-story and basement private dwelling; cabinet trim and decorated; restricted location. Feb. 21-28. HYATT, 164 East 84th st.

A PROMINENT CORNER ON LEADING AVENUE, nine city lots, with residence, in excellent order; price \$22,500; superior investment. CARL E. RANDRUP, 3,606 3d av.

FOR SALE—At a sacrifice, new five-story double flat, near 3d av, 137th st.; decorated; all improvements; price, \$20,000. BUILDER, 319 East 125th.

BAY RIDGE AND FORT HAMILTON, L. I.—30 minutes from New York by direct ferry. Cheap lots, plots, houses, water front and acreage property. Now is the time to invest. C. B. VAN BRUNT, 59 Liberty st.

NO. 126 EAST 80TH ST.—18.4x50x102.2, three stories and basement high stoop brown stone, \$16,600; No. 242 East 12th st., 20x50x83 (leasehold), three-story and basement brown stone, \$14,000; No. 336 East 19th st., 20x50x92, three stories and basement, \$15,000. HIRAM MERRITT, 53 3d av.

NORTHEAST CORNER OF BOULEVARD AND 85th st.—264.6x102.2. OTTO ERNST, Feb. 21-law 4w. South Amboy, N. J.

DESIRABLE LOT—25.11x95, Madison av., 113th and 114th sts.; equal to corner for light, etc. Owner, JOS. L. O'BRIEN, 812 Broadway.

FOR SALE—Real estate; splendid investment corner property, 100x125, with buildings, Evergreen av. and Covert st., Brooklyn; no reasonable offer refused; terms to suit; reason, owner going to California. Apply to owner, A. L. STULZ, 79 Greenpoint av., Greenpoint.

NOS. 44 AND 48 WEST 75TH ST.—Two remaining out of ten; examine them or send for pamphlet; street restricted; asphalt pavement; Title Guarantee and Trust Co. policy. JAMES T. HALL, Owner and builder, 10 West 23d st.

Table listing real estate listings under SCOTT & MYERS and WM. KENNELLY & BRO. Includes addresses like Water st, Coenties slip, and 59th st.

Table listing real estate listings under BROOKLYN, N. Y. WEEK ENDING FEBRUARY 19TH. Includes addresses like Bergen st, Clinton st, and various other streets.

Table listing real estate listings including addresses like 64th st, 64th st s s, and 3d av.

CONVEYANCES.

NEW YORK CITY. FEBRUARY 13, 14, 16, 17, 18, 19. Broome st, No. 448, n s, 50.1 e Mercer st, 25x50, five-story brk store. Thomas B. C. Berrian, Richard Berrian and Malvina his wife, Samuel B. Hooper and Josephine his wife, and Eugene Wiswall, William Berrian and Amelia his wife, Joseph Hooper and Imogene his wife, and William B. Hooper and Lida J. his wife and Hobart Berrian to American Society for the Prevention of Cruelty to Animals. Jan. 29. \$24,000.

Broadway, No. 530, n e cor Spring st, 25.3x100x 23.9x100, five-story brk (stone front) store. Thomas Carter and Hettie D. his wife, Boonton, N. J., to Samuel T. Carter and Annie C. Cochran, Morristown, N. J. 2-4 part. Feb. 17. See 19th and 20th sts. nom

Boulevard } begins Boulevard, w s, extends
140th st } from 140th to 141st st, 199.10x125,
141st st } two-story brk dwell'g and two-story brk stable and vacant. Sarah M. Starr widow to Francis W. Seagrist, Jr. Feb. 14. 62,000

Canal st, No. 319, n s, abt 62 w Mercer st, 20.2x 98.9x19.7x95.6, three-story brk store. Auguste Rice individ, and devisee Henry Rice, Julie Oppenheim, Nathan H. Rice and Jenny his wife widow and heirs Henry Rice to James A. Glover. Dec. 19. 40,000

Central Park West, w s, 76.8 n 71st st, 25.6x100, one-story frame building. Clifford A. Hand exr. Charles G. Havens to Jacob Rothschild. Feb. 9. 25,000

Central Park (8th av), n w cor 96th st. Party wall agreement. Charles and Julia A. De Rham, Cold Spring, New York, with Edward Kilpatrick. Oct. 1, 1890. nom

Central Park West, No. 235, w s, 80.4 s 84th st, 20x98, four-story brk dwell'g. Lewis Roberts and Harriet E. his wife to Louise Place. C. a. G. Mt. \$43,000. Taxes, &c., for 1890. Re-recorded. Nov. 29. nom

Cornelia st, No. 7, n s, 65.11 w 4th st, 50x95, five-story brk tenem'ts with stores. Anna K. Brummer to John Brummer. Mt. \$20,000. Feb. 12. nom

Chrystie st, No. 141, w s, abt 115 s Delancey st, 23.4x105, brk church with three-story brk dwell'g on rear. Trustees of and The Welsh Baptist Tabernacle to The Welsh Baptist Tabernacle, New York. Mt. \$5,500. Nov. 18, 1889. nom

Chrystie st, No. 141, w s, 23.4x105.2. The Welsh Baptist Tabernacle, New York, to The Camp Memorial Church. Mt. \$5,500. Dec. 22. 18,500

Emerson st, w s, 75 s Cooper st, 25x100. Isaac M. Dyckman trustee for Hannah Fulton to Emile Dupre. C. a. G. Nov. 14. 1,000

Elizabeth st, No. 170, e s, 101.7 s Spring st, 19.3 x50x18.9x49.10, four-story brk store and tenem't. Frederick Feistel and Dora his wife, Union Hill, N. J., to Appolonia Fel-lerer. Q. C. Jan. 3. 10,000

Front st, No. 175, s w cor Burling slip, 23.9x 39.5x23.7x39.5, five-story brk store. John M. Knox et al. exrs. Richard Smith Clark to David Bloch and Hannah B. wife of William E. Booth. Feb. 1. 38,000

Goerck st, No. 94, e s, 121.7 n Rivington st, 25x 100, five-story brk tenem't. Herman Seidman and Fanny his wife to Jacob and Mary Larschan. Mt. \$18,100. Feb. 16. See 73d st. 24,375

Greenwich st, No. 308, w s, 25.1 n Franklin st, 25x100, three-story frame (brk front) store and two-story frame building on rear. Murdoch M. Campbell and Margaret his wife to James C. McEachen. 1/2 part. All liens. Feb. 16. nom

Gansevoort st, Nos. 100 and 102, s s, 75 e West st, 50x83.5x50x82.9, five-story brk store. John Glass and Isabella his wife to Archibald D. Russell. Mt. \$35,000. Feb. 3. nom

Henry st, No. 304, s s, 215.3 e Scammel st, 24 x half block, five-story brk store and tenem't. Amalie wife of and Jonas Schuster to Max S. Korn. Mt. \$12,500. Feb. 16. nom

Houston st, No. 369, s s, 104.4 e Pitt st, 20.6x 100, three-story brk store and tenem't with three-story brk tenem't on rear. Meyer Libman and Rachel his wife to Ignatz Fried- man. Mt. \$15,000. Feb. 16. 22,000

Kingsbridge road, s s, 100 w Emerson st, 50x 141.3x50x140.8. George Schindler to An- drew J. Connick. Feb. 18. nom

Laight st, No. 49, s s, 100 w Hudson st, 18.9x 51. Interior lot, 109 w Hudson st and 101 n Hubert st, runs west 9.9 x north 25 x east 9.9 x south 25. Three-story brk dwell'g. Deris and William Quinn and Anna M. Blake to Thomas Carroll. 5-6 part. Mt. \$6,000. Feb. 5. 8,417

Same property. James P. Quin by Denis Quin guard, to same. 1-6 part. Mt. \$6,000. Feb. 11. 1,683

Ludlow st, No. 137, w s, 75 n Rivington st, 25x 87.6, six-story brk tenem't with stores and five-story brk tenem't on rear. Samuel Phillips and Rachel his wife and Aaron Kap- lan and Rachel his wife to Rosa Saberski. Mt. \$26,500. Feb. 12. See Sheriff st. 40,000

Liberty st, No. 45, n s, 72.6 e Nassau st, 17.4x75 x20.6x75, four-story brk store. William K. Aston and Mary L. his wife to William Lalor. Mt. \$45,000. Feb. 14. See 85th st. 78,500

Lewis st, No. 27, w s, 100 n Broome st, 25x100, three-story brk tenem't. Michael H. Barry to Harriet B. Webster. Mt. \$26,500. Feb. 18. nom

Macdougall st, Nos. 171 and 173, w s, 105 n Waverley pl, runs west 115.11 x north 11 x west 5.3 x north 23.1 x east 24.11 x north 16.4 x east 99.2 to st, x south 50.10, six-story brk store. Archibald D. Russell and Albertina T. his wife to Thomas S. Williams. Feb. 19. 140,000

Minetta lane, No. 22, n s, 101.5 e 6th av, 21.5x 70x22.7x70, two-story brk tenem't. Release mort. John Vincent to Patrick H. Nealis. Feb. 18. nom

Same property. Patrick H. Nealis and Clara L. his wife to Frank B. Treiber. Feb. 4. nom

Madison st, Nos. 322, 324 and 326, s s, 24.10 w Scammel st, 62.1x72.8x60.7x76.8, one and two-story frame and brk buildings with stores. Ascher Weinstein and Annie his wife to Charles H. Reed and William H. Schmohl. Mt. \$18,000. Feb. 17. 30,000

Same property. Thomas C. Smith and Marie C. his wife to Ascher Weinstein. Mt. \$18,000. Feb. 13. nom

Madison st, No. 140, s s, 238 e Market st, 25x 100, five-story brk store and tenem't. Bertie or Bertha wife of Philip Golman to Henri Strasbourger. Mt. \$25,000. Feb. 16. nom

Madison st, No. 214, s s, abt 130 w Jefferson st, 26.1x100, three-story brk tenem't. Joseph L. Buttenweiser to John V. Campbell. B. & S. Sub. to mort. Jan. 12. nom

Manhattan st, No. 69, n s, 72.8 w 10th av, 20.5 x100x21x—, two-story frame store and dwell'g. Foreclos. Elliot Sandford to Christina Becker. Feb. 10. 8,750

Monroe st, No. 244, s s, 355.10 w Jackson st, 24.3 x97.8, two-story frame (brk front) store and tenem't with three-story brk tenem't on rear. Joseph L. Buttenweiser to John V. Camp- bell. B. & S. Sub. to mort. Jan. 12. nom

Orchard st, No. 38, s w (?) cor Hester st, 25x44, two-story brk tenem't with stores. Louisa M. wife of Daniel G. Bogert and Martha wife of Austin A. Hover, Englewood, N. J., heirs Henry Otten to Louis Greenblatt. Jan. 16. 23,700

Peck slip, Nos. 25 and 27. } Release from charge
Henry st, No. 112. } and direction con-
36th st, No. 34 E. } tained in will of
35th st, No. 35 E. } Phebe Smith.
Isaac H. Smith to Phoebe A. Ijams and Lydia E. Sears devisees of said Phebe Smith. Jan. 15. nom

Pike st, No. 46, w s, abt 50 s Madison st, 25x86, five-story brk tenem't. Joseph Emrich and Mary his wife to Louis Gewirz. Mt. \$24,000. Feb. 16. 36,750

Rivington st, No. 7, s s, 148.2 e Bowery, 28x99.9 x28x99.10, five-story brk tenem't with stores. Emile A. Hassey to Mary Elbers. 1/2 part. All liens. Feb. 16. nom

Rivington st, No. 269, s e cor Columbia st, 27.7 x55.10x27.7x55.8, four-story frame (brk front) store and tenem't with two-story brk stable on rear. Hyman Israel and Rachel his wife and Simon Bing, Jr., and Louise his wife to Adolph Cohen and Harry Fischel. Mt. \$10,000. Feb. 9. 19,000

Sheriff st, No. 63, w s, 125 s Rivington st, 25x 100, five-story stone front tenem't with stores. Rosa Saberski to Samuel Phillips and Aaron Kaplan. Mt. \$21,500. Jan. 12. See Ludlow st. 31,000

Thomas st, Nos. 85, 87 and 89, n s, 76.3 w West Broadway, 75x100x75.3x100, two seven-story brk stores. Horace K. Thurber and Nancy his wife to William G. Weld, Newport, R. I., and William F. Weld, Philadelphia, Pa., joint tenants. Feb. 3. 120,000

Varick st, No. 218, n e cor Downing st, runs north 23.6 x east 38 x 4 x north 4 x east 24.8 x south 3.5 to Downing st, x west 75, three-story brk tenem't with stores. John M. Murray to Emil H. Kosmak. Feb. 16. 18,700

Water st, No. 141, east cor Depeyster st, 19.7x 68.7x18.7x69.2, three-story brk store. Henry P. Mitchell and Rebekah his wife, Browns- burgh, Va., Sarah A. wife of Charles Higbie, Pelham, N. Y., Arthur M., Albert M. P., Walter H. and Cornelia P. Mitchell to Roland G. Mitchell, Jr., all heirs of Roland G. Mitchell. Jan. 24. nom

Same property. Roland G., Jr., and A. M. Mitchell exrs. Roland G. Mitchell and Cor- nelia P. Mitchell widow to same. Jan. 24. 27,000

Water st, Nos. 479 and 481 } begins Water st,
South st, No. 245 } s s, 94.3 e Pike
slip, runs east 41.6 x south 160 to n s South st,
x west 41.6 x north 160, one and two-story
brk and frame buildings, coal and wood
yard, &c. William H. Bucknam to Henry
C. Harding trustee for Ella H. Bucknam in
trust. Jan. 30. nom

Walker st, Nos. 17 and 15. Party wall agree- ment. Jeremiah C. Lyons to Emil Noeg- gerath. June 1, 1890. 3,468

Waverley pl, Nos. 11 and 13 } Agreement be-
Waverley pl, Nos. 15 and 19 } tween owners
Waverley pl, Nos. 21 and 23 } of above alter-
ing agreement as to easements and use and
maintenance of alleyway. James Hale and
Thomas L. Ogden trustees David H. Haight
to Jeremiah C. Lyons. July 16. nom

Washington st, No. 51, e s, 100 n Morris st, runs north 23 x east 55 x south 0.6 x east 16.2 x south 12 x west 70.10, six-story brk store and tenem't. John G., Thomas F. and Andrew J. Baldwin devisees John Baldwin to Mar- garet Baldwin widow and devisee John Bal- win. Q. C. Confirmation deed. Feb. 16. nom

Same property. Michael Toomey and ano. exrs. and trustees John Baldwin to same. Feb. 16. 10,000

Washington st, No. 49, e s, 75 n Morris st, 25 x80, six-story brk tenem't with stores.

Washington st, No. 119, e s, 36.7 s Carlisle st, 20.2x32x20x32, four-story brk store and tenem't. Margaret widow and Andrew J. Baldwin heirs John Baldwin to John G. and Thomas F. Baldwin. Q. C. Confirmation deed. Feb. 16. nom

Same property. Michael Toomey and ano. exrs. and trustees John Baldwin to same. Feb. 16. 33,500

Wooster st, Nos. 186 and 188, e s, 100 s Bleeker st, 50x100, two and three-story frame and brk stores with five-story brk factory on

rear. Monmouth B. Wilson exr. and trustee Charles Klein to Stephen F. Shortland. Feb. 16. 48,000

5th st, No. 704, s s, 83 e Av C, 22.6x96, three-story brk tenem't. Jeannette Marks widow to Herman Goldberger. Feb. 16. 13,250

8th st, No. 96, s s, 100 e 1st av, 25.10x97.6, five-story brk tenem't. Charles Ruff and Maria his wife to Herman Joseph. Mt. \$30,000. Feb. 14. 43,000

8th st, No. 98, s s, 125.10 e 1st av, 25.10x97.6, five-story brk tenem't. Same to same. Mt. \$30,000. Feb. 14. 43,000

9th st, No. 435, n s, 163 w Av A, 25x92.3, four-story brk tenem't with four-story brk tenement on rear. Jacob H. Westheimer and Ella his wife to Fanny Herrman. 1/2 part. 1/2 of liens. Feb. 10. nom

11th st, No. 117, n s, 197 w 6th av, 23x103.3, three-story brk dwell'g. James A. Bennett and Matilda W. his wife to Henry C. Opitz. Sub. to encroachment on rear of 10 inches. Feb. 17. 21,500

13th st, No. 243, n s, 157.6 w 2d av, 22.6x103.3, four-story stone front tenem't. Carl Schmei- sing and Olga his wife to Caroline Weinland. Mt. \$10,000. Feb. 14. See 81st st. 23,500

14th st, No. 213, n s, 150 w 7th av, 25x120, four-story stone front dwell'g. Harriet S. Pond widow, Elizabeth, N. J., to Robert G. Gregg. Mt. \$7,500. Feb. 17. 26,000

16th st, No. 536, s s, 170.7 w Av B, 24.11x103.3, five-story brk tenem't. Peter Goetz and Caroline his wife formerly Caroline wife of Franz Droop to Anna Greifzu. Mt. \$11,500. Feb. 15. 22,500

19th st, No. 255, n s, 198.4 e 8th av, 22.6x75.8, three-story brk dwell'g. Mary wife of and Patrick H. McManus to Simon Heider. Mt. \$10,500. Feb. 16. 15,000

19th st, No. 7, n s, abt 150 e 5th av, 25x92, five-story iron front store. Samuel T. Carter and Emma D. his wife, Robert Carter and Annie C. Cochran widow to Thomas Carter, Brooklyn. 3/4 part. Feb. 17. See Broad- way and 20th st. nom

20th st, No. 8, s s, 150 e 5th av, 25x92, five-story iron front store. Thomas Carter and Hattie D. his wife, Boonton, N. J., Robert Carter and Annie C. Cochran widow, Morristown, N. J., to Samuel T. Carter, Huntington, L. I. 3/4 part. Feb. 17. See Broadway and 19th st. nom

20th st, Nos. 6 and 8 E. Agreement as to erec- tion of elevator, stairway and boiler in prem- ises No. 8 in case of separation of said prem- ises. James A. Roosevelt to Thomas, Sam- uel T. and Robert Carter and Annie C. Coch- ran. Feb. 10. nom

22d st, s s, 350 w 10th av, 25x98.8.
8th av, e s, 49.4 s 38th st, 24.8x100.
24th st, s s, 95 e 6th av, 27x98.9.
24th st, s s, 122 e 6th av, 14x98.9.
24th st, s s, 136 e 6th av, 14x98.9.
24th st, s s, 150 e 6th av, 14x98.9.
24th st, s s, 164 e 6th av, 20x98.9.
24th st, s s, 184 e 6th av, 15x98.9.
24th st, s s, 199 e 6th av, 15x98.9.
24th st, s s, 214 e 6th av, 15x98.9.
24th st, s s, 229 e 6th av, 15x98.9.
24th st, s s, 244 e 6th av, 15x98.9.
22d st, n s, 66.8 w 9th av, 16.8x98.9.
22d st, n s, 83.4 w 9th av, 16.8x98.9.
21st st, s s, 416.1 e 8th av, 16x92.
Margaret M. Blauvelt, formerly Hettrick,
to Mary Hettrick. All title. Feb. 12.
other consid. and 250

22d st, No. 324, s s, 295 w 1st av, 20x97.6, three-story brk store and tenem't with four-story brk tenem't on rear. Foreclos. Charles A. Jackson to Henry Von Hafen, Ridgewood, L. I. Feb. 13. 8,500

22d st, No. 32, s s, abt 257.6 w 4th av, 26.3x98.9, four-story stone front dwell'g. Caroline W. Frame to Julia G. Blagen. Feb. 13. 47,500

22d st, No. 321, n s, 278.1 w 8th av, 21.10x98.9, four-story brk dwell'g. Albert D. Winch and Lizzie S. his wife to Elvina Whitman. Sub. to mort. Feb. 17. nom

24th st, No. 27, n s, 80 w 4th av, 20x49.4, three-story stone front dwell'g. George H. Martin and Louise B. his wife, Brooklyn, to Benja- min W. Hitchcock. Mt. \$20,000. Feb. 16. 25,000

28th st, No. 152, s s, 150.6 e 7th av, runs south 73.5 to point 151.10 e of 7th av, x east 1.9 x south 24.6 to centre of block at point 153.10 e of 7th av, x east 24.9 x north 24.6 x west 3.10 x north 73.5 to st, x west 22.7, five-story brk store and tenem't with four-story brk tenem't on rear. Benjamin Sire and Amelia his wife to James F. Ellison. Feb. 17. 24,000

31st st, No. 347, n s, 300 e 9th av, 16.8x98.9, three-story brk dwell'g. Eliza Klauber, Nettie Herzberg and Dora Krauskopf heirs Bluma Schottick to Charles Parks. Jan. 13. 10,500

35th st, No. 236, s s, 200 w 2d av, 25x98.9, three-story stone front tenem't with three-story brk tenem't on rear. John Dawson and Isa- bella his wife and William Archer and Eliza- beth E. his wife, Mt. Vernon, N. Y., to Jo- seph, George and Thomas Archer. Feb. 14. 15,000

35th st, No. 440, s s, 475 w 9th av, 25x98.9, three-story frame (brk front) dwell'g. Mary wife of John Shields formerly Donnelly to Will- iam Renkin. Mt. \$5,000. Feb. 10. 11,000

38th st, No. 312, s s, 217.4 e 2d av, 21.2x92.8x19 x92.8, four-story stone front tenem't. Lewis Z. Bach to Robert J., Felix, Peter and Joseph Turley. B. & S. Mt. \$6,000. Feb. 13. 9,300

38th st, No. 221, n s, 267.8 e 3d av, 22.7x98.9, four-story brk store and tenem't with four-story brk tenem't on rear. Elonor or Elean-

- ora Freyestad to J. Chr. G. Hupfel. *Mt.* \$8,000. Jan. 24. 13,250
- 38th st, No. 432, s s, 348.8 e 10th av, 23.6x80, five-story brk tenem't with stores. Joseph Stern and Sarah his wife to John N. Desel and Annie his wife. B. & S. Feb. 17. 16,000
- 42d st, No. 309, n s, 132 e 2d av, 17x100.5, four-story brk dwell'g. Foreclos. Arthur M. Sanders to James V. McManus. Feb. 16. 9,000
- 43d st, No. 352, s s, 175 e 9th av, 25x100.5, two-story frame (brk front) dwell'g with two-story brk stable on rear. Eliza W. wife of and Alexander Douglas to Annie M. Ratzler. *Mt.* \$6,000. Sept. 25, 1882. 8,000
- 46th st, Nos. 8 and 10 E. Agreement as to party wall. Charles H. Van Brunt and Jennie E. his wife to The Sisterhood of St. Mary. Feb. 10. nom
- 47th st, No. 447, n s, 281.3 e 10th av, 18.9x100.5, four-story brk dwell'g. Edmond Connelly and Mary J. his wife to Thomas G. Roach. *Mt.* \$7,000. Feb. 14. 14,000
- 47th st, Nos. 628 and 630, s s, 475 w 11th av, 50 x100.5, one-story frame slaughter houses. John A. Weser to Peter White. *Mt.* \$5,000. Feb. 13. 9,750
- 50th st, No. 245, n s, 141 w 2d av, 16x100.5, three-story brk dwell'g. Sarah M. Thistle formerly Jackson, of Brighton, England, to Thomas J. McLaughlin. *Mt.* \$5,250. Feb. 17. nom
- 51st st, No. 439, n s, abt 365 e 10th av, three-story brk dwell'g. Julia wife of and Parker Mann, Washington, D. C., to Isabelle De Barre. Dec. 6. nom
- 52d st, No. 218, s s, 220 e 3d av, 20x82.5, three-story brk dwell'g. Hannah Lewis widow to Marcus Koch and William Hamming. *Mt.* \$7,000. Feb. 16. 10,000
- 52d st, Nos. 513-517, n s, 175 w 10th av, 75x100.5, one and two-story frame buildings. Elsworth L. Striker exr. Joseph M. L. Striker to Joseph B. Husted. Feb. 16. 25,000
- 52d st, No. 324, s s, 294 e 2d av, 19x100.5, four-story stone front dwell'g. Carrie Steinfeld to Adam Gebhardt. *Mt.* \$10,000. Dec. 10. 15,000
- 53d st, s s, 175 w 10th av, 75x100.5, one-story frame buildings on rear of lots. Elsworth L. Striker exr. Joseph M. L. Striker to Joseph B. Husted. Feb. 16. 25,000
- 57th st, No. 317, n s, 225 w 8th av, 25x100.5, four-story stone front dwell'g. Frances J. Braker widow to Henry Schwarzwald. Feb. 14. 50,000
- 60th st, No. 313, n s, 200 e 2d av, 25x98, five-story brk store and tenem't. Jacob Rosenfels to Rachel S. Gortitz. Sub. to mortg. Nov. 7. 20,500
- 61st st, No. 121, n s, 215 w 9th av, 20x100.5, four-story stone front dwell'g. Edmund C. Stedman and Laura H. his wife, New York, and Elizabeth C. Kip, San Francisco, Cal., children of Eliz. C. Kinney dec'd to Mary B. Easton. $\frac{2}{3}$ part. Feb. 16. nom
- 63d st, No. 34, s s, 142 e Madison av, 20x100.5, four-story stone front dwell'g. Mary L. wife of and Joseph R. Quimby to Annie Stone. Feb. 11. 35,000
- 64th st, s s, 200 e Amsterdam av, 125x100.5, vacant. George de Forest Lord and Frances T. his wife to William Rankin. *Mt.* \$49,000. Feb. 18. 45,000
- 64th st, Nos. 145 to 157, n s, 264 e Amsterdam av, 126x100.5, seven four-story stone front dwell'gs. John C. Brown et al. exrs. James Brown to George de F. Lord. Feb. 14. 139,500
- Same property. Assent to above. Sarah B., George H. and John C. Brown, Mary L. Potter, Margaretta H. Lord, heirs James Brown to same. Feb. 14. nom
- 66th st, No. 60, s s, 140 w 4th av, 20x100.5, four-story stone front dwell'g. Horace L. Hotchkiss exr. Caroline B. Hotchkiss to Kate F. wife of Henry G. Timmermann. *Mt.* \$20,000. Feb. 6. 30,000
- Same property. Almira R. and Cornelia B. Hotchkiss to same. Feb. 18. nom
- 66th st, No. 420, s s, 250 e 1st av, 25x100.5, five-story brk tenem't. William Buehl and Margaretta his wife to Andreas Thoma. *Mt.* \$10,000. Feb. 14. 23,000
- 71st st, n s, 225 w Central Park West, 50x102.2, vacant. Edward F. Schwedler and Amalie his wife to Louis and Louis K. Ungrich. Feb. 19. See 9th av. nom
- 71st st, No. 159, n s, 550 w 9th av, 20x102.2, three-story stone front dwell'g. Susie Smith, Orange, N. J., to Ellen McDonald. Feb. 19. 22,000
- 73d st, No. 324, s s, 275 w 1st av, 25x102.2, five-story brk tenem't with stores. Jacob Larschan and Mary his wife to Herman Seidman. *Mt.* \$20,300. Feb. 16. See Goerck st. 24,000
- 73d st, No. 211, n s, 160 e 3d av, 25x102.2, five-story stone front tenem't. Albrecht G. Kraus and Anna E. his wife to Karl M. Wallach. *Mt.* \$18,500. Feb. 16. 26,000
- 73d st, No. 215, n s, 210 e 3d av, 25x102.2, five-story stone front tenem't. Charles Meier and Auguste C. J. his wife to Samuel Kempner. Sub. to mortg. Feb. 2. nom
- 74th st, s s, 300 w 9th av, 50x102.2. Agreement restricting buildings and subordinating mortgage. Henrietta L. Warner mortgagee to Samuel Colcord owner. Feb. 8. nom
- 74th st, s s, 350 w Columbus av, 50x102.2. Similar agreement. Elias J. Herrick mortgagee to same. Feb. 11. nom
- 74th st, s s, 300 w Columbus av, 100x102.2, vacant. Charles Gabren and Auguste his wife to Samuel Colcord. *Mt.* \$42,000. Feb. 17. 52,000
- Same property. Samuel Colcord and Alice B. his wife to James Carlew. *Mt.* \$47,000. Feb. 17. 56,000
- Same property. William E. Eagleton, Brooklyn, to same. Q. C. Feb. 17. nom
- 75th st, n s, 400 w Columbus av, 100x102.2, vacant. Edward Hirsh and Flora his wife to Thomas C. Edgar. *Mt.* \$55,500. Feb. 12. nom
- 75th st, No. 169, n s, 190 w 3d av, 20x102.2, four-story stone front flat. James D. Sherwood and Mary E. his wife to Edward Hanley. *Mt.* \$10,000. Feb. 5. 20,000
- 75th st, No. 107, n s, 140 w Columbus av, 20x102.2, four-story stone front dwell'g. Samuel Colcord and Alice B. his wife to Mathilde Herzfeld. *Mt.* \$20,000. Feb. 12. 37,000
- 75th st, n s, 400 w Columbus av, 100x102.2, vacant. Eliza J. and Oliver M. Arkenburgh exrs. Robert H. Arkenburgh to Edward Hirsh. Feb. 12. val consid
- 75th st, s s, 175 e Amsterdam av, 100x102.2, vacant. }
75th st, n s, 500 w Columbus av, 100x102.2, }
vacant. }
Eliza J. and O. M. Arkenburgh exrs. Robert H. Arkenburgh to Edward Hirsh. Feb. 12. val consid
- 76th st, s s, 240 w West End av. Party wall agreement. Mary Wood Currie to Mary Tildemann. Jan. 22. nom
- 76th st, s s, 280 w West End av. Party wall agreement. Andrew Shiland, Jr., to same Jan. 22. nom
- 76th st, No. 61, n s, 80 e Columbus av, 20x102.2, four-story stone front dwell'g. Jacob B. Smull and Sarah M. his wife to Horatio W. Thayer. *Mt.* \$24,000. Feb. 17. 37,000
- 76th st, No. 105, n s, 43 w 9th av, 20x102.2, four-story stone front dwell'g. Cecilia Hagan to John H. McKee. *Mt.* \$20,000. Feb. 16. 28,000
- 79th st, No. 421, n s, 304 e 1st av, 26x102.2, four-story stone front tenem't. Frederick A. Libbey and Helen I. his wife to Flora Levy and Hannah Taylor. *Mt.* \$11,500. Feb. 16. 16,500
- 79th st, No. 421, n s, 283 w Av A, 26x102.2. }
79th st, No. 417, n s, 335 w Av A, 26x102.2. }
Release mort. Philip J. Sands trustee to Frederick A. Libbey. Feb. 16. 23,287
- 81st st, No. 301, n s, 75 e 2d av, 25x51.2, four-story brk store and tenem't. Caroline Weindlandt to Carl Schmeising. *Mt.* \$5,000. Feb. 14. See 13th st. 14,000
- 82d st, n s, 100 e West End av, 50x102.2, vacant. Gard T. Lyon, Oswego, N. Y., to the Mayor, &c., New York. Jan. 23. 27,000
- Same property. Release mort. The Manhattan Life Ins. Co. to same. Feb. 17. 25,000
- 84th st, No. 36, s s, 435 w 8th av, 20x102.2, three-story brk dwell'g. Annie M. Wilson to Elizabeth F. Hand. All title. B. & S. Feb. 10. nom
- 85th st, No. 17, n s, 175 e 5th av, 25x102.2, four-story brk dwell'g with two-story brk building on rear. William K. Aston and Mary L. his wife to Edward Kelly. *Mt.* \$25,000. Feb. 13. 40,000
- Same property. William Lalor and Elizabeth A. his wife to William K. Aston. Sub. to mortg. Feb. 13. See Liberty st. 49,000
- 85th st, No. 227, n s, 350 e 3d av, 25x102.2, three-story frame dwell'g with two-story frame building on rear. William F. Lennon and Anna J. his wife to Hannah Mayer. *Mt.* \$7,000. Feb. 14. 10,000
- 85th st, No. 60, s s, 213 e 9th av, 19x102.2, four-story stone front dwell'g. Estelle wife of and Gustav Putzel to Hanchen wife of Leopold Jaros. *Mt.* \$21,000. Feb. 10. 29,500
- 88th st, Nos 159-163, n s, 250 e Amsterdam av, 49.6x108, three three-story stone front dwell'gs. D. Newton Barney and Laura D. his wife, Farmington, Conn., to Samuel R. Donnellon. B. & S. Feb. 11. 30,000
- 88th st, s s, 287 e Amsterdam av, 18x100.8. Release mort. The Title Guarantee and Trust Co. to Robert Wallace. Feb. 13. 13,000
- 88th st, n s, 360 e Amsterdam av, runs west 0.6 x 100.8. D. Newton Barney, Farmington, Conn., and Laura D. his wife to Francis M. Jencks. C. a. G. Jan. 31. nom
- Same property. Party wall agreement. Same to same. Feb. 31. nom
- 88th st, Nos. 145-155, n s, 325.6 e Amsterdam av, 99.6x100.8, six three-story stone front dwell'gs. Hugh McDowell and Julia F. his wife and John C. Heney and Sarah his wife to Frank L. Smith. Feb. 11. 150,000
- 89th st, No. 227, n s, 175 w 2d av, 25x100.8, five-story brk tenem't. Alexander Brandon trustee Isabella Brandon to Julie wife of Frederick Meyer, joint tenants. *Mt.* \$15,000. Feb. 16. 19,300
- 92d st, No. 56, s s, 163.3 e Madison av, 17.9x100.8, three-story brk dwell'g. Philip Braender and Lizzie his wife to Reinhold Van der Emde. *Mt.* \$14,500. Feb. 17. 23,125
- 92d st, s s, 150 w Boulevard, 75x135.10x75.2x140.10, vacant. Thomas Smith and Ella his wife to James Trapp, Edward O. and George Bussing. Feb. 17. 29,000
- 93d st, No. 162, s s, 207 e Amsterdam av, 17.6x100.8, three-story brk dwell'g. Walden P. Anderson to Harriet M. wife of Charles E. Bentley. *Mt.* \$17,750. Feb. 14. nom
- 94th st, No. 155, n s, 250 e 10th av, 17x100.8, three-story stone front dwell'g. Paul B. Alker to Virginia D. wife of Edward J. Bobet. B. & S. All title. *Mt.* \$11,000. Feb. 12. 2,750
- 95th st, No. 111, n s, 150 w Columbus av, 17x100.8, three-story brk dwell'g. Wallace R. Eickhoff to Julia H. McDowell. Feb. 18. 16,000
- 97th st, No. 165, n s, 213 e 10th av, 19x100.11, three-story brk dwell'g. Foreclos. William J. Lardner to Mary E. Byrne. Feb. 12. 14,000
- 98th st, Nos. 220-224, s s, 310 e 3d av, 75x100.11, three five-story brk tenem'ts. Foreclos. Francis V. S. Oliver to Samuel Goetz. *Mt.* \$17,500. Feb. 17. 4,000
- 106th st, No. 231, n s, 450 e 3d av, 25x100.8, five-story brk tenem't. Foreclos. Henry A. Robinson to Mary J. Stone. *Mt.* \$10,000. Feb. 12. 1,300
- Same property. Mary T. wife of and William Stone to Barbara Groll. *Mt.* \$10,000. Feb. 14. 12,500
- 101st st, No. 235, n s, 100 w 2d av, 25x100.11, four-story brk tenem't. Lena Gebhardt to Adam Gebhardt. *Mt.* \$10,000. Feb. 12. nom
- 101st st, No. 138, s s, 325 w Columbus av, 25x100.11, five-story brk flat. Henry S. Cates to Anna A. Cates. Feb. 14. nom
- 104th st, No. 52, s s, 120 e Madison av, 25x100.11, five-story brk flat Elizabeth wife of and Richard E. Johnston to Carrie Faas. *Mt.* \$17,000. Feb. 14. 24,000
- 108th st, No. 163, n s, 149 e Lexington av, 16.9x100.11, four-story stone front flat. Adolph Green and Caroline his wife to Yette Greenhood widow. *Mt.* \$8,500. Feb. 16. 12,000
- 109th st, No. 310, s s, 125 e 2d av, 25x100.11, one-story frame building. Thomas J. Hamell to Benedict A. Klein. *Mt.* \$2,500. Feb. 17. 4,400
- 109th st, No. 211, n s, 168.6 e 3d av, 19.4x100.11, four-story brk tenem't. William H. Harrison exr. and trustee Henry Harrison to Margaret Cronogue. Feb. 14. 11,100
- 109th st, No. 76, s s, 102 w 4th av, 17x100.11, four-story stone front flat. William H. Macy et al. exrs. Josiah Macy, Jr., to Ignatz Weiss. Feb. 18. 10,250
- 110th st, No. 116, s s, 171.8 e 4th av, 16.8x100.11, three-story brk dwell'g. Mary E. McGown to John P. T. Rooney. *Mt.* \$6,000. Feb. 16. 9,400
- 111th st, No. 168, s s, 240.6 w 3d av, 18x100.11, three-story brk dwell'g. William Isaacs and Jennie his wife to Rachel Blossverein. *Mt.* \$6,000. Feb. 16. 11,500
- 111th st, No. 168, s s, 240.6 w 3d av, 18x100.11, three-story brk dwell'g. Horace J. Brookes and Esther E. his wife to Adelbert J. Howe. Q. C. Feb. 12. nom
- Same property. Adelbert J. Howe and Mary L. his wife to William Isaacs. *Mt.* \$6,000. Feb. 16. 11,000
- 113th st, Nos. 5-35, n s, 120 w 5th av, 250x100.11, sixteen three-story brk dwell'gs. Thomas W. Sharkey and Nellie L. his wife to Madeline Pierce. *Mt.* \$165,874. Feb. 14. nom
- 115th st, n s, 200 w 5th av, 45x100.11, vacant. Lena Gebhardt to Adam Gebhardt. *Mt.* \$11,500. Jan. 14. 20,000
- 117th st, No. 444, s s, 165.1 w Av A, 18.5x100.11, three-story frame dwell'g Partition. Delano C. Calvin to Sarah Jackson. Feb. 10. 5,250
- 117th st, No. 118, s s, 155 e Park av, 20x100.11, four-story stone front dwell'g. Lemuel Strauss and Matilda his wife to Ellen Leiner. *Mt.* \$7,000. Feb. 16. 14,000
- 118th st, Nos. 243-247, n s, 110 w 2d av, 50x100.11, three three-story stone front dwell'gs. Therese wife of John Lynch to Emile Wirz. *Mt.* \$21,000. Feb. 17. 39,000
- 118th st, Nos. 52-60, s s, 240 w 4th av, 100x100.11, five five-story brk flats. Foreclos. Daniel P. Mahony to Simon Sultan. Feb. 13. 15,000
- 118th st, n s, 225 e 8th av, 25x100.11, five-story brk flat. Contract. John S. Scott to Hannah Gordon. Feb. 4. 23,500
- 118th st, n s, 225 e 8th av, 25x100.11. John S. Scott and Lizzie his wife to Hannah Gordon. *Mt.* \$18,000. Feb. 12. 25,000
- 123d st, No. 207, n s, 100 e 3d av, runs north 50 x east 5 x north 50.11 x east 9.9 x south 100.11 to 123d st, x west 14.9, three-story brk dwell'g. Henry C. L. Peetsch and Elizabeth his wife to John Kerr. C. a. G. Feb. 12. nom
- 124th st, No. 19, n s, 241.3 w 5th av, 18.9x100.11, four-story stone front dwell'g. William P. Austin and Maria his wife to Amelia wife of Moses Coddington, Red Bank, N. J. *Mt.* \$24,000. Feb. 16. exch
- 125th st, Nos. 525-529, n s, 350 e Boulevard, 75x99.11, three five-story brk flats. John Beaudet and Mathilde his wife and Ernest P. Beaudet and Alice his wife to Edward H. Van Ingen. *Mt.* \$48,000. Feb. 17. 83,000
- 131st st, No. 525, n s, 300 w 10th av, 25x99.11, two-story frame dwell'g. Thomas F. Gale to Clara A. Ruck and Esther E. Barron. *Mt.* \$3,000. Feb. 16. 4,500
- 132d st, No. 148, s s, 483.8 w Lenox av, 14.8x99.11, three-story stone front dwell'g. Anthony McReynolds to Ellen Toal. *Mt.* \$9,000. Feb. 6. 12,500
- 132d st, No. 32, s s, 335 w 5th av, 25x99.11, five-story brk flat. Robert A. Pero and Lillian M. his wife to Simon Haberman. *Mt.* \$18,000. Feb. 13. 26,000
- 133d st, No. 160, s s, 183.1 e 7th av, 17.8x99.11, three-story brk dwell'g. Foreclos. John B. Pine to Margurite Gessner. Feb. 17. 9,700
- 138th st, s s, 100 e Lenox av, 75x99.11, vacant. Release mort. Juliet Douglas to Charles E. Runk. Feb. 5. 6,000
- Same property. Charles E. Runk and Aurelia E. his wife to Patrick Farley. Feb. 16. 14,000
- 148th st, Nos. 302 and 304, s s, 75 w 8th av, 50x99.11, two five-story brk flats. James Cullen and Ann his wife to George Williams. *Mt.* \$29,150. Feb. 9. 44,000
- 150th st, n s, 150 w 8th av, 75x99.11, vacant. Isaac H. Walker, Bayville, L. I., and Cornelia M. his wife to Pauline D. wife of William M. Walker. B. & S. Sept. 5. nom
- 154th st (begins 154th st, s s, 175 w 8th Bradhurst av) av, runs south 99.11 x west 82.3 to e s Bradhurst av, x101.11 to 154th st, x

east 102.5, vacant. George F. Hopper to Frederick Aldhous. Mt. \$3,000. Feb. 6. See Lenox av. 14,000

50.8x80, two five-story brk flats with store in No. 1194. Foreclos. Abram Kling to Salomon Marx. Mt. \$27,000. Feb. 13. 29,500

3 x west 55, four-story brk (stone front) store and tenem't. John Giebel and Augusta his wife to Charles Sprecht. Mt. \$10,000. Feb. 14. 25,000

MISCELLANEOUS.

All title in estate of John J. Diehl dec'd. Henry L. Diehl to Fritz Handrich exr. J. J. Diehl. Feb. 13. 2,126

23d and 24th WARDS.

Broadway, w s, 230 s Edward Binsse land, being lots 8, 9, 10, 11 and 12 map Henry L. Atherton, 24th Ward, runs northwest 500 x southwest 110 x south 325 x south 523 to Old Albany Post road, x east 116 x northeast 244 x 80 to Broadway, x northeast 153 to beginning, contains 8 330-1,000 acres. Kate Rankin to Grace P. Schmitt. Mt. \$20,800. Dec. 29, 1890. See Edgecombe av, 12th Ward. 30,800

Lyman pl, w s, lot 21 block 441 map L. Tiffany property, not sub-divided, 176.6x181 x42.7.
 Chisholm st, n w cor Freeman st, 7.6x244 to Lyman pl, x0.4x243.10, with land in street adj, being abt 305.6 in length x38.4 on west end and 30.6 on east end.
 Lyman Tiffany and Sarah M. his wife, Washington, D. C. to Gregorio Di Lorenzo. Feb. 10. nom
 Proposed st, 24th Ward, e s, at line bet land of Chrystie and land conveyed by Chrystie to John O'Brien, runs east 69 x south 18.9 x south 66.9 x west 73 to proposed st, x north following curves — to beginning, being lots 25, 26 and 27 map of heirs of M. P. Chrystie, with right of way to Macomb's Dam road. James C. Dillon and Lizzie A. his wife, Newtown, L. I., to Emile James. July 26. 6,000
 Same property. Release judgment. William Clarke to Catharine E. Hume. Dec. 26, 1889. 60
 Same property. Release judgment. The Northern Gas Light Co. to James C. Dillon. Aug. 17, 1890. 129
 Pyne st, w s, 246.7 s Pelham av, runs north 0.6 x100. Albert W. Conklin and Fannie his wife and William H. Wright to Jacob Klees and Susan his wife. Q. C. and settlement as to encroachment and as to Wright, release of mort. Jan. 30. 45
 Ruter pl late Washington st. Party wall agreement. Thomas Degress with William J. Pragnell. Jan. 31. nom
 Villa pl, n e s, 200 n w Morris av or Old Boston road, runs northwest 95 x northeast 75 x northwest 5 x northeast 125 to s w s Cottage st, x southeast 100 x southwest 200. Charles Emmons to Jacob Cohen. Q. C. Feb. 10. nom
 Walker st, n w s, adj land of Ephraim Seaman, 36x110.6x39x114.6. Foreclos. Silas D. Gifford to Frederick A. Archer, Sr., Derby, Conn. Nov. 20. 700
 Washington st now Ruter pl, lot 26 map of Eliz. Ashe property, 23d Ward, 25x102, h & l. William J. Pragnell to Agnes M. Pragnell. Jan. 31. nom
 133d st, Nos. 577-581, n e cor Alexander av, 69 x80. Hannah D. wife of Henry S. Terbell to Charles Boyce. Mt. \$21,500. Feb. 18. 55,000
 134th st, s s, 250 e Trinity av, 50x103.7x—x103.7. T. Gaillard Thomas also known as Theodore G. Thomas and Mary T. his wife to William Werner, Charles Hohl and Arnold Anderbuden. Feb. 19. 3,600
 134th st, s s, 150 e Willis av, 16.8x100. John A. Picken and Helen A. his wife to Nicholas Witschen. Mt. \$7,000. Feb. 14. 11,000
 141st st, s s, 119.2 e Alexander av, runs south 100 x east 10.10 x north 57.10 x east 5 x north 42.2 to 141st st, x west 15.2. Fannie T. Cole to Mary R. Parker. Feb. 14. 5,500
 153d st, s s, 475 w Courtlandt av, 25x100. August Muller and Anna his wife to Amalia Weill. Feb. 14. 3,500
 155th st, s s, 175 e Courtlandt av, 25x100. Philip Hofius and Catharine his wife to Adam J. Diezel. Mt. \$1,300. Feb. 16. 3,300
 184th st, n s, 203.6 w Washington av, 25x100. Mary J. wife of John J. Barry to Owen Tober. Feb. 10. 1,450
 Aqueduct av, e s, 76 n Buchanan pl, 50.8x99x50x107.6. Release mort. Francena B. Partridge to Edward W. Parsells. Feb. 12. 578
 Same property. Edward W. Parsells and Leonora his wife to Mary C. Inslee. Feb. 12. 1,600
 Brook av, n w cor 146th st, runs north 25 x west 70 x north 25 x west 20 x south 50 to 146th st, x90, hs & ls. Lena Gebhardt to Adam Gebhardt. Mt. \$9,000. Feb. 12. nom
 Clinton av, n w s, 349.4 s w Jefferson st, 50x150. Caroline wife of Edward Huerstel to Gustave and Edmond Huerstel trustees Sara Huerstel dec'd. 1/2 part. Feb. 14. nom
 College av, w 1/2 of lots 183 and 196 map made by Andrew Findley, surveyor, Mar. 14, 1851. Lucy O'Donnell widow to Lucy Perveil. Jan. 17. gift
 College av, s e cor Hoffman st, 50x50, h & l. Bridget Moore to Thomas F. Hyland. Feb. 25, 1887. nom
 Creston av, w s, 102.11 n Kingsbridge road and 572 s Donnybrook st, runs west 100 x north 23.6 x east 100 x south 25. Isabel wife of Charles Merritt to Charles H. Babcock. Mt. \$500. Feb. 18. 1,200
 Franklin av, e s, 100 s Tremont av, 100x100. Mary McGiff by Thomas McGiff guard. to John H. Neville. 1/2 part. Feb. 2. 300
 Same property. Patrick English and Susan his wife, William James, Elizabeth, John and Annie English and Ella wife of James Small to same. Feb. 2. 2,300
 Same property. John H. Neville to Annie E. Neville. Feb. 14. 2,200
 Gerard av, e s, 797.6 s 165th st, runs south 170.6 x east 74.10 x north 23x18.6x47.3x113.2 to w s Butternut st, x northeast following curves 115.2 to point 797.6 s of Ella st, x west to Gerard av, x265.8. William J. Gilroy to Gustave and Edmond Huerstel trustees Sara Huerstel dec'd. Feb. 14. nom
 Jerome av, e s, 381.3 s Cameron pl, runs south 139.9 x northeast 318 x south 33 to centre of brook, x north along brook 39 x north still along brook 12 x north still along brook 43.9 x southwest 15.9 x north 69.9 x southwest 279.10 to beginning; also all title in land adj on east, which is included or comprised in description of the premises, conveyed by party first part to party second part, on Jan. 9, 1891. Mary A. Poole to William R. Lowe. Correction deed. Mt. \$9,000. Jan. 31. nom
 Riverdale av, w s, at line bet the Riverdale

property, formerly of S. D. Babcock, and land formerly of Abraham Schermerhorn, runs northwest 17 x northwest 58 x northwest 147 x northwest 215 x west 133 x south 321 x northwest 250 x south 11 x west 400 x south 323 to n s River av, x east 1,180 to Riverdale av, x north 135 x 150 x 100 x 550, being 17 640-1,000 acres, 24th Ward. Central Trust Co., New York, to Giovanni P. Morisini. Oct. 31. 95,000
 St. Anns av, s w cor 148th st, 74.7x99.4. William Minnick and Mary his wife to James McCarty. 1/2 part. Mt. \$5,000. Feb. 11. 1,625
 Union av, n s, part lot 24 map Powell farm, 51x100, sub. to Pelham av widening. Thomas F. Graham, Rochester, to Bridget Dee. B. & S. and C. A. G. Feb. 11. 1,500
 Willis av, e s, 50 s 134th st, 50x75. Stephen J. Egan and Mary H. his wife to Albert Ranken. Mt. \$28,000. Feb. 12. exch
 Westchester av, n e cor Intervale av, runs northeast along av 75 x northwest 39.4 x west 39.4 to Intervale av, x south 75. James Moore, Brooklyn, to Catharine wife of Burnett. Feb. 19. 1,500
 Willis av, n w cor 136th st, 50x86. Cornelia Hoyt to Henry A. Hoyt. Feb. 18. 100
 3d av, Nos. 3603 and 3605, n w s, 96.6 s w from line bet lot 58 and lot 63 and being part of sub-division No. 1 of lot 58 map of Morrisania, runs northwest 97.2 x northeast 48 x southeast 98.11 to 3d av, x southwest 48.6. Patrick J. Casey exr. Michael Casey to Francis A. Curry. Feb. 14. 18,000
 Same property. Michael P. H. Casey to same. Q. C. Jan. 8. nom
 Same property. Michael P. H. and Julia Casey heirs Michael Casey to same. Q. C. Dec. 27. nom
 Same property. Francis A. Curry to Mary A. Casey widow. Mt. \$9,000. Feb. 14. nom
 3d av, s w cor 178th st, 40x75. Isaac Anderson and Sarah N. his wife to Virginia Harris. Feb. 14. 7,500
 4th av, n w s, being in the most southerly quarter of plot 8 map Claremont near Highbridge, 25x125. Lawrence Ryan and Margaret C. his wife to Charles T. Deering. Feb. 17. 750
 4th av, n w s, north half of the southerly half of plot 8 map Claremont, &c., 25x125. Same to Anthony Deering. Feb. 17. 750
 Lot begins at cor of the st, the one leading from Boston or Post road to Ebenezer Hanford's carpenter shop, the other passing directly in front of late residence of Thomas Walker dec'd, runs southeast 50 x southwest 133 x 50 x 133.
 Walker st, n w s, adj land of Ephraim Seaman, 36x110.6x39x114.6. Alexander Valentine to Frederick A. Archer, Sr., Derby, Conn. Q. C. Feb. 13. nom
 Road leading from Boston Post road, cor of street passing the front of T. Walker's residence, 50 x133, 24th Ward. Foreclos. Silas D. Gifford to Frederick A. Archer, Sr., Derby, Conn. Nov. 20. 4,500
 Strip or parcel being a 20-foot lane, exdtd from Anderson av to Highbridgeville, as shown on partition map of parcel 12 of Anderson property, 23d Ward. Harriet B. Anderson widow and Ellen D. Anderson heir of Jas. K. Blauvelt to Henry P. De Graaf. Feb. 6. nom

LEASEHOLD CONVEYANCES.

Broome st, Nos. 345-351. Occidental Hotel. Broome st, No. 343. Edward M., Joseph Bowery, Nos. 146-148 C. and J. De Lancey Neill to Charles L. Chase. 15 years, from May 1, 1891, per year. 15,000
 Canal st, No. 342. Surrender lease. John J. Worden, at request of Herman Schutte, to John W. Huchting. Feb. 2. nom
 Chambers st, No. 143. Assign. lease. William Cutting exr. Edward E. Potter to Elizabeth Bennett, Greenwich, Conn. nom
 Church st, Nos. 48-52, s w cor of Fulton st, No. 190. Assign. lease. William H. Mitchell to Clarence B. Mitchell. nom
 Dey st, s w cor Church st, 7x15.6x75.9. Assign. lease. William H. Mitchell to Clarence B. Mitchell. 100
 New st, No. 28. Agreement not to assign lease without consent. John N. Spaus to Catherine Miller et al. Jan. 12. nom
 Thomas st, Nos. 85-89. Surrender lease. Thurber, Whyland & Co. to Horace K. Thurber. Feb. 13. nom
 3d st, n e s, 151 n w Av B, 24x96.2. Assign. lease. Margaretha Nagelschmidt individ. and extrx. Joseph Nagelschmidt to William Klein. nom
 13th st, No. 104 E. Surrender lease. William Knowles to Andrew J. Garvey. Nov. 1. nom
 Same property. Surrender lease. Annie R. Sharkey to same. Nov. 1, 1890. nom
 29th st, s s, 266.8 e 9th av, 16.8x98.9. Assign. lease. Margaret Marshall and Townsend Wandell exrs. Robert Marshall to Margaret Marshall. nom
 41st st, No. 320 W. Assign. lease. Andrew Robinson to Thomas Farrell and Selig Littman. 3,500
 46th st, s s, 331.3 e 8th av, 18.9x100.5. Assign. lease. Charles H. Reed to Ascher Weinstein. 8,000
 Beach av, w s, bet Elm and Lexington sts, lot 69 map East Morrisania. Board of Trustees of town of Morrisania to William Braun. Tax lease. 1,000 years. Dec. 12, 1873. 23
 Same property. Same to same. Tax lease. 1,000 years. Dec. 12, 1873. 207
 Same property. Same to same. Tax lease. 1,000 years. Dec. 12, 1873. 108

1st av, e s, 51.9 n 15th st, 25.9x94. Assign. lease. Salomon Rosenthal to Max Rosenthal. 1,750
 3d av, w s, 77.5 s 12th st, 25.10x103.3. Rutherford Stuyvesant to Caspar W. Wallace. 21 years, from May 1, 1891, per year, taxes and 1,000
 4th av, No. 135 } Andrew J. Gar-
 13th st, Nos. 102 and 104 E. } vey to Annie R.
 Sharkey. 21-6 years, from Nov. 1, 1890, per year, taxes and 3,955
 Same property. Annie R. Sharkey to Meyer & Mohrmann. 15 years, from Oct. 1, 1890, per year. 350
 Same property. Surrender lease. Cord Meyer and John Mohrmann to Annie R. Sharkey. Nov. 1, 1890. nom
 4th av, No. 135. Lease. Release mort. John Kress Brewing Co. to Cord Meyer and John Mohrmann. Jan. 16. nom
 8th av, w s, 76.9 n 28th st, 22x78. Assign. lease. William Rankin to Jacob Sternglanz and Maurice H. Baumgarten. 23,500
 Same property. Consent to assign. lease. The New York Life Ins. and Trust Co. exrs., &c., Richard Ray to William Rankin. nom
 9th av, e s, 103.1 n 15th st, runs east 100 x north 23.7 x west 100.6 to av, x south 14.4. John J. Astor to Henry Harrison. 20 years, from May 1, 1884, per year, taxes and 250
 9th av, e s, 103.1 n 15th st, 14.4x105.6x23.7x100. Assign. lease. William H. Harrison exr. Henry Harrison to John D. Flammer. Feb. 14. 1,000
 Lot 69 map East Morrisania. George W. Davids County Treasurer of Westchester to Wilhelm Brauer. Tax lease, 1,000 years. 20
 Same property. Same to same. Tax lease, 1,000 years. 17
 Same property. Same to same. Tax lease, 1,000 years. 16
 Lots 163, 164, 169 and 170 23d Ward map 1888. Mayor, &c., New York to Isaac C. Ogden. 40 years. 148
 Same property. Assign. lease. Isaac C. Ogden to Jacob Cohen. 310

KINGS COUNTY.

FEBRUARY 12, 13, 14, 16, 17, 18.

Asbford st, w s, 97.7 n Atlantic av, 25x100. Release mort. Thomas Monahan to Edward F. Linton. \$1,200
 Same property. Edward F. Linton to Paul Muench. Mt. \$2,200. 4,750
 Bainbridge st, s s, 283.4 w Patchen av, 16.8x58.8 x16.10x59.2. Arthur Bebell, of Chicago, Ill., to Elizabeth Bebell. Mt. \$1,000. 800
 Bainbridge st, s s, 185.7 e Hopkinson av, 20x100. Elizabeth Gate to Emily H. Britton. 1,000
 Bleecker st, s e s, 286.8 s w Knickerbocker av, 33.4x100. Release mort. Susannah A. wife of Alexander W. Dickie to Herman E. Street, of Rockville Centre, N. Y. 849
 Bleecker st, s e s, 266.8 s w Knickerbocker av, 33.4x100. Release mort. Herman E. Street to Robert B. Montgomery. 1,317
 Bleecker st, n s, 150 e Central av, 25x100. Zelda wife of George J. Umbach to Joseph Heiderich. 1,200
 Bradford st, w s, 100 s Arlington av, 25x100. Hannah M. Paris to Stephen Smith. nom
 Bridgewater st, s w s, 50.11 n w Meeker av, 25 x93.11 in two courses to Meeker av, x25.1x62 in two courses to beginning. Nelson L. Tuck, Philadelphia, Pa., to George R. Brown. exch
 Broadway, n e s, 45 n w Myrtle st, 20x100, h & l. Release dower. Mary Weigand to Frank Weigand her husband. 750
 Broadway, n e s, 20 e Hull st, 27x85. George Powell to John Scheffel. Mt. \$4,300. 9,500
 Carroll st, s s, 214 w Henry st, 15x100. John F. Burnham to Edw'd Palmer. 1,400
 Chauncey st, n s, 225 e Reid av, 25x99.2x25x104. Joseph Pawlowsky to Laura A. wife of Wm. R. Bell. 1,200
 Chester st, e s, 325 n Eastern Parkway, 25x100. William Schwarz to Emil Reinking. 575
 Cheever pl, e s, 250.7 n Degraw st, 20x88.6x19.4x88.6. Foreclos. Samuel N. Garrison to Elizabeth C. Buchanan et al. 400
 Clark st, s s, 81.9 e Columbia st, 20.7x75.6x20.4 x75.6. Foreclos. Charles W. Coleman to Martin T. Lynde. 10,500
 Cleveland st, e s, 125 n Ridgewood av, 25x100. Anna M. Beach to Edward Burnett. Mt. \$2,300. 4,800
 Clymer st, s s, 125 w Lee av, —x100x20x100, h & l. Ida Lauman to Ann and Mary E. Flynn, joint tenants. 5,950
 Columbia st, w s, 20 s Irving st, 19.4x100, h & l. John Mahon to Mary E. Mahon. Mt. \$4,500. nom
 Conover st, n w s, 75 n e Dikeman st, 25x100, h & l. Frederick Black to Frederick C. Barschow. 3,700
 Cook st, n s, 75 w Humboldt st, 25x75, h & l. Philipp C. Gewehr and ano. exrs. Cath. Gewehr to David Stern. 3,500
 Cook st, n s, 175 e Morrell st, runs north 100 x west 13.8 x south 50 x east 1.3 x south 50 x east 12.5. Mary wife of and John Marienhoff to John Meyerhoffer. Mt. \$1,000. 1,700
 Covert st, n w s, 130 n e Broadway, 20x100. Release mort. Title Guarantee and Trust Co. to Peter Johnson. 1,000
 Same property. Release mort. Virginia A. Kleine to same. nom
 Same property. Release mort. Same to same. nom
 Decatur st, n s, 20 w Ralph av, 70.4x80, hs & ls. nom

MORTGAGES.

NEW YORK CITY.

FEBRUARY 13, 14, 16, 17, 18, 19.

borne, s s Summit av, 390 w White Oak st, 50x155. 3,300
 Levison, Solomon to Martin J. Keogh, w s Pelham road, cor Av D. 4,500
 Mahler, Camille to Agnes Williams, n e cor Hanford av and Leland road, 47x162. 2,100
 Miller, Mary E. to Nelson M. Beckwith, s e cor Banker pl and Davis av, 65.6x150. 3,000
 Noxon, Olive M. to Chas. H. Noxon, s w cor Castle pl and Elm st. 1
 Roosevelt, Elbert J. exr. of to Chas. H. Roosevelt, n e cor Main st and Beechwood av, abt 150x230. 10,000
 Roosevelt, Chas. H. to Wm. Broadbelt, same property. 14,000

OSSINING.

Cartwright, Geo. W. to Mathew Rigney, w s Water st, adj Steph. L. Collyer, abt 30x108. 2,500
 Hyatt, Mary A. to Joel D. Madden, s s Lincoln av, 125 Post road, 90x100. 2,500

PELHAM.

Blank, Hieronymus to Barnard H. Blank, south $\frac{1}{2}$ lot 103 e s 1st st, map Pelhamville. 1
 Byles, Geo. W. to David Roseans, s s Scofield av, 100 e Main st, 307x— to Sound. 7,500
 King, Elizh. R. B. exr. of to Louis F. W. Seifert, lot 546 e s King av, map estate grantor. 850
 Lowell, Helen to John H. Young, lot 40 e s 2d av, map Pelhamville, 100x100. 4,000
 Rodman, Isaac to John F. Carroll, lot 18 e s Wolfes lane map Jas. Hay, $\frac{1}{2}$ acres; also lots 19 and 20 same map, $\frac{1}{2}$ acres. 3,700

RYE.

Alvord, Elmore D. to Frank W. Belmont, s w cor Regent and Westchester sts, 406x100. 15,000
 Schanck, Alice C. to Louis Keller, n s Central av, 287.6 e Maple av, 100x165. 300

WESTCHESTER.

Brown, Beno B. to Orena R. Carter, e s Cottage Grove av, 221 s Guerlain pl, 25x110. 1
 Brown, Chris R. to Otto Schaefer, part lot 614 n s 2d av, map Wakefield, 25x100. 1,950
 Clinton, Eliza to Geo. W. Hoffman and ano., n s Zulett av, 325 w Mapes av, 25x100. 350
 Doherty, Wm. to Wm. J. Doherty, n e cor Zulett av and Old road, abt 88x100. 10
 Emmett, Wm. T. to Levi H. Mace, lot 763 w s 3d st, map Wakefield, 90x125. 1,050
 Gilmour, John A. to Florence S. Crosby, n e cor Av C and 9th st, Unionport, 105x114. 350
 Kenny, Patrick J. to Wm. Callahan, n s Turnpike road, adj Wm. C. Munn, 37x260. 2,200
 Lowenstein, Louis to Heinrich Rehling, e s Ferris av, at Throggs Neck, 6 acres. 4,817
 Mace, Levi H. to Wm. Gorman, lots 236-270, w s 14th av, map Wakefield, 200x140. 2,000
 Same to Horace K. Hill, lot 763, w s 3d st, same map, 90x125. 2,000
 Same to Arthur J. Mace, lots 239, 309, 272, and 238, same map. 5,000
 Meyer, Charles to Maria Muller, s s Green av, 175 w Mapes av, 25x100. 200
 Morgan, Ann to John A. Gilmour, n e cor Av C and 9th st, Unionport, 105x114. 1
 Ockershausen, Emma E. to Frank Kunzig, lot 233 s s 10th st, map Unionport, 1 acre. 1,400
 Stearns, Sarah A. to Chris. R. Brown, part lot 614 n s 2d av, map Wakefield, 25x114. 1,700

WHITE PLAINS.

Sherwood, Robt. et al. to Henry W. Sackett, e s Malcolm av, 350 n Sound View av, abt 150 x170. 1,900
 Sutton, Charles D. to Elijah C. Sniffen, lot 32 e s Brookfield st, Fisher map, 40x135. 2,100
 Woodman, John W. to Laura L. Howell, lots 219-222 n Wyanoke st, Fisher map, 180x125. 1,100

YONKERS.

Ackerman, John W. to Martha J. Sherwood, s s Quincy pl, 212 e Warburton av, 27x118. 1,720
 Barnes, Ella S. to Ella Smith, e s 1st st, 206 n McLean av, 50x100. 1,000
 Brower, Josephine De F. to Constana L. Smith, w s s Scarsdale road adj Samuel F. Purdy, abt 149x143. 7,500
 Cain, Jos. H. to Carrie A. Kaler, n s Fairview st, 75 w Waring pl, 25x200. 1,250
 Same to Wm. H. Sweng, lots 1, 24, 23, 22 and 17, blocks 17 and 15, map property Lowerre station. 1
 Fowler, Clarence M. to Shearwood Hill Land Co., parcels 1 and 2 map The Jones Place on Bronx River road. 31,000
 Getty, Moses D. to And. S. Brownell, 13 acres adj Caldwell & Ludlow. 8,000
 Herriot, J. Groshon, exr. of to Frank Yoran, lots 111-163 Spruce and Cedar sts, map estate grantor. 10,600
 Odell, Ophelia B. exr. of to Clarence M. Fowler, parcels 1 and 2 map The Jones Place on Bronx River road. 25,000
 Shearwood Hill Land Co. to Clarence M. Fowler, n w cor Crescent pl and Villa av, 50x100. 1,000
 Shonnard, Fred. to James Leech, lot 41 block 2 map property grantor. 150
 Same to Richard Burgess, lots 220 and 221 block 4 same map. 340
 Same to Paul Papiasian, lot 250 block 4. 140
 Same to Mary J. Papiasian, lot 396 block 6. 145
 Twitchen, Elizabeth to Erastus Seymour, lots 15 and 16 w s Hyatt av, map Hyatt farm. 1

YORKTOWN.

Kluthor, Dorthie to Wm. Kluthor, tract on road from Edw. B. Odells to Peekskill, adj Wm. Birdsall, $\frac{1}{2}$ acres. 500

Cordts, Emma to Bernheimer & Schmid. Av A, No. 1530. Saloon lease. Feb. 14, note, demand. 3,000
 Curry, Francis A. to Patrick J. Casey exr. Michael Casey. 3d av. P. M. Feb. 14, demand, 5%. 9,000
 Cronogue, Margaret to Edward J. Bradley, 109th st. P. M. Feb. 14, 3 years or installs, 5%. 3,500
 Campbell, John V. to Joseph L. Buppenwieser Madison st. P. M. Jan. 12, due July 1, 1891, or sooner. 13,000
 Same to same. Same property. Jan. 12, due July 1, 1891, or sooner. 10,000
 Same to same. Monroe st. P. M. Jan. 12, due July 1, 1891, or sooner. 8,700
 Same to same. Same property. Jan. 12, due July 1, 1891, or sooner. 10,000
 Camp Memorial Church of New York City to The Welsh Baptist Tabernacle. Chrystie st, No. 141. P. M. Dec. 22, 1890, installs, 5%. 8,000
 Colcord, Samuel to Charles Gahren. 74th st. P. M. Feb. 17, 1 year or sooner, 5%. 5,000
 Cohen, Adolph and Harry Fischel to Hyman Israel and Simon Bing, Jr. Rivington and Columbia st. P. M. Feb. 17, 1 year. 5,000
 Coar, John E. to Emil L. Boas. 74th st s s, 522 w Columbus av, 40x102.2. Sub. to mort. \$68,500. Jan. 9, 2 years or sooner. 2,000
 Coes, Thomas L. to THE BOWERY SAVINGS BANK. 45th st, n s, 220 w 3d av, 20x100.5. Feb. 17, 1 year, $\frac{1}{2}$ %. 10,000
 Cavinato, Luigi, Natale, Steffano and Guiseppe to The Bradley & Currier Co. (Lim.) Morton st, Nos. 34 and 36, s s, 75 w Bedford st, 50 x91, error. Sub. to mort. \$56,000. Feb. 18, 6 months. 4,107
 Cavinato, Luigi, Natale, Steffano and Guiseppe, of Cavinato Bros., to Abraham Steers. Morton st, No. 34, s s, 75 w Bedford st, 25x 91. Sub. to mort. \$30,000. Feb. 19, 6 months. 4,268
 Same to same. Morton st, No. 36, s s, 100 w Bedford st, 25x91. Sub. to mort. \$30,000. Feb. 19, 6 months. 4,268
 Cuff, Bridget and John to Frances S. Thomson. 185th st, n s, 151 w Washington av, 50x100x 50x—. Feb. 19, due Jan. 20, 1892, or sooner. 205
 Cameron, Alexander to John McL. Nash trustee for Margaret I. Wilmerding. 95th st, n s, 100 e Columbus av, 25x100.11. Feb. 19, 5 years, 5%. 20,000
 Clinton, Catharine to THE EMIGRANT INDUSTRY SAVINGS BANK. Pearl st, No. 472, n s, 29.6x 109.5x27.6x112.8. Feb. 18, 1 year, $\frac{1}{2}$ %. 3,000
 Donnellan, Samuel R. to D. Newton Barney, Farmington, Conn. 88th st. P. M. Feb. 11, demand. 30,000
 Same to same. Same property. Feb. 11, demand. 16,000
 Decker, John W. to R. Clarence Dorsett. Cauldwell av, w s, 181 n Clifton st, 36x100; Cauldwell av, w s, 235 n Clifton st, 18x100; Cauldwell av, w s, 271 n Clifton st, runs west 100 x north 179.11 x east 25 x north 99 to s s 163d st, x east 56.3 x south 99 x east 18.9 to av, x south 179.11; 163d st, n s, 310 w Trinity av, 20x100. Feb. 16, demand. 23,863
 Dietzel, Adam J. and Anna M. his wife to Philip Hofius. 155th st. P. M. Feb. 16, 3 years or installs, 5%. 1,300
 De Forest, William H., Jr., to Henry Raabe & Sons. Convent av, s w cor 144th st, 99.11x 94.5. Secures contract. Feb. 13, due Dec. 31, 1891, or sooner. 5,000
 Devlin, James to Robert Mochrie. 39th st, s s, 100 e 8th av, 61.6x98.9. Sub. to mort. Feb. 9, note. 2,400
 de Latasa, Fidelma V. widow to Jacob Hays. 93d st, No. 123, n s, 233.1 w Columbus av, 16.11x72.5 to Aphorps lane. 16.11x71.5, with all title to plot in rear, 16.11x18.4. Feb. 18, due Aug. 1, 1893, 5%. 1,000
 Dorsett, R. Clarence to George Schindler. Vermilyea av. P. M. Feb. 18, due Feb. 19, 1891, or sooner, 5%. 1,200
 Desel, John N. and Anna his wife to Joseph Stern. 38th st. P. M. Feb. 17, due Feb. 18, 1896, 5%. 8,000
 Ellison, James F. to Benjamin Sire. 28th st, s s, 150.6 e 7th av, runs south 73.5 x east 1.9 x south 24.6 x east 24.9 x north 24.6 x west 3.10 x north 73.5 to st, x west 22.7. Feb. 17, 1 year. 2,500
 Same to same. 28th st, s s, 173.1 e 7th av, runs south 73.4 x east 3.10 x south 23.2 x east 24.8 x north 98.6 to st, x west 28.6. Feb. 16, 1 year. 3,000
 Edgar, Thomas C. to Edward and Henry Hirsh. 75th st. P. M. Feb. 12, due Nov. 1, 1891. 12,000
 Easton, Mary B. to Cornelia U. Elliott, Baltimore, Md. 61st st. P. M. Feb. 16, 3 years, 5%. 12,000
 Elbers, Mary to Abraham Lewis. Rivington st, No. 7, s s, 148.2 e Bowery, 28x99.9x28x 99.10. $\frac{1}{2}$ part. Feb. 16, installs, 5%. 1,127
 Emrich, Joseph, Jr., to Samuel Weil. Suffolk st, No. 43, w s, abt 75 n Grand st, 25x50; Chrystie st, w s, abt 150 n Delancey st, 25x 100; Madison st, No. 136, s s, 25x100. Feb. 16, due Mar. 1, 1891. 11,099
 Ecker, Henry to Sarah Grozcky. Av C, No. 20, e s, 60 n 2d st, 20x80. Jan. 20, due Jan. 21, 1893. 5,000
 Field, Mary E. B. widow to THE UNITED STATES TRUST CO. of New York. 5th av, n e cor 22d st, 65.4x58 to Broadway, x71 to st, x 85.8. Feb. 2, due Nov. 1, 1891, 5%. 60,000
 Farley, Thomas to George Cameron. Chisholm st. P. M. Feb. 13, 1 year or sooner, 5%. 900
 Farley, Patrick to Juliet Douglas. 138th st, s s, 100 e Lenox av, 3 lots. P. M. 3 mort.;

Table of mortgage assignments in New York City, listing names, addresses, and amounts. Includes entries for Walton, Catharine A. to Jane A. Silber et al. exrs. Sampson Moore, Decatur st, n s, 90 e Lewis av, 16.8x100.

Table of mortgage assignments in New York City, listing names, addresses, and amounts. Includes entries for Levi, Joseph C. trustee to Oswald Ottendorfer et al. trustees for Carl M. Uhl, 6,000.

Table of mortgage assignments in New York City, listing names, addresses, and amounts. Includes entries for Same to Susan P. Embury, 3,500 and Griffen, Charles et al. exrs. Samuel Willets to Charles Griffen et al. trustee Walter R. Willets trustees, 10,000.

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

FEBRUARY 13 TO 19—INCLUSIVE.

Table of mortgage assignments in New York City, Feb 13-19. Includes entries for Brandt, Daniel D. to Robert L. Reade exrs. Robert Reade, \$1,250.

MORTGAGES---ASSIGNMENTS.

KINGS COUNTY.

FEBRUARY 12 TO 18—INCLUSIVE.

Table of mortgage assignments in Kings County, Feb 12-18. Includes entries for Anderson, Anna M. to Sarah C. Schoonmaker, Ulster Co., N. Y., \$1,200.

MORTGAGES---ASSIGNMENTS.

JUDGMENTS.

Table of judgments in New York City, listing names, amounts, and dates. Includes entries for Searle, Juliette W. to Sarah C. Schoonmaker, Kingston, N. Y., 200.

NEW YORK CITY.

Table of judgments in New York City, listing names, amounts, and dates. Includes entries for Feb. 14*Almy, John P—Ray Rosenberg, \$203 86.

Table listing names and addresses in Kings County, including entries like Orr, Flora I—W H Horstmann, Osborne, Robert A—John Donohue, and others.

Table listing names and addresses in Kings County, including entries like Smith, Edward—Vermont Marble Co, Smith, Frank E—Randolph Guggenheimer, and others.

Table listing names and addresses in Kings County, including entries like the same—Leonard Scott, Whitlock, Wilbur H—T B Jackson, Jr., and others.

KINGS COUNTY.

Table listing names and addresses in Kings County, including entries like Feb., Abrahams, Bertha—M King, Archer, Calvin J—F Schluchter, and others.

Table listing names and amounts, including Innes, George S., Jones, Whitfield E., Krause, Daniel M., Kneel, Isaac F., Kenney, William J., Klausner, William H., Kraus, Henry L., Kipp, Andrew M., Lasher, George E., Lyons, Frank J., McVeety, Mary T., Moore, John F., Murphy, James J., Mayer, Michael E., McKeever, Delia E., Merrill, Arthur E., McGoldrick, Thomas F., McLaughlin, Peter F., Mott, Benjamin F., Morton, Nathaniel M., Niblo, James E., Niteche, Henry E., Osborne, Robert A., Orr, Flora I., O'Keefe, John D., O'Brien, Thomas G., Pratt, Susan Amelia, Peterson, Peter H., Pinckney, Maria T., Porter, William H., Pell, Ogden P., Peden, Jr., Samuel A., Rogers, Annie E., Rother, Frank L., Steers, James W., Sage, James H., Sheldon, Cevedra B., Searing, Sarah J., Springer, Charles L., Schubert, Constantine W., Sheldon, Cevedra B., Styles, John E., Sullivan, Eugene H., Strait, Ebenezer L., Sullivan, Daniel F., The Pennsylvania R R Co., The Brooklyn Elevated R R Co., The Town of New Utrecht, The Royal Arcanum Club, Taylor, John G., The American Baking Co., The Plate Glass Silvering and Beveling Co., The exrs Frank E Bean dec'd, The Ridgewood Ice Co., The admsrs John R Carney dec'd, The Jefferson Club of the 25th Ward, Viemeister, George H., Von Bargen, Diedrich C., Wyckoff, Abram A., Whitlock, Wilbur H., Williams, Mary L., Waters, Eliza W., Wells, Charles D., Winters, William S., Wolf, Rachel W., Woodman, Hub, Ward, Nathaniel, Wills, Frederick M., Woglom, Addie K., Woodruff, Albert C., Weldon, Fannie L.

Table listing names and amounts, including Gompper, Louis-Thomas Davis, Goroelitz, John-James Bradley, Gunn, Mary E., Hume, Catherine E., Hurst, Thomas D., Hardy, William Elliott, Heimersting, Phillip J., Heimerdinger, Barthold M., Harrison, Chas-Jas McKenzie, Hayden, Charles H., Ibert, Frank W., Johnson, George F., Jordan, Mary A., Kimball, Edmund-Feodore Mierson, Learean, Phillip-Mary Karst, Lapp, Michael-Feodore Mierson, Lynch, Theresa, Lansing, Gouverneur K., Lewyn, Adolph-Albert Herzig, Lyman, Seymour-Paris Hill Mfg Co., Loeb, Mary and Julius, Leopold Loeb, Loeb, Leopold, Massey, William R., Margast, Moses, McPherson, John B., Minneapolis Electro-Matrix Co., Mayer, Regina, Miller, John F., McManus, Patrick H., Murray, John M., Same-Thomas Conville, Same-Lawrence Myers, Same-H W Oatherwood, Same-Arthur Fairchild, Same-S L Hasbrouck, Same-E J McGuire, Same-H W Catherwood, Manhattan Railway Co, Metropolitan Elevated Railway Co, Metropolitan Co-operative Building and Loan Assoc, Purdy, Mary E., Ponti, Angelo, Pragnell, Agnes, Ranken, A McKee and Kate, Robinson, Andrew J., Redmond, Michael, Rankin, McKee and Catherine, Reagan, Thomas-Mayor, Riverside and Oswego Mills, Same-H B Ball, Same-same, Same-sar-e, Same-W L Detmold, Rieser, Jacob-E F Plath, Radle, F-William Schlummer, Racey, Robert H., Rice, Adolph B., Shiels, Kate M., Seddon, Charles A., Stein, Julius, Sheldon, George P., Striker, Elsworth L., Schureman, John D., Therhune, Mahlon, Tiltman, John F., Same-Fourteenth Street Bank, Same-C E Pell, Trede, Elizabeth G., Towne, Wm P., Underhill, Charles F., *Union Fire Alarm Co., *Vernam, Remington-United Edison Mfg Co., *Walton, David S., Wissel, Andrew, Willets, Samuel, Walther Bros, J B & Co.

Table listing names and amounts, including Same-Fourteenth Street Bank, Wheeler, George S, Same-D A Fithian, Same-same, Same-M H Hagerty, Same-D A Fithian, Same-same, Wheeler, Nancy B, Same-same, Same-same, Same-same, Same-same, Wissel, Andrew-First Nat Bank of Lebanon.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including Madison st, Nos. 221 and 233, Fourth st, Nos. 21-29, Ninth av, Nos. 703 and 705, etc.

SATISFIED JUDGMENTS.

NEW YORK.

February 14 to 20-Inclusive.

Table listing satisfied judgments in New York, including Barry, William-E E Selden, Bennett, George W., Bash, Henry-Albert Herzig, Boyd, Irving P., Same-Bank of N Y Nat Banking Assoc, Same-same, Berrian, Richard-Andrew Ker, Bernstein, Morris-Wolf Cohen, Beggs, John E., Bloom, William-Geo F Vietor, Curtis, Frank-Albert Hirsch, Clark, Heman-American Cement Co, Campbell, John V-C D Hill, Curtis, Julian-Paris Hill Mfg Co, Cannon, Duncan B-E W Woodbridge, Dondero, Augustino-H L Timken, Decoster, Horace B-Charles Reilly, Dougherty, William J-C M Dennison, Feigel, Michael-L G Tiltonson, Fried, Abraham-Andrew Lion, Same-August Kohn, Fay, Hugh-E E Selden, Gilligan, Bernard-Gleason & Baily Mfg Co.

KINGS COUNTY.

February 18 to 19-Inclusive.

Table listing satisfied judgments in Kings County, including Anderson, John-Bay Ridge Mfg Co, Allen, George-People State of N Y, Altenbrand, Albert-W Kreutzer, Bennett, Elizabeth-H J Beakar, Cook, William P-Martin Hopkins, Elbers, Mary-A Lewis, Hartney, Thomas-D A Fithian, Lynch, John-M H Hagerty, Lloyd, Jr., James O-Jane C Stevenson, McGuire, Michael-D A Fithian, O'Rourke, William-A Richman, Peet, William E-H Garrison extrs, Shiels, Kate M-T Rigney, Short, Hugh S-J Marr, The Kings Co Elevated R R Co-M E H De Mello, Tiltman or Tiltman, John F-F W Starr, Same-G N Robinson, Same-M Reynolds, Same-C E King, Same-same, Same-Danna, Pell & Co, Same-M Mayer, Same-American Lumber Co, Same-F C Stone.

Table of property listings in Kings County, including addresses, owners, and amounts. Entries range from 17 Same property, Giacinto Pecorella agt same to 19 Eighty-fifth st, No. 325 W., n s, 25x-

*EDITOR RECORD AND GUIDE: B. A. McGuire has filed a lien against premises 231 and 233 Madison street. I am informed that some months ago he furnished material to a former owner of the premises, taking his notes for the amount.

KINGS COUNTY.

Table of property listings in Kings County, including addresses, owners, and amounts. Entries range from 11 First av, s w cor Wakeman pl. 300x300, New Utrecht to 20 Andrews pl, n s, abt 400 w Jerome av, 50x100.

Table of property listings in Kings County, including addresses, owners, and amounts. Entries range from 14 Greene av, s e cor Lewis av, 205x100, Mc-Namara & Murphy agt Moses Schlansky to 20 Andrews pl, n s, abt 400 w Jerome av, 50x100.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, including addresses, owners, and amounts. Entries range from 14 Lenox av, w s, 25 s 134th st, 99.10x100, Sutphen & Myer agt Charles E. Hume to 20 Andrews pl, n s, abt 400 w Jerome av, 50x100.

Table of property listings in Kings County, including addresses, owners, and amounts. Entries range from 20 Andrews pl, n s, abt 400 w Jerome av, 50x100 to 20 Manhattan av, n e cor 121st st, 90x100.

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

KINGS COUNTY.

Table of property listings in Kings County, including addresses, owners, and amounts. Entries range from Feb. Myrtle st, s s, 100 e Hamburg av, Henry Wolbeck agt Kemp & Jaeger, owners and contractors to 18 Pacific st, s s, 100 e Rockaway av, 100x106.

BUILDINGS PROJECTED.

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

NEW YORK CITY.

Table of buildings projected in New York City, including addresses, owners, and amounts. Entries range from SOUTH OF 14TH STREET, Bleeker st, Nos. 123 and 125, eight-story and basement brk, stone and iron warehouse to BETWEEN 14TH AND 59TH STREETS, 10th av, No. 408, one-story brk building, 23x25.

Adelphi st, w s, 761.10 s Park av, 25.4x100. Frank W. Angel agt Ida M. Myers; action to recover ¼ part; att'y, plaintiff in person. 19
Schaeffer st, No. 24, s e s, 250 n e Broadway, 25x 100. Thomas C. Higgins agt Matthias Wardzinski; action for specific performance; att'y, W. H. E. Jay. 19
Interior lot, 60 s 53d st and 43 w 4th av, runs north 0.5 x east 34.6 x south 0.3 ¼ x west 34.6. Interior lot, 60 s 53d st and 90 w 4th av, runs north 0.3 x east 9 x south 0.3 x west 9. Martha M. Allen agt William M. Thompson; action to recover possession; att'y, Chas. H. Winslow. 19

RECORDED LEASES.

NEW YORK. Per Year
Bond st, No. 8. Charles E. Butler trustee Henry H. Ward to Adolph and Fanny Greenbaum; 5 years, from Feb. 1, 1889. \$2,250
Bowery, Nos. 34 and 34 ½. Moses Goldsmith and Solomon Plaut to Adolph Lucker; 5 years, from May 1, 1890. 2,800
Same property. Agreement to cancel lease. Adolph Lucker to Moses Goldsmith and Solomon Plaut; Feb. 13. nom
Bowery, No. 30, restaurant under above premises. Peter V. Husted to A. Coshland; 2 years, from May 1, 1891. 600
Broadway, No. 13, second floor. Mundo Braggia and Aurelio Carreno to The German Society, a corporation; 5 years, from May 1, 1891. 2,400
Church st, Nos. 22 and 24, and Courtlandt st, No. 28, part of first floor and basement. Patrick H. Fay to Richard W. Block; 3 years, from May 1, 1890. 3,500
Delancey st, No. 212, cor store and basement. Isaac Horowitz to Adolph Prince; 4 5-6 years, from July 1, 1890. 780
Houston st, No. 421 E., store, first floor and back part of basement. Conrad Petri to John Bunz; 7 years, from May 1, 1891. 960
Lewis st, No. 98, store. Mary Kotta to Frederick and Henry Freiershausen; 3 ¼ years, from Feb. 1, 1891. 480
North William st, No. 7. Mary Ryan to Gustav Junker; 5 years, from May 1, 1891. 1,500
Spring st, No. 175. John H. Lyon to Andrew Roth; 3 years, from May 1, 1891. 1,300
Worth st, No. 18. Edmund J. Lee individ. and guard, to Thurber, Whyland & Co.; 10 years, from May 1, 1891, with privilege of extension for further term of 10 years at rental to be fixed by appraisers. 1,800
5th st, No. 320. Annie T. Carbrey, Mt. Vernon, to Lizzie Sturm; 3 years, from May 1, 1890. 900
7th st, No. 160, store and two rooms on second floor. Christian Braum to Leopold Schneider; 5 ¼ years, from Feb. 1, 1891. 408
11th st, Nos. 311-321 E. Henry W. Ehrichs to H. W. Ehrichs & Co.; 5 years, from Feb. 2, 1891. 7,000
13th st, No. 104 E. Annie R. Sharkey to William Knowles; 10 1-6 years, from Nov. 1, 1890. 1,445
14th st, Nos. 449 and 451 W., first floor and part second floor of first loft which is south of partition across building at point 73 n from s wall of building. Christian A. Schmidt to A. Noel & Sons; 6 years, from May 1, 1888. 6,400
Same property. Assign. lease. A. Noel & Sons to Noel & Sons Glass Co., a corporation. nom
16th st, No. 107 W. Margaret A. Steele formerly Parkhill to Moses Solinger; 10 years, from May 1, 1891. 1,700, 2,500
20th st, No. 29, n s, 371 w 4th av, 21x86. Edward A. Bogne to Julius L. Krisch; 10 10-12 years, from Aug. 1, 1890. 2,600
38th st, No. 313 E., stables in rear. Louis Greenbaum to John Gordon; 3 years, from May 1, 1889. 900
41st st, No. 53 E. Phoebe B. Allen extrx. Jonathan W. Allen to George E. Poole; 5 years, from May 1, 1891. 2,000, 2,400
46th st, No. 426 W. store and rooms in rear. Isaac Mannheimer to David Stevenson; 3 years and 2 ¼ months, from Feb. 15, 1891. 420
63d st, No. 37 E. Sophie I. Webster to Clara Goldsmith; 3 years, from May 1, 1891. 2,000
76th st, No. 207 E., store. Gustav R. Fischer to Eritz Birkenstamm; 5 years, from May 1, 1892. 420
125th st, No. 55 W. Jane E. Halligan to Frederick E. Holmes; 5 years, from May 1, 1891. 1,000
Amsterdam av, No. 786, store and rear apartments. Agnes E. Dobbs to Sigmund and Yeti Speer; 1 year, from April 1, 1891. 700
Amsterdam av, No. 1001, north store. Helen Carhart to Frederick Freund; 3 ¼ years, from Feb. 1, 1891. 492
Amsterdam av, s e cor 83d st. John E. Hodges to John W. Aylward; 5 years, from Nov. 1, 1890. 1,200, 2,000
Amsterdam av, s e cor 83d st, store floor. Assign. lease. John W. Aylward to D. G. Yuengling Brewing Co., a corporation. nom
Av A, No. 1530, s e cor 81st st, store and basement. John H. Borgstede to Emma Cordts; 4 years, 2 months and 14 days, from Feb. 14, 1891. 1,068, 1,200
Lenox av, No. 285, store floor and part cellar. Henry Nugrich to George Ohlandt; 5 years, from May 1, 1891. 840
Madison av, No. 63. John W. Haaren to Jonathan S. Purdy; 5 years, 2 months and 17 days, from Feb. 10, 1891. 6,000
Park av, No. 2176, store floor, Ephraim C. Gates to Patrick Carney; 5 ½ years, from Jan. 1, 1891. 720, 840
1st av, No. 284, store and basement. Charles Siglinger to Michael Buchsbaum; 5 months and 19 days, from Nov. 11, 1889, with privilege of extension for 1 year from May 1, 1890, and after for 4 years more. 900
Same property. Consent to assign. lease. Charles Siglinger to same; Oct. 4, 1890. nom
Same property. Assign. lease. Michael Buchsbaum to Bernhard Kreuzer. nom
1st av, No. 295, store and basement. Felix Rieger to Patrick W. Condon; 3 1-6 years, from March 1, 1891. 1,600
1st av, Nos. 2205-2211. Theresa Cogan to Sal 113th st, No. 355 E. (vatore Marini; 5 years, from March 1, 1891. 780, 840
2d av, No. 170, store and basement. John H. Howells and as att'y for Rachel Howells,

Elizabeth Nichols, Rhoda Hoffman and Martha Howells to Bernerd Courtney; 5 years, from May 1, 1891. 1,500
2d av, No. 2080, store floor and front cellar. Jacob Levi to Catherine Conway; 5 years, 9 ¼ months, from July 15, 1890. 1,080, 1,200
2d av, No. 721, s w cor 39th st. Agnes L. M. wife of and Arthur A. Carey to August Van Holten; 5 years, from May 1, 1891. 1,600, 1,800
3d av, No. 294, store and ½ part of cellar. Meta Ringen and Ernst F. Sandkuhl and John Wrieden exrs. Diedrich Ringen to John W. Bock; 5 years, from May 1, 1891. 1,500
3d av, No. 2756, store. George Maud to Frederick Johnson; 5 years, from May 1, 1891. 1,200, 1,500
8th av, No. 571. Francis Hein widow to 38th st, No. 301 W. Joseph F. McGovern and Peter Morris; 5 years, from May 1, 1891. 3,400
9th av, No. 87. Owen McCrocker 16th st, Nos. 404 and 406 W. to Thomas McElroy; 5 ¼ years, from Feb. 1, 1891. 1,800
10th av, No. 737. Hugo Bartholomae, Julie C. Dedrick, Charles A. Bartholomae and Augusta C. Hovel to Edward Murphy; 5 years, from May 1, 1891. 3,400
Same property. Assign. lease. Edward Murphy to David Stevenson. nom

CHATELLETS.

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

NEW YORK CITY.

FEBRUARY 13 TO 19—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Albrecht, Frank. 375 Bowery....C Huenebeig, Restaurant Fixtures. \$800
Bery, G. S. 295 E 9th....J Ruppert. 1,000
Breves, Frederick. 32 Rivington....H Corell. Restaurant Fixtures. 50
Byrne, Joseph. 15 and 158 Madison and 33 Oliver....J Kress B Co. (R) 6,800
Same. 124 Cherry....same. (R) 459
Bergheim, G L & Co. 116 and 118 E 125th....P M Ohmeis. 3,000
Byrne, Martin. 108 West Houston....Beadleston & W. (R) 2,500
Canino, Antonio. 181 Worth and 23 Mulberry....J Ruppert. (R) 1,200
Carell & Hattenhout. 305 West....Burr B Co. (R) 4,225
Cavnoti, M A. 201 7th av....W Ulmer. 400
Cochrau, J H. 831 10th av....Long Island Brewery. 2,063
Cogan, James. 256 West....J Ruppert. (R) 600
Carley, M E. 861 10th av....H Elias B Co. (R) 1,000
Celia, Vincenzo. 319 E 115th....D Mayer. (R) 295
Collins & Sullivan. 469 W 5th....P & W Ebling B Co. 1,200
Cordts, Emma. 1530 Av A....Bernheimer & S. Coyle, Thomas. 426 W 46th....D Stevenson. 376
Cranston, Arthur. 639 E 18th....J Kress B Co. (R) 400
Cantwell, R. 4 6th av and 513 Spring st....J Everard. (R) 3,587
Crosby, E. H. 101 West....J Everard. 3,035
Danks, Catharine. 57 Av D....J Everard. 800
Dean, Adelaide. 432 8th av....G E Woolsey. Restaurant Fixtures. 372
de Tramasura, Virginia. 19 University pl....J B Martin. Hotel Fixtures. 1,100
Donnelly, Matthew. 84 4th av....Bernheimer & S. (R) 175
Doyle, Cornelius. 147 Chatham....P & W Ebling B Co. (R) 600
Danatio, John. Mt Vernon....D Stevenson. 300
Dreeke, Frederick. 253 W 2th....M Groh & Son. (R) 500
Duffy, Bernard. 1502 Lexington av....Bernheimer & S. (R) 1,770
Duppler, Chas. 45 3d av....G Ehret. (R) 3,500
Eisenberg, David. 315 Canal....S Reich. Restaurant Fixtures. 300
Ernst, W. J. 95 Maiden lane....Sophie Ernst. 1,200
Ehler, J U. 29 9th av....J Ruppert. (R) 1,000
Engel, Anna. 227 1st av....J Ruppert. (R) 500
Flanagan, Keenan. 243 3d av....F & M Schaefer B Co. (R) 2,500
Farley, E. E. 78 3d av....Rubsam & H B Co. (R) 745
Flynn, Frank. 255 Bowery....Wagner & S. Pool. 650
Flynn, Edward. 20 Bowery and 2 and 8 Pell....S Liebmann's Son. (R) 13,600
Frohlesen, John. 146 Forsyth....S Liebmann's Son. (R) 450
Fasanello, Antonio. 43 Thompson....Bernheimer & S. (R) 500
Fitzpatrick, J. F. 330 Stanton....Knickerbocker B Co. 700
Foley, Thomas. 1024 10th av....T C Lyman & Co. (R) 586
Same....same. (R) 1,250
Farrell, M P. 348 Cherry. Bachmann B Co. (R) 3,000
Flannery, J P and T E. 1187 3d av....C Stein. 1,600
Gunshinan, J S. 1265 3d av....W L Flanagan. 1,475
Gennell, Felix. 2482 Hoffmann....D Mayer. 450
Goodman, W. F. 218 6th....M Eckstein B Co. 550
Grinnon, D. J. 766 8th av....M P Breslin. 2,000
Same. 636 8th av....same. 3,000
Grucci, Felix. 70 ½ James....J Kuntz B Co. 300
Garrison, A. B. 2378 Creston av....G Ehret. (R) 500
Heller, Jacob. 63 Ridge....Welz & Zerweck. 1,500
Herchler, Martin. 82 E 3d....W Peter. (R) 400
Harrington, Timothy. 1 Eldridge....D Mayer. (R) 5,000
Hennessy, William. 1761 9th av Bernheimer & S. (R) 4,000
Holsten, Richard. 250 6th av....Haaren & Meinken. 15,000
Hyland & Blackburn. 796 3d av....P Ballentine & Sons. (R) 3,000
Hancock, W J. 1554 Columbus av....M A Ridal. Restaurant Fixtures. 470
Harnett, John. 175 Av B....Bernheimer & S. 3,500
Harnett, J. 175 Av B....A & I Boehm. 3,800
Hundt, J. 22 E 17th....G Ehret. (R) 1,000
Ihle, Rosa. 330 E 56th....J Hoffman B Co. 270
Joerns, Michael. 15 Forsyth....J Ruppert. (R) 1,400
Kaufmann, Phillip. 257 7th av....S Liebmann's Son. (R) 300
Kohlwey, Dietrich. 17 Rivington....India Wharf B Co. 500
Kelley, W J. 1622 1st av....Wagner & S. Pool, 150

Kessler, Henry. 529 E 11th....Opperman & M. (R) 303
Kindig, J W. 494 9th av....V Loewers. 500
Kirmstner, Henry. 2033 2d av....D Mayer. 250
Kupfer, Edward. 1400 3d av....Knickerbocker B Co. 1,200
Kantler, C. 130 Forsyth....Leibinger & Oehm B Co. 400
Kelly, M. 91 4th av....J Everard. (R) 2,504
Lehr, F W. 1415 9th av....Bernheimer & S. (R) 1,000
Lindstrom, Fritz. 6 Battery pl....G Ringler & Co. 300
Link, J. 566 Courtlandt av....J & M Haffen, Jr. (R) 400
Laner, Frederick. 187 Orchard....S Liebmann's Son. (R) 325
La Rosso, Michele. 105 Thompson....H B Scharmann & Son. 475
Levy, Jacob. 101 Hester....H B Scharmann & Son. 300
Lengemann & Schwarzler. 323 W 41st....V Loewers. 1,000
McElroy, James. 439 W 32d....O P Hawkins SONS. 300
Morgenweck, William. 406 E 37th....G Ehret. (R) 600
Mortimer, Louisa. 19 W 26th....J Kress B Co. 3,500
Mansch, Morris. 212 East Houston....A B Marx. Billard Table. 110
Markus, A. 11 1st....H B Scharmann & Son. 600
McCarthy, Patrick. 241 E 28th....Hirsch & S. 150
Meyn & Schutt. 305 West....L Carell. Hotel Fixtures. (R) 1,000
Muller, William. 2343 Amsterdam av....Knickerbocker B Co. 1,200
Maling, Philip. 74th st and West Boulevard....Bernheimer & S. (R) 5,000
Mansmann, John. 635 W 42d....V Loewers. 518
Marx, G E. 765 6th av....G Ehret. (R) 2,200
McKenna, Owen E. 23 Chatham sq....Bernheimer & S. (R) 1,300
Morgan, C J. 938 8th av....Bernheimer & S. (R) 1,570
Nolan, M J. 603 Water....Danenberg & C. 300
Ordemann, Christian. 1455 2d av....H Meinken. (R) 875
O'Connell, Jeffrey. 1838 2d av....Bernheimer & S. (R) 2,000
O'Donohue, J J. 1709 3d av....Bernheimer & S. 3,000
Pfeimer, Jos. 104 1st....J Doelger's Sons. (R) 450
Pinne, Frederick. 9 Battery pl....H Von Heyn. 2,500
Pinne, F C. 10 Battery pl....Burr B Co. 1,000
Porges, M J. 36 Rivington....Bernheimer & S. (R) 2,500
Pospisil, Ferd. 1361 Av A....J Kuntz B Co. 500
Pescia, Emanuel. 690 10th av....W Larson. Restaurant Fixtures. 100
Poppiti, Vincenzo. 211 Mott....Bernheimer & S. (R) 400
Porges, M J. 203 Canal....Bernheimer & S. (R) 4,000
Rosenfeld, I H. 282 East Houston....Brunswick-B-C Co. Pool Table. 150
Rotunno, Antonio. 428-436 E 113th....D Mayer. (R) 250
Ryan, James. 111th st and Western Boulevard....Bernheimer & S. Saloon Ice Box. 100
Schroeder & Klee. 2257 1st av....F & M Schaefer B Co. (R) 1,500
Schroeder, Henry. 518 E 4th....J Kress B Co. 1,500
Stone, Thos E. 130 W 53d....L Baumann. 590
Salzman & Beck. 181 South....Feigenspan B Co. 728
Sands, Mose. 93 6th av....C Stein. 1,850
Scholtz, Frederick. 87 South....J Kress B Co. 6,500
Schroeder, William. 120 and 122 East Houston G Ehret. (R) 2,000
Smigiel, Thomas. 138 Ludlow....H B Scharmann & Son. 1,000
Stricker, Caroline. 357 E 10th....India Wharf B Co. 250
Spenneke, August. 116 Gansevoort....F Opperman, Jr. (R) 800
Simpf, O. 217 Av A....J & M Haffen, Jr. 508
Same....same. Saloon Ice Box. 65
Schreck, D and H Rissdett. 279 Bowery....Eva Bechtel extrx G Bechtel. 10,000
Tekulsky, Morris. 113 Park row....D Mayer. 2,000
Tallowitz, Franz. 117 1st av....G Ringler & Co. 305
Tietgers, H H. 195 Av A....J & M Haffen, Jr. (R) 1,000
Trimble, F S. 103 W 14th....India Wharf B Co. Beer Pump, &c. 366
Troger, Henry. 2200 2d av....D G Yuengling B Co. (R) 1,500
Urban, Josef. 426 E 81st....Skall & Co. 136
Van Axen, G. 91 William....G Ehret. (R) 1,500
Weiss, Geo J. 186 Waverly pl....G Ehret. (R) 1,000
White, Mary J. 2434 1st av....D Stevenson. 1,000
White, J. G. 9 Sullivan....Feigenspan B Co. 450
Wischnusen, Johan. Skall & Co. 131
Weruna, Wenzel. 225 E 73d....Danenberg & C. (R) 400
Wischnusen, J & C. 2230 2d av....H Vogel. 490
Ward, Felix. 324 E 39th....Fitzgerald B Co. 550
Winter, Conrad. 811 3d av....G Ringler & Co. (R) 800
Zuckman Bros. 213 Broome....Beadlestou & W. Saloon Pump. 76
Zitzler & Thulberg. 139 Broadway....Bernheimer & S. Pool Table. 140

HOUSEHOLD FURNITURE.

Albrecht, Joseph. 148 E 84th....Dreisacker & Co. 125
Alder, Augusta. 178 Spring....L Baumann. 149
Andrews, J C. 49 W 9th....H S Eisler. 445
Ashton, (Gipsy). 19 Pell....B M Cowperthwait & Co. 115
Avila, Edward. 229 W 15th....BM Cowperthwait & Co. 211
Alleu, Nettie. 120 W 29th....L Baumann. 1,874
Adams, Mis Francis. 920 9th av....J F Manges. 174
Arnold, Emilie. 49 W 98th....J Moriarty. 207
Brally, A V. 226 E 50th....R M Walters. Piano. 290
Bresler, Jane A. 244 W 124th....Manges Bros. 200
Berntch, Rose. 20 E 12th....J Gregg. 225
Brien, Millie K. 224 W 27th....F G Smith. Piano. (R) 120
Brooks, Rebecca T. 319 W 116th....Spies Bros. 116
Barbelet, Nellie. 127 E 109th....B M Cowperthwait & Co. 183
Bennett, H E, Mrs. 22 St Marks pl....J Moriarty. 113
Berg, Rosa. 156 E 78th....B M Cowperthwait & Co. 220
Berolzhime, Kate. 44 W 28th....J M Ormes. 136
Brady, James. 1075 9th av....O Farrell & Co. 183
Bray, M P. 38 W 64th....B M Cowperthwait & Co. 183
Bidwell, H. 330 W 17th....W E Wheelock & Co. Piano. 300
Block, A. 149 E 90th....B M Cowperthwait & Co. 236
Blondeau, Frederick. 99 Christopher....C R Rugger. 2,500
Brown, Anna. 241 E 33d....Beftha Greenberg. 1,000

Bradenburg, Henry. 155 E 50th... Brooklyn F Co. 117
 Bock, Louis. 11 Pell and 122 Ludlow ...H S Eisler. 145
 Cool, Betty. 162 W 35th... J. Gregg. 278
 Cornwall, Charles. 231 W 39th... L Baumann. 115
 Coltnee, C H. 1057 Amsterdam av... L Baumann. 137
 Curtis, Josephine. 103 W 47th... W E Wheelock & Co. Piano. 525
 Cypert, M E and J R. 656 Lexington av... W J Campbell. 600
 Crane, W H. 7 W 14th... J Gregg. 271
 Cohen, C. 199 E 82d... Cowperthwait & Co. 275
 Coventry, Eva... Leah Richard. 860
 Doyle, J. 348 W 18th... J Moriarty. 103
 DuBuff, Louisa. 45 W 12th... Fidelity I and G Co. 100
 Durrie, G B. 37 W 45th... Belt, Butler & Co. 200
 de Mena, A C. 46 New... O'Farrell & Co. 108
 Doephine, Mary. 200 W 10th... L Baumann. 164
 Du Bois, Ida. 300 1/2 W 28th... O'Farrell & Co. 144
 Duke, Georgiana. 220 E 18th... J Gregg. (R) 212
 Earle, G E. 312 W 27th... J J McGrorty. 186
 Fabian, W and J. 214 E 77th... Berliner Bros. 1,000
 Fischer, Julia. 224 E 75th... B M Cowperthwait & Co. 169
 Fuller, Margaret. 435 E 79th... Spies Bros. 226
 Farrell, Hannah. 1422 Park av... H Israel & Sons. 110
 Ferber, A H. 324 E 79th... M Milsner. 500
 Fischer, A H. 1629 Av B... F J Brechtel. 130
 Griffith, Charlotte. 201 E 81st... R M Walters. Piano. (R) 211
 Gregory, Josie. 214 W 50th... J Moriarty. 422
 Gunhelia, Z. 219 W 20th... L Baumann. 143
 Gee, Dorothy. 553 E 140th... Dreisacker & Co. 144
 Gerratte, Mrs J H. 469 5th av... T Mathews. (R) 245
 Goldstein, Tobias. 189 Madison... S Cohn. 220
 Govner, Emile. 17 W 45th... B M Cowperthwait & Co. 192
 Grey, Lidia. 788 Lexington av... W E Wheelock & Co. Piano. 500
 Gullrandsen, Wallery. 241 E 73d... L Baumann. 158
 Gurley, Alice. 150 E 84th... B M Cowperthwait & Co. 337
 Hausmann, August. 197 South... B M Cowperthwait & Co. 230
 Hayes, Mary. 229 W 15th... W E Wheelock & Co. Piano. 250
 Hinney, Ellen. 424 W 27th... O'Farrell & Co. 762
 Hirschfeld, L A. 403 E 79th... Krakauer Bros. Piano. 325
 Hoppe, Gesine. 10 Beach... O Seebeck. 300
 Horan, J N. 435 W 52d... L Baumann. 133
 Hughes, J J. 290 7th... B M Cowperthwait & Co. 228
 Hunter, G A. 10 Lafayette pl... Brooklyn F Co. 449
 Hunter, Mary. 17 Cannon... B M Cowperthwait & Co. 183
 Hewitt, Minnie. 403 W 22d... J Moriarty. 309
 Holmes, Mary. 1095 6th av... J Moriarty. 539
 Isaac, Henry. 99 Macdougall... C R Rugger. 109
 Johnson, Sarah. 210 E 107th... L Baumann. 257
 Jaynes, J H. 215 E 25th... L Baumann. 124
 Johnson, W J. 639 E 138th... L Baumann. 216
 Jones, Annie. 119 W 26th... F T Higgins. (R) 300
 King, Lee. 11 Pell... J Moriarty. 116
 Knapp, A C. 268 W 131st... Blight & G. 122
 Koble, A J. 243 E 114th... J F Manges. 159
 Levy, Mrs R. 142 W 33d... Cowperthwait & Co. 480
 Levy, Stella. 36 St Marks pl... C Konig. 1,700
 Lighthall, A H. 77th st and Madison av... S Heyman & Co. 433
 Lacy, Grace. 305 7th av... E O Callahan. 168
 Landon, Maggie. 434 E 86th... J Moriarty. 120
 Landroski, Max. 92 Essex... H Schile. 142
 Lewis, Ida. 220 E 78th... Krakauer Bros. Piano. (R) 180
 Little, E H. 98 W 103d... L Baumann. 208
 Loomis, Mammie. 349 W 45th... B M Cowperthwait & Co. 207
 Mackee, Archibald. 510 10th av... L Baumann. 119
 Martin, A A. 143 E 97th... B M Cowperthwait & Co. 165
 Marlow, M. 228 W 67th... I Mason. 251
 McNally, Katie. 328 E 11th... B M Cowperthwait & Co. 161
 Mecklenburger, Sarah. 660 E 142d... G Breden. Piano. 125
 Mendelsohn, Fannie. 1798 3d av... W E Wheelock & Co. Piano. 250
 Michael Kern Assoc. 381 Bowery... Mullins & Sons. 189
 Morrissey, Rose. 404 E 17th... B M Cowperthwait & Co. 164
 Macswiney, Frances. 423 3d av... H Thoesen. 226
 Marks, E N. 829 7th av... F G Smith. Piano. (R) 135
 Mayer, Henry. 135 E 104th... L Baumann. 117
 McRoberts, James. 163 E 103d... Spies Bros. (R) 102
 Meyer, Joseph. 154 E 113th... H Thoesen. 417
 Moise, Mary T. 209 W 47d... Fidelity I and G Co. 200
 Murphy, Emma. 243 E 33d... S Heyman & Co. 206
 Murch, C L and J A E. 1977 7th av... Stanley Bradley Pub Co. 310
 MacDonald Bros. 2 W 14th... Thoesen & U. 111
 McCauley, Julia. 159 Lexington av... Fidelity I & G Co. 100
 McDonald, Carrie. 461 Columbus av... Jordan & M. 122
 Morgan, J W. 75 Clarkson... Cowperthwait & Co. 3,453
 Muller, A. 414 E 9th... L Wolf. 300
 Murphy, Delia A. 11 E 30th... Susan Keeney. 1,000
 Nathan, Abe. 74 Division... H Israel & Sons. 160
 Oxley, Eustace. 262 W 43d... L Baumann. 160
 Oakley, John. 150 Montgomery... F G Smith. Piano. (R) 350
 Oterson, Benjamin. 350 W 53d... F T Higgins. 235
 Osborn, Fannie J. 60 W 124th... E C Hindsdale. 190
 Palomino, Joseph. 235 E 75th... L Baumann. 314
 Pols, Edward... S Heyman & Co. (R) 104
 Prentiss, F J. 138 W 49th... L Baumann. 430
 Perry, Caroline. 38 W 21st... C W Clayton. 100
 Phillipy, A J D. 566 Columbus av... H Mannes & Son. 218
 Pleasant, B B. 211 W 35th... L Baumann. 171
 Rayner, Emily C. 231 W 39th and 150 E 21st... H Mills. 400
 Raynor, Maude E. 163 W 129th... W E Wheelock & Co. Piano. 185
 Reiche, Solomon. 91 Columbia... H S Eisler. 245
 Rosenthal, Bernhard. 331 E 80th... B M Cowperthwait & Co. 153
 Rtray, Samuel. 224 W 62d... W J Ruddell. 139
 Ryan, E. 79 W 102d... J Moriarty. 117
 Starkey, Lizzie... Gately & W. 119
 Schaefer, May. 11 Pell... J Moriarty. 116

Smith, Carrie. 108 W 17th... Jordan & M. 186
 Steinhart, Michael. 360 W 53th... F G Smith. Piano. (R) 135
 Sutherland, Wm. 1128 Park av... Fidelity I & G Co. 100
 Sackrider, Mrs L. 354 W 51st... Fidelity I & G Co. 150
 Sauter, Emil. 179 Greenwich... B M Cowperthwait & Co. 115
 Scherff, Dorothy. 213 E 22d... Jordan & M. 147
 Scudder, Lillian B. 187 W 100th... J Gregg. 108
 Simmons, George. 225 E 96th... Dreisacker & Co. 172
 St Clair, Jane M. 305-309 W 23d... O'Farrell & Co. 260
 Stevens, W B. 431 W 57th... W E Wheelock & Co. Piano. 350
 Sandford, Addie L. 108 W 38th... E L Rathbone. 1,500
 Same... O Blum. 333
 Sheridan, Susan. 248 E 90th... H S Eisler. 137
 Steele, E G and E A. 183 E 93d... R Lathers, Jr. 218
 Same... same. (R) 122
 Temme, Oskar. 222 E 107th... Dreisacker & Co. 164
 Thomas, Ada. 786 1/2 11th av... Barnum & Co. 525
 Thomas, Emma J. 246 W 135th... Spies Bros. (R) 137
 Ulmer, Kate. 172 Madison... H S Eisler. 118
 Ulrich, L A. 65 E 130th... W E Wheelock & Co. Piano. (R) 136
 Viemeister, Amelia. 219 W 26th... B M Cowperthwait & Co. 263
 Van Buren, Matilda. 155 W 128th... Jordan & M. 112
 Weld, Anna M. 166 W 136th... Geo Fennell & Co. (R) 732
 Weinberger, Fanny. 226 2d... L Wolf. 600
 Wienecke, Emma. 2119 5th av... B M Cowperthwait & Co. 138
 Wilson, Charles. 222 W 62d... B M Cowperthwait & Co. 164
 Wilson, Fred A. 148 E 52d... B M Cowperthwait & Co. 453
 Wright, William B. 2142 7th av... L Verity. 463
 Wulf, Bettie. 422 E 89d... A Simon. (R) 400
 Well, Eva and M. 17 Division... Fidelity I & G Co. 390
 Wilson, Minnie. 209 W 12 h... Manges Bros. (R) 688

MISCELLANEOUS.

Angine & Leoni. 2 and 4 Birmingham... L Palermo. Machinery. 731
 Bayer & Scherbrer. 448-455 W 41st... G J Haase. Machinery. 600
 Bernhardt, Fred. 175 E 4th... I Herr. Barber Fixtures. 175
 Blesch, E Th. 305 9th av... J. Bloch. Grocery Fixtures. 585
 Britzke, Charles. 2255 10th av... J Whalen. Barber Fixtures. 400
 Bacigalupo, Chas. 226 E 111th... Tompkins & Maudeville. Coach. 75
 Same... J Cunningham S & Co. Coach. 600
 Barstaedt, A A. 12 Renwick... C Goube. Horse, Wagon, &c. (R) 400
 Baxter, Sarah A. 204 Varick... Austin, Nichols & Co. Grocery Fixtures. 260
 Beardsley, Franklin... J S Harrington. Horse, Milk Wagon, &c. 250
 Bell, C I. 264 3d av... W R Beal. Machinery. 350
 Berger, E S & Son. 1045 Park av... Anna Heuberger. Butcher Fixtures. 1,000
 Brennan, D and J C. 714 3d av... P A Cassidy. Wagon. 110
 Brown, A N. 7 and 9 Bedford... J Reed. Store Fixtures. 65
 Burger, C A. 243 Broome... E R Ould. Drug Fixtures. 975
 Byrnes, T J. 2451 3d av... Lamson Consol S S Co. Register. 210
 Blum, Nicolas. Railroad av and 167th st... F A Ranson. Machine and Safe. 400
 Brancard, Mary D. 2192 3d av... J W Tufts. Soda Fixtures. 1,450
 Cranston, T L... Campbell P P Co. Press. 1,450
 Cregier, C F. 356 9th av... G R Smith. Butcher Fixtures. 90
 Calvert, Adalade A. 32 Frankfort. Liberty Machine Works. Press, &c. 3,786
 Chalmers, James. 8 Prince... Liberty Machine Works. Press. 100
 Child & Stevens. 525 E 15th... J P Rathbun. Horse, Truck, &c. 300
 Crawford, John. 54 William... Fidelity I & G Co. Office Fixtures. 100
 Celi & Co. Woodlawn... Marvin Safe Co. Safe. 125
 Coffey, W F. 35 Frankford... W H England. Type. 1,000
 Carroll, W & J K Marion... D McCarthy. Barge Edna L Woods. 3,500
 Costello, J J. 273 Water... T Del Cioppo. Horse and Truck. 216
 Dinger, Philip. 2639 3d av... C F Schane. Butcher Fixtures. 250
 Dickerman, William. 31 and 33 Broad... C. Douglass. Paper, "Dickerman's Nat Counterfeit Detector." (R) 2,000
 Dancer, H G. 275 Pearl... E J Piper. Machinery. (R) 225
 Downey, Chas. 240 E 115th... D Boyd. Horses, Wagon, &c. 2,000
 Durso, Loro. 267 3d av... F Paccione. Shoe Store Fixtures. 250
 Edelstein, B and A G. 1519 3d av... M Bayersdorfer. Bakery Fixtures. 300
 Earl, V T. 116 6th av... Lamson Consol S S Co. Register. 150
 Feiber, Phebe. 516 E 120th... P Schimel. Machines. 309
 Finley, James... G Meyer. Coach. 450
 Friedman, Jacob. 19 Orchard... A Vigdorovich. Tailor Fixtures. 80
 Fuller, Jane. 435 Greenwich... F Perkins. Horses, Trucks, &c. 622
 Fechner, Samuel. 616 E 13th... C Jacobs. Horses, Wagons, &c. 1,070
 Gibson, J F. 219 W 53d... J Pryor. Horse. 143
 Goldthwaite, W M. 115 Nassau... G F Cram. Maps, Globes, &c. 501
 Gordon & Cartoon. 47 East Broadway... J Stewart. Machines. 200
 Grabkowitz, D. 53 Willet... Archer Mfg Co. Barber Fixtures. 256
 Gibson & Martin. 12 W 14th... F A Stout. Gallery and Store Fixtures, Chattels, &c. 2,900
 Harris, D. 96 James... B Welll. Horses. 350
 Handel, Jacob. 1659 1st av... Archer Mfg Co. Barber Fixtures. 498
 Hard & Pike. 156 William... J Stratton & Co. Machinery, &c. 2,600

Havnor, H J. 1295 Broadway... Archer Mfg Co. Barber Fixtures. 500
 Hayward & Barron. 231 Broadway... G Siebory. Store Fixtures, &c. 6,973
 Hunter, James. 407 W 25th... J Butler. Horses, Trucks, &c. 1,850
 Heinrich, F & Co. 6 Howard... I Kohn. Printing Fixtures. (R) 1,500
 Heinrich, Frances. 6 Howard... Lottie Heinrich. Printing Fixtures. (R) 2,630
 Hempel, Hugo. 887 10th av... H Ihme. Bakery Fixtures. 500
 Hubbe, Martin. 22 State... Fidelity I & G Co. Office Fixtures. 150
 Henderson, Jane. 695 Greenwich... J Matthews. Soda Fixtures. 132
 Holborn, Carl... D P Nichols & Co. Cab. 575
 Johnson, Robert. 450 and 452 W 13th... J H Coulter. Horse, Truck, &c. 150
 Kane, George. 4 W 136th... Wolf Bros. Horses. 181
 Kaufmann, Sam. 256 Stanton... S Klein. Butcher Fixtures. 50
 Kaufman, H... P Barrett. Truck. 230
 Klein, Gustav. 692 6th av... Caroline Klein. Barber Fixtures. (R) 1,000
 Kleinfelder, A M. 58 Manhattan... W H Kleinfelder. Butcher Fixtures. (R) 850
 Keegan, E J. 551 W 53d... C Keegan. Horses, Carts, &c. (R) 2,200
 Kritzer, Philipp. 265 Av B... Stationery, Fixtures, &c. 200
 Lauderbach, Jacob. 425 E 54th... Morrell & L. Horses, Trucks, &c. 1,300
 Lincoln, F W. 50-54 John... E M Lincoln. Office Fixtures. 350
 Luhmann, J D E. 460 7th av... Ohlssen & Schaeffer. Grocery Fixtures. 800
 Lieblch, Solomon. 32 Hester... Archer Mfg Co. Barber Fixtures. (R) 37
 Lurie, Lewis. 85 Canal... Archer Mfg Co. Barber Fixtures. 74
 La Barbero, Vito. 53 1/2 Grove... J M Cristalli. Barber Fixtures. 65
 Lamb, Julia D. 1180 Broadway... Marvin Safe Co. Safe. 135
 Laughlin, Jas. 140th st and 5th av... Wolf Bros. Horses. 162
 Lederer, S & Co... Kean & Lines. Coupe. 600
 Lux, A & M. 181 E 7th... J Weiss. Barber Fixtures. 60
 Levensohn & Spector... J Stewart. Machines. 548
 McSweeney, J. 1778 Amsterdam av... Lamson C S S Co. Register. 185
 McGeorge, Percy. 220 William... W McGeorge. Printing Fixtures. 500
 Minard Bros. 271 and 273 W 87th... T S Haight. Horses, Coaches, &c. 1,344
 Moody, W J. 27 Cornelia... S Zimmern. Horses, Trucks, &c. 680
 Moschowitz, Morris. 874 8th av... Liberty Machine Works. Press. 165
 Mundy, C H. 44 Broadway... B Hoffman. Office Fixtures. 500
 Murray, Wm... G Meyer. Coach. 150
 Mooney, Denis. 134 W 49th... J Hoeter. Coach. 180
 Muller, Jacob. 418 and 420 E 62d... C Rieger. Machinery. (R) 2,000
 May, Lillian E. 103d st, East River... M Habernicht. Horse, &c. 180
 Madaz & Fleischer. 70 Wooster... L Thompson & Co. Machinery. 432
 McKenna, Margaret. 259 W 123d... D B Dunham. Coach. (R) 300
 Newman, C E. 531 W 27th... J H Newman. Horses, Ice Trucks, &c. 1,110
 Nicklas, F. 699 2d av... J Matthews. Soda Fixtures. (R) 300
 Nacke & Ludorff. 508-512 W 58th... C Stein. Bottler Fixtures. (R) 2,000
 O'Brien, James. 542 E 119th... M Brand. Horses, Trucks, &c. 1,000
 Palmer, E L... W W Smith. Horse. 300
 Pariser, Joseph. 212 Delancey... A D Puffer & Sons. Soda. 500
 Pariser, M and A. 56 East Broadway... Bennett & G. Soda Fixtures. 325
 Paritz, Max. 296 Stanton... E Cohn. Machines, &c. (R) 300
 Philipps, M D. 1164 2d av... L A London. Cigar Fixtures. 150
 Polumbo, Stefano. 61 South 5th av... J Souvay. Barber Fixtures. 125
 Pace, Biaggio. 61 Beaver... Archer Mfg Co. Barber Fixtures. (R) 216
 Pecaroro, G. 11 East Broadway... Archer Mfg Co. Barber Fixtures. (R) 1,514
 Piening, Otto. 151 Forsyth... A N Klemmer. Bakery Fixtures. 500
 Potter, A E. 1246 Amsterdam av... F Perkins. Horses, &c. 1,070
 Pichot, A F. 885 Columbus av... J Litter. Bakery Fixtures. 1,325
 Phoenix Packing Co. Maine... American Loan and Trust Co, Boston. Franchises. 75,000
 Riggio, C. 46 Manhattan... A Schwaab & Son. Barber Fixtures. (R) 140
 Rogers, John. 1477 Av A and 177 Pearl st... H Weiller. Saloon and Horse, &c. 528
 Reed, Sarah E. 505 Pearl... T Drattig. Machinery. 1,164
 Reilly, Michael. 418 E 112th... J Smith. Horses, Carriages, &c. 2,025
 Rinaldi, Joseph. 43 Madison... Archer Mfg Co. Barber Fixtures. (R) 456
 Rothner & Kurz. 171 Attorney... Archer Mfg Co. Barber Fixtures. 377
 Reichart, Jacob. 97 Pitt... Liberty Machine Works. Press. 500
 Reynolds, Eddy... G Meyer. Coupe. 60
 Schramm, Louis. 909 3d av... J Weiss. Barber Fixtures. 67
 Seaton, W H. 94th st and 10th av... M R Geis. Horse, Wagon. 87
 Smith, G E. 204 W 50th... F Culyer. Horses, Trucks. (R) 1,580
 Stillman & Pauly. 90 Fulton... F Wesel Mfg Co. Press. 400
 Storm, H F. 108 W 47th and 412 E 31st... P A Cassidy. Wagon. 114
 Struthers, Jos & Co. 28 North Chambers... C B Cottrell & Sons. Press. (R) 2,100
 Sutton, C K, Ellen, C K, Jr, Cornelius K, Grace and E K... A Valentine. Interest in the estate of D C Kingsland, dec'd. (R) 25,000
 Saracena & Struth. 150 E 82d... Archer Mfg Co. Barber Fixtures. (R) 798
 Schuster, Martin. 153 E 87th... Archer Mfg Co. Barber Fixtures. (R) 63
 Staddon, J S. 230 W 47th... D B Dunham. Coach. 450
 Sturcke, Pauline A. 1701 2d av... H Eggers & Co. Grocery Fixtures. 1,069

Table listing various businesses and individuals with their addresses and phone numbers. Includes entries like Sykoro, Anton, Bakery Fixtures; Same, 1610 1st av... same, Bakery Fixtures; Sample, J A... P Strobel & Sons, Tables, &c.

BILLS OF SALE.

Table listing bills of sale for various items such as furniture, horses, and machinery. Includes entries like Bogardus, L F and J K, 172 W 95th... E C Hnsdale, Furniture; Comtis, Guiseppe, 62 3d av... S Longobardi, Barber Fixtures.

ASSIGNMENT OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages. Includes entries like Beadleston & Woerz to the Champaign B Co. (Mort given by P McCauley, July 5, 1889); Brown, C T to J W Pritchard. ("Christian Nation."); Edmonston, Thos, to J T Moneypenny.

KINGS COUNTY.

FEBRUARY 12 to 18—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures. Includes entries like Abrams, F A, 17 Van Cott av... W Ulmer. (R) \$350; Ahrens, H, 102 Greenpoint av... H Overbeck, 500; Alt, G H and Mary A Downing, 273 Tompkins av... H Elias B Co., 1,000.

Table listing various businesses and individuals with their addresses and phone numbers. Includes entries like Brueck, C, 36 Reid av... W Ulmer. (R) 800; Bunkenburg, G, 1932 Fulton... E Ochs, 1,400; Beirne, M, 175 Willoughby... T C Lyman & Co, 616.

HOUSEHOLD FURNITURE.

Table listing household furniture items and businesses. Includes entries like Baker, Mrs P, Fleet pl, cor Myrtle av... E Driscoll & Bro, 102; Baldwin, Mrs B, 111 South Oxford... Brooklyn F Co, 155; Baumann, A, Sandford st... M Schulz & Bro, 197.

MISCELLANEOUS.

Table listing miscellaneous items and businesses. Includes entries like Beuhler, E, 146 Clay... C C Haferkorn, Machinery, &c, 175; Bowne, F D, 1110 De Kalb av... Armour & Co, Butcher Fixtures, 187; Bloomer, J, 148 Saratoga av... Wolf Bros, Horse, &c, 325.

Table listing various businesses and individuals with their addresses and phone numbers. Includes entries like Dlanhy, V A K... A Bernhard, Horse and Wagon, 200; Dancer, H G, 275 Pearl... E J Piper, Machines, 465; Damon, C, 415 Bridge... Dora M Steele, Barber Fixtures, 150.

BILLS OF SALE.

Table listing bills of sale for various items such as furniture, machinery, and horses. Includes entries like Crowell, W D... Rena F Crowell, Furniture, 550; Drandoff, M, 1791 Fulton... A Moeller, Drugs, 800; Ecks, F A, 521 5th av... J D Fastenau, Grocery Fixtures, 1,000.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages. Includes entries like Meyer, C W to H Ruthmann. (Mort, given by Grobbrugge & Mohring, Oct, 1, 1890.) 250.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing names, addresses, and values. Includes entries for Arbuthnot, James; Axt, Wm; Baker, E L; Bergfels, W H; Bernz, J A; Berryman, John; Bensen, Elizabeth; Bingham, David; Brown, E J; Bull, Richard; Campbell, G E; Caro, Tenie; Carter, G F; Castles, Lorenzo; Chenoweth, Annie; Coe, Abby; Coeyman, Levi; Coleman, M R; Coudert, Charles; Cooilbaugh, F W; Dearden, Elizabeth; Denman, A C; Devine, Arthur; Dudd, N H; Dunn, J H; Edgerley, M M; Erner, J A; Ellor, J E; Flood, John; Flynn, A M; Francisco, Henry; Gegenheimer, J G; Gilmour, L D H; Hand, E S; Havemeyer, W F; Harrison, H F; Harper, David; Hasel, Kungunda; Hayes, R F; Hauser, Albert; Holmes, A D; Holmes, Isaac; Jack, S C; Jones, Wm; Keasbey, A Q; King, G W; Kerby, J J; Koehler, E A; Layland, Thomas; Long, Louis; Leonard, Patrick; Linden, Henry; Linden, Louis; Lindsley, E T; Lindsley, M B; Lister, J C; Loder, W R; Mabelle, H P; Matthews, H M; Marlatt, James; McCurdy, E A; McMahon, M A; Mellen, Michael; Mitchell, A P; Morehouse, G W; Muchmore, G H; Muchmore, W S; Murphy & Company; Nevins, Thomas; Noll, John; Owens, R J; Parkhurst, A G; Parkinson, Wm; Peiloubet, J A; Rademacher, C J; Reiboldt, Jacob; Reininger, A E; Ropes, D H; Ryerson, K H; Schaafl, R R; Schofield, Thomas; Shipman, C T; Simon, M L; Staeger, Oscar; Stainsby, Wm; Staff, Julius; Stengel, Christian; Teed, M C; Teiling, J J; Teeling, J S; The American Ins Co.

Table of mortgages in Essex County, listing names, addresses, and values. Includes entries for The Peabody Land and Loan Co; Toffey, Daniel; Van Arsdale, Henry; Von Hahn, Mathilde; Ward, C W; Ward, E P; Ward, M H; Warren, H C; Weber, Joseph; Welwood, Thomas; Wilkinson, Geo; Williamson, G W; Wolfender, Margaret; Woolson, O C.

MORTGAGES.

Table of mortgages in Essex County, listing names, addresses, and values. Includes entries for Alexander, S A; Amend, F A; Aymar, E B; Benjamin, W Y; Bernz, Otto; Battger, Felix; Birkman, Henry; Buck, M L; Carpenter, Isabella; Carbo, Rocco; Cort, P C; Cribbin, Ellen; Dium, A E; Dickinson, Mary; Dwyer, Jno; Enas, Jos; Findley, W C; Fink, August; Fritz, C F; Geiger, Anton; Gray, W R; Guth, August; Haab, Fred; Harcourt, F E; Harrison, S A; Heller, F L; Holz, Anna; Hopper, M C; Hughes, W P; Huntington, J H; Jacobus, J A; Johnson, M L; Jones, Robt; Kalisch, C E; Keller, Abraham; Krauss, C P; Krumwiede, Heinrich; Lungler, A V; Mandeville, S E; McKeivitt, Pat; McNamara, James; Mitchell, Hugh; Monieth, Jno; Morton, M L; Nugent, Jane; Obert, Frank; Parker, R W; Parnley, M E; Personette, A D; Pfeiffer, J F; Republican Club; Roussomanno, Lorenzo; Schneider, Ludwig; Schuttsch, Wm; Siepe, Jos; Stahl, G W; Stilger, M J; Vanderhoof, Jessie; Weiss, Albert; Wesley Chapel Methodist Episcopal Church; Williams, R G; Wilson, W L; Wilton, Eliz; Wimer, F M; Yereance, S E.

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County, listing names, addresses, and values. Includes entries for Adams, E A; Barbarassa, Frederico; Boeninger, David; Bondy, Isidor; Brandis, August; Brennan, Eugene; Burt, F B; Burt, A F; Chicago Watch and Jewelry Co; Dalton, Jno; Daskam, G L; De Goode, C J; Deisterberg, Jno; Driskel, C R; Ely, L C; Emmert, Henry; Engelhorn, Jno; Fuerst, Isaac; Geisler, August; Geisler, August; Habig, Geo.

Table of judgments in Essex County, listing names, addresses, and values. Includes entries for Hauser, Albert; Herschkowitz, Leib; Honeywood, E F; Kastner, Chas; Koch, G F; Koenig, Albert; Lachmann, Albert; La Rossa, Michali; Larse, Calvin; Laur, Anton; Mautner, Michael; Meres, C E; Miller, Lizzie; Malter, W A; Moretz, Chas; Nachtigel, David; Ots, W F; Parcello, Harway; Phoenix Packing Co; Rand, Bernard; Richards, J L; Scarponi, Donato; Schmitt, F J; Spangenberg, Joseph; Stendler, Henrietta; Swayze, S J; Terlucci, Pasquale; The Republican Club; Walton, C N; Wechsler, Chas; Weinstein, Harry; Williamson, E J; Woikman, Samuel; Zarra, James.

JUDGMENTS.

Table of judgments in Essex County, listing names, addresses, and values. Includes entries for Bailey, Mary; Hedden, S A; Kalisch, Albert; Keast, J H; McDougall, James.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing names, addresses, and values. Includes entries for Almond, David; Backers, E P; Barnes, William; Bergstrom, Margaret; Bliss, Amelia; Britton, E F; Britton, J C; Britten, B F; Brown, T C; Buckwedel, Anna; Bynner, T B; Dannon, M J; Cleara, D E; Coffin, Sarah; Cohn, William; Crevier, J C; Davidson, J S; Fielder, B H; Fischer, Sophie; Glen, W D; Goglein, Frederick; Grady, Margaret; Haberstock, Johanna; Hall, Jeanette; Hamenstein, Charles; Hellman, H A; Henrichs, Elizabeth; Henrichs, Leopold; Holden, T J; Hopke, J O; Johnson, Julia; Kelly, Margaret; Kelly, William; Knoegy, Michael; Lawless, Ann; Lemmerz, Theodore; Lewis, Mary; Mahoney, Jeremiah; Marr, Esther; Morse, Mary; Nasmythe, W H; North Jersey Land Co; Pape, Gottlieb; Romaine, Isaac; Rusell, Julia; Schreiber, Frederick; Seitz, Arthur; Slesman, Marie; Snelling, Grace; Timmerman, Caroline; Trembley, Kate; Vreeland, Embury; Vreeland, H M; Vreeland, William; Walker, Herman; Warren, Joseph; Weller, C H.

MORTGAGES.

Table of mortgages in Hudson County, listing names, addresses, and values. Includes entries for Backland, Nils; Belgewroth, Gustav; Brien, Josephine; Bull, Elizabeth; Burns, Anna; Byres, J S; Carleon, John; Ceburra, Margaret; Cherry, J M; Cotter, Dennis.

Same—Centreville B and L Assoc, Bayonne, installs.	1,600
Coughlin, Mary—Greenville B and L Assoc, Bayonne, installs.	1,420
Same—J Mahoney, Bayonne, 2 years.	150
Dwyer, Kate M—Esther J Mann, Union, 1 year.	300
Eley, John—Provident Inst for Savings, 1 year.	7,000
Engstrom, Carl—The North Jersey Land Co, Kearney, 3 years.	700
Fernberg, Morris—Greenville B & L Assoc, Bayonne, installs.	2,190
Fischer, Henry—Sophie Fischer, Hoboken, 6 years.	1,000
Flannery, Thomas—P Ballantine & Son, Bayonne, 1 year.	1,000
Frost, L Wesley—H F Lee, 5 years.	5,000
Gerndt, Henrietta—Sophie Fischer, Hoboken, 6 years.	1,000
Gustafson, S J—Margaret C Bergstrom, 1 year.	1,000
Isbills, W E—C Vreeland, Bayonne, 3 years.	1,500
Kreiger, George—J G Morgan, Union, 3 years.	400
Kuhn, L T J—Hudson Trust and Savings Institution, West Hoboken, 3 years.	1,500
Kuver, William—H Seekamp, West Hoboken, 1 year.	350
Lane, Isabella M—Phoenix L & B Assoc, installs.	1,200
Laskowsky, William—F Eberhardt, 3 years.	900
Lilliendahl, W A—The East Bangor Consolidated Slate Co., to secure promissory notes.	930
McKenney, W J—Sarah Murray, 5 years.	1,100
Mohnkern, H C—F Nitsche, Hoboken, 5 years.	1,500
Nolan, Michael—M Ward, 5 years.	700
O'Brien, Denis—Caroline L Timmerman, 1 year.	2,000
Parker, Joseph, Jr—Kearney B and L Assoc, Kearney, installs.	400
Payne, F W—Provident Inst for Savings, 1 year.	6,000
Philibert, Elizabeth—Hoboken Land and Impt Co, Hoboken, 5 years.	4,600
Runge, J W—Hoboken Bank for Savings, 5 yrs.	5,000
Ryan, William—Kate Trembley, Bayonne, 3 yrs.	280
Schroer, Louis—C Schroer, Hoboken, 5 years.	400
Sleigh, R B—Union B and L Assoc, installs.	3,000
Sullivan, D J—B F Britten, 8 years.	1,500
The Bayonne Impt Co—E B Ely, trustee, Bayonne, 1 year.	7,000
Uldrick, Richard—A H Heuster, 2 years.	2,500
Ulick, Richard—Greenville B and L Assoc, installs.	2,920
Vogler, Louis—Greenville B and L Assoc No 2, 1 year.	600
Vogler, Christian—same, installs.	4,539
Walters, Hannah E—Equity B and L Assoc, Kearney, installs.	4,000
Welsh, Thomas—F Gogelein, 1 year.	6,900
Wulff, Ernest—Mutual Life Ins Co, Hoboken, 1 year.	5,000

CHATTEL MORTGAGES.

Adeling, John—I L Gallon, butcher shop fixtures.	100
Altenstein, J S, Hoboken—Annie Cordts, furniture.	284
Bruning, William—F N Kellan, grocery business, horse, wagon.	2,800
Burt, H M—Dreisacker & Co, furniture.	71
Clark, J T, Bayonne—J N Dobson, drug store.	2,400
Cummerson, C E—J Mullins & Co, furniture.	227
Deut, M C, Hoboken—The Degraaf & Taylor Co, furniture.	470
de Salod, Frank—A Schwaab & Son, barber chairs, &c.	214
Donnelly, Patrick, Harrison—A H Van Horn, furniture.	49
D'Orazia, Joseph—A Schwaab & Son, barber chairs, &c.	241
Fisher, C H—J D Hopke, horses, wagons, trucks, &c.	1,500
Flannery, Thomas, Bayonne—P Ballantine & Son, saloon fixtures.	1,000
Gill, William, Bayonne—C Feigenpan, bottling business, stock and fixtures, horses, wagon.	600
Hagens, Frederick—C Iba, saloon fixtures and lease.	2,345
Heppenheimer, W T—Wilhelmina Luhman, furniture, &c.	500
Klahn, Emil—The Fidelity Indorsing and Guaranty Co, furniture.	67
Kroencke, William, Hoboken—M Mundle, express and carting business.	1,200
Kruse, Dick—J P Friedhoff, saloon and lease.	2,250
McDonald, John and Frank McCullough—Y Lisiewski, saloon fixtures.	498
Meyenberg, Sophia, Hoboken—Firm Frederick Victor & Achelis, silk factory.	74,052
Moriarty, Joseph, Hoboken—J Gregg, furniture.	42
Murray, James and W V Van Dyke, partners—Christian Feigenpan, saloon.	775
Murray, I F—The Fidelity Indorsing and Guaranty Co, furniture.	225
Murray, Philip, Hoboken—The William Peter Brewing Co, saloon fixtures.	591
Myer, Henry, Hoboken—C Koster, horse, wagon, grocery store.	300
Same, Hoboken—H H Meyer, horse, wagon, grocery store.	500
Peloubet, J H—G P Howell, jewelry business.	1,000
Riordan, E L, Harrison—P Hauck, saloon fixtures.	385
Terwilliger, Lillie—Jordan & Moriarty, carpets.	103
Simon, John, Hoboken—Mary L McClelland, furniture, cash register.	300
Vogler, Isador, Union—I Springarn, millinery business.	500
Van Derveer, James—C P Zimmerman et al, horse, wagon, &c.	3,382
Wendt, Charles—Beadleston & Woertz, saloon fixtures.	300

BILLS OF SALE.

Earl, W S—Ida M Earl, furniture.	nom
Grol, George, West Hoboken—J Weigle, blacksmith and wheelwright shops.	800
Kellers, T R—W Bruning, grocery store, horses, wagon, &c.	3,800
Lischke, Joseph, Hoboken—O Pasel, stationery, tobacco and cigar store.	300
Luters & Indekoff—Elias Bros & Co, sewing machines, &c.	204
Reilly, John—P Scanlon, furniture.	nom
Woltjen, Frederick, Hoboken—H Shering et al, grocery and liquor store.	1,600

JUDGMENTS.

Bruckbauer, Frederick—Holtz & Freystedt.	199
Grimm, Herman—The Albany Packet Co.	462
Hennings, William—J Tafelski.	210
Law, James—Susan and A A Hanks.	151
Meinken, G B—L G Bohmrich.	305
Mooney, Jane—Exr Diana Brophy.	27
The Argus Company and C S Clark—H H Latham.	37

Trinidad Heiman Insulated Wire Company—John A Roebbing's Sons Company.	4,600
The Mayor and Aldermen of J City—L Murtha.	1,931
Same—J Harrison.	1,912

MECHANICS' LIEN.

Schremser, Theodore and Alice M, owners; G Segner, builder; R C Washburn Bros, claimants.	208
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BUILDING MATERIAL MARKET.

BRICKS.—The market for Common Hards evidently is not working exactly right, and we hear a great deal of complaint this week from receivers. A portion of the time poor weather has intervened to retard consumption, but at the best, as noted in our preceding review, buyers generally appear to have settled into an indifferent attitude, out of which it is for the present impossible to tempt them, and demand only develops when prodded by some immediate necessity. One of the best evidences of a dull market is to be found in the very closely drawn lines as to quality, a feature peculiarly noticeable now when the general average of stock is running so good, yet even when buyers are satisfied with condition of goods they will not pay quite so much as a week ago, and \$6.25 per M. is now fairly a top notch on cargo quotations, obtained for some of the Haverstraws, and a few specially ordered loads from Long Island, though \$6 may be considered the average extreme, from whence the line of value runs down to \$4.50 for Keyports. In addition to the slow character of the demand the market has labored under the difficulty of a really excessive supply barges coming down from the "Bay" with load after load a great deal faster than they could be taken care of, and making an accumulation of unsold cargoes that was in itself sufficient to induce buyers to feel quite comfortable over affairs, to say nothing of the amounts available from New Jersey, including Hackensack and other localities. We learn, however, that some of the Hudson River manufacturers are commencing to get a little tired over present conditions and talk of stopping shipments, on the hope of some sufficiently early improvement in demand to tone up affairs a little and give a more remunerative return. Many dealers here are unquestionably low in stock, but we are informed this week that the shrinkage is not as great as supposed, and that some yards at the other side of the bridge are carrying some pretty good accumulations. Pales have remained dull with \$3 per M rarely obtained and \$2.50@2.75 quoted on the average. There has been some demand for North River Fronts with several hundred thousand already sold at old rates for delivery as soon as the river opens.

LATH.—The market has been ruling rather dull, possibly because buyers with a knowledge of light supplies remained indifferent, though most receivers are frank enough to confess some doubt as to ability to dispose of larger amounts had such been available. At all events they were unable to obtain higher figures, and while \$2.30 per M could now and then be secured on small parcels, the cargo rate has remained at \$2.25 per M. The quantity of stock on record as afloat from Provinces is quite limited, from Maine uncertain, but it looks as though dealers felt willing to stand off for the present and assume the chances.

LIME.—The market on Eastern has been somewhat irregular, about in accordance with the forecast of a week ago. Arrivals run up fuller, quite a number of vessels coming in at one time, but there was a good demand for common, and it went off readily without disturbance of cost. For Lump, however, the demand proved indifferent, and no custom could be secured until the line of cost was dropped, with sales as low as \$1.00 per bbl., but that was rather an exceptional case where special allowance appeared advisable to aid the placing of other grades in same cargo, and at the close \$1.10 per bbl. is the regular rate. Supplies from other localities are claimed to be selling along satisfactorily and at uniform rates.

LUMBER.—The expressed views of operators are not all in harmony as regards the condition of trade, but a cheerful inclination on the whole seems to predominate, and predictions of a steady gain in business are not wanting. Out-door work, for many reasons, is probably somewhat more backward just now than at corresponding date for a couple of years past, but the midwinter dead period has passed and consumption in various ways may naturally be calculated upon as expansive from this time forward, and to require both the coarse and the hardwoods. Over wholesale parcels or offerings from first hands fairish negotiation takes place with a little irregularity on values, but in the main the seller seems to hold the advantage, as from no point have tenders as yet become of liberal character or oppressive. The attendance of agents is becoming larger and they are trying to sell goods of course, that is what they are here for, but movements have a conservative strain thus far and it is hoped this feature will continue. There seems to be no doubt about a good supply of logs at pretty much all points, but there is certainly an undetermined feeling in regard to the general chances for consumption of lumber and all present deals are upon a basis of actual necessity.

Eastern Spruce may be considered as having demand enough to provide for a moderate amount of stock right along now, and if the arrivals come forward in a slow manner are quite likely to be absorbed without greatly reducing the general range of valuation. Narrow stuff, too, keeps in rather the greatest favor, mainly, however, with custom outside the city limit proper, and will, it is expected, so remain until yard assortments are reasonably well filled out. Dealers, however, are feeling no special anxiety over the situation, but, on the contrary, in many cases rather expect to have better terms directly offered them when the new season fairly opens. It is understood that a large majority of the local distributive operators are strongly in favor of a solid organization through which all hands may work in harmony, and particularly when on the defensive against speculative builders. A recent letter from Maine says: "January was a perfect logging month. The logging season is so far advanced that nothing but extremely poor weather and deep snow can make it anything but a good winter for operators. It looks very encouraging, and it is thought that every contract will be filled. Piling continues to be generally well spoken of, and operators adhere to the claim that they have a market of quite an independent character as compared with other forest products. Public and private work enough is laid out, it is believed, to make a place for about all the stock likely to come forward, even

though rafting prove an important factor in moving supplies.

Hemlock is occasionally spoken of slightly in some quarters; but most of the leading representative houses are cheerful over the present situation and seem to see only a generally bright prospect for the incoming season. A disposition to manage the production upon conservative basis can and will, it is believed, be carried out through combination and co-operation, while the evidences of demand are even now considered sufficiently promising from most dependent points to insure steady work for the mills for many months ahead at least. The logs will be very well gathered, so far as can be judged from present prospects.

White Pine, although still subject to contradictory reports, is certainly getting into no worse position, and some of the trade are evidently inclined to take a more cheerful view of the general chances than a year ago. It is now an opinion that as a sequence of previous poor and almost disastrous trade, the Canadian output will be smaller, the West as we have previously noted is talking more hopefully over the situation and seems to be particularly confident that the time for a better relative position of the finer grades, and the various channels of consumption here, it is believed, will take somewhat larger quantities of all standard cut, to say nothing of the chances with the export outlet. Local buyers, however, entertain no speculative feeling whatever, and where they consent to open negotiations for fresh supplies it is simply against some clear cut want to fill in on assortments, or meet a special order.

Yellow Pine has a very good market in a general way, but does not escape a certain measure of irregularity at times. It looks as though there was a want of good healthy co-operation in the methods employed, and while some of the leading houses assume rather an independent position with a refusal to cut the line of values under any ordinary influence, some of the smaller operators are believed to be secretly tendering quiet favors in hopes of catching some of the desirable custom. The average promise for the export trade is looked upon as very good, and one of our heaviest local concerns has been added to the list of operators able to handle f. o. b. orders.

Carolina Pine remains in about former shape, all desirable stock finding very good demand, with an increasing tendency, if anything, and the selling division of operators evidently looking upon the market in a cheerful, confident manner. As with other kinds of stock, there is a little doubt regarding probable consumption on local account, but outside custom, it is believed, will be pretty liberal and may over-run the movement of last year. Some trouble has of late been experienced in the matter of costly freight charges to the cities of Baltimore and Philadelphia.

Hardwood we still consider as really in best shape upon the entire list. There is no particular spurge or burry about the trade either in the distribution or the negotiation for additional supplies, yet in a slow methodical way a pretty full amount of stuff is passing into consumption and replacement is made as desirable parcels become available. In addition to the sort of sure thing position for quartered oak there are other woods doing very well when cut in the same manner, and notably a good quality of sycamore, which some operators think is sure to grow steadily in favor. Poplar holds its own in about average relative position, and there is a very good call for ash and occasionally maple for special jobs in flooring. Walnut is also occasionally referred to but the demand not quite as full as predicted at the commencement of the year. Mahogany retains steady independent favor and is well sustained in price, the first hand offering not being very liberal at the moment.

GENERAL LUMBER NOTES.

ENGLAND.

The London Timber Trades Journal as follows:

The closing of some of the White Sea mills caused a false impression to get about that stocks would be short, but we have heard no complaints on this score, and there has been plenty of stuff from the north of Russia to keep the market fully supplied. As much as £10 15s. for 2nd Archangel deals, and £7 10s. for 3rds was paid in January, 1890, and at the latter price plenty of buyers were to be found. Now the tone of things has quite changed, and £9 10s. is with difficulty realized for 2nds, and £7 for 3rds, although production, as far as reports go, has not increased. What has brought about this great decline in prices? We can trace it to no other cause than the enormous quantity of goods shipped during 1889 and 1890. This is corroborated by the decline having extended to the Canadian goods, as well as those from the Southern States of America. We can well understand the anxiety of shippers' agents to take advantage of the confidence betrayed by importers in the reports of a moderation in the production, but the ill-advised policy of raising prices on an over-stocked market has recoiled upon themselves, and shippers will have considerable food for reflection in studying the balance sheets for the year just passed.

THE WEST.

From Northwestern Lumberman we extract the following:

Snow is not so scarce in northwest as it was, and loggers are making the most of their opportunities. In many districts there will apparently be a full crop of logs, but in other cases, so much time having been lost, doubt is expressed as to the result. Soft weather in March would make many an operator sick. It is to be remembered, however, that obstacles and misgivings characterized operations a year ago, yet the white pine product for 1890 was the largest on record. The most striking feature of production last year was the large increase in Wisconsin and Minnesota, amounting to something over 500,000,000 feet. This represents an enormous pile of lumber, and should seem to be enough to break down the market in a year of slack demand. But fortunately the requirement appears to be sufficient to take care of the surplus. The amount of lumber remaining in the districts included in those States, when the saws stopped running at the season's close was 2,211,717,018 feet, 330,225,233 more than was on hand at the mills at the season's close in 1889. Thus the excess of stocks on hand at the close of 1890 was about 170,000,000 less than the excess of production, which shows that there was an equivalent gain in distribution, a feature that has a bright look.

In the northwest the winter trade has been unusually good, on account of favorable weather. Probably during January the market was somewhat strengthened by the probability that there would be a short log crop. This fear usually has no real foundation, but while it lasts it has some effect in stiffening prices and inducing buyers to look around for future supplies.

Now that there has been sufficient snowfall and succeeding cold weather the prospect is that the input of logs will equal that of any previous year, particularly in upper Michigan, in Wisconsin and in Minnesota. It can now be regarded as fairly settled that there is to be no lack of white pine and Norway logs, and hence of lumber. But there may be a deficiency in some portions of the field, and a relatively small supply of the better grades. At the present time a lack of high quality pine seems to characterize the supply in all parts of the country. This is reported from eastern as well as western points. The pressure in the markets is not so much for lumber in the aggregate as for the better qualities, the proportion of which is diminishing.

In this market, and apparently in others as well, there is an urgent demand for framing dimension. There is an especial shortage of long lengths. This feature has been pronounced for some time. It is reported by those who have been through the camps of the upper peninsula of Michigan that an unusual amount of long logs has been put in. On this account it is predicted that next season's product of long joists will be large, and that a reaction will occur in demand and prices. But it should be remembered that the demand for long stuff has come to be enormous, while the timber to produce it, in the older districts of lower Michigan, is not so abundant as it was. On the other hand, and bearing on the present year's supply, it can be said that the railroad requirement for bill stuff is not likely to be as large this year as last. That fact will necessitate the conversion of a large number of long logs into ordinary building stuff. Altogether, we may look for an increase in the supply of long dimension.

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The Timberman, in reviewing the Chicago yard trade, says:

Lately there has been some inquiry for 12-inch C stock boards, and the fact has developed that these are very scarce. The same is true of 12-inch No. 2 boards, prices on these items are consequently high. Promiscuous widths of No. 2 boards, however, do not seem to be very firm in values. The yard price is supposed to be \$11, but sales are reported \$10.50, and probably the majority are made at \$10.75.

No. 1 fencing is another grade that is quick sale, and also a grade on which many yards are short. These pickup good-sized blocks of their neighbors when possible, but are forced to pay nearly as much as they can get for the stock from their country trade. A good deal of fencing is arriving by rail, however, and there are some quite heavy stocks in the Wisconsin and Mississippi valleys, the demand will probably be kept fully supplied, although prices are likely to advance still more than they have already done.

All talk of \$11.50 for short length piece stuff has died away in this market, \$12 is now the lowest price on teams, and that only for such sizes as are in good supply. 2x4 12 and 16 foot are sold at \$12.50 to \$13. When it comes to the longer lengths prices are even firmer. There is a marked scarcity of 2x6, 2x8 foot and 2x10 22 foot and up. 2x8 22 foot are more plentiful and some dealers are quoting this grade at \$2.50 less than the same length of 2x6.

On the question of the supply of oak some little difference of opinion exists, but from the best advices it is evident that there is a great deal of oak in pile throughout the country. Most of this, however, is green, or at best only "shipping dry." Good dry stock continues to command the top price in this market, very little being under \$28. Some of the smaller mill men will sell for less than that figure, but only when they are compelled to do so to raise money.

Quartered white oak continues very scarce here, and all offerings are taken promptly at full prices. Extra wide and well-manufactured stock is at a premium, and will find a ready buyer at all times. It is expected that an active demand will prevail this season for oak timbers, and dealers who make a specialty of this class of stock are making their preparations accordingly. Prices are perhaps a trifle stronger than they were last season.

There is an increasing or at least a more noticeable call for good cherry, which is very scarce.

The supply of basswood on hand is rapidly yielding to the heavy drafts made upon it. Should the cut north prove light this winter, as some say is probable, basswood is likely to advance considerable in price the coming season.

METALS.—On the markets for iron and steel products there has been very little going on of late, and practically nothing new developing. There is an effort to curtail the product of crude material and make a firmer showing on the manufactured product, but buyers allow nothing to hurry their actions, and simply turn in new orders when necessity arises. There have been some reasonably full contracts made for medium and under-quality pig iron to run through

the year, but understood to be merely the usual move of pipemakers providing against their natural wants. All old material is extremely dull and without any very certain market value. On steel rails the price, so far as known, has remained at \$30 per M, but demand was limited and buyers still obliged to cost. Copper meeting with moderately active attention but apparently plenty available and the price still quoted at 14 1/2c. for Lake. Lead moves into consumption fairly but not many large parcels wanted, and about 4 1/2@4 3/4c. seems to be the average idea of value. Spelter dull but about steady. Pig tin has more or less irregularity, according to the foreign situation. Plates find a fluctuating demand, but as a rule stocks are pretty well held, and when the market is dull most holders are willing to carry, awaiting a revival of trade.

NAILS.—Much the stereotyped story is to be heard on the general reference to condition of market. Manufacturers of all kinds complain of the narrow, unsatisfactory margin and suggest no remedy except a curtailment of the product. This is being done to some extent, but as yet fails to stimulate values and on large lines our figures would probably be shaded. We quote Cut at \$1.80@1.85 per keg for ear lots and \$1.90@2.00 per keg for parcels from store, for iron, and add 5@10c. per keg for steel. Wire, \$2.10@2.20 at mills, and 2.45@2.50 from store.

PAINTS, OILS, ETC.—No very radically new features have come into notice since our last. Business works in a somewhat erratic manner and the principal movement of goods at the moment is from second hands, but as before that may be accepted as representing an actual consumptive demand, steadily breaking up and reducing assortments which must be replenished. Indeed, some of the wholesale operators now commence to admit feeling the symptoms of growing attention from dependent custom and hope for further expansion as spring progresses. In the distribution making the class of goods handled are of fairly general character, including about an ordinary proportion of specialties, but naturally the largest amount is of standard paints, colors, etc., adapted to routine work. To meet the outlet offerings have been ample, and aside from moderate exceptional fluctuations, as previously suggested, prices remain steady. Leads do not as yet move in large blocks, but quite as many being taken as a week ago. Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 1,000 lbs., 7 1/4c. net; in lots of 1,000 lbs. to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons, one purchase, 5 3/4c.; 12 tons and over, one purchase, 6 1/4c.; dry white lead in bbls. 1/2c. per lb. less than price in kegs. Lead in oil 1 1/2 lb. in tin pails, add 1c.; in 25 lb. tin pails, add 1 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 1,000 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corrodng point. Linseed Oil retains a fair degree of attention, especially the best or local make, and as the cutting on rates seems to have about ceased the character of the market is more healthy. We quote somewhat nominally at 54@55c. for Western, and 56@62c. for City. Spirits Turpentine without any new feature or special change in the general line of values. Buyers seem unwilling to handle more than ordinary quantities, and evidently find an offering quite equal to their present requirements. We quote at 40 1/2@42c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—The inquiry, according to most reports, appears to be keeping up to about the level of last week, and, all in all, the market retains fairly good form. Holders, however, when they can secure former bids seem to consider it good policy to accept and the outlet is met without difficulty. We quote Pitch at \$1.50@1.60 per bbl.; Tar at \$2.25@2.50, according to quantity, quality and delivery.

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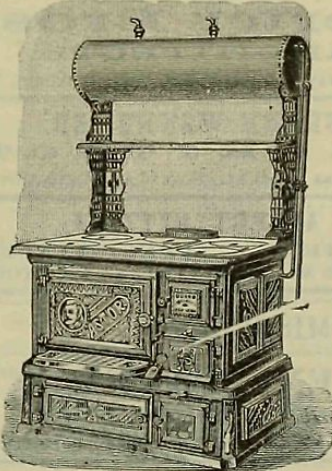
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 U. S. government bonds, market value... \$705,600 00
 Railroad first mortgage bonds..... 2,091,915 00
 Real Estate..... 1,818,200 10
 Cash in banks and offices..... 222,872 09
 Uncollected premiums and other assets. 568,148 78

\$5,406,735 97

LIABILITIES.
 Unpaid losses, unearned premiums and other liabilities..... \$3,342,541 78
 Surplus..... \$2,064,194 19

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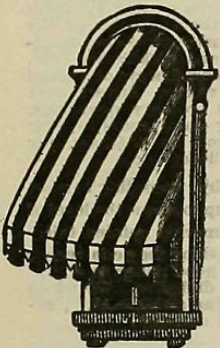
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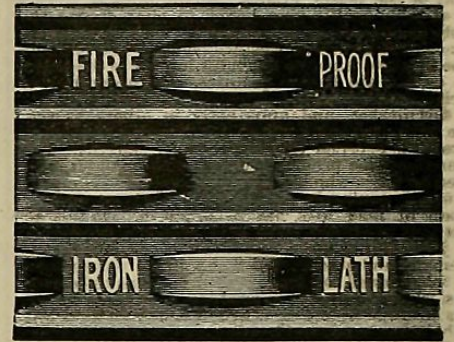
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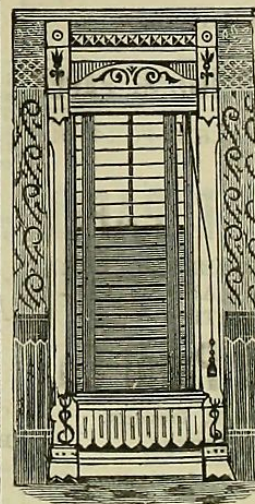
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