

RECORD AND BUILDERS' GUIDE
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THE present conditions in the Stock Market are the same that always follow such a shock as that given the investment public by the collapse of Reading. Such a revelation so effectually destroys confidence for the time being that every other consideration drops out of sight] but the fear that there may be more of the same kind coming. The cure can only be gradual as time passes and shows to what degree that fear is or is not groundless. It is reasonable to suppose that in the immense liquidation seen in the past week that stronger hands hold the securities that then hung threateningly over the market. The general business of the country has the aspect of soundness, though there may be many complaints of the smallness of profits. These things help the situation much, but most to be desired is confidence among the holders and buyers of railroad securities, and this is something Populist legislation is not likely to increase. So far as the effect of silver legislation is concerned, prices are discounted, and neither monometallism nor free coinage could make values go any lower.

A NUMBER of isolated facts, recorded from time to time in these columns, point to a revival of activity in property in and around 33d and 34th streets, near Broadway. Elsewhere in this paper we give some new facts concerning the movement, which is thoroughly in keeping with the changed condition of the real estate market in New York City. The expansion of the metropolis has practically ceased. Until the rapid transit problem is solved there will be no activity in properties beyond the present well-defined limits. The "North Side" awaits the builder and the speculator, and so do the 23d and 24th Wards, but the fact that these districts are beyond the limit of time that people will give to traveling to and from their business every day renders them unavailable. Operators have discovered that they must return upon their tracks and spend their energies henceforth in developing older districts. For some time to come a great deal of attention will be given to property between 23d street and 59th street along the line of Broadway, and more money will be made in handling and improving old properties than in dealing with the new. Indeed, half-a-dozen men that any one could readily name already demonstrate the soundness of this conclusion. The movement north and south of 33d street and east and west of Broadway is particularly marked. The process of transforming that district has commenced and will continue in all probability at a rapid rate. In truth, the real estate market has taken on a different face from what it has worn now for years. The money made in the next few years will be made by those who are promptest in recognizing this fact and cleverest in dealing with the new conditions. We wouldn't be surprised to see a new order of men spring up and take possession of the new market which will certainly need a different order of ability from that which has accomplished so much on the West Side.

WE publish elsewhere in this paper the results of some inquiries which Mr. Geo. S. Lespinasse has been making into the French system of foreclosure suits. Those of our readers who are familiar with such proceedings in this country will be struck at once with the great precaution which the French law takes to protect to the uttermost the interests of the defendant—the contrary of the practice prevailing with us. The plaintiff here has everything his own way, and the mortgagor is shut out entirely. That great injustice is frequently done no one will deny. Unfortunate people are often deprived of substantial interests in their property, all of which would be secured to them under the French proceedings. Certainly there is room for considerable reformation in our law. French practice probably would not quite square with the different conditions that prevail in this country, but we could very easily amend our present system upon the excellent lines of the

French law. Of late, the Real Estate Exchange has shown itself keenly alive to public questions. We submit that this is a matter of importance that should be taken up. The Exchange could not only bring about an active discussion upon the subject, but it could obtain from its own members the very best information about the evils and defects of the present law.

THE Real Estate Exchange bill, dealing with the rapid transit problem, did not get into the Legislature this week as was expected, due to a casual delay. This is to be regretted, because every moment now is important. Time is short. The legislature is expected to adjourn earlier than usual this year. From present indication there is not the slightest chance that the politicians will do anything with the bill. Tammany has pronounced against the measure, and that is almost final under the system of autocratic government that exists in the Empire State. Representative government has become almost a farce with us. The people have no real representation at Albany, for nothing can be done that does not suit the schemes of Tammany. Tammany does not desire that the municipality should undertake the construction of any Rapid Transit system. It may be that the sympathies of our rulers are already strongly enlisted in the cause of the Manhattan road, or it may be that they object to any undertaking that will have to be carried on under fierce criticism as the construction of a great Rapid Transit system would. However, that may be, Tammany is hard set against even permitting the citizens of this city to express their opinions on the subject. A popular verdict is not desired perhaps because it might upset some policy in which the people are not the principals. The only hope the Real Estate Exchange has of success, lies in popular discussion. It should get its bill introduced at Albany as quickly as possible. But, that done, little reliance should be placed upon either the Legislature or our city officials. The Exchange must start an active propaganda for its project. Large public meetings should be called and the people of this city given an opportunity to express their opinions. There is no doubt whatever what the verdict of the majority would be, if it could be obtained. Opponents of the idea would not dare leave the question of city construction of whatever new Rapid Transit facilities may be decided upon—underground or elevated—to a jury of twelve impartial business men or to the people.

THE daily newspapers seldom read the real lesson of an event. They have been indulging this week in a jingo of hysterics over the transference of the City of New York to the national flag, as though some tangible advantage had been derived by the country from what was after all merely a piece of theatrical sentimentality. What has the country gained by the ceremony that it did not have a week ago? The "New York" is a product of American capital; has belonged from the day she was launched to the owners who possess her now; she has from the first been earning dividends for American pockets, and we hope will continue to do so. All that the nation has really gained is that the government now has a right to the ship in case of war. What the newspapers ought to point out is the ludicrousness of a great nation like ours going into a state of jubilation over an event which ought not to attract much attention even in China. A steamship would not be to a great trading nation like a novel toy to a child, if our common sense had not sickened during the last quarter of a century in all our commercial relations with other countries. We created laws that effectively destroyed one of the greatest navies the world had ever seen, and now we throw up our hats because through a little good sense mightily urged by certain private interests, Congress has enabled us to openly possess what has always been our own.

MAYOR BODDY, of Brooklyn, has appointed a committee consisting of F. C. Moore, President of the Continental Insurance Company of New York, W. H. Hazzard, President of the Fulton Bank of Brooklyn, and William J. Fryer, Chairman of the State Building Law Commission, to make suggestions in regard to the building law of Brooklyn. The first meeting of the committee was held yesterday afternoon in the office of the Commissioner of Buildings, Col. T. B. Rutan, City Hall, Brooklyn. It appears to be rather late to call into the case the services of a committee, as Commissioner Rutan has sent to the Legislature a bill amending the Brooklyn law in many particulars. It is a matter of general knowledge that the present building law is crude and not worthy of being named as a modern law. In 1888 Brooklyn obtained from the Legislature an Act consolidating all the then existing special and local laws into one law, in effect a new charter. One of the titles in that Act is devoted to regulations for the construction and inspection of buildings, commonly called the building law, and gives every evidence of having been drafted by a novice in building matters. Much of its wording is copied from the New York law of 1885, but it falls very far short of the requirements of a law that New York long ago set aside. It makes no provision for the thickness of walls in propor-

tion to their height above the foundations; no limitation of height for non-fire-proof buildings; does not require the shafts of elevators to be inclosed with brick or fire-proof material; contains not a line relating to the construction for theaters. We could fill a column in stating what the Brooklyn law does not contain. As a whole, it is execrably bad. The remedy is not in pruning and grafting, but in cutting away entirely, and planting in place an entirely new building law. There is no good reason why the New York law should not be adopted, word for word, in Brooklyn. When the dream of a greater New York becomes a reality, one law will prevail over the whole territory. Without waiting to catch that rainbow, it is certainly desirable that there be uniformity in building regulations for both cities. The Legislature has now before it uniform building laws for all the cities in the State, excepting New York and Brooklyn, graded in proportion to the population in the several cities. These State laws are based on the New York City law, and Brooklyn ought to be brought in line with the others. This can yet be done by withdrawing the Brooklyn bill already sent to Albany, and substituting in its place the New York City building law. The Mayor's committee are experienced and able men, and probably will not be found lacking in ideas and determination.

Ways of Providing for the Homeless Poor.

THE presence of typhus fever has at last convinced our police board of the impolicy of having in our station houses great heaps of dirty and vermin infested tramps. The tramp problem is said to be especially pressing in other places besides New York. From Berlin to San Francisco, those who have been brought closely in contact with the administration of the Poor Law as it affects the homeless poor, have felt that their own localities were especially afflicted with the tramp nuisance. We have before noted the methods taken in Germany to lessen the evil, and are glad that something along the same line is to be tried here. Whether or not the recommendation of the police board for the establishment of a municipal lodging house or lodging houses will be followed is not sure, but the Charity Organization Society, to which we are indebted for many reforms in benevolent work, has undertaken to carry forward by private enterprise the erection of such an institution. They have bought four lots of land and are contracting for a building. The cost of the whole, when completed, to be about \$45,000.

Heretofore the two American cities, which had done the most to give the tramp problem a rational solution, have been Boston and Philadelphia. In the former an old school house was turned into a lodging house and the play-ground into a wood yard. Applicants come to this institution through the police officers, and each applicant is required to take a bath, and if his clothes needed disinfecting they were put into a steam chest and thirty pounds of steam to the square inch soon devitalizes them. Meals were also given, and after breakfast the recipient of these favors is expected to render value received at the wood-pile. The wood was used chiefly in the municipal buildings, though some is sold in the open market. Before this municipal lodging house was established, there had been from fifty to sixty thousand lodgers per annum in the police stations of Boston. Since its establishment the number of lodgers has fallen off fifty per cent., and the relief given has been more cleanly and more honorable. In Philadelphia, two large lodging houses, with adjacent wood yards, have been for many years maintained by the Society for Organizing Charity. The work done in the wood yards does not quite support them but at times has come very near it. One of the best features of the Philadelphia system is the care with which the cases of non-resident applicants for relief are investigated. An applicant for transportation is never helped out of the city until it is definitely ascertained that there is some good reason for his wishing to be elsewhere. Pending investigation he is given an opportunity to earn his living by sawing wood.

This winter an experiment in the way of providing relief in work for the non-resident poor has been tried in Washington, and with immediate and manifest success. Heretofore the nine police stations of the nation's capital have had from seven to eight thousand lodgers per year, while three private charitable enterprises furnished free lodgings to as many different classes of applicants. When a census was taken of all these free lodging places on a night last winter, not especially cold, one hundred and five inmates were found. No one of the places for accommodating lodgers would allow a man to stay for an indefinite time, but by going from one place to another, it was possible for a man to have free lodgings for the entire winter. The station house lodging rooms were, of course, not nearly so crowded or so bad as those of New York, and yet nineteen or twenty men huddled into one small compartment, with their clothes all on, filthy and alive with vermin, made a spectacle not very satisfactory, even to those who had no interest in the matter, except the good health of the city.

It was felt that three things were needed; first, centralization, so that it would be impossible for a beggar to remain in the city indefinitely; second, bathing facilities and clean beds; and third, the work test rigidly applied. An appropriation to establish a

municipal lodging house was secured, and the municipal authorities, instead of putting in some political retainer, as superintendent of the same, corresponded with various men who had had experience in such work in other cities, and finally borrowed a man from New Haven, Conn., who came on for a month to start the enterprise, and select and train a superintendent.

The institution opened the first of January, and during the unusually protracted period of cold weather that has succeeded that date the institution has controlled the situation admirably. All the station houses have been emptied of lodgers and one of the private institutions has been closed. Yet the number of lodgers at the municipal lodging house has not been greater than fifty on any one night, and the police of the city say that the tramps have very largely left the town. The method employed at the Washington lodging house is to have a man earn his lodging before he gets it. The house is open until ten o'clock at night and the wood yard is in operation until eleven or twelve. A man, therefore, even if he comes as late as ten o'clock, has the opportunity to saw his one-sixteenth of a cord of wood, which entitles him to a lodging, before he goes to bed. The wood yard is under cover and sufficiently lighted for evening work. A man who comes at seven or eight in the evening can earn his lodging and breakfast that same night and so be free to go out early in the morning to look for regular work. There are ample bathing facilities and the clothing of every inmate is fumigated during the night.

While the number of lodgers has decreased, their character has improved. The majority of them are no longer tramps and rounders, who spend the days in begging, but men honestly out of work, many of whom have come, after being scandalously abused on the oyster fleet, from the frozen shores of the Chesapeake.

The Washington establishment is in no sense self-supporting. In fact the extra haul of the wood costs more than the cutting of it amounts to. The justification of the enterprise is to be sought in the indirect benefit to the community and the beneficiaries, and in fact that this institution costs four hundred dollars a year less than had previously in Washington been paid out in public subsidies to private institutions that aggravated rather than lessened the evil with which they contended.

The problem of providing for the homeless poor in the city of Washington is, of course, comparatively simple. It is not a place where out-of-work men naturally congregate, but at the same time it is no exception to the rule that a city can have as many tramps as it will pay for. During the severely cold weather there were several free-soup enterprises in operation in the city, and had these misguided attempts to relieve the suffering been supplemented by free lodgings in the station houses and elsewhere, the city would have been filled with the idle and the vicious. As it was, they went elsewhere, and, indeed, close observers in Baltimore believe they know where a good many of them went.

The experience of Washington merely confirms what was already known by those conversant with such matters. There are great numbers of tramps in the country, and any city can have just as many of them as it will provide for. There are also great numbers of out-of-work men for which some respectable provision should be made. The station-house system of free lodgings suits the tramp and degrades and repels the merely unfortunate. What is needed is a lodging house with clean beds, good ventilation, good meals, a shower bath, a steam chest or a fumigating room for clothing, and a wood yard or a stone heap. Such an institution preserves the self-respect of the respectable, gives every citizen a valid reason for refusing aid to sturdy beggars, and so tends to rid the community of the tramp.

THE highest interests of the metropolis receive so little attention, even from the most intelligent of its citizens, that we take more than ordinary pleasure in publishing a letter from Mr. S. B. Livingston in support of the project for removing to a more commodious site the College of the City of New York. We sincerely trust Mayor Gilroy will reconsider his decision in this matter. The city's misfortune for many years has been that in the gross its affairs have been managed by men of rather obtuse sensibility to the higher demands of civilization. Their notion of what a city should be has been limited to a few general conveniences such as sewers, water supply, police protection. Education has been included only as a part of the latter. The idea has not been entertained for a moment that it is part of the duty of municipal government to heighten the moral and intellectual tone of society. As a matter of fact our common schools, the beautifying of our parks and streets, architectural display upon public buildings, all depend for justification upon the reality of this duty. We are sure Mayor Gilroy recognizes this fact, and would be the last to assert that a great city ought to find money for speedways and improvement of that sort before it contributes to the advancement of education.

Everybody interested in architecture and in building should read the Architectural Record. 25 cents a copy. Record and Guide office, Nos. 14-16 Vesey street.

Investments.—Good and Bad.

Is the time come when the evils that must necessarily arise from the sensational and dishonest financiering of our railroad properties become great enough to compel its cure? There have been many times when it appeared that the moral sensibilities of the community were so aroused that it seemed as if then and there an end must come to a most pernicious system by which the officers of great railroads managed the properties intrusted to their care, not merely to their own profit in the general profit of all its stockholders, but to their own profit at the expense of their employers and partners in business. If one member of a private firm were to so manage its business that while he became enriched the firm went into bankruptcy, the thing would not be tolerated for a moment. Not only would the other members of the firm take measures to recover the moneys of which they had been defrauded, but the community would demand the punishment of the thing of fraud and dishonor who had wrought the evil. But great corporations are apparently judged by other standards, the man who brings one to ruin seems to suffer neither the legal or social punishment. Since Gould was compelled to make restitution to the Erie Company so many years ago, a great many large corporations have been brought to the ground by the most questionable practices, but there has been no other instance of the perpetrators of the frauds being compelled to surrender their ill-gotten gains. While the despoiler is left in the enjoyment of his spoils, expressions of moral indignation are useless. Now there comes another case called up to the bar of public opinion which ought to be carefully considered, and if the charges that are made are proved, the punishment ought to be summary and severe, and that is the case of the Northern Pacific.

The case as it now stands is this: A committee of five business men was appointed by the stockholders to examine the physical and financial condition of the property. Two of these refused to act, but the remaining three were eminently qualified by their experience to do the work. They called to their aid experts, and two of them, leaving their many occupations East, went over the property in the depth of winter. Their pecuniary interests in the property were so great as to make it only reasonable to suppose that they would have been only too glad to find themselves in a position to make a favorable report. They have made a lengthy report, in which they speak in high terms of the physical condition of the property and of its prospective value. Going into detail they find, and practically charge, that the system has been enlarged by the practices which has brought to ruin so many great railroad properties in this country; that is to say, by the purchase of small properties at moderate cost and their sale to the parent company at a very large profit directly or indirectly by their officers. In this way a good property has been burdened and weakened by a number of off-shoots which do not pay and cannot pay for a very long time to come, and which, even had they stood on the books of the Northern Pacific Company at actual cost would still be very heavy to carry. The Northern Pacific Company as it stands to-day as a result of this policy has a very large bonded and floating debt outstanding at high rates of interest, and is, therefore, unable to compete with other companies in the same territory in good credit, and which can go into the market and borrow money at reasonable rates. It is now ten years since 4 per cent became the ordinary rate at which a large property in good standing could borrow money; yet in the same time the Northern Pacific has increased its bonded debt to the extent of about \$60,000,000 and has paid 5 per cent, 6 per cent and 7 per cent, besides allowing a very large discount on principal. A year ago its floating debt was renewed at 6 per cent and 2 per cent commission, when the rates in the open market for similar accommodations were 4 per cent and 5 per cent. Of course the condition into which Northern Pacific had then fallen and the collateral it could offer made any other arrangement for carrying over the floating debt impossible and for the time and circumstances the 6 per cent and 2 per cent commission were reasonable business terms. But while this must be admitted, the admission has nothing to do with the causes that brought the company into a position where it could not make better terms like its competitors. As a matter of fact, and this is very significant of the kind of management it has been subjected to, in all its direct funded obligations of \$128,732,500 there cannot be found a cheap loan, to say nothing of the discounts which had to be allowed from time to time as they were made, and they have been very large. In the purchase of the Seattle, Lake Shore & Eastern the committee charges that the Northern Pacific management paid 45 in Consol 5s at 85 for a large majority of the stock of a company that could not earn fixed charges, and, moreover, guaranteed the interest on a bonded debt of \$5,675,000 in addition. The deficiency of interest made in the operation of the road and which Northern Pacific has had to make good added another 20 per cent to 25 per cent on the price of the control. It is further charged that \$547,581 have been spent on a belt line at Seattle, which is not now operated. The committee also charges in effect that the acquisition of the Wisconsin Central lines and the Chicago terminals was a piece of jobbery by which the Northern Pacific stockholders suffered and a few people, to whom they had intrusted their interest, were correspondingly benefited. The only answer that has yet been made to any of these charges comes from the President of the Wisconsin Central Company and is so obviously an attempt to raise dust to blind the stockholders of Northern Pacific to the true issues. If no better answer can be found to the other points of the report, the Committee will easily be found to have proved its whole case. For instance, the Committee charges that the Wisconsin Central and Chicago Terminal properties have already cost the Northern Pacific over \$1,000,000 to operate. Mr. Abbett replies that the Wisconsin Central earns a great deal more than other roads per mile and that its business has grown rapidly. The Committee, in making its showing, put the figures for these properties together, that being the only way to show the Northern Pacific stockholders the results to them. As the Northern Pacific leased the Wisconsin Central separately and took over from it the leases of the Chicago & Northern Pacific and the Calumet lines, Mr. Abbett seems to think they ought to be considered separately, the good being separated

from the bad so as to make the best showing for the particular part, that of which he remains president. But the Committee's charge is that these properties were joined to the Northern Pacific by one gigantic job and, taking that position, they have a right to treat them as an entirety. On this aspect of the case Mr. Abbett is silent.

If the Committee's reports are to be accepted, the present condition of the finances of the Northern Pacific Company require prompt attention on the part of the stockholders. The floating debt, amounting to about \$9,200,000, is nearly all protected until next July. But it requires, probably, all of the securities of any value in the treasury of the company to carry it, so that if the company should meet with any emergency calling for a large amount of money to be promptly raised they would not have the means of meeting it. This is probably what induces the present management to advise the stockholders to sell the only really valuable property it has in its treasury, the stock of the St. Paul & Northern Pacific, on whose acquisition it congratulated the stockholders in the last annual report as the proceeds, while paying part of the floating debt, which this stock itself most probably secures, would also release some of the Consol 5s set aside for betterments and improvements, but now tied up as floating debt collateral.

All this, of course, most directly interests the Northern Pacific stockholders, but it has a greater importance in the influence the result of this investigation will have in the mind of the world on American railroad securities in general and also on American Commercial morality. If it is always to be the case that investors are to calculate upon a probable dishonest management in making their purchases, the sooner it is known the better, but if this point could be eliminated from calculations, not only will investors be more sure in their purchases, and American railroad securities more in the esteem of the whole investing world, but the moral air of the community will receive a purification of incalculable value.

Legislation at Albany Affecting Real Estate.

(FROM THE RECORD AND GUIDE CORRESPONDENT.)

ALBANY, Feb. 24.—The members of the Legislature from New York were looking this week for the appearance upon their files of the bill Senator Brown promised to introduce, when in the metropolis on Sunday, giving the people of New York the right to vote upon the question of whether or not the city should build a rapid transit road—to be owned by the city itself. The week passed away, however, without the bill being presented.

For this delay in the introduction of the bill Senator Brown is not responsible. Whoever was preparing the measure in New York did not complete his work in time to place it in Mr. Brown's hands before the adjournment of the Legislature on Wednesday. It was a session of the Legislature which only lasted three days, owing to the sudden death of Senator Hagan and the attendance of the Senators at his funeral, and therefore the opportunity for introducing the measure was cut short.

Speaking of the proposed bill Senator Brown said: "I am in favor of the people of New York having an opportunity to express their sentiments upon this question of the city building a rapid transit road, and I predict that the voters, if they have a chance thus to express their opinion, will adopt the affirmative of the proposition by a large majority. At the meeting held in my house in New York on Sunday last, when the Real Estate Rapid Transit Committee met delegates representing the labor organizations, some one said: 'But will the Tammany Hall Senators and Assemblymen vote for a bill submitting this question of rapid transit to the voters of New York?' and one of the workingmen said: 'Wait until they hear us talk.' I agree with that workingman that when the Tammany Hall Senators and Assemblymen hear the voters of New York beginning to talk in favor of this suggestion that the people of New York themselves decide whether or not the city shall build a rapid transit road they will agree to vote for such a bill. It seems to me a rapid transit road can be built more economically by the city than by private capitalists. The city can borrow money for 3 per cent to build this road; capitalists who should loan money to the projectors of such a road would want to make at least 6 per cent upon their money. As for the workingmen they see employment for a large number of their fellows upon the construction of such a road for five or six years, for it would certainly take that number of years to build it, and then cheap homes for themselves in Westchester County." Senator Brown undoubtedly will have the bill with him when he returns next week.

The measure of the week in the opinion of the owners of real estate would doubtless be a bill introduced by Senator Roesch and Assemblyman Ellison for the correction of erroneous assessments. Speaking of this measure, Assistant Corporation Counsel Blandy said, on Tuesday: "For years the City of New York has stood upon its technical rights. Assessments, howsoever erroneous, were remorselessly enforced. The courts frequently saw the injustice and expressed their regret that they must follow the letter of the law. But the law officers have finally become convinced that the City of New York cannot afford to be unjust to any of its citizens, and accordingly the bill submitted by Senator Roesch and Assemblyman Ellison was drawn up in the office of the Corporation Counsel and sent here."

This important measure is given in full below:

SECTION 1. The second subdivision of section nine hundred and two of chapter four hundred and ten of the laws of eighteen hundred and eighty-two, entitled "An Act to consolidate into one act and to declare the special and local laws affecting public interests in the City of New York," is hereby amended so as to read as follows:

"SECOND.—To proceedings or actions which since June ninth, eighteen hundred and eighty, have been commenced or may hereafter be commenced, to vacate or set aside any assessment for any local improvement completed before said day, and the assessment therefor confirmed by the Board for the Revision and Correction of Assessments after said day, provided in each case such proceedings or action was or shall be commenced within three months after the date of such confirmation."

SECTION 2. Section nine hundred and three of said act is hereby amended so as to read as follows:

SECTION 903. No court shall vacate or reduce any assessment in fact or apparent, confirmed after June ninth, eighteen hundred and eighty, whether void or voidable, on any property for any local improvement hereafter completed otherwise than to reduce any such assessment to the extent that the same may be shown by parties complaining thereof to have been,

in fact, increased in dollars and cents upon their property by reason of fraud or substantial error; and in no event shall that proportion of any such assessment which is equivalent to the fair value of any actual local improvement, with interest at the rate of three per cent per annum from the date of confirmation, be disturbed for any cause.

Nothing in this section shall apply to any assessment which may be imposed for the local improvement known as Morningside avenue;

Provided, nevertheless, 1. Where an assessment has been or shall be laid in a case where by law a local assessment is not permissible, the Court shall vacate such assessment.

2. In case the principle of apportionment of any assessment be erroneous, the Court shall reduce the assessment on the lots of the petitioner aggrieved thereby to the lawful and just amount that ought to have been assessed thereon, or in its discretion the Court may vacate or annul the entire assessment list and the record thereof and direct the list to be returned to the Board of Assessors for reapportionment according to law.

3. In case any item or items forming part of the sum assessed be unlawfully included in the assessment, the assessment shall be reduced to the amount lawfully assessable.

4. In case an assessment has been or shall be laid upon any lot in excess of one-half of the valuation of such lot made by the Commissioners of Taxes for the purpose of taxation, the Court shall reduce the assessment on such lot to the half tax valuation confirmed next previous to the completion of the improvement for which the assessment is laid.

5. Where an application to the Supreme Court to vacate or reduce an assessment has been heretofore dismissed or denied on the ground that the section hereby amended deprived the Court of power to grant relief, the petitioner therein or his heirs or legal representatives or successors in interest may, within three months after the passage of this act, make a new application alleging the same objections as the application so dismissed or denied, but no other objections, and may prosecute the same pursuant to law and to this section as hereby amended with the same effect as if the former application had not been dismissed or denied, but was still pending undetermined.

In case an assessment has been or shall be paid pending an application to vacate or reduce the same, the application may, nevertheless, be prosecuted to a conclusion, and the party aggrieved may recover by action from the Mayor, Aldermen and Commonalty of the City of New York the excess, if any, that shall have been paid over and above the lawful amount of such assessment, but in such action the plaintiff shall not, if no defense is interposed, recover any costs or disbursements.

This section as amended shall apply to applications pending on the first day of January, eighteen hundred and ninety-three, to vacate or reduce an assessment, as well as to applications thereafter made.

A person aggrieved shall have a remedy by action and injunction against a sale of any lot for the non-payment of any void or excessive assessment, but in such action the plaintiff shall not, if no defense is interposed, recover any costs or disbursements.

SECTION 3. This act shall take effect immediately.

The Assembly passed Mayor Gilroy's bill authorizing the construction of a "speedway" for fast horses upon the banks of the Harlem River on Friday last. The bill was then taken to Governor Flower. The measure provides that the Department of Public Parks, in the City of New York, shall within one month after the passage of the act, lay out and establish a public driveway, commencing at a point on 155th street, at or near its intersection with St. Nicholas place, thence in a northeasterly direction to a point on the westerly shore of the Harlem River, thence in a northerly direction along the west shore of the Harlem River to connect with Dyckman street. The general width of the roadway is not to exceed 150 feet, except in the vicinity of its junction with Dyckman street, where the Park Department is empowered to exercise its discretion.

The Assembly also passed on Friday last Mr. Webster's bill for the removal from the City Hall Park of the Hall of Records, the General Sessions Building and the engine house on Chambers street. Furthermore, the Assembly passed the same day Mr. Webster's assessment bill. This assessment bill amends existing law by providing that the Controller shall publish under the head of real estate or legal notices a brief notice three times in each of the newspapers designated annually by the Mayor, Corporation Counsel and Commissioner of Public Works, calling attention to advertisements of the confirmation of assessments published in the *City Record*, and specifying therein the title of the improvement and the ward in which the property assessed therefor is situated. The Senate passed Mr. Webster's bill making the Corporation Counsel a member of the Board of Estimate and Apportionment of New York.

The Assembly has also passed in the course of the week Mr. Webster's bill amending the Code of Civil Procedure by limiting to one year the time in which actions may be begun against a municipal corporation for wages or material.

The Assembly Committee on Cities has reported favorably Mr. Webster's bill authorizing the City of New York to take lands in Westchester, Putnam and Dutchess counties "by right of eminent domain" which it may need for the protection of its water supply from impurities; Mr. Webster's bill prohibiting the Board of Estimate and Apportionment of New York from transferring the balances of departments from one department to another at the conclusion of any fiscal year; Mr. Webster's bill providing that the Dock Department shall submit an estimate of its expenses yearly to the Board of Estimate and Apportionment like the other departments, and that it must not issue bonds without the consent of the same board; Senator Plunkitt's bill providing that the Dock Department shall set aside a pier for the use of the Health Department in removing dead horses and other dead animals from the city; Mr. Hahlo's bill authorizing the New York Sinking Fund Commissioners to cancel and annul assessments and sales affecting property of St. Joseph's Asylum, 12th Ward, and Senator Plunkitt's providing that before filing an oath of office Commissioners of Deeds in New York City shall pay a fee of five dollars.

In the Assembly a bill was introduced by Mr. Jacoby providing that hereafter eight hours shall constitute a day's work; by Mr. Ellison providing that notices of condemnation proceedings when school sites are acquired in New York shall be published; by Mr. Sullivan concerning the setting aside of defaults in summary proceedings; by Mr. Sullivan amending section 2254 Code of Civil Procedure, relative to actions over the non-payment of rent; by Mr. Webster providing for an additional bureau in the Law Department of New York City, to be known as the Bureau of Street Openings, "which shall have charge of all legal proceedings to open and close streets and avenues and to acquire title to real estate;" and by Mr. Webster authorizing the Commissioners of Public Parks of New York to build an approach or viaduct to McComb's Dam Bridge, Harlem, con-

necting with Ogden and Sedgwick avenues, at a cost of \$120,000; and Mr. Marrin a bill authorizing Commissioner Heintz to increase the number of sewers in the 23d and 24th Wards.

In the Senate Senator Plunkitt introduced the same bill regarding the construction of a viaduct for the McComb's Dam Bridge; Senator Cantor the bill requiring printed notices to be given of the acquisition of school sites.

The Senate Committee on Cities reported favorably the bill of Senator Ahearn permitting the Fire Commissioners to acquire sites for buildings for the Fire Department by condemnation proceedings, and Senator Plunkitt's bill appropriating \$150,000 for a new wing for the Metropolitan Museum of Art.

Foreclosure Proceedings in France.

PARIS, February 12, 1893.

Prior to the Revolution the greater part of France followed in regard to mortgages the old Roman law. Thus, to make a mortgage legal and give it due effect it was not necessary that it should be recorded on public registers. The drawbacks of this system were recognized at an early period, and in the seventeenth century an edict was made which laid down the principle of putting mortgages on record. This measure, however, which threatened to lay bare to the world the tottering condition of the fortunes of many noble families, aroused such violent opposition that it had to be repealed only a year later. The Revolution, which shook the public credit and at the same time diminished confidence in all business circles, brought once more to light the many imperfections of the existing law as to mortgages. Laws were passed establishing the system of publicity and a Record Office was instituted in every communal district of the country. In this way the French system was brought into greater harmony with that which is in operation in England and the United States.

Mortgage deeds in France are drawn by and signed in the presence of a notary. The deed, like all other notarial instruments, remains on file in the notary's office. He delivers certified copies when required to do so, but the law forbids him to let the original instrument go out of his hands.

The manner of conducting foreclosure sales of real estate here is in many respects better and more equitable to mortgagor and mortgagee than the system which is in operation in New York. The first step in foreclosure proceedings consists in the service on the mortgagor, by a sheriff, of a formal demand for payment. This demand declares that in default of payment the property will be seized. The seizure cannot take place until thirty clear days after the service of the formal demand, and if more than ninety days are allowed to elapse the proceedings must be begun afresh. At the time of the seizure the sheriff makes a report, called a "proces-verbal de saisie," setting forth all the particulars of the claim, the description of the property, etc., and a document known as a "denonciation," notifying the debtor of the seizure, is served on him within fifteen days of the same. The "proces-verbal" and "denonciation" then have to be recorded at the Record Office of the district in which the property is situated. Once this record is made the mortgagor cannot convey or encumber the property in any way to the detriment of the creditors, nor can he receive the income thereof. Within twenty days after the record is made the mortgagee must file at the office of the Clerk of the Court the "cahier des charges," which is a statement containing a copy of the mortgage and the other papers above named, together with a description of the property, the conditions of sale, and the "mise a prix" or minimum price at which the sale will be made. *This upset price is usually fixed at a lower figure than the actual value of the property, with the object of drawing as many bidders as possible. The next step is the service of a notice, by sheriff, on the mortgagor and the other mortgage creditors, in order that they may be informed of the proceedings. Twenty days at latest before the auction, the attorney who is taking the foreclosure proceedings must make six publications in a newspaper and affix notices in conspicuous places, giving full details of the sale. It may be of interest if we subjoin a translation of one of these public notices of a foreclosure sale:

FORECLOSURE SALE.

To the highest and last bidder, at the Auction Sittings of the Tribunal of First Instance of the Seine, sitting at the Court House of Paris, in the Auction Room, at 2 o'clock P. M., of a

PRIVATE RESIDENCE AND DWELLING HOUSE,
situate at Paris (17th Arrondissement), Rue Ampere 153.

The sale will take place Wednesday, January 11, 1893, at 2 o'clock in the afternoon.

DESCRIPTION.

A lot and private dwelling house situate at Paris, Rue Ampere, No. 153, consisting of:

1. A basement, with cellars, kitchen and hot-air stove.
2. A ground floor, with vestibule, Dutch staircase, fencing-room, kitchen.
3. A first floor, with three drawing-rooms and dining-room.
4. A second floor, with four bedrooms, dressing-rooms, water-closet and bath-room.
5. A third floor, with two bedrooms, dressing-rooms, water-closet, four servants' bedrooms, and linen-room.
6. A courtyard.
7. Another building at the bottom of the courtyard, comprising stables for three horses, coach house for four carriages, forage loft and coachman's and footman's rooms.

The whole premises cover a space of 344 square metres with a frontage of 10 metres on the Rue Ampere.

*This upset price is named by the attorneys of both parties.

The Credit Foncier of France has a mortgage on the property for 100,000 francs, dated the 31st December, 1886, less installments repaid.

UPSET PRICE—150,000 FRANCS.

For full particulars, apply to Mr. F. Deville, attorney, 58 Rue Saint-Lazare, Paris; Mr. Yver, notary, 10 Rue de Chateaudun, Paris, or to the Clerk of the Court.

Note.—The house can be visited on Monday, Wednesday and Friday of each week, with an order from the attorneys.

TENANCY.

The house is let to Mr. Howell Osborn, by lease dated the 3d August, 1891, for three, six or nine years, which commenced to run on the 1st October, 1891, at an annual rent of 12,000 francs for the first period, 13,000 francs per annum for the second period, and 14,000 francs for the third period. Six months' rent in advance was paid when the tenant took possession, to be deducted from the last period of six months of the tenancy.

The city rates, the State taxes, water, gas and insurance, are paid by the tenant.

On the appointed day the property is put up for auction at the Auction Room of the Court, the proceedings being presided over by a notary. As soon as the Court is opened the clerk hands a list of the sales to take place to those present. Before the property is put up it is usual for the attorney who has taken the proceedings for foreclosure to declare that all the necessary legal formalities have been fulfilled and to demand that the sale be held. The bidding is exclusively in the hands of attorneys, as intending purchasers are not allowed to bid for themselves, but must employ an attorney to do so on their behalf. This system possesses the advantage of preventing all mock auctions and irresponsible or reckless bidding, the name of each attorney making a bid being distinctly called out. Ordinarily an attorney need not disclose the name of the person for whom he is bidding, but if he represents more than one client he must then state when making a bid for whom that bid is made. This rule is made to prevent misunderstanding and future disputes. While the bidding is going on a very curious ceremony is performed. The Clerk of the Court lights a tiny candle, which is made so as to last about one minute. If a second bid is made before the candle burns out, the first bidder ceases to be bound by his bid. When the candle is consumed without another bid having been made, the Clerk lights another candle, and if bids are still not forthcoming while candle number two is burning, he lights a third. Each time a candle is lighted the Clerk calls out in a loud voice: "First Candle," "Second Candle," or "Third Candle," as the case may be. In case no further bid has been made when the third candle has burnt away, the property is adjudged to the last bidder. In other words, two candles must be burnt after the last bid before the property can be knocked down, or three before it can be withdrawn in case no bid has been made. The origin of this curious system of burning candles is exceedingly ancient.

When there are no bidders the property is withdrawn, or to describe the procedure more exactly, it is adjudged to the party taking the proceedings at the upset price, and he makes an application to the court for a fresh auction. In such a case, a lower upset price is sometimes fixed, or the intended auction is more widely advertised.

In order that a piece of property may not go for a price far inferior to its actual value, either through sharp practice, fraud, or any other cause, the French law provides that if, within three days after the auction took place, another buyer comes forward and offers to take the property at a price one-sixth higher than that at which it was knocked down, he can do so and the property becomes his. In this way it sometimes happens that a man who thinks he has done an exceedingly good thing at an auction finds the prize plucked from his grasp at the last moment.

It will be seen from the foregoing sketch that the French system, by the legal procedure which must precede a foreclosure, by the supervision which is exercised by the court, and by the right which is given to buy the property from the person to whom it has been knocked down, prevents all "Peter Funk" business; makes the sales fair to both parties, and gives the owner of the property all the chances possible of realizing the full market value thereof. We all know how often, in New York, an unfortunate property owner has been despoiled of a valuable property and a heavy judgment obtained against him. We all have known of cases when, for some reason or another, such as stormy days or financial panics, sales at foreclosure have taken place under circumstances greatly to the prejudice of the property-owner and the property bought in by the plaintiff at a price far below its actual value and a heavy judgment secured against the borrower. Such a thing is impossible in France. Justice would seem to demand that our laws in relation to foreclosure should be revised, and the Real Estate Exchange should do all in its power to correct existing abuses.

It may surprise a good many to learn that something like *one-half* of the first mortgages that are made in France are effected through the medium of one single financial institution, namely, the "Credit Foncier of France." This institution is really a government one. Its governor receives his appointment from the hands of the Minister of Finance and the operations of the institution are under the strict supervision of the French Government. The Credit Foncier's charter accords special privileges and the conditions under which it effects advances on real estate have been laid down in a law, making the formalities in case of foreclosure less complicated than is the case for ordinary mortgages. The Credit Foncier makes loans of two kinds:

1. Those for long periods, which pay themselves off by a higher rate of interest which is charged. The periods vary from ten to seventy-five years.

2. Those for short periods, which are repayable by installments or in one payment.

The Society can only accept first mortgages. A loan, part of which is

applied to the wiping out of an existing mortgage, is considered as a first mortgage.

The Society only accepts real estate producing a fixed and sure income. The amount of a loan cannot exceed one half the value of the real estate mortgaged. It is a third for vineyards, forests, and agricultural lands. Buildings, factories, etc., are appraised according to their intrinsic value, without regard to their special use. The buildings must be insured, and the mortgage provides for the assignment of the amount insured in case of any disaster.

In default of one half-yearly payment the whole amount of the loan becomes due upon one month's notice. The Courts cannot grant any extension of time for the payment of the interest, and the payment cannot be stopped by any attachment.

The rate of interest on the loans is fixed by the Board of Directors; it cannot exceed by more than three-fifths per cent the interest on the bonds of the Society in issue at the time of fixing the interest on said loans. The interest includes:

1. The interest on the loan, which must not exceed 5 per cent.

2. The amortization, determined by the rate of interest and the duration of the loan.

3. The general expenses, taxes, etc.

At the time of making the loan the Society withholds on the capital the interest and amortization for the first six months. The mortgagor amortizes the loan by his half-yearly payments; but he has the right to satisfy the loan, either partly or in full, on payment of an indemnity to the Society.

To provide the money for making these loans the Society issues bonds from time to time in accordance with its requirements, and the difference in the interest paid thereon and the interest received on the loans made represents the profits of the Society.

The attention of some of the leading New York financiers has been given to the working of the Credit Foncier, with a view of founding a similar institution there, and we believe there is a good prospect of the project being put into execution at no very distant date. Certain it is that there is abundant room in New York for an institution of this kind, and the Real Estate Exchange would seem to be the proper body to take this matter into consideration. GEO. S. LESPINASSE.

Pent Houses.

Applications to the Department of Buildings for permission to construct janitor's quarters on the roofs of flat houses have been steadily increasing. The Board of Health is forcing the abandonment of janitors' living rooms in such basements as are not up to the standard requirements, and many owners of buildings are seeking the privilege of building pent houses on the roofs. Up to the present week no permission has been given for such structures on any but fire-proof buildings. The necessity for pent houses on the roofs of ordinary flat houses has become so apparent that the Board of Examiners has yielded to a popular demand, and agreed on a series of general rules to govern its approval for pent houses on non-fire-proof buildings as follows:

1. Pent houses on non-fire proof buildings shall only be allowed when the height of the main building is less than the lawful height of 85 feet. A pent house shall not be nearer than 6 feet to a front or rear wall, or a side street wall, if the building be located on a corner.

2. The area of a pent house shall not exceed 500 superficial feet, nor the highest part exceed 12 feet.

3. So much of the main wooden roof as the pent house may occupy shall be covered with cement or rock asphalt, not less than 1½ inches in thickness.

4. One side of a pent house shall be formed by a vertical extension of the brick wall of a side or party wall, and in thickness may be 8 inches. The other three sides shall be constructed of an iron frame filled in with incombustible material, and covered on the outside with galvanized corrugated sheet iron. The inside partitions may be of wooden studs, lathed and plastered. The roof of a pent house may be constructed with wooden rafters and boards covered with tin.

5. A pent house shall not immediately adjoin the bulkhead of stairs to roof, but shall be so placed that free and unobstructed passage may be had from the said stairs to the main roof. The pent house shall also be separate from any dumb-waiter or elevator shaft.

6. From the main roof an outside iron ladder shall extend down to the first outside fire-escape balcony below, and if there be front and rear fire-escape balconies outside ladders to each, from the roof to the first balconies of the story below, shall be provided. If a building has no outside fire-escapes, no pent house shall be allowed, unless on both sides of the building the adjoining roofs are substantially on the same level with the roof of the building upon which the privilege of erecting a pent house is asked.

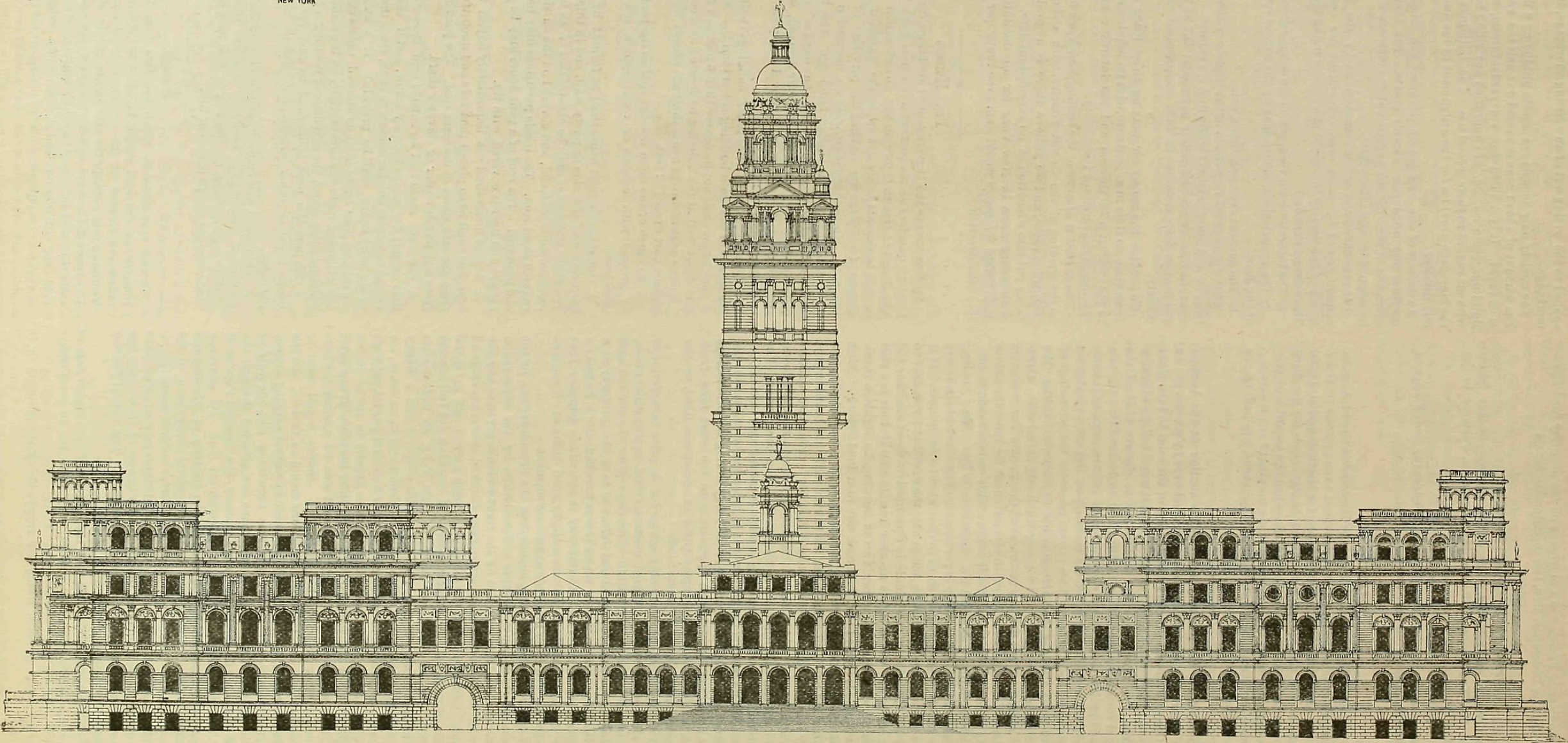
7. No part of a pent house shall be used for the storage of furniture, books, paper or other articles, but shall be used exclusively for living purposes.

8. This Board will cordially acquiesce with the judgment of the Superintendent of Buildings in each case to secure the best location on the main roof for a pent house, the limiting of size both as to area and height, and the means for escape in case of fire.

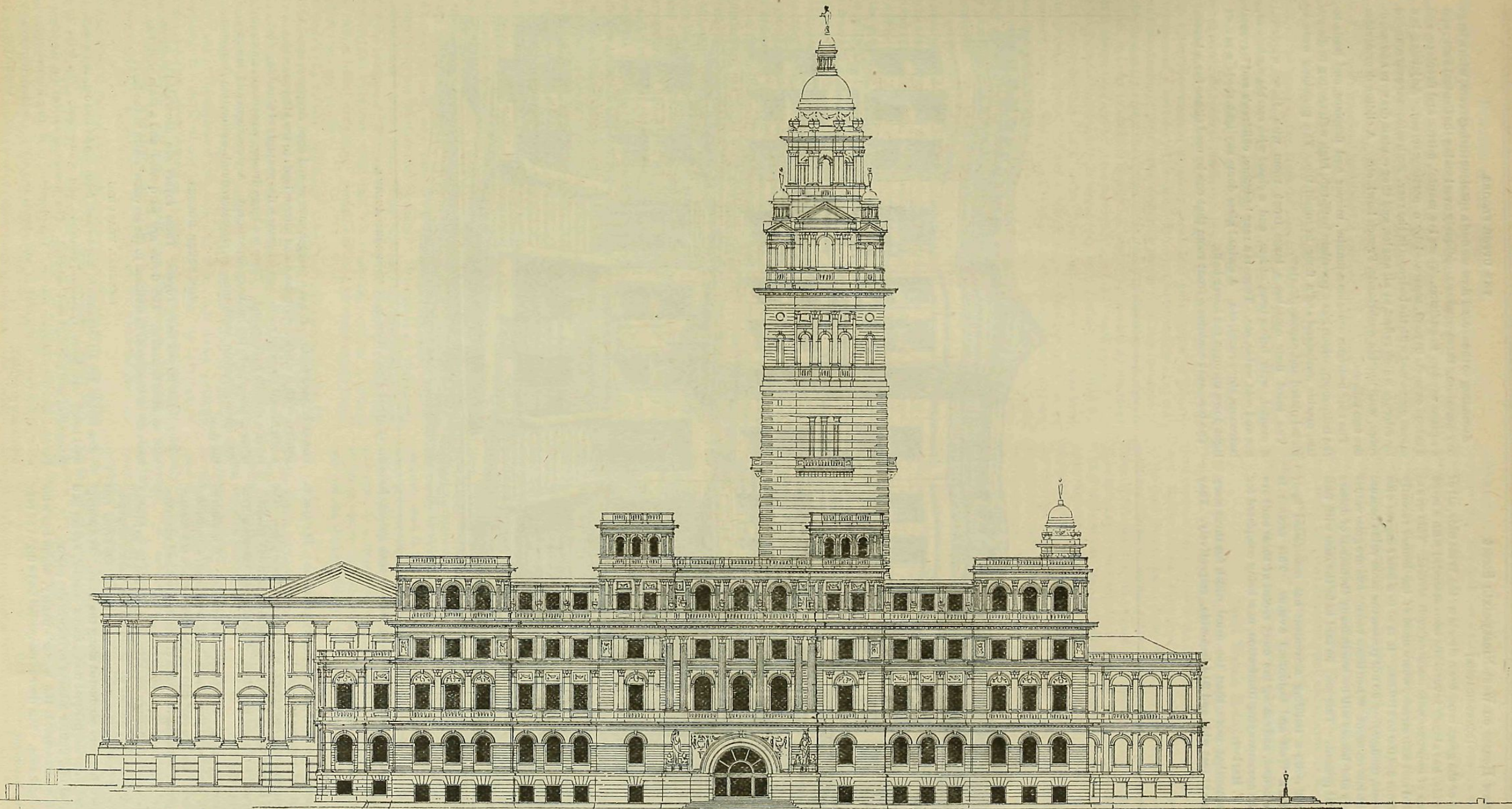
Personal.

In our last issue we noted the fact that Mr. John R. Davidson had bought out the real estate business of Walter Lawrence & Co., whose offices are located at the corner of 104th street and Columbus avenue. Thinking that perhaps the real estate public would surmise that Messrs. Lawrence & Co. were withdrawing from the real estate business, we would state that they have sold out their renting and collecting business only, and that they will continue in the real estate brokerage business. They will make their headquarters for the present at the old stand, but will shortly remove to more commodious and centrally located offices. At a later date notice of their change of location will be published.

A DESIGN FOR THE PROPOSED
NEW MUNICIPAL BUILDING
FOR THE CITY OF NEW YORK
TO BE SITED IN THE
CITY HALL PARK
SCALE, ONE SIXTEENTH INCH EQUALS ONE FOOT
CHARLES B. ATWOOD, ARCHITECT
NO. 1 BROADWAY
NEW YORK



SOUTH ELEVATION
Fronting on Park



WEST ELEVATION

Fronting on Broadway Front on Centre Street to be the same

A Plan for the New City Hall, New York City.

Submitted by Charles B. Atwood, during Ex-Mayor Hewitt's term.

The Harlow Houses on West Ninety-sixth Street.

[COMMUNICATED.]

The improvement of the great cross-town streets on the West Side, all of which are 100 feet wide, has almost invariably been attended with a large increase in the value of improvements made on such streets. This was so particularly with 72d and 86th streets, where most of the houses recently sold have brought from \$65,000 to \$110,000. It is so in a lesser degree with other cross-town streets, though they do not possess the same value because there are still vacant lots on them. When these vacant lots are gone values will rise accordingly and houses will be worth many thousands of dollars more than they are at present. This may be said to be the case with 79th and 96th streets.

On the latter street quite a building movement has manifested itself between Central Park West and Columbus avenue. This section is restricted to private houses, and among the most recent of those built are the four shown in the accompanying illustration, now being completed for the market by Geo. J. Harlow.

These houses are somewhat more than the usual width for three-story residences. They are 21 feet wide and 20.4 feet wide, respectively. They

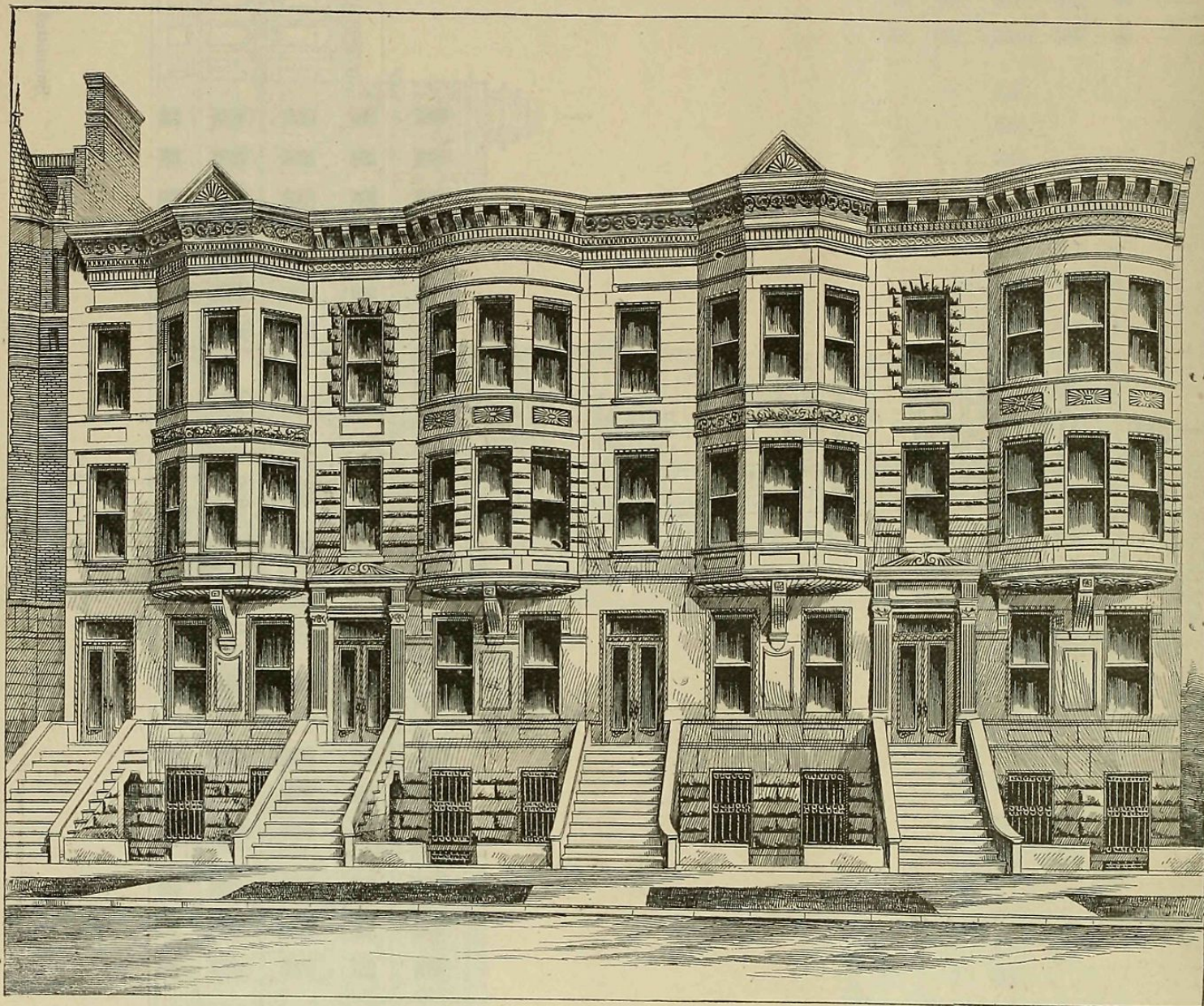
THE UPPER FLOORS.

Ascending to the second floor we find a spacious sitting-room, with a large bay containing three windows, obliquely overlooking the Central Park, and a square window in addition. There is a mantel, mirror and fireplace, and a saloon extends beyond, separated by a portiere screen. Adjoining is a saloon connected with the bedroom in the rear. Both saloons are surrounded by mirrors which reflect at all angles, and they contain drawers and wardrobes, with marble washstands, French bowl, etc. A sliding door divides the two saloons.

The rear bedroom contains a mantel, mirror and fireplace, and leads to the bath-room, which has a porcelain bath-tub, high wainscoting in glazed tile, marble washstand and a floor in inlaid tile. The plumbing ware is nickel-plated and exposed to view.

The third floor contains a large front room with three windows, a mantel, with bric-a-brac niches, and a closet with marble washstand, hot and cold water, etc. There is a rear bedroom, children's and servants' bedrooms, store-room, etc. A stained glass dome skylight sheds a ray of light down through the lower halls.

The basement contains a front room that can be used either for a break-



Geo. J. Harlow,
Owner and Builder.

Residences on the north side of 96th Street, between Central Park West and Columbus Avenue.

are 52 feet deep, exclusive of a 10x15 butler's pantry extension. The fronts are of brownstone, carved, rough and tooled.

The vestibule and storm doors are of oak, with beveled plate glass. The vestibule floors are in mosaic tiling, and the wainscoting is in oak panels.

The hall is spacious and has a parquet floor. A handsome console mirror and hatstand appears to the left.

To the right the parlor appears. This room is 30 feet long. It is entered from the hall through massive sliding doors hung overhead, surmounted by a screen of grillwork. On the east side of the room there is a mantel, mirror and open fireplace, with gas-log connections, fenders and andirons. The facings are in tile, with an antique brass frame.

The dining-room is entered through an attractive screen of grillwork and sliding doors hung overhead, similar to those at the parlor entrance. This enables the entire floor to be thrown into one without the brass rail obstruction usual where doors are conducted along the floors. The dining-room is 19.6x18.8 in size, and has parquet floors, and a mantel, mirror and open fireplace appointed in a similar manner to that in the parlor.

Adjoining, and in the extension, is the butler's pantry, which has wine and china closets in abundance. The floor is parqueted and a flight of rear stairs leads down to the basement.

fast or billiard-room. It has a mantel, mirror and open fireplace, etc. A pantry, with a marble washstand and mirror leads to the kitchen, which is a bright and cheerful room, and contains a fine example of plumbing work, set in a marble background. There is a large dresser, a porcelain sink and other necessities to the culinary department. A store-room and laundry, with three porcelain wash-tubs, refrigerator, dumb-waiter, etc., complete the floor.

THE FOYER HOUSES.

Two of the houses have foyers. These foyers are decorated in white, with mantels to match. The floors are parqueted and a main stairway leads to the basement, in addition to the servants' stairs in the rear.

GENERAL FEATURES.

The houses are all trimmed in hardwoods from top to bottom, the woods used being oak, hazel, sycamore, elmwood and whitewood. The trim is attractive, well polished and selected. The houses are wired for electric lighting and have burglar alarms. The plumbing is of the highest character, closet room is supplied in abundance and all the modern improvements are provided.

OBSERVER.

Evolution of the Dining-Room.

A NEW AND PROPER USE FOUND FOR THE FRONT BASEMENT ROOM AND THE SUPERFLUOUS BASEMENT BUTLER'S PANTRY.

One of the problems forced upon the householder in the "high-stoop" form of town house is what use to make of the front basement. As originally designed there was no doubt about this question. The front basement was the universal dining room, and often we see that in the older style of houses it still continues to be the dining room. In this original design the whole of the main floor was arranged for parlors, and perhaps a library or alcove den off the "back parlor."

But it was not to be supposed that in an enlightened and civilized State a people would for long endure such an arrangement of the house. The descent, at the break of day, from the sleeping and dressing-rooms to the dark, close, often damp atmosphere of a basement dining-room, where privacy could only be obtained by drawing close the curtains, at the expense of the cheering, strengthening light which comes with the dawn; and the second descent, from bright noontide, into the low-ceiled, darkened basement room at luncheon, and again the third descent at eventide to dinner, in its abysmal depths, changed what should have been the bright, cheerful ceremonial of family meals into an occasion of gloomy performance of a necessary function. It is not to be wondered at that people rushed through their meals, acquiring habits from the influence of the cheerless environment that often led to impaired digestion and chronic dyspepsia, in order to effect as speedy an escape as possible to the more cheerful atmosphere and brighter surroundings of the "back parlor."

At length some heroic spirit (he ought to be immortalized) conceived the idea of converting that "back parlor" into a dining-room. It was light and bright and private. It was a loftier room, affording space for an atmosphere above a man's head, where thoughts could climb and wit expand and gloom would be dispelled. It afforded room for decorations, and on extra occasions for such ceremonial display as was suited to even the best of company. Then came in line of natural evolution the butler's pantry extension, dumb-waiter and back stairs, and the reformation was accomplished. The dining-room became one of the most pronounced features of every new house and was given its rightful rank (in a town house of modest pretensions) of equality with the drawing and reception-rooms. It cannot be doubted but that the change has improved the digestive systems and consequently the health and appearance and spirits of the people, and will result in a greater longevity, to the delight of life insurance people and the despair of undertakers. Now, no one thinks of constructing a town house without a dining-room—a dining-hall it should be named—on the main floor and in the rear of the drawing-room. In houses large enough to admit of it, there is an intermediate foyer or music-room, but generally the dining hall is the most spacious apartment on the main floor, and it communicates directly through massive sliding doors with the parlor. The dining hall is always finished in oak—conventional, hospitable oak, with a large and ornate oaken mantel in elaborate design, and latterly with a buffet on the opposite side from the mantel, of similar design, and with parquette floor, oak wainscoting and timbered ceiling—all in good old English fashion. Then the sliding doors are of oak on the dining-room side, and of mahogany, or white and gold, in harmony with the trim, whatever it is, on the parlor side. Usually there is a very large, recessed window looking out from this dining hall upon the rear yard. (Pity that rear yard doesn't harmonize better with the interior view.) And the room extends clear across the whole width of the house, with perhaps a consol mirror between the window and the door to the butler's pantry.

This arrangement has left the front basement without organic articulation with the rest of the structure, except as it fills a space. But singularly enough, the builders of town houses go right on finishing their entire basements just as they used to do before the dining-room was raised to first-floor rank. They lay out the front basement dining-room, the rear basement kitchen, and the intermediate closet, store-room, refrigerator and butler's pantry, which latter is often a reproduction of the pantry upstairs in the extension, as if two separate establishments, with separate dining service and separate butler's were to be provided for in the plans. Sometimes the finish of this basement, dining-room and butler's pantry are almost as rich and elaborate as those upstairs, but generally it is plainer and simpler, as if the builder meant to say: "Well, if you persist in living and dining down here in the dark, why, here are a dining-room and butler's pantry; but you'd better use the finer ones upstairs." It is safe to say that ninety per cent of the new houses on the West Side have this irrational arrangement of the basement. You ask the builder what he calls this front basement room, and he replies: "Oh, call it a breakfast room, or a billiard room, call it what you please. Sometimes it's a servants' sitting room, reception room and parlor."

The design of a modern town house seldom provides a room for the distinctive use of the head of the family—a den for paterfamilias. Poor chap, if he wants a room for a bit of quiet work, or for a smoke and a game of whist with some stag friends, he invades the dining-room at the peril of his wife's displeasure, or finds no seclusion except at his down-town office, no game except at the club or at some hotel. This suggests a proper use for the front basement room. Paterfamilias seldom wants a room at home for any of the suggested uses, except at night, so it makes no difference whether it is on the second floor or in the basement. He isn't particular about dress parade at such times, so there is no need of gorgeousness in the mural decorations. His mind is intent upon what goes on on the table—work or game—at such times, and would not soar a great deal even if there were space for it—in a word, the front basement is just the place for his den.

Senator Wm. L. Brown owns and occupies as a city residence one of the fine houses built by C. W. Luyater, in 72d street, between Central Park West and Columbus avenue. It was finished as is above described—with a dining-room and butler's pantry in the basement, and a dining hall and butler's pantry on the main floor—it is so with all the high-stoop houses. But Senator Brown has converted this front basement room into a den for his own use. It is a model of what such a room should be. The literary

inclinations of the owner's mind are attested by the filled book cases which line the room. His desk has a place between the front windows. A big, massive library table occupies the middle of the room. Cabinets, with statuary, bronzes, old armor and smokers' sets fill the corners and angles. A cheerful grate fire furnishes all the warmth needed, and there are ventilators to let in fresh air when the smokers have made things blue. The butler's pantry has been reconstructed and does service as a toilet-room, with a convenient cabinet for tumblers and decanters—should such things be needed. In this cosy den legislation, politics, newspaper affairs, business, may be discussed with comfortable surroundings, without interfering with or interference from the rest of the household. It is the most rational use to which the front basement room and superfluous butler's pantry can be put. It might well be designed and finished as such a den, with such cabinet finish as would be appropriate. Then the room would properly articulate, with legitimate functions, with the rest of the house.

Rapid Transit Matters.

Within the last ten days, Treasurer Frank R. Houghton, of the General Committee on Rapid Transit, has sent out through the mails several hundred copies of the petition to the Legislature to amend the Rapid Transit Act. He has also sent out a good many circular requests for contributions to the fund for expenses. Now, before the end of next week, all these petitions should be signed full of names of responsible persons, who are directly interested in the promotion of real rapid transit, and returned to the Chairman of the Committee, Richard V. Harnett, or to Mr. Houghton.

It is also essential that an immediate response be made to the request for contributions to the expense fund. If everybody would send something, the needs of the committee would soon be supplied. The contributions thus far received have ranged between \$25 and \$100. The Treasurer would be pleased to acknowledge contributions of \$10, \$5 or \$2, if larger ones were not convenient. Within a short time it will be necessary to send a delegation to Albany to present the claims of the Committee's bill before the committees to which they will have been referred, in the Senate and Assembly. Thus far the members of the Committee have themselves borne all the expenses. Seeing that they are doing all the work and devoting a great deal of valuable time to the matter, it would be only fair for those who will reap the benefit of their work to bear a part of the expense.

The College of the City of New York.

To the Editor of THE RECORD AND GUIDE:

Sir: In the issue of your valued paper of February the 18th instant, there was an editorial comment on the application of the College of the City of New York for a new building site further up town, showing such an intelligent interest in the matter that I am sure that if one or two significant facts are called to your attention that the College and its friends will have your influential support for the immediate passage of the bill for its relief.

The institution was established in the year 1849, the first class graduating in 1853. It was intended to enable the boys graduating with honor from the public schools to obtain a higher education free of cost. This prize has been constantly before their eyes, and the institution was, at the time of its establishment, and has been ever since, an adequate crowning feature of the public school system. Forty years have elapsed and the school system has extended enormously, and the city grown from a population of 750,000 to a population of about 1,800,000; and yet the facilities of the College of the City of New York have not been in any degree correspondingly enlarged. The College would have long since been overwhelmed with applicants but for the raising of the standard of admission from 50 per cent to 60 per cent., and within the last decade to 75 per cent. Only in this way, which is a serious wrong to the children of the schools, has the College been at all able to meet the enormous demands upon it. This method cannot be any further invoked.

The relief sought for is from every higher point of view absolutely essential, and the city should not hesitate a moment to pay the necessary tax. Speedways and other so-called improvements might well give way to this one, though they need not. The amount required is not great enough to interfere with any needed improvement, and the cost will be met partly by the sale of the present college site, which has become very valuable, and it will be extended over some years. There is no improvement in connection with which any man in public life can more deservedly establish a claim on the gratitude of the citizens of New York than this one. It is impossible to believe that a Mayor of New York can seriously oppose it, and friends of the college believe that Mayor Gilroy will yet see the propriety of giving it his hearty support.

S. B. LIVINGSTON.

To the Editor of THE RECORD AND GUIDE:

Sir: As an old subscriber I take the liberty of asking you to inform me if possible as to the custom and law relating to the liability in the following cases, and if in your opinion the "broker" is entitled to full brokerage in the former and half brokerage in the latter: I lease for "A" unto "B" certain premises for two years with the option for "B" to take three years in addition upon the same terms and conditions, provided "B" notify "A" on or before a certain date of his intention to accept the privilege. "B" notifies "A" in due time. "A" has paid brokerage for the two years in advance and after the acceptance of three additional years I send my bill for the additional period. Am I entitled to recover according to custom, law, or both? No. 2. Having had unpleasant relations with a client I solicit a brother broker to open negotiations with him for the sale of a parcel of property he owns and desires to sell and for which I have a "purchaser." I furnish all essential information necessary, stating my strained relations with the former and exact the promise from the broker that he will endeavor to obtain the sale of this property and bring same to me so that my purchaser may purchase. The brother broker waits upon the party first mentioned, receives the sale of same, and instead of

keeping his agreement sells the property to someone else. I accuse him of bad faith, ask for my half share of brokerage, which is denied me; what redress have I, if any? We were both members of the Exchange at the time above circumstances occurred. Your decisions upon above will greatly oblige
L. T.

[Answer.—1. We think you are entitled to 1 per cent on the gross rental of the three additional years, by custom and consequently by law. 2. Upon this state of facts you ought to recover one-half of the commission from the broker who wronged you. You can make him pay it under the Real Estate Exchange Rules. Submit it to the Arbitration Committee.—LAW EDITOR.]

Special Notices.

One of the most extensive establishments of its kind in the world is the hardwood lumber and dimension stock business of H. Herrmann, headquarters Nos. 368 and 370 Broome street. Every kind and description of lumber, timber and veneers used in the building and cabinet industries may be had from this establishment. Just now he has in stock some seasoned English oak veneers, the finest figured ever offered.

SELECTED PROPERTIES FOR SALE.

The attention of brokers is called to the list of eight selected properties advertised for sale by Ascher Weinstein. All are desirably located and possess exceptional advantages. Further particulars than are given in the advertisement may be obtained from Mr. Weinstein, at No. 59 Liberty street. Telephone call, 1270 Cortlandt.

GOOD CONTRACT.

Messrs. Ball & Co., of 25 West 42d street, have just secured the contract for the entire decorations of the new addition to the Hotel Beresford, 82d street and Central Park West. Mr. Walker, the owner, made a careful review of the different schemes presented by leading decorators, but decided in favor of Messrs Ball & Co., not only on account of their reasonable price, but their new and original mode of decoration. Messrs. Ball & Co. are determined to make this hotel one of the handsomest on the West Side, and are now preparing special designs for the large dining-room, which will make it one of the most attractive features of the house.

OFFICES IN "THE METROPOLITAN."

Attention is directed to the advertisement of Horace S. Ely, 64 Cedar street, with the illustration of the handsome new office building which the Metropolitan Life Insurance Company has erected at Madison avenue and 23d street. The building will be ready for occupancy May 1, and there

THE REAL ESTATE MARKET.

A week broken by a Wednesday holiday is generally a poor week in the real estate market, and a week's business not only interrupted by the Wednesday holiday but hindered by the worst possible kind of weather is not expected to be any sort of a business week at all. In this expectation, however, as in many another gloomy view that has been taken of the present market brokers and speculators have been agreeably surprised. A large business has been successfully accomplished at round figures and in a satisfactory manner apparently to both buyers and sellers. The business of the week, while reaching up into the millions, does not include any transaction that passes the half-million dollar mark, but this on the whole is a rather satisfactory condition of affairs. It shows as nothing else can the number of transactions necessary to make these large totals, and it is an indication of the generality of the activity. There are still complaints to be heard in some sections of the city as, for instance, Harlem, but as a rule the reports from the various parts of the city are highly encouraging, and indicate a healthy and buoyant tone in the condition of the market, which is sure to be productive of many sales. Even in Harlem some business is being done, though generally only after concessions have been made by the owners. This, however, is not so bad as the statement makes it seem, for prices of property in Harlem have never really been on a true level since the regretted World's Fair agitation raised them to such proportions that reasonable men could not be induced to invest at these figures. Private house brokers complain somewhat of the inclement weather which they say prevents their clients, many of whom are ladies, from looking at properties; but if the sales of dwellings which are reported this week are consummated in face of the bad weather, what a business will be done later in the season with fine weather and the pressing necessity of finding a house before the 1st of May. Lots, business and speculative properties, are being actively sold despite the weather, and the talk of financial trouble; and buildings of magnitude and of expensive construction are being planned on all hands. The unforeseen is not likely to happen, and it is only the unforeseen which will prevent one of the largest seasons that the real estate market has known in years.

CERTIFICATE-HOLDERS IN THE ARDSLEY LAND AND IMPROVEMENT COMPANY GAIN A POINT.

In the proceedings brought by Drexel, Morgan & Co. to foreclose their mortgage upon the 660 acres of land known as the Village of Ardsley, in the Supreme Court, at White Plains, the certificate-holders have been admitted as parties defendant. Frank S. Edminster, Col. Elliott F. Shepard, Gen. James M. Varnum, William Allen Butler, James Phillips, Jr., and John I. Waterbury, made the application to Judge Dyckman on behalf of themselves and the other certificate-holders.

In their application it was set up that on April 25, 1891, the property, consisting of 660 acres of land, known as the Village of Ardsley, was conveyed to T. M. Rainhard, he being designated by the five trustees, who

are as announced by Mr. Ely, some handsome offices still for rent on the 6th to 10th floors, inclusive. Apply to Mr. Ely for permits to inspect the offices.

REMOVED TO A LARGER AND BETTER EQUIPPED FACTORY.

The Stanwood Manufacturing Co., manufacturers of sash, doors, blinds, and interior woodwork, have removed from 10th avenue to a larger and better equipped factory, at Nos. 426 to 432 East 110th street, east of 1st avenue. At the new factory the company have improved facilities for turning out work with promptness and dispatch. All the trim in the row of private houses recently completed at the southeast corner of West End avenue and 99th street by Geo. W. Eggers, and illustrated and described in our West Side Supplement on the 11th instant, was furnished by the Stanwood Co., and all the trim in six houses on East 113th street, now building for Picken & Lilly, will be furnished by the same company.

STEAM MARBLE AND SLATE WORKS.

The old-established and reliable firm of Buess & Co. have fully recovered from the upset occasioned by the removal of their factory, and are now running in first-class order. Their factory at Nos. 315 to 319 East 94th street is a model in its way, roomy and thoroughly equipped for supplying goods in their line, and at the warerooms, No. 150 3d avenue, they show a complete line of marble and slate mantels, tiling, plumbers' slabs, etc., for which they will cheerfully furnish estimates.

Ed. Wenz was the architect for the houses built by Geo. W. Eggers, illustrated in the West Side Supplement published last Saturday. Mr. Wenz has drawn the plans for scores of builders during the last eight or nine years and has been very successful in his work.

F. Zittel is one of the best known and also one of the best liked among West Side and East Side brokers. His business has been unusually large this year so far, and many builders make his offices, on Columbus avenue, near 72d street and 3d avenue, near 61st street, their headquarters. His list of properties for rent, sale and exchange is always worth examining.

"ARCHITECTURE IN GREAT CITIES."

This is the title of a lecture which will be given by Mr. Barr Ferree, of this city, a well-known writer on architectural subjects, at the Art Association Hall, 174 Montague street, Brooklyn, next Tuesday evening, at 8 o'clock. The lecture is given under the joint auspices of the Brooklyn Institute of Arts and Sciences, and the Brooklyn Art Association, and will be superbly illustrated. The lecture will deal chiefly with the architecture of London, Paris, New York and Chicago.

were appointed by the company, to manage the property. Simultaneously with his appointment he made a declaration of trust, in which the agreed price of the property was fixed at \$742,700, and the trustee agreed to issue certificates to represent the interests of the various parties in the property. Such certificates were subsequently issued to the persons above named and others.

After the issuing of these certificates the mortgage for \$500,000 was executed, and the certificate-holders complain that they had no notice of the making of this mortgage, and were not consulted as to its terms. It was also stated that the existence of these certificates was recognized at the time of the making of the mortgage.

On behalf of Drexel, Morgan & Co. it was argued by Francis Lynde Stetson, that if these certificates were a prior lien they could not be affected by the foreclosure judgment, so that in any view of the case they were not proper parties to the action. It was also urged that under the trust agreement the rights of the certificate-holders were subordinate to the mortgage, and that they could not acquire any priority in the distribution of the proceeds of the sale. It was finally decided to admit the certificate-holders, to be designated as parties defendant, and the trial of the action upon these issues was set down for March 11th.

CONVEYANCES.

	1892.	1893.
	Feb. 19 to Feb. 25, inc.	Feb. 17 to Feb. 24, inc.
Number.....	214	215
Amount involved.....	\$3,279,034	\$3,863,360
Number nominal ..	80	84
Number 23d and 24th Wards.....	41	37
Amount involved.....	\$111,222	\$96,085
Number nominal.....	11	12

MORTGAGES.

	1892.	1893.
Number.....	188	198
Amount involved.....	\$2,379,182	\$3,268,005
Number at 5 per cent.....	91	114
Amount involved.....	\$1,192,171	\$2,457,609
Number at less than 5 per cent....	27	13
Amount involved.....	\$611,500	\$329,450
Number to Banks, Trust and Ins. Cos.	39	29
Amount involved.....	\$679,000	\$993,900

PROJECTED BUILDINGS.

	1892.	1893.
	Feb. 20 to Feb. 26, inc.	Feb. 18 to Feb. 24, inc.
Number of buildings.....	58	52
Estimated cost.....	\$746,903	\$768,146

THE SWAN-GREEN BRIDGE SCHEME.

A modified bill, authorizing the construction of a bridge across the North River with the New York approach at 70th street, has passed the House of Representatives at Washington, and is now pending in the Commerce

Committee of the Senate, where it has five more days of possible life. The bill has been amended so as to apparently give to the Commissioners of the Sinking Fund of this city a controlling voice in the granting of railway connections and approaches. But it is still opposed by nearly all West Side property-owners as a mere paper scheme, at best, that can only work injury as long as it is allowed a place upon the statute books. The State charter should be repealed.

A VALUABLE BROAD STREET PROPERTY AT AUCTION.

The "Delmonico" property, running through from Broad street to New street, and being a few feet south from the Stock Exchange, is to be sold under the direction of Charles W. West, Esq., the Referee appointed by the Court in the partition suit *Jay vs. Jay*, on March 9th, at the New York Real Estate Salesroom, No. 111 Broadway. Auctioneer, Mr. George R. Read.

Messrs. Francis T. Garrettson and James W. Cairns, the plaintiffs' attorneys, have had prepared for distribution photo-lithographic copies of survey map as in possession, and photo-lithographic copies of the description of property as contained in the Decree of Sale.

The plan seems to be both novel and useful, as an intending purchaser has facts before him as to matters concerning which he usually learns only after his purchase.

The property will undoubtedly bring a large price, situated as it is within a biscuit toss of the Stock Exchange, and near all the banks and banking houses in the lower part of the city.

EXTRAORDINARY SALE OF HOUSES.

The old Greenwich Village section of the lower West Side has maintained a strong hold upon the hearts of all who became acquainted with it when it was the fashionable residence section of the city. Business has grown all around it, but has left many of its choice residence streets untouched, and these contain some of the best renting property in the city. In this section of the city Richard V. Harnett & Co. will, on Wednesday, March 8th, sell at public auction, at the Real Estate Exchange and Auction Room, to close the estate of Hester A. Gregory, deceased, twenty separate houses and lots. They are nearly all three-story and three-story and basement brick dwellings, and are of substantial construction, with high ceilings and the old-fashioned arrangement of rooms, which affords plenty of elbow-room. Maps and permits to visit the houses may be obtained of the auctioneers, at their offices, 71 and 73 Liberty street.

THE MARY STUART ESTATE SALE.

People who are looking for investments in New York improved, income-producing, business property, as well as the army of real estate operators who are always on the watch for such opportunities, will be interested in the announcement of the sale which Peter F. Meyer & Co. will make on Thursday, March 16th, at the New York Real Estate Salesroom. The sale is made by order of George G. Williams and John S. Kennedy, executors of the estate of Mary Stuart, deceased. It includes no less than twenty-four separate, valuable properties, located for the most part in down-town business streets, but with some tempting numbers in 5th avenue and elsewhere.

THIS WILL INTEREST THE BIG OPERATORS.

One of the auction sales of the near future for which all the big investors and operators will be prepared, and which will interest a good many other persons also, will be the sale by George R. Read, at the Real Estate Exchange Auction Room, on Wednesday, March 8, of the important business property No. 23 Park row, opposite the Post-office. The lot is 25.6½ front on Park row, and runs through 140.11 on one side and 150.7 on the other to Theatre alley, on which it fronts 27.3½ feet. A six-story substantial business building covers the lot.

On Monday, February 27th, Bryan L. Kennelly will sell, at the New York Real Estate Salesroom, No. 111 Broadway, the three-story high stoop, basement and cellar, brownstone dwelling, 16.8x50x100.11, No. 243 West 123d street, east of 8th avenue.

On Tuesday, February 28th, Richard V. Harnett & Co. will sell at auction, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty street, eight lots, 25x100 each, in a plot fronting 100 feet on Jerome avenue, opposite the intersection of River avenue, and running through to Inwood avenue at the intersection of Cromwell avenue, in the 23d Ward.

On Tuesday, February 28th, Bryan L. Kennelly will sell at auction, at the New York Real Estate Salesroom, No. 111 Broadway, the four-story basement and cellar, high stoop, brownstone dwelling, No. 43 St. Mark's place, near 2d avenue. The house fronts 25 feet on the street, and is a very handsome and spacious dwelling in good condition. The lot is of extra depth, being 25x107.

On Tuesday, Feb. 28, Smyth & Ryan will sell, by order of the executors of the estate of Samuel S. Sands, deceased, at the New York Real Estate Salesroom, No. 111 Broadway, the property, 24.11x103.3, No. 303 West 14th street, near 8th avenue, adjoining the New York Savings Bank, on the northwest corner of 8th avenue. A substantial two-story brick building with store covers the lot.

On Tuesday, February 28th, William Kennelly will sell, by order of the Supreme Court in partition, at the New York Real Estate Salesroom, the properties, Nos. 761 and 763 10th avenue. The lots are 25x100 each and they are improved with substantial four and five-story brownstone apartment houses with stores and cellars, all well rented.

On Tuesday, Feb. 28th, Peter F. Meyer & Co. will sell at auction, at the

New York Real Estate Salesroom, No. 111 Broadway, by order of the United States District Court, the property Nos. 978 to 984, inclusive, 6th avenue, and Nos. 75 and 77 West 55th street, being the northeast corner of 6th avenue and 55th street. Maps and further particulars may be had at the office of the auctioneer, No. 111 Broadway.

On Wednesday, March 1, Richard V. Harnett & Co. will sell at auction, at the Real Estate Exchange and Auction Room, seven choice full size city lots, 25x100.11 each, in a plot on 99th street, north side, 175 feet east of Madison avenue; and the three-story brick stable and dwelling, No. 412 West 48th street. The first story is 25x99.5, has twenty stalls for horses. The two upper floors front, 25x40, are finished for dwelling purposes. A second rear story, 25x49.6, is used as a hay loft and for storage.

On Thursday, March 2d, Richard V. Harnett & Co. will sell at the Real Estate Exchange and Auction Room, to close an undivided interest, the four-story, basement and cellar brownstone, high stoop, house and lot, 20x55x100.5, No. 119 East 69th street.

Gossip of the Week.

SOUTH OF 59TH STREET.

Subscribers and friends of THE RECORD AND GUIDE are respectfully requested to send items intended for the news columns of this paper direct to "the Editor of THE RECORD AND GUIDE." When addressed to personal members of the staff they are often delayed in reaching their intended destination until too late for publication.

Wm. R. H. Martin, of Rogers, Peet & Co., has purchased from the Parker estate the two four-story brick dwellings, Nos. 56 and 58 West 33d street, near Broadway, 50x100x irregular, for \$175,000. Mr. Martin bought the adjoining house, No. 54, size 20x98.9, last August, for \$43,000. He also bought some time ago the northeast corner of Broadway and 33d street, connecting with the 33d street lots in the rear, and secured a seventy-seven-year lease of the premises, Nos. 1266 and 1268 Broadway, adjoining the corner.

Bellamy & Winans have sold the four-story brownstone dwelling, 18.6x50 and two-story extension 15x33, lot 100, No. 33 West 56th street, Columbia College leasehold, to C. J. Wittenberg; the four-story brownstone dwelling, 18x60x93, No. 350 Madison avenue, to Doctor Phillips for \$45,000; the four-story brownstone dwelling, 20x55x98.9, No. 19 West 58th street, to H. S. Pearce for \$50,000; the four-story brownstone dwelling, 25x60 and two-story extension, 18x35, lot 100, No. 5 West 56th street, to Frederic Cromwell for \$91,000; and the four-story brownstone dwelling, 25x63 and butler's pantry extension x100, No. 42 West 54th street, to W. W. Skeddy for \$60,000.

Ascher Weinstein has sold the four-story brick buildings with stores Nos. 606 and 608 8th avenue, 50x100, and the three-story brick building with store No. 610 8th avenue, 25x75, for \$32,500 to Mandelbaum & Lewine; the four-story, high stoop, stone front dwelling No. 447 West 23d street, 20 x70x98.9, Mr. Weinstein has sold to Francis G. Hendricks for \$17,500, and the five-story brick building, 36x75x93, No. 141 East 8th street (Sailors' Snug Harbor leasehold), to Jacob Korn at \$19,000.

Mr. Weinstein has purchased from W. L. Butler and another, executors, the four-story building with stores No. 20 Clinton place, 25x60x114 (Sailors' Snug Harbor leasehold), for \$10,000. Mr. Weinstein also owns No. 22, adjoining.

Homer Bostwick has sold for the estate of Homer Bostwick the four-story stone front dwelling, 25x60x98.9, No. 33 West 33d street, to Dr. George T. Stevens for \$55,000.

Gonon & Macdonald have sold for A. Gracie King to Adolph Bernstein the four-story high stoop, brownstone dwelling, 25x65x92, No. 106 East 19th street.

M. C. Baum has sold to Bloomingdale Bros. for Henry Center the house and lot No. 232 East 59th street, and for S. D. Trall the adjoining houses Nos. 234 and 236 East 59th street. Together they comprise a plot 75x100 upon which the buyers intend to build a six-story stable and storehouse.

Tim & Co. have sold for Henry G. Leask the three-story high stoop brick house, lot 18.6x98.9, No. 262 West 36th street, for \$13,600.

Solomon Feiner has sold the four-story brownstone flat house, 22x78.6 and lot, No. 206 East 54th street, to Julius Schweitzer, at \$25,000. He has purchased from S. Shedlinski the six-story front and rear tenement on lot, 25x100, No. 90 Henry street, at \$42,500.

James Kyle & Sons have sold No. 145½ East 40th street, a four-story and basement brick dwelling, for \$15,700.

S. Walters & Co. have sold the five-story apartment house, No. 56 Morton street, for Josiah S. Lindsay; and the five-story tenement, No. 693 1st avenue, for Emma Krug.

Joseph Rosenfeld, Nos. 14 to 20 Whitehall street, informs us that he was the broker in the sale of the New York Hotel.

Alexander Wilson has sold the three-story and basement brownstone dwelling, No. 123 West 47th street, to Mrs. Knight for \$24,000; and the three-story dwelling, No. 249 West 48th street, to a Mr. Doscher for \$18,750.

Alexander Henschel, of M. Wm. Moran & Co., and W. W. Thompson, have sold No. 12 Hamilton street, 25x about 110, with old buildings thereon, for Clarence R. Cenger to Geo. F. Johnson for \$12,000.

M. & L. Hess have sold for the estate of Calvin Stevens the old buildings, Nos. 134 and 136 Spring street, and the five-story buildings, Nos. 86 and 88 Wooster street, 50x100, together forming an L. The same firm have also sold the old building, No. 84 Wooster street, with lot 25x109, for M. J. Taylor, all for improvement. Messrs. Hess have sold for R. McAuley, No. 157 West 34th street, and for M. C. Hallett the adjoining house, No. 159. They are both four-story stone front dwellings, together in size 33.4x98.9. Both houses will be altered for business uses, in keeping with the many changes on this street. It will be remembered that the same brokers recently negotiated the sale of the Fourth Presbyterian Church, 80x98.9, on the same street, Nos. 116 to 122, for about \$200,000. When possession is secured of the church property, a fine business structure will be erected on the plot.

G. Nicholas, of 1483 Broadway, has sold for the Congregation Shaarai Tephilla the synagogue known as No. 127 West 4th street, north side, between Broadway and 6th avenue, size 100x100.5. The buyer is Builder Alexander Moore, who will improve the plot by the erection of a family hotel or first-class apartment house. Mr. Nicholas has also sold the five-story double flat No. 253 West 43d street, 25x100, for Mr. Moore, to a Mr. Gibson on private terms; for Mrs. Hardigan to T. H. Smith the five-story single apartment house No. 244 West 51st street, 20x100, on private terms, and for Mr. Moore the two five-story apartment houses Nos. 66 and 68 West 10th street, 50.4x 1/2 the block, for \$100,000. Mr. Nicholas also negotiated the sale of Nos. 219 and 221 West 20th street, two five-story double flats, 50x92, for \$72,000; for Mr. Griggs, to Mrs. Pardee, and for the latter to the former three three-story brownstone private dwellings Nos. 889, 891 and 903 Union street, Brooklyn, at about \$45,000.

Ascher Weinstein has sold the four four-story buildings with stores, on the southeast corner of Bleecker and Elizabeth streets, size 63.10x90, and known as Nos. 10 to 14 Bleecker and 304 Elizabeth street, to John T. Williams for \$75,000. Brokers, Daniel Birdsall & Co.

Mandelbaum and Lewine have sold to Mr. Siegel the six-story and store brick tenement No. 57 Hester street, size 24.6x65x75, for \$41,000, and to a Mr. Schwarz the three five-story and stores brick tenements Nos. 206, 208 and 210 East 59th street, size 75x100, for \$82,500.

NORTH OF 59TH STREET.

Oscar Hammerstein has sold his Columbus Theatre property, Nos. 112-118 East 125th street and Nos. 111-117 East 124th street, 145 feet east of Park avenue. The size of the plot occupied by the theatre is 100x200. The buildings, which comprise lofts as well as the theatre proper, are three, four and five stories in height. The purchaser is a Mr. Johnson, and the price between \$350,000 and \$400,000. L. J. Phillips & Co., who made the sale, refused further particulars. Messrs. Phillips & Co. have also sold for B. Hamburger to Bloomingdale Bros., the southwest corner of 3d avenue and 60th street, 60x95, with the old buildings thereon, for \$200,000, giving the purchasers a full block front on 3d avenue. For John G. Prague the same firm have sold eighteen lots on the east side of the Boulevard, between 121st and 122d streets, for \$150,000, and for a Mrs. Matthews the southwest corner of Jane and Greenwich streets, 55x78, with the old buildings thereon for \$37,000.

John N. Golding has sold for Solon H. Wales, as executor of the estate of John H. Hall, the five lots at the southeast corner of 5th avenue and 82d street, to Henry O. Havemeyer for about \$285,000. The late Mr. Hall purchased the lots in 1872 for \$225,000. Mr. Golding has also sold to Henry O. Havemeyer the four-story brownstone dwelling, lot 34x100, at No. 3 East 66th street, formerly the home of President Grant. The last transfer of the property was in 1881 to Mr. Grant, when the price was stated as \$90,000. Mr. Havemeyer lives at the corner of 5th avenue and 63th street, adjoining his 66th street purchase.

The Metropolitan Traction Co. has purchased through L. J. Phillips & Co. from Randolph Guggenheimer the block of 405x200, at Lexington and Park avenues, 99th and 100th streets, as a site for a power house, for about \$250,000.

Geo. R. Read has sold for Robert W. Tailer the plot 48x100, at the southwest corner of Madison avenue and 72d street, to a purchaser who will improve the plot by the erection of a handsome residence.

Bellamy & Winans have sold to John Sinclair, the four-story bay window, brownstone dwelling, 25x52, and extension, 15x30, lot 100, No. 16 East 65th street, for \$70,000; and for the Mills' estate the five-story stone front dwelling, 23x67, and extension x100, No. 816 5th avenue. Bellamy & Winans were also the brokers in the sale of E. W. Candee's house on 60th street, near 5th avenue, in the rear of the Metropolitan Club, to Wallace Shilito.

R. Pehlemann has sold for Steers & Menke to J. E. Farnible the two five-story flats Nos. 442 and 443 Central Park West, 54x85x100, for \$78,000; for Mr. Farnible to Steers & Menke the five-story brick flat, No. 2467 7th avenue, between 133d and 134th streets, size 25x65x75, for \$27,500; for Mrs. Catherine E. Steers to John F. Menke the five-story double flat, buff brick and brownstone, 25x76x99, No. 2151 5th avenue, for \$27,000; for John F. Menke to Mrs. Catherine E. Steers the five-story brick and stone single flat, 19.1x85x100, No. 444 Central Park West, for \$29,000; also for William Cohen to John F. Menke the five-story buff brick apartment building, "The Norwood," 40x80, on the southwest corner of Amsterdam avenue and 99th street, for \$65,000; and for Mr. Menke to Mr. Cohen the five-story brick flat, 25x76x99, No. 2151 5th avenue, for \$28,000.

Chas. E. Schuyler has sold for Francis Crawford two four-story brownstone dwellings, 20x21 feet front, on the north side of 80th street, 250 feet east of Columbus avenue. The buyers are a Mr. Sykes and a Mr. Goldsmith. Mr. Schuyler has also sold for F. W. Rising to Dr. John Young No. 108 West 75th street, a four-story brownstone dwelling, 20x60x100, for \$36,000, and for Harry Chafee to Nathaniel Bloom No. 153 West End avenue, a five-story brownstone dwelling, 15x67x100, for \$30,000.

A. F. Holly and G. A. Kissam have sold for Thos. Kilpatrick, No. 122 West 65th street, to Mrs. B. Woolsey Rogers, and Nos. 124 and 126 West 65th street, to Miss Alida Van Schaick. The houses are brownstone fronts, three-story and basement, high stoop, with butler's pantry extensions, each 18.6x54 and extension x100.5. The terms are not announced.

Through a typographical error in last week's issue the price of John Livingston's flat at the southwest corner of Madison avenue and 91st street was made to read \$116,000. The actual price was \$166,000.

Adler & Herrman have sold the southeast corner of 16th street and Lexington avenue, a five-story brick flat with stores, 20x75x80, to Mrs. C. Hardt for \$36,000.

S. J. Davenport has sold No. 81 Manhattan avenue, a three-story brownstone dwelling, 16.8x50x75, for \$17,000.

Jas. A. Frame has sold one of his three-story brownstone dwellings on the south side of 71st street, between the Boulevard and West End avenue.

J. J. Plummer has sold for Welcker & Fisher the three-story high stoop,

brownstone dwelling, No. 323 West 104th street, to Eugene Frayer. This is the second house sold of five houses completed.

Goodman & Stern have sold for Georg Muller the five-story tenement, with stores, northwest corner of Avenue B and 83d street, to Elias Jacobs, for \$34,000.

Solomon Feiner has sold to Barney Isaacs the five-story brick front apartment house, lot 25x100, No. 239 East 79th street, at \$36,000, and has purchased from Mr. Isaacs the three-story brownstone dwelling, 20x80x100, No. 314 East 79th street.

Oppenheimer & Metzger have purchased the plot, 80 feet front, on 8th avenue, at 131st street (closed), and running through 225 feet to St. Nicholas avenue in the rear.

It is said that John Watson has sold a plot, 80x102, at the northwest corner of Park avenue and 76th street, for \$58,000.

The transfers of the week confirm the intimation published in this column at the time of the sale of John D. Crimmins' houses on West 68th street, that the transaction was in the nature of a trade. Mr. Crimmins took in exchange for his seven houses the block 200x750, at Lenox and 7th avenues, 146th and 147th streets. This property, he says, he intends to hold as an investment.

W. B. Taylor & Sons have sold for Dr. A. W. Lozier the two four-story dwellings, Nos. 160 and 162 West 78th street, each 20x55x102.2.

Goodman & Stern have sold for John Schreiner to Georg Miller two five-story double flats with stores, Nos. 1666 and 1668 Avenue A.

Slawson & Hobbs have sold for Mr. Louis V. Sone No. 145 West 76th street, a four-story brownstone house, 18x55 and extension x102.2, to Mrs. Verdery for \$31,000; also, with Bernard Smyth, for Chas. Buek & Co. No. 44 West 87th street, a four-story stone and brick dwelling, 23x60 and dining room extension x 101, to Mrs. E. D. Russell, for \$44,500. This house is the last one of a row of twelve houses built by this firm on the south side of 87th street, between Central Park West and Columbus avenue.

Wilmerding & Field have sold the five-story stone front dwelling, No. 40 West 36th street, 16.8x62x98.9, for Dr. Chas. McBurney to Wm. H. Ruland, at \$38,000.

Harry Chafee, we hear, has sold three of the five houses built on West End avenue, between 71st and 72d streets.

Brooklyn.

Corwith Bros. have sold the two-story and basement frame dwelling, 20 x36 and lot 25x100, No. 96 Milton street, for Margaret Fulda to John and Mary Mundus, for \$4,500.

J. F. Abrams & Son have sold the block front on 4th avenue, northeast side, between 49th and 50th streets, 200.4 front by 100 deep, to the St. Andrew's Protestant Episcopal Church Society, the Rev. W. A. Fiske, rector, for \$12,150. The society will erect a new church edifice on the plot, when they shall have disposed of their present property in 47th street, near 3d avenue.

CONVEYANCES.

	1892.	1893.
	Feb. 18 to Feb. 24, inc.	Feb. 16 to Feb. 22, inc.
Number.....	231	227
Amount involved.....	\$1,096,917	\$760,735
Number nominal.....	69	89

MORTGAGES.

	1892.	1893.
Number.....	218	181
Amount involved.....	\$778,994	\$695,893
Number at 5 per cent. or less.....	124	116
Amount involved.....	\$545,215	\$535,347

PROJECTED BUILDINGS.

	1892.	1893.
	Feb. 19 to Feb. 25, inc.	Feb. 17 to Feb. 23, inc.
Number of buildings.....	64	174
Estimated cost.....	\$252,250	\$694,600

Out of Town.

LONG BRANCH, N. J.—Myer Finn has secured a house on Cedar and Ocean avenues for his own occupancy.

WEST MR. VERNON, N. Y.—Myer Finn has purchased from Mrs. Jenkins, for \$25,000, six and a-half acres opposite the depot and adjoining the sixty acres he previously owned.

Building News.

TROUBLES OF A BUILDER.

[The affairs of Builder Thomas C. Van Brunt are involved in a tangle of mortgages and mechanics' liens which would worry most men into a fit of sickness, but Mr. Van Brunt declares that he will get through them, and have something left. He it was who built thirty-four houses on the south side of 136th street, between 7th and 8th avenues, about three years ago, and subsequently purchased thirty-three lots on the opposite side of the street, upon which he began the erection of another row of houses. The undertaking seems to have been too much for him. The houses have not sold off fast enough to enable the builder to meet his payments, and within the last three weeks several liens have been filed against them. Henry E. Janes became interested with Mr. Van Brunt in the buildings, and last week they united in a transfer of all of them to Richard B. Greenwood, Mr. Janes' father-in-law, for \$1,000.

* * * *

A HEATING AND VENTILATING TRUST.

A report comes from Toledo to the effect that on Tuesday evening the "representatives of all the great heating and ventilating companies in the world" were assembled at the Boody House. "There are about thirty of them," the report says, "English and French companies being represented by agents. From Isaac D. Sneed, of this city, it is learned that the object of the meeting is the perfection of an organization whose object shall be the control of the supplies dealt in and the prevention of the unnecessary competition. The capital represented here is said to exceed \$40,000,000."

FOR THE CUSTOM HOUSE SITE.

An additional appropriation of \$800,000, to help pay for the Bowling Green custom house site, has been tacked on to the sundry civil appropriation bill in the Senate at Washington.

* * * *

ECHOES FROM THE ST. LOUIS CONVENTION.

At the annual convention of the National Association of Builders in St. Louis last week the following officers were elected for the ensuing year: President, Ira Hersey, Boston; First Vice-President, Hugh Sisson, Baltimore; Second Vice-President, Wm. D. Collingwood, Buffalo; Secretary, Wm. H. Sayward, Boston; Treasurer, George Tapper, Chicago. In accordance with a custom which has become pretty firmly established, the place for the next annual convention was determined by the election to the presidency; accordingly, Boston will have the honor next year.

* * * *

STATEN ISLAND OPPORTUNITIES.

Builders might find it to their advantage to keep their eyes on Staten Island improvements for a time. Some significant changes are about to take place in the ferry and rapid transit systems of communication with the big island which stands at the gateway of the nation and which will materially improve them in the important particulars of time and comfort. An advertisement in this issue of THE RECORD AND GUIDE, by Benjamin W. Cole, will be of special interest in this connection.

* * * *

THE MUNICIPAL BUILDING PLANS.

The Advisory Committee of Architects, consisting of Messrs. R. M. Hunt, Napoleon Le Brun and W. R. Ware, made a report to the Municipal Building Commission on Monday, upon the specifications to which architects who enter the proposed competition will be required to conform. Part of the report, in which the outside lines of the intended location were fixed, and which requires that the present City Hall be removed, was adopted; but the final report will require still another meeting. In this connection we publish to-day illustrations of the front and Broadway side elevations of a design submitted to the Hewitt Commission by Architect Chas. B. Atwood, and which were generally admired at the time. This design contemplated the preservation of the old City Hall on its present site.

* * * *

Out Among the Builders.

The Trustees of the Peter Cooper estate have commissioned Thomas Graham to prepare plans for a twelve-story modern hotel to be erected at a cost of \$1,000,000, on the east side of 4th avenue, between 27th and 28th streets, and diagonally opposite Madison Square Garden. The hotel is to be erected on a plot 200x100, and it will be fitted with every improvement and convenience. The details of the project are as yet undetermined.

Charles W. Clinton will design the twelve-story modern fire-proof building to be built for W. J. Sheldon on the southwest corner of John and Nassau streets. The building will have a frontage on John street of 37 feet and 52 feet on Nassau. It is to be of especially strong construction and arranged with every convenience and safety for jewelers' use.

G. F. Pelham is preparing plans for eleven three-story and basement and four-story English basement dwellings, which Dunn Bros. will build on the north side of 84th street, 200 feet west of West End avenue. They will be 19x53 and 18x53, with two-story and basement extensions, brownstone fronts and interior hardwood finish and first-class sanitary plumbing.

The Metropolitan Traction Company will shortly commence the erection of their Lexington avenue power house on the block, 405x200, at Lexington and Park avenues, 99th and 100th streets, which they have just purchased. The details of the structure are hardly determined as yet. John D. Crimmins, when seen yesterday, denied that his purchase of the block at Lenox and 7th avenues, 146th and 147th streets, was for a power house. The Lenox avenue power house, he said, was to be located well up the avenue, but it would not be at the end of the road.

Architects Little & O'Connor have the plans for twenty-six private dwellings, to be built by Wm. J. Merritt. They will all be four stories

high, of brick and stone of different size and different shape. Eleven will be built on the southeast corner of West End avenue and 78th street, on a plot of six and a half lots; six will go up on four lots on the northwest corner of West End avenue and 77th street, one (100 feet deep) on the south side of 78th street, 75 feet west of West End avenue, and eight will be erected on the southeast corner of West End avenue and 93d street.

As reported in last week's RECORD AND GUIDE, a large hotel, 150x138 feet, is to be erected on the present site of the Cyclorama building at the southeast corner of 4th avenue and 19th street. Edward Brandus, representing a syndicate, appears as the owner. Geo. H. Edbrooke, who is the architect, has submitted plans for an eight-story structure in the Renaissance style. The building which is to be built mainly of iron and light-colored brick is to have a courtyard in the centre and to be built with every improvement. The cost will be \$500,000.

John Hauser is drawing plans for the following new buildings: Six five-story brick flats with store in corner house to be built by Geo. Schreiner on the southwest corner of 77th street and Avenue A at a cost of \$130,000, size of corner 25x78, three inside houses 25x66.6, and the other two 25x53 and 56 respectively; for John Schreiner, two three-story brick and stone flats and stores, 25x96 and 25x86.6, to be built at a cost of \$65,000, on the northeast corner of Brook avenue and 147th street. Mr. Hauser is also busy on plans for a five-story brownstone and brick flat with stores, 50x100, which Wm. Lyman will build on the southeast corner of Lexington avenue and 113th street, at a cost of \$30,000; and for the same owner, plans for four five-story flats, to be erected at a cost of \$100,000, on the north side of 122d street, 80 feet west of Park avenue, two of the flats will be single and 19x37, and two doubles 31x90. Two houses also will have brown stone fronts, while the fronts of the other houses will be of brick and stone.

Bloomigdale Bros. intend to erect a six-story stable on the plot 75x100, Nos. 232, 234 and 236 East 59th street.

Architect Peter Herter will build a six-story and basement brick and stone modern store building, 50x96, at Nos. 137 and 139 Wooster street, at a cost of \$50,000. The upper part of the building has been rented from the plans for ten years at \$6,500 per annum to S. Stern & Co.

Henry Davidson is preparing plans for a four-story and basement buff brick and terra cotta stables, 50x97, to be built at Nos. 410 and 412 52d street. The building is to accommodate 125 horses and will be furnished with all conveniences, including an electric motor for carriage hoist. H. W. Gordon is the owner and the cost is estimated at \$30,000.

Edward Wenz has the plans for a three-story brick and stone distillery, 65x96, to be built by the Excelsior Distillery Co. on the south side of 98th street, 150 feet west of 1st avenue, at a cost of \$75,000.

We hear that John T. Williams, of No. 407 Broadway, will erect a substantial business block on the southeast corner of Bleecker and Elizabeth streets, on a plot 63.10x90.

Bloomigdale Bros. will remove the old building now occupying the plot 60x95, at the southwest corner of 2d avenue and 60th street, and extend their present quarters at the corner of 3d avenue and 59th street so as to include the whole block front. Work will be commenced as soon as the leases on the old buildings permit.

The purchaser of the southwest corner of 72d street and Madison avenue, a plot 48x100, we learn on good authority, intends to improve the plot by the erection of a handsome residence.

Alexander Moore will erect a fine family hotel or first-class apartment house at No. 127 West 44th street, on a plot 100x100, now occupied as a synagogue. Architect George Keister will draw the plans.

Ascher Weinstein will build a six-story brick factory building, 25x75, at No. 260 Grand street, from plans by Louis Korn. It will cost about \$15,000.

Another new theatre is to be built for Wm. H. Crane, the comedian, according to a story which obtained some circulation during the week. Mr. Crane refused to give the location of the proposed theatre or the names of the capitalists whom he says have offered to build it for him, and there the matter stands.

A report that a theatre was to be erected on the Boulevard in the seventies, which was also among the rumors of the week, was impossible of confirmation. Apparently there is no site available for a playhouse even if there was a builder for it, so that the story seems entirely unlikely.

WANTS AND OFFERS.

WANTS.

WANTED—A four-story dwelling, between Columbus av. and Central Park, and 70th and 96th sts., about 19 or 20 feet wide, \$30,000 to \$37,000. It must be first class in every respect, for which I will give an equity of \$15,000, and add cash, if necessary, in two of the best pieces of tenement property in the city. They are now leased to a responsible firm who assume all the care in its management, and guarantee an annual income, payable monthly in advance, netting over 6 per cent on the equity, or I will transfer them without the lease and guarantee 10 per cent gross rentals on the valuation. The title is insured by the New York Title Guarantee and Trust Co. Call or address, giving full particulars.
W. H. HALL, 261 and 263 Greenwich st.

WANTED.—An experienced agent desires to obtain charge of some estate, houses or flats, collect rent and personally manage property; best references furnished; security if required.
"ALEX," "Record and Guide" office.

PARTNER wanted.—In the contracting and excavating business with a capital of \$1,000. Apply to
JOHN LAVERY, 299 7th av.

OFFICE buildings.—Experienced renter, manager and superintendent of office buildings, thorough, reliable, energetic hard worker; can prove A1 ability and results in well-known buildings; wants permanent position. Address, RENTING SEASON,
"Real Estate Record and Guide."

WANTS.

WANTED, position as salesman with trim and cabinet factory; experienced and practical.
THOMAS, 2226 3d ave., City.

YOUNG man, 25, thoroughly familiar in brick manufacture and in brick trade, wishes position as manager—brick works or in office; best references.
Address, BRICK, "Real Estate Record."
Feb. 18—1aw4w.

OFFERS.

Improved Property.

FOR rent.—A magnificent club-house, elevator, steam heat, banquet hall, kitchen; also a great number of private rooms. Apply,
No. 25 West 42d st.

FOR rent.—Two fine stores on 42d st.; also offices, lofts, elegant building for club-house; also entire building for store and dwelling purposes. Apply,
No. 25 West 42d st.

TO Lease.—The three-story and basement house, 20 x40 ft., No. 25 Bleecker st., newly laid out in floors and adapted to light manufacturing; rent \$1,300 and water tax, per annum.
JAS. E. DOUGHERTY,
Feb. 18-25, 270 Madison st.

OFFERS.

Vacant Lots.

A PLOT 60x100.5 in 51st st., bet 8th and 9th avs., for improvement. For particulars address,
HORACE E. FOX, 105 West 62d st.

40 CHERRY, near Pearl, 32x63, \$11,500.
1st av, near 108th st, 50x100, \$11,500.
Easy terms.
Also 10 acres, 67th st., New Utrecht.
Jan. 21—1aw10w. ELY, 103 Gold st.

Country Property.

FOR sale.—At Orange, nine-room house; extra fine finish throughout; Park av.; \$7,000.
Feb. 18-25. HENRY A. CARSON, Orange, N. J.

Miscellaneous.

TO lease.—25,000 sq ft. of floor space for factory purposes; three floors; new building with power; light on all sides; steam heated. J. REEBER'S SONS, 107th st and 1st av. Terms reasonable. This building completed, with all improvements and is one of the best factories in this city. Mar 26—uf.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,

14 Barclay, and 14, 16 Vesey sts

Rivington st, No. 100, n e cor Ludlow st, 22.3x40x22.4x40, four-story brk store and tenem't. Peter Donald to Myer Bach. Feb. 16. 16,000

Rivington st, No. 245, s s, 50 w Sheriff st, 25x100, five-story brk tenem't with stores. Nathan Loewy to Sidney Beller, New York, and Nathan Lieber, Brooklyn. Mt. \$20,000. Feb. 21. 34,250

Rivington st, No. 157, s s, 75 w Clinton st, 28x100, five-story brk tenem't with stores and five-story brk tenem't on rear. Release mort. Louis A. Wagner, Brooklyn, to Cili Rubinstein. Feb. 21. nom

South st, Nos. 223, 223½ and 224 } being Water Water st, Nos. 435-439 } st, s s, 26 e Market slip, 60x160, to South st, three-story brk stores on South st and frame sheds and lumber yard on Water st. Ambrose K. Ely to Edward F. Keating, Brooklyn. B. & S. Feb. 15. 60,000

South st, piers 23 and 24 East River and bulkhead bet same; also land under water and water rights, &c., which said water right is 50 ft. wide, bounded north by South st, south-east by East River, northeast by water lot Ebenezer Stevens and southwest by water lot T. Underhill. Anna K. Bhaw widow, Paris, France, to Adele Kneeland extrx. and trustee Charles Kneeland. All title. April 20, 1891. 1,000

Same property. Clemence H. wife of James H. Crafts, Boston, Mass., to same. April 20, 1891. 1,000

Sullivan st, Nos. 5-15, es, 93.5 n Canal st, runs east 87 x north 6.9 x east 3 x north 117.7 x west 23 x north 3 x west 62 to Sullivan st, x south 128.1, six-story brk factories. Alexander M. Powell to Ida May Powell. B. & S. and C. a. G. Feb. 21. Mt. \$140,000. val. consid. and 100

Same property. John T. Williams to Alexander M. Powell. Feb. 1. nom

Sullivan st, es, 67 s Grand st, runs east 62 x south 3 x east 8 to e s of alley, x south along same 7.4 x west 10 to angle in alley, x north along same to point 50 e Sullivan st, x west along s s of alley 50 to Sullivan st, x north 0.8, being part of an alley. Henry G. Trevor and Sarah L. S. Lee to John T. Williams. Feb. 7. nom

Washington pl, No. 5, n e cor Mercer st, 52x91.9x52x91.7, six-story brk store. Charles Wise to Anthony Van Bergen. Mt. 175,000. Feb. 14. nom

Water st, No. 133 } being Water st, south cor Pine st, No. 85 } Pine st, 20.9x78.4x20.6x76.3, five-story brk stone front store. Charles E. and Jacob C. Appleby trustees Leonard Appleby to George W. Helms, Helmsatta, N. J. Feb. 20. 60,000

Willett st, No. 63, w s, 150 s Rivington st, 25x100, five-story brk tenem't with stores. Henry Hand to Rosalie Rosenthal. Mt. \$25,000. Feb. 17. nom

Same property. Harris Shedlinsky and Julius and Isadore Schweitzer to Henry Hand. Feb. 16. 36,700

31 st, No. 20, s s, 40 e Greene st, 40x75, six-story iron front store. Frances S. Naylor and Edward S. Clinch individ. and exrs. Henry Naylor to Myer Finn. Mt. \$80,000. Feb. 21. 110,250

Same property. Myer Finn to Caroline A. McCreedy and anc. trustees for Louise M. Robbins and Nathaniel L. McCreedy. C. a. G. Mt. \$89,000. Feb. 23. 120,977

3d st, Nos. 16 and 18, s s, 80 w Mercer st, 40x75, seven-story brk store. Amalie wife of Lewis Coon to Charles Carpenter, ½ part. Mt. \$102,000. Feb. 17. nom

11th st, No. 64, s s, 294.6 e University pl, 21.3 x 91.9, three-story brk dwell'g. Hyman Sylvester to Albert S. Adler. Mt. \$20,000. Oct. 20, 1892. nom

Same property. Albert S. Adler to Caroline wife of Hyman Sylvester. Q. C. Mt. \$20,000. Oct. 20, 1892. nom

12th st, No. 155, n s, 283.4 e 7th av, 20.10x103.3, three-story brk dwell'g. John E. Kaugharan to Lucy P. Cooke. Mt. \$10,000. Feb. 20. 19,000

13th st, No. 522, s s, 296 e Av A, 25x103.3, three-story brk tenem't with four-story brk tenem't on rear. James Tully son Julia Powers to Mary A. Powell formerly Mary A. Bachmann and Charles Powell. Q. C. Feb. 15. nom

Same property. Mary A. Powell formerly Bachmann, a daughter of Julia Powell, and Charles Powell to Moses Rosenblatt. Feb. 17. 16,000

13th st, No. 206, s s, 493.6 w 2d av, 16.6x103.3, four-story stone front dwell'g. Maria or Marie or Mary Felten widow to Mary Erpel-ding. Feb. 16. 14,000

21st st, No. 326, s s, 300 w 1st av, 20x92, four-story brk store and tenem't. John J. Scanlon to Margaret Scanlon. Mt. \$4,000 taxes, &c. Feb. 13. nom

21st st, No. 326, s s, 300 w 1st av, 20x92, four-story brk store and tenem't. Margaret Scanlon to John J. Scanlon and Rosanna his wife. Mt. \$4,000, taxes, &c. Feb. 14. nom

22d st, No. 327, n s, 345 w 8th av, 22.4x98.8, four-story brk dwell'g. Noric Komori to James S. Barroa. Mt. \$13,000. Feb. 18. 18,000

22d st, No. 16, s s, 468.10 w 4th av, 28x98.9, four-story stone front dwell'g. Sarah L. Owen widow to Orson D. Munn. Mt. \$9,000. Feb. 15. 50,100

24th st, No. 341, n s, 125 w 1st av, 25x98.9, four-story brk tenem't with stores. Ann Burns to Karl M. and Samson Wallach. Feb. 21. 11,200

24th st, No. 211, n s, 165 w 7th av, 21.6x1½ block, three-story brk dwell'g. Contract Mary E. Brown with Daniel J. Kelly. Jan. 10. 17,000

24th st, No. 29, n s, 383.4 e 6th av, 16.8x98.9, four-story stone front dwell'g. Katie Dick to George R. Riley. Mt. \$22,000. Feb. 20. nom

24th st, Nos. 338 and 340, s s, 250 e 9th av, 50x98.8, two five-story brk flats. Mt. \$50,000.

23d st, Nos. 345 and 347, n s, 250 e 9th av, 50x98.8, two five-story brk flats. Mt. \$75,000.

Foreclos. Samuel D. Levy to Louis M. Jones. Feb. 20. 20,500

26th st, No. 207, n s, 125 e 2d av, 25x98.9, five-story brk tenem't with stores. Charles Koker to Friedrich Hartung. Mt. \$8,000. Feb. 15. 24,050

27th st, s s, 308.2 e 6th av, 16.10x98.9.

Ferry st, No. 51 (?), n e s, 22.8x96.6x22.8x93, the whole of this. Sub. to mort. \$2,650

Lexington av, w s, 59.3 s 40th st, 19.9x85. Sub. to life lease.

26th st, n s, 441.8 w 6th av, 16.8x98.9. Mt. \$3,000.

14th st, No. 8 W., s s, 50x103.3.

Broadway, No. 1163, e s, 52.10 s 28th st, 26.5x52.2x24.8x61.8.

35th st, n s, 446 w 5th av, 21x98.9. Mt. \$14,000.

John H. Wright exr. and trustee John D. Wright to Albert A. Wright, Plainfield, N. J. ½ part. Jan. 17. nom

Same property. John H. Wright trustee John D. Wright to John H. Wright. ½ part. Jan. 17. nom

27th st, Nos. 440 and 442, s s, 225 e 10th av, 50x98.9, three-story brk store and tenem't with four-story brk wheelwright shop on rear. Patrick Fay to Henry de Forest Weekes. B. & S. Feb. 17. nom

Same property. Henry de F. Weekes to Patrick Fay and Alice his wife. B. & S. Feb. 17. nom

27th st, Nos. 124-128, s s, 300 w 6th av, 60x98.9, two six-story brk flats with stores. Harriet A. Sanchez widow to John G. Norris. Mt. \$30,000. Feb. 23. 81,000

28th st, Nos. 337-341 } begins 28th st, n s, 125 } 29th st, No. 336 } w 1st av, runs north } 197.6 to 29th st, x west 25 x south 98.9 x } west 50 x south 98.9 to 28th st, x east 75.

29th st, No. 340, s s, 75 w 1st av, 25x98.9.

29th st, No. 338, s s, 100 w 1st av, 25x98.9.

28th st, No. 343, n s, 100 w 1st av, 25x98.9.

One-story brk and frame church, school, &c.

Michael A. Corrigan to the Church of Our Lady of the Scapular of Mount Carmel. Dec. 17, 1889. nom

29th st, Nos. 245 and 247 W. Agreement fixing boundary line bet above premises. Mary E. Barry with Simon Bing, Jr., and Hyman Israel. Feb. 15. nom

29th st, No. 44, s s, 120.10 w 4th av, 20.10x98.9, four-story stone front dwell'g. Gloriannah and Emma M. Baker, Newark, N. J., Eliza A. Thomas, New York, Esther P. Wallace, Caroline R. Garniss, Morristown, N. J., Ada E. Cox, Mattoon, Ill., and Catherine G. Read, Summit, N. J., devisees Lilless Ferrier to Margaret Vance. Jan. 16. nom

35th st, No. 445, on map No. 443, n s, 512.6 w 9th av, 25x98.9, five-story stone front tenem't. Alexander Odenheimer, Jr., to Mary E. Graham. Mt. \$18,000. Feb. 16. 32,500

38th st, No. 237, n s, 125 w 2d av, 25x98.9, five-story brk tenem't. Ferdinand Kurzman to Charles A. Axtmann. Q. C. Feb. 16. nom

Same property. Charles A. Axtmann to Lewis J. Morrison. Mt. \$17,000. Feb. 20. nom

41st st, No. 219, n s, 205 e 3d av, 25x39.10x29.8x55.10, two-story frame dwell'g. Emily E. Brewster, Albany, N. Y., to Ascher Weinstein. Feb. 16. 6,000

47th st, No. 452, s s, 155 e 10th av, 27x100, five-story stone front tenem't. George Hirschfeld to Rebecca G. Poole. Mt. \$30,000. Feb. 23. 23,500

48th st, No. 221, n s, 385.3 w 2d av, 12.8x100.5, three-story brk dwell'g. Emilie Schulz to Sarah E. Hayward. Mt. \$5,000. Feb. 21. 9,000

52d st, No. 412, s s, 150 w 9th av, 25x100.5, three-story frame tenem't with two two-story frame buildings on rear. Partition. Thomas E. Stewart to Ascher Weinstein. Feb. 7. 9,550

52d st, No. 410, s s, 125 w 9th av, 25x100.5, three-story frame store and tenem't with two-story frame tenem't on rear. Gustave H. and Henrietta Hartung by Herman Michaels to Ascher Weinstein. Infant's share. Feb. 15. 2,881

Same property. Henry J. Hartung, Meta wife of and Henry Von Heyn, George C. and John H. Hartung and Frederike Hartung widow to same. All title. Feb. 15. 7,619

52d st, Nos. 410 and 412, s s, 125 w 9th av, 50x100.5. Ascher Weinstein to Henry W. Gordon. Mt. \$14,000. Feb. 16. nom

53d st, No. 160, s s, 100 e 7th av, 19x100.5, four-story stone front dwell'g. Archibald W. McEwan to William G. Lathrop, Jr. Mt. \$10,000. April 5. 1887. 15,050

Same property. William G. Lathrop, Jr., to Julius R. Winters. Mt. \$10,000. Feb. 21. 17,500

54th st, No. 102, s s, 22.6 e 4th av, 22.6x78.5, four-story stone front dwell'g. Robert J. Hoffman to Gisela M. Hoffman. Mt. \$15,000. Dec. 6. 22,500

54th st, No. 408, s s, 169 e 1st av, 25x100.5, five-story brk tenem't Gertrude Stelle to Katie wife of Anton Hilbert. Mt. \$13,000. Feb. 17. nom

58th st, No. 16, s s, 250 w 5th av, 25x100.5, four-story brk dwell'g. Thomas H. Hubbard to Sibyl F. Hubbard his wife. Feb. 17. nom

64th st, s s, 100 e 5th av, 20x100.5. Release mort. United States Trust Co. to Nathalie E. Baylis, Taunton, Mass. Feb. 17. 20,000

64th st } begins 64th st, s s, 120 e 5th av, runs } 5th av } east 30 x south 100.5 x west 150 to } 5th av, x north 70.5 x east 120 x north 30. } 5th av, s e cor 64th st, 30x120.

Agreement restricting buildings. Nathalie E. Baylies, Taunton, Mass., to Edward J. Berwind. Feb. 17. nom

64th st, Nos. 204-210, s s, 100 w Amsterdam av, 10x100.5, four five-story brk tenem'ts. Henry K. Gilman, Flushing, L. I., to Frederick W. Hassinger, Newark, N. J. Mt. \$56,000. Jan. 27. exch

66th st, No. 223, n s, 350 w Amsterdam av, 25x100.5, five-story brk tenem't. Dennis W. O'Halloran, Jr., to Samuel H. Vehslage. Mt. \$17,500. Nov. 11. See 123d st. nom

66th st, No. 227, n s, 375 e West End av, 25x100.5, five-story stone front tenem't.

66th st, No. 223, n s, 350 w Amsterdam av, 25x100.5, five-story brk tenem't. Samuel H. Vehslage to John Farrell. Mt. \$34,000. Feb. 8. See 123d st. exch

68th st, No. 48, s s, 435.6 e Columbus av, 19.6x100.5, four-story brk dwell'g. John D. Crimmins to Julia Morris. Feb. 20. See Leoux av. nom

68th st, No. 54, s s, 377.9 e Columbus av, 19.3x100.5, four-story brk dwell'g. John D. Crimmins to Julia Morris. Feb. 20. See Lenox av. nom

68th st, No. 52, s s, 39.7 e Columbus av, 19.3x100.5, four-story brk dwell'g. Same to same. Feb. 20. See Lenox av. nom

68th st, No. 50, s s, 416.3 e Columbus av, 19.3x100.5, four-story brk dwell'g. Same to same. Feb. 20. See Lenox av. nom

68th st, No. 46, s s, 455 e Columbus av, 20x100.5, four-story brk dwell'g. Same to same. Feb. 20. See Lenox av. nom

68th st, No. 58, s s, 379.3 e Columbus av, 19.3x100.5, four-story brk dwell'g. Same to same. Mt. \$15,000. Feb. 20. See Lenox av. nom

68th st, No. 56, s s, 358.6 e Columbus av, 19.3x100.5, four-story brk dwell'g. Same to same. Mt. \$15,000. Feb. 20. See Lenox av. nom

70th st, No. 31, n s, 355 w Central Park West, 20x100.5, four-story stone front dwell'g. Release mort. Edward Oppenheimer and Isaac Metzger to John D. Taylor. Feb. 16. 2,000

Same property. John D. Taylor to Julie Haueuer. Mt. \$26,000. Feb. 15. nom

Same property. Receipt for ½ party wall. John Ruddell to John D. Taylor. Feb. 16. nom

70th st, n s, 275 w Amsterdam av, 75x100.5, vacant. Robert E. Dowling to John J. Egan and Daniel Halley. Mt. \$22,600. Feb. 21. nom

71st st, No. 217, n s, 568 e West End av, 18x102.2, four-story stone front dwell'g. Terence J. Duffy to John Conley. Feb. 14. 33,500

74th st, n s, bet West End av and Riverside av. Restriction agreement. The Orphan Asylum Society, New York, with Francis M. Jencks. May 10. nom

74th st, n s, 100 w West End av, runs west 200 x north 71.8 x east — x south 64, vacant. The Orphan Asylum Society, New York, to Francis M. Jencks. May 10, 1892. 80,000

75th st, No. 23, n s, 454.2 e Columbus av, 22x102.2, four-story stone front dwell'g. John C. Umberfield to Therese R. wife of Max Naumburg. Mt. \$32,500. Feb. 17. val. consid and 100

79th st, No. 348, s s, 127 w 1st av, 17x80, three-story stone front dwell'g. William Weltewitz to Friederike Weltewitz. Feb. 21. nom

80th st, n s, 100 w Amsterdam av, 150x102.2, vacant. Foreclos. David Thomson to Catharine A. Cammann. Feb. 17. 65,000

82d st, n s, 210 e 5th av, 50x102.2, vacant. Caroline W. Astor widow to Daniel Hennessey. Feb. 21. nom

83d st, No. 447, n s, 119 w Av A, 19x100.4, one-story frame building. Michael Conlan and Terence Gannon to Adam Wack. Feb. 18. nom

83d st, No. 445, n s, 133 w Av A, runs north 100.4 x west 39 x southwest 78.5 x south 26.1 to 83d st, x east 50.1, one and two-story frame and brk building. Adam Wack to Jacob Jung. Q. C. Feb. 20. nom

Same property. Michael Conlan and Terence Gannon to same. Feb. 18. nom

84th st, No. 324, s s, 250 e 2d av, 25x102.2, five-story stone front flat. George Erreger to George Erreger, Jr., and Carrie Knobloch. All liens. Sept. 10. nom

84th st, No. 326, s s, 275 e 2d av, 25x102.2, five-story stone front flat. Same to Lizzie Hoffman and Emma A. Britz. All liens. Sept. 10. nom

84th st, No. 279, n s, 20.6 e West End av, 16x80.2, three-story brk dwell'g. Charles W. Parker to Harry W. Parker, of Russell, O. Mt. \$11,000 Aug. 1, 1890. nom

86th st, n s, 200 w Central Park West, 25x100.11, four-story stone front dwell'g. Foreclos. Randolph B. Martine, Jr., to Margaret L. Zborowski. Feb. 16. 39,000

88th st, No. 534, s s, 146 w East End av, 25x100.8, five-story brk tenem't. John McLaughlin to William Margaretha and Henry F. Schadt, joint tenants. Mt. \$14,000. Feb. 15. 23,000

92d st, No. 140, s s, 450 w Columbus av, 20x100.8, three-story stone front dwell'g. Release mort. The Bradley & Currier Co. (Lim.) to James Brown. Feb. 17. nom

Anderson av, n w cor Highbridge st, 76x100x124x111.6. William Austin to Walter A. S. Chrimes. Q. C. Jan. 2. nom
 Beach av, s w cor 147th st, runs west 200 to Wales av, x south 175 x east 100 x south 25 x east 100 to Beach av, x north 100 x west 100 x north 50 x east 100 to Beach av, x north 50. Anthony McOwen to Edward R. Merrill. Undivided interest. Feb. 16. 3,500
 Briggs av, s s, 145.4 e Southern Boulevard, 50x110. Eliza C. wife of J. Averit Webster to Nellie B. Miller, Jersey City. Feb. 21. 2,200
 College av, w s, 425 n 135th st, 125x100 to Mott Haven Canal, with use of canal. William R. Potts to Henry Meyer. Feb. 14. 30,000
 Elm av, s s, 450 e Orchard terrace, 50x100. Charles S. Woodward to Max Barnett, Brooklyn. Feb. 15. 1,875
 Franklin av, w s, 52 n 168th st, runs west 100.4 x north 49.10 x west 66 x north 44 x east 190 to av, x southwest 97.7. Release mort. Jessie Clark, Arverne, L. I., to Jessie Smith. Feb. 14. nom
 Same property. Jessie Smith to Adeline S. Souliard. Mt. \$11,000. Feb. 15. nom
 Hull av, e s, 100 s Scott av, 25x110. George Heather to Elizabeth A. Hamill. Mt. \$335. Jan. 27. 1,000
 Jackson av, w s, 430.6 n Columbia or Columbiæ av, 19.6x100, h & ls. Elizabeth F. Andrews to The Henry Huber Co. Feb. 16. nom
 Nelson av, e s, 213.10 s Orchard st, 18.9x90.1x 18.11x85.9. Albert Hausen or Hansen to Julius G. Klaverness. Mt. \$3 600. Jan. 21. 900
 Nelson av, e s, 251.4 s Orchard st, 18.9x98.9x 18.11x94.5. Same to Richard M. Christensen. Mt. \$3,600. Jan. 21. 900
 Nelson av, e s, 195 s Orchard st, 18.9x85.9x18.11 x85.5. Same to Anders Hansen. Mt. \$3,600. Jan. 21. 900
 Perry av, e s, 425 s Gun Hill road, runs east 100 x south 34.4 x south 55.4 x west 100 to Perry av, x north 41.5 to angle in av, x20.5. Patrick Gorman, New York, to Bernard J. Hughes and Montgomery Maze. Feb. 20. 1,350
 Villa av, w s, 271.3 n Potter pl, 50x100. Charles Loos to Margaret J. Loos. All title. B. & S. Feb. 17. 160
 Westchester av, s e s, 114.1 n e Union av, 25x119.6. Release mort. Hiram R. and Henry Dater trustees Philip Dater to Simon Danzig and Gabriel S. Kutz. Feb. 21. nom
 Same property. Simon Danzig and Gabriel S. Kutz to Heinrich C. L. Sander. Feb. 21. 3,000
 Westchester av, s e s, 129.1 n e Union av, 25x119.6. Release mort. Hiram R. and Henry Dater trustees Philip Dater to Simon Danzig and Gabriel S. Kutz. Feb. 21. nom
 Same property. Simon Danzig and Gabriel S. Kutz to Dora Fernschild. Feb. 21. 3,000
 Worth av, e s, 60 s Fitch st, 67x57.10x67x61. James W. Allaire to Horace B. Ball. Feb. 21. 7,000
 Kingsbridge road, n e s, 75 s e Nathalie av, runs southeast 25 x northeast 100 x northeast again 15 x northwest 25.7 x southwest 106.4. Release mort. William H. Langley to Hugh N. Camp. Oct. 18. 2,000
 Same property. Hugh N. Camp to Harry B. Thayer. Oct. 19. 2,000
 Same property. Harry B. Thayer to Mary L. Smith. Oct. 19, 1892. 2,000
 Lot 18 map South Belmont. Thomas W. Surridge to Charles S. Woodward. June 29. 500
 Same property. John H. Carnes and ano. exrs. Jacob Lawall to Thomas W. Surridge. May 20, 1892. nom
 Parcel 27 Damage Map opening East 175th st, from Carter av to 3d av, 24th Ward. Release mort. Mutual Life Ins. Co., New York, to The Mayor, &c., New York. Nov. 14. nom
 Parcel 28 same map. Release mort. Same to same. Nov. 14, 1892. nom

LEASEHOLD CONVEYANCES.

Baxter st, No. 60, w s, 75 s Franklin st, 25x58.6. Assign. lease. Esther Cohen to Nathan Cohen. nom
 Baxter st, No. 17. Bill of sale and assign. lease. Joseph Crovo to Michael Crovo. 1,500
 Same property. Assign. lease. Michael Crovo to The Bavarian Star Brewing Co. nom
 Forsyth st, Nos. 86 and 88. Assign. lease. Lewis S. Wolff to Samuel Cohn. nom
 Houston st, n w cor Av B, 25x75. Assign. lease. Samuel Ramsfelder to Louis Cohen. nom
 Same property. Assign. lease. Bridget Simpson individ. and admr. Thomas Maher to Samuel Ramsfelder. nom
 Suffolk st, No. 71. Surrender lease. Aaron Jacobs to Jacob Levy and Pincus Lowenfeld. nom
 3d st, s s, 318 e Av A, 24.9x105.11. Assign. lease. Vincent Stolba to Charles Lehmann. 6,750
 4th st, No. 25 E. Edward Gutmann to Margarethe Glogan. 15 years, from Feb. 1, 1893, per year, repairs and 2,000, 2,400, 2,800
 5th st, n s, 200 e 2d av, 25x97. Assign. lease. Caroline Youmans formerly Stark individ. and admr. Anton Stark to Louis Gort. Mt. \$4,000. 14,000
 5th st, No. 317, n s, 200 e 2d av, 25x97. Consent to assign. lease. Alice W. Bronson to Louis Gort. nom
 8th st, No. 141. Assignment Sailors' Snug Harbor lease. Ascher Weinstein to Jacob Korn. 9,500
 29th st, s w s, 137.6 n w 8th av, 18.9x98.9. The N. Y. Life Ins. and Trust Co. exrs., &c. Richard Ray to Gilman W. Spaulding. 21 years, from May 1, 1893, per year, repairs and 380

34th st, Nos. 656-662 W., s e cor 12th av. Assign. lease of store and cellar and bill of sale. Bridget Meagher admr. William F. Meagher to Walter G. Dwyer. 1,600
 49th st, No. 35 W., n s, 461 w 5th av, 22x100.5. Assign. lease. Cornelia S. Moore, Orange, N. J., widow to Mary W. Rogers, Hyde Park, N. Y. 25,000
 83d st, n s, 119 w Av A, 72 7x29.4x69.4x9.6. Assign. leases. John G. Landwehr, Jersey City, N. J., to Adam Wack. 1,900
 93d st, n s, 300 e 2d av, 25x100.8. Assign. lease. Denny Dunn, Huntington, L. I., to William Forest, Astoria, L. I. 350
 Same property. Assign. lease. William Forest to P. J. Ryan. 236
 Lexington av, No. 346. John D. Wright to John H. Wright and Sarah J. his wife, jointly. Life lease, per year, 500
 3d av, No. 2001. Assign. lease. Hiram Becanon to Patrick Mallon. nom
 Same property. Assign. lease. Patrick Mallon to James Everard. nom
 3d av, No. 600. }
 39th st, No. 163 E. }
 39th st, Nos. 159 and 161 E. }
 Ascher Weinstein to James McElhinney. From May 1, 1893, to May 1, 1914, per year, repairs and 4,000, 4,500
 6th av, No. 742. Consent to assign. lease. Eugene A. Hoffman to Ascher Weinstein. nom
 8th av, No. 2225, n w cor 120th st, store and part cellar. Assign. lease. Gertrude M. Glokner to George B. Foster. nom

KINGS COUNTY.

FEBRUARY 16, 17, 18, 20, 21, 22.

Ashford st, e s, 120 n Hegeman av, 20x100. Margaret I. Hagemiller to Robert Steele. \$275
 Bainbridge st, s s, 274.1 e Ralph av, 17.1x100x 17.2x100, h & l. Charles D. Smith to William H. Owen. Mt. \$5,700, and taxes 1892. nom
 Bainbridge st, s s, 268.3 w Reid av, 16.8x100. Foreclos. Hamilton A. Gill to William S. J. Herdrickson. Mt. \$5,900. 6,000
 Baltic st, No. 466, s s, 225 e Bond st, 25x100, h & l. Partition. Herman F. Koepke to Louis C. Behman. 1,800
 Bartlett st, ne cor Harrison av, 25x100. Partition. Thomas H. York ref. to Henry Ströbing. 1,935
 Bergen st, s s, 80 e Vanderbilt av, 65x131. Release judgment. George W. Van Winkle, of Bergen Point, N. J., to Erick Soderstrom. nom
 Same property. George W. Van Winkle, of Bergen Point, N. J., James and Samuel Van Winkle to same. 5,750
 Bergen st, n s, 150 e Rochester av, 25x107.2. Mt. \$700. }
 Bergen st, n s, 385 e Rochester av, 20x107.2. }
 Rosie wife of Louis Kram to Nathan Sara-sohn. 3,500
 Bergen st, s s, 197.10 w 4th av original line, 20x100. Martha T. wife of Amasa W. Cooley, of Clifford, North Dakota, to Annie E. Kleeber. 3,300
 Same property. Release dower. Anna Olson to same. 800
 Berkeley pl, n s, 204.2 e 6th av, 20.10x100, h & l. Foreclos. John Courtney to The Metropolitan Life Ins. Co., New York. 16,300
 Bradford st, e s, 100 n Belmont av, 100x100. German-American Improvement Co. to Richard O'Keefe, Charles H. Harlow and Adam Fuhrman. 7,500
 Broadway, easterly cor Suydam st, 25x100. William Graf to John H. Bohack. Mt. \$11,000. 27,500
 Broadway, s s, 44.9 e McDougal st, 25x88.4x25 x98.8. Release mort. Augusta A. Roby to William H. Barton. 6,000
 Broadway, s w s, 140.5 n w Halsey st, runs northwest 78 x southeast 100 x southeast 50 x northeast 15 x southeast 28 x northeast 85. Release mort. Augusta A. Roby to Robert L. Moores. nom
 Butler st, n s, 145 e Howard av, 20x61x20.7x57. Hiram L. Friedlander to Rebecca Friedlander. nom
 Butler st, s s, 250 e Nostrand av, 18.9x100, h & l. Charles M. Marsh to Hannah E. Stuenburg. Mt. \$3,600. 6,500
 Chauncey st, n s, at s s Brooklyn and Jamaica pike and 228 w Saratoga av, runs east to point 100 w of Saratoga av, x north to n s Brooklyn and Jamaica pike, x west along same to Howard av, x south along av to s s of said pike, x east —. City of Brooklyn to Richard Major. Q. C. nom
 Cheever pl, e s, 270.7 n Degraw st, runs east 88.6 x north 19.4 x west 88.6 x south 20 to beginning. Marie Rosecrans and Anna Rosentretter to Mary A. wife of and Hugh McGovern. 5,250
 Cleveland st, e s, 150 n Eastern Parkway, 50x98.6x50x98.5. John B., David and William Hopkins, Eleanor I. Stewart and Jane A. Cozine heirs William Hopkins dec'd to Thomas A. Dacker. Q. C. nom
 Congress st, s s, 117 w Clinton st, 25x87.4x25x 89.9. Brooklyn Benevolent Society to Julia M. Sprague admr. Henry L. Muller. 21 years, from May 1, 1892, per year, taxes and 140
 Congress st, s s, 92 w Clinton st, 25x89.9x25x 90.4. Same to same. 21 years, from May 1, 1892, per year, taxes and 140
 Congress st, s s, 142 w Clinton st, 25x85.10x25x 87.4. Same to same 21 years, from May 1, 1892, per year, taxes and 140
 Court st, e s, 104 s Livingston st, runs north 26

x east 99 x south 14 x east 2 x south 13 x west 101.4. Joseph Kieman to Mary A. K. Fagan. Mt. \$15,000. nom
 Crescent st, n w cor Glen st, 25x100, h & l. Wallace Kirby to James L. Tracy. Mt. \$2,000. 3,000
 Decatur st, n s, 126.8 w Ralph av, 18.4x100, h & l. Ralph Saier to Alice wife of Robert W. F. Martin. Mt. \$3,500. 6,800
 Same property. Alice wife of Robert W. F. Martin to James O. Cowl. Mt. \$3,500. 6,800
 Decatur st, n s, 466.8 w Patchen av, 16.8x100. Robert Merchant to John H. Spencer and Elizabeth C. his wife. Mt. \$3,000. 4,200
 Douglass st, n s, 80 e 4th av, 118.4x100. Stephen P. Sturges to Henry E. Child. Mt. \$31,200. nom
 Dumont st, s w cor Sackman st, extends to Christopher av, 200x90. Samuel Sherowsky and Samuel Semowitz to Patrick F. O'Brien. Mt. \$24,400. nom
 Dumont st, s s, extends from Christopher av to Sackman st, 200x90, hs & ls. Patrick T. O'Brien to Samuel Scherowsky and Samuel Semowitz. ½ part. nom
 Eastern Parkway, n s, 125 e Thatford av, 28.7x100x23.9x100. Jacob Solowitzik to Barnett Arievitch of New York. Mt. \$2,850. 3,000
 Eastern Parkway, s s, 50 e Van Sicken av, 25x100. Foreclos. John Courtney to John Murtagh. Mt. \$5,000. 100
 Essex st, e s, 140 n Arlington av, 40x100. Jennie H. Smith to Edward W. Lauer. 1,600
 Ewen st, w s, 100 n North 2d st, original line, 25x100, h & l. Charles W. Voorhis to Mathilde Meyer. 3,100
 Frost st, No. 182, s s, 150 w Humboldt st, 25x142x—x135, h & l. Joseph Pender to Catherine Acker. 3,100
 Fulton st, s w cor Stone av, 22x100. Hoik D. Campbell to Thomas T. Barr. All liens. nom
 Fulton st, n s, 62.1 e Throop av, 20x102.10. Archibald Buchanan, of New Hurley, N. Y., to Bernard F. Kilduff. 4,250
 Fulton st, s s, 83.6 e Vermont av, 22.6x100. Release mort. John W. Pitkin, Englewood, N. J., to Caroline Rempé and Ida Hagemann. 700
 Garfield pl, s s, 275 w 6th av, 150x100. Foreclos. John Courtney to William W. Rope. West lot sub. to encroachment. Sub. to mort. \$56,000. 4,000
 Graham st, e s, 76.11 s Park av, 95.6x83.2x95.6x 82.6, hs & ls. Abraham Friedman to Jacob Becker. ½ part. Sub. to mort. \$9,000. 1,050
 Grattan st, s s, 125 e Morgan av, 25x100. Benedict Vogt to Gustav Kruger. Mt. \$3,500. 5,875
 Halsey st, s s, 100 w Howard av, 49.10x100. Bethany Presbyterian Church to Thomas W. Lowell. Mt. \$1,500. See Howard av. 4,500
 Halsey st, s s, 66.2 w Broadway, runs south 90.7 x northwest 70.7 x north 40.11 to Halsey st, x east 50. }
 Interior gore, on centre line bet Halsey and Macon sts, on line which at s s of Halsey st is 66.2 w Broadway, runs north to line bet Rademacher and Schumacher, x northwest —x— to said centre block, x east 50. }
 Ernest G. W. Woerz trustee Charles A. Schumacher et al. to George Burns and Michael McGrath. 10,000
 Halsey st, No. 223, n s, 118 w Tompkins av, 18.9x100. }
 Halsey st, Nos. 249 and 251, n s, 152.6 e Tompkins av, 35x100. }
 John Oakley to Fannie W. Oakley his wife. nom
 Hemlock st, w s, 316 10 s Jamaica pike, 25x85x 25x85.5. N. Willard Curtis to Charles H. Holmes. Q. C. nom
 Herbert st, s s, 50 w William st, 50x100. Sarah W. Blaisdell lunatic by Michael F. McGoldrick guard. to St. Cecilia's Roman Catholic Church, Brooklyn. nom
 Same property. Mary wife of Marion L. Bullock, Passaic, N. J., an heir of Jonathan Wyman to same. Q. C. nom
 Herkimer st, n s, 20.9 e Rochester av, 18.3x78. Partition. Robert Merchant to Mary E. wife of James R. Ross. Mt. \$3,400, which is included in consideration. 4,110
 Herkimer st, s w cor Ocean pl, 20x89.6. James J. Sweeny, of Kingston, N. Y., to Elizabeth W. Aldrich, of New York. Sub. to all liens. nom
 Herkimer st, n e cor Kingston av, 24x100. }
 Herkimer st, n w cor Kingston av, 26x100. }
 Henry J. Brown to William Irvine. Mt. \$2,500. See Tompkins av. nom
 Jerome st, w s, 175 s Liberty av, 25x100, h & l. Peter Wosniak to Martin Rether and Theresa his wife. Mt. \$900. 1,400
 Keap st, n s, 231 e Bedford av, 42.8x100. Robert Hogg to Margaret wife of Nicholas Mulvihill. 8,500
 Keap st, n s, 100 e Bedford av, 131x100. Henry B. Scholes to Margaret wife of Nicholas Mulvihill. Mt. \$21,000. 26,000
 Leonard st, e s, 42 s North 2d st, 19x60. Ephraim J. Baker, of Flushing, L. I., to John C. Baker. ½ part. 1,250
 Leonard st, e s, 25 s McKibbia st, 25x100, omissions. Simon Brookman to Gusman Epstein. ½ part. Mt. on all, \$4,950. 800
 Linden st, No. 113, e s, 295.11 n Evergreen av, 20x100x20x101. Nathan and Marks Rosenberg, New York, to Aaron Kaplan. Mt. \$2,300. nom
 Linwood st, w s, 150 s Ridgewood av, 25x100. Louis F. Grass, of New York, to Aaron Lamky. Correction deed. 3,000
 Luquer st, n s, 120 w Smith st, 60x100. Harriet R. Hurd, New York, widow to Alfred E. Hartington. 2,500

x northwest 118.9 to Middleton st. x southwest 238.6 x east 279.5. Joseph Wichert to Harry R. Ferguson. Mt. \$11,000. 15,230

Lefferts av late Broadway, centre line, at centre line Aitkin pl, runs north 321.8 to patent line, x west along same 250 to centre proposed Miller pl, x south 400.3 to centre Lefferts av, x east 202.10, Flatbush. John W. Aitkin and Mary A. Dorman, New York, legatees Jro. Aitkin to John H. Kane. nom

Lexington av, n s, 150 e Bedford av, 16.8x100. Stillman Soule to Caroline A. Plaisted. Mt. \$3,250. nom

Lincoln av, e s, 150 n Adams av, 80x100. Thomas A. Welwood to John A. and Wilbur B. Wood. Mt. \$1,750. 2,600

Livonia av, s e cor Sackman st, 50x100; also, Powell st, w s, 100 s Livonia av, runs south 121 x west 200 to Sackman st, x north 21 x east 100 x north 100 x east 100. Anna Leinfelder to Frederick C. Dexter. Mt. \$2,332. See 2d st. 5,500

Marine av, e s, 72.7 s 92d st, 75x59.1x69.7 to 92d st, 75x36.4x25.10. Harry L. Bradley to George H. Bressette. Mt. \$850. nom

Miller av, n e cor Fulton av, 125x100. Chauncey T. Austin to John Thcene. Mt. \$3,750. 8,000

Myrtle av, s s, 98 w Adelphi st, runs south 104.8 x east 20.5 x north 100.8 to av, x west 20. Sarah Danzig to Meyer Feuchtewanger. 4,050

Prospect av, n e s, 262.11 n w 8th av, 16.8x100. John Brush to Michael Smith. 1,100

Putnam av, s s, 229 e Stuyvesant av, 19x100, h & l. Charles Herr and John Mitchell to Lydia M. Howard. Mt. \$5,000. nom

Putnam av, s s, 243 e Stuyvesant av. Party wall agreement. Lydia M. Howard with George Reichmann. nom

Putnam av, n s, 44 e Lewis av, 19x100, h & l. John P. Flagg to Linda H. Thomas, of New York. Mt. \$5,500. nom

Same property. Linda H. Thomas to John P. Flagg and Edith S. his wife. Mt. \$5,500. nom

Putnam av, n s, 215 e Lewis av. 19x100, h & l. Smith Cox to Robert Porterfield. Mt. \$7,000. nom

Putnam av, n s, 119.1 e Patchen av, 18.9x100, h & l. William A. Hodge to Ann E. Selfridge. Mt. \$4,050. nom

Same property. Ann E. Selfridge widow to Hannah Hodge. Mt. \$4,050. nom

Railroad av, w s, 159.3 s Danforth st or av, 20 x100. Foreclos. John Courtney to Edith C. Thompson, Elizabeth, N. J. 500

Railroad av, w s, 139.2 s Danforth st, 20x100. Foreclos. Same to Alfred C. Coursen trustee for Francis E. Woodruff. 500

Railroad av, w s, 179.2 s Danforth st, 20x100. Foreclos. Same to William A. Coursen. 500

Ralph av, s e cor Decatur st, 22x83, h & l. Richard D. Robbins to Charles R. Drew. 30,000

Same property. Charles R. Drew to Richard D. Robbins. Mt. \$15,000. 30,000

Reid av, n e cor Putnam av, 100x100. Martha L. and Theodore W. Swimm to Patrick B. Hanlon. Mt. \$15,000. 18,500

Rogers av, w s, 122.6 s Wintthrop st, 122.6x150, Flatbush. William J. Adriance to John L. Zabriskie et al. school trustees. 4,000

Rogers av, e s, 138.7 s Butler st, 17x100. Henry M. Halstead to William A. Tyler. nom

Rogers av, e s, 100 s Butler st, 17x100. Frederick Guy to William A. Tyler. nom

Sheffield av, w s, 137.6 n Liberty av, 25x100. Catherine Van Keuren to A. Andrew Wemmell. Contract for property. 2,000

Shepherd av, e s, 90 s Ridgewood av, 60x100.2; also, Ridgewood av, s s, 60 w Shepherd av, 40x100; also, Shepherd av, w s, 190 s Ridgewood av, 60x100; also, Shepherd av, w s, 270 s Ridgewood av, 200x100. Otto Huber to Joseph Russ. 5,250

Stewart av, s e s, 52 n e Lafayette st, 52x112.6, New Utrecht. Mary A. wife of George A. Stillwell to Mary Bantz. 2,000

St. Marks av, n w cor Bedford av, 25x74 Bedford av, w s, 74 n St. Marks av, runs west 25 x south .06 x west 75 x north 16.9 x east 100 to Bedford av, x south 16.3; also, Bedford av, w s, 90.3 n St. Marks av, 16.9x100. William H. Scott to Thomas Berkeley. nom

Same property. Thomas Berkeley to William H. Scott. Mt. \$19,000. nom

Sunnyside av, s w cor Barby st, 35.10x110x45 x110.4. Edward A. Quin to August Kuhnla. 2,350

Sumner av, w s, 120 n Fulton st, runs north 25 x west 81.1 x southeast 15.2 x west 1.2 x southwest 10.3 x east 82.8. Nathaniel H. Clement to Henry J. Brown. 3,750

Sutter av, n s, 81.3 w Jerome st, 18.9x100. Frederick Eiermann to Henry E. Hoffmann. Mt. \$1,500. 2,475

Stuyvesant av, e s, 40 n McDonough st, 20x80, h & l. William R. Bell to Sadie Levi. Mt. \$7,000. nom

Throop av, s e cor Wallabout st, 25x75, h & l. Rubin Robinson to Simon Sigel and Harris Levy. Mt. \$6,700. 10,500

Tompkins av, w s, 20 n Putnam av, 20x80. Edward Savage to Henry T. Coates. Mt. \$3,000. 4,500

Tompkins av, e s, 48 n Madison st, 27x78. William Irvine to Henry J. Brown. Mt. \$12,000. See Herkimer st., exch

United States av, n w s, 75 w Atlantic av, 25x116.3, New Utrecht. Mary A. wife of Sylvester Folsom to Catharine M. Merkle. 700

Vernon av, s s, 490 e Lewis av, 75x100. Philip Aichele to John Auer. Mt. \$7,250. exch

Vernon av, n s, 147.1 w Clove st, 25x200, Flatbush. Ellen Farrell to Mary T. Wulff. 900

Same property. Eugene Farrell to Ellen Farrell. Correction deed. nom

Willoughby av, s s, 280 e Sumner av, 80x100. Willoughby av, s s, 380 e Sumner av, 20x100. John Auer to Philip Aichele. Mt. \$10,000. exch

Wortman av, s s, 60 w Linwood st, 40x100. Adolph Sussman to Augusta Garner. 350

Wyckoff av, s w s, 30 n w Gates av, 75.3x80x76.11x89.1. William H. Barton to John H. Woolley. nom

4th av, w s, 29.4 s 79th st, 60x100. 4th av, n w cor 81st st, 29.4x100, New Utrecht. Fannie H. Guy to William T. Guy. 2,350

5th av, w s, 25.2 n 57th st, 50x100. 6th av, e s, 150.2 n 49th st, 37.6x100.3x44.6x100, 8th Ward. Fannie H. Guy to William T. Guy. 2,500

5th av, w s, 45 n Baltic st, 20x65, h & l. Thekla wife of Karol Ziobkiewicz to Gustave Koscinski. 5,500

7th av, s e s, 50 n e 15th st, runs southeast 97.10 x southwest 25 x northwest 96 to centre 7th av, original line, x northeast 13.6 x northwest 2.3 to 7th av, x northeast 11.6. 7th av, s e s, 25 n e 15th st, runs southwest 1.10 to centre 7th av on old map, x northwest 13.6 x northwest 2.4 to av, x southwest 13.6. Charles J. Holt to Eliza Guyer. Q. C. 1892. nom

7th av, s e s, 50 n e 15th st, 25x97.10. Charles J. Holt to Eliza Guyer. Q. C. 1892. nom

8th av, south cor 47th st, runs southwest 150.2 x southeast 100 x northeast 50 x southeast 40 x northeast 100.2 to 47th st, x northwest 140, New Utrecht. John H. Becker to Maria E. and John H. Pfeiderer. 2,500

8th av, w s, 40.2 n 38th st, 20x86.4x20x86.4. Bridget wife of James Noonan to George C. W. Kuck. nom

15th av, north cor 68th st, 50x86.10x50x85.5. Also all that parcel lying bet n e s of 68th st and Ovington av, in front of said premises, bounded northwest by A. V. B. Voorhees 23.1, southeast by n e s 68th st 85.5, southeast by 15th av 20.9, and southwest by Ovington av 84.10, New Utrecht John A. Pfalzgraf, Adam Thiel, John Schmidt and John H. Gutheil to The German Temple Congregation, New Utrecht. nom

17th av, e s, 200 n Bath av, 40x96.8, New Utrecht. Thomas Rutherford to Archibald Young. 1,200

Lots 232, 233, 234, 235, 247, 248, and 249 block 7 map estate Jacob Snediker, 26th Ward. Joseph Morris to Edwin V. Brand and John S. Ladd. Mt. \$1,000. exch

Lots 350 and 351 block 7 map New Utrecht Improvement Co. The New Utrecht Improvement Co. to William S. O'Brien. nom

Lots 37, 38, 43, 44, 57, 58, 61-64, 101-104, 109, 138, 139, 149, 143, 144, 151, 168, 172, 184, 188-190, 191, 202, 203, 211, 212, 235, 361-364, 372-374, 395, 396 map Williamson Homestead, East New York. Charles L. and Catharine L. Babcock declare that the above property was conveyed to said Cath. L. in her individual capacity and not as trustee as appears in deed of conveyance. Interior lot, 100 s Hancock st and 225 e Sumner av, runs west abt 125 x south 14 x east 125 x north 2. Joseph Brown to Abraham P. and Henry P. Rindskopf. 50

Interior lots, centre block bet Gates av and Linden st, 250 w Central av, runs southwest 75 x southeast 41.5 x northeast 75 x northwest 32, excepting portion at centre of above blocks 300 w Central av, runs southwest 25 x southeast 41.5 x northeast 25 x northwest — to beginning. Foreclos. Henry Ingraham ref. to Adrian M. Suydam. 25

Parcel in New Utrecht, bounded southwest by New Utrecht av, west by land of Nostrand, north by Ovington av, east by W. Oothout, &c., and south by 79th st, excepting part conveyed to J. A. Townshend, New Utrecht. Betsey Emmons and Phebe E. wife of Frederick C. de Murd to James K. O. Sherwood. 99,185

Atlantic Ocean, old lot No. 43 common lands, Gravesend, Coney Island, extends to Gravesend Bay. Hoik D. Campbell to Cornelius Macardell, of Middletown, N. Y. 1/2 part. nom

Atlantic Ocean, old lot No. 41 same map, excepting certain portions thereof. Same to Thomas T. Barr. All title. nom

Brooklyn, Flatbush & Coney Island R. R. Co.'s land, w s, 296.2 s Ocean av, runs west 110 to Ocean av, x south 60 x east 110 x north 69, Flatbush. Adolph Stoecker to Gottfried Bungarz. Mt. \$4,000. 7,000

Part of old Brooklyn and Flatbush pike, begins Bergen st, n s, 221.4 w Carlton av, runs northwest along n s said old road to point 420 w from s w cor Carlton av and Dean st, x abt 52.8 s Dean st, x south 86 to s s of said old road, x southeast to Bergen st, to point 325 w of Carlton av, x —. Patrick McGown to James T. Nelson. 350

All title in all property real or personal of which Catherine L. Siney his mother died seized. William S. Siney, Galveston, Texas, to John S. Siney. Rerecorded. 5,000

Canarsie landing road, adjoins grantee, lot lies s w from road 25x50, Flatlands. Fanny A. wife of John C. Matthews to Ann E. Vreeland. 1890. 100

Indeft. right of way Gravesend adj other land of Caroline Uhlmann, 100x70. George N. McKane, Daniel Heffner and John J. Pillion to Caroline Uhlmann. 200

WESTCHESTER COUNTY.
FEBRUARY 14 TO 21—INCLUSIVE.

CORTLANDT.
Battin, Steph. H. et al. to Henry J. Burnham and ano., lot 91, Yorktown road, map Van Wyck farm. \$900
Burnham, Henry J. and ano. to Ruth R. Burnham and ano. same lot. 900
Delaney, John H. to Delephine Delaney, n s Academy st, 56x125. nom
Farrington, Harvey P. to Henrietta Barton, w s road from Upper Dock to Old School House, Croton, 65x100. 650
Kane, Murty to Margt. Boylan, s w cor Hudson av and South st, 50x92. 4,000
Lounsbury, Jas. to Arthur C. Lounsbury, s e cor Bay and Ridge sts, 50x150. 500

EASTCHESTER.

Albert, Fredericka to John McCabe, lot 14, Dunham Park. 230
Bassett, Chas. C. to Jos. H. Cain, w s Post road, 4 acres. nom
Berry, John to Henry N. Limburger, lot 83, Central Mt. Vernon; also plot 1047, Mt. Vernon. 3,500
Cowan, Stuart W. to Henry Osterndorff, e s Franklin av, 77 n Madison st, abt 26x95. 3,000
Crawford, Kenneth to Fred C. Dexter, lots 19 and 20 map 1. South Vernon Park. nom
Demarest, John to Mary E. Farrington, part lot 168, Washingtonville, 25x100. 1,500
Grunder, Carl A. to Olof O. Kjellin, part lot 39 map Sacchi's Continuation, Mt. Vernon, 15x20. 550
Industrial Building and Loan Assoc. to Jesse E. Holdridge, part lot 478 e s 6th av, Mt. Vernon. 25x105. 3,000
Kannegiesser, Peter to Martin Ackerman, lot 9 map South Mt. Vernon, 25x122. 400
Limburger, Henry N. and ano. to The Mt. Vernon Turn Verein, lot 83, Central Mt. Vernon; also part lots 1046 and 1047, Mt. Vernon, 50x100. 7,000
McCabe, John to Ferd. R. Eiden, lot 14, Dunham Park. 250
McPartlin, Jas. to Peter Fury, w s Fleetwood av, 40.6 n High st, 40.6x102. 1,700
Mager, Fred. to Ann Blake, part lot 655 w s 7th av, Mt. Vernon, 25x105. 4,750
Mason, Wm. R. to Louise Marri, w s Lake av, Tuckaloe, 110x—. 5,000
Plath, Chas. to Geo. A. Taubert, lot 16, Washingtonville. 550
Reynolds, Martha E. to Henry N. Limburger and ano., lot 83 Central Mt. Vernon, also part lots 1046 and 1047, Mt. Vernon, 50x100. 7,000
Rudiger, Jos. H. to Jas. A. Townsend, w s White Plains road, adj Sleeman, 29 1/2 acres. 70,750
Webb, John A. to John F. Neilson, s e cor 6th av and 6th st, 25x105. 215

GREENBURGH.

Armstrong, Robt. R. to Mary A. Butler, s s road from White Plains to Dobbs Ferry, 100x100. nom
Argier, Cath. to Jos. Hasbrouck, e s High st, 120 Chestnut st, 30.6x100. 3,000
Breedon, John to Jas. Butler, s s road to White Plains, 120 acres, 1/2 int. 11,700
Copcutt, Arn. exr. of, to Jos. Eastman, w s Broadway, Tarrytown, 13 1/2 acres. 45,000
Duncan, David exr. of, to Aud. C. Fields, e s Broadway, Dobbs Ferry, 4 acres. nom
Elmsford Impt. Co. to Harriet E. Tilghman, lot 8 block 16. 5
Same to Louis Horwich, lots 1 and 2 block 41. 5
Same to Ferd. Hopsil, lot 3 block 40. 5
Same to Nelson S. Cubberly, lots 2 and 4 [block 57 and 2 and 4 block 13. 5
Gillender, Aug. T. to Chas. Hopper, lots 22-25 grantor's map. 500
Galloway, John W. to Welcome G. Hitchcock, lot adj grantee west of H. R. R., 1/8 acre. 3,000
Hart, Lemuel et al. to same, tract on Central av and road to Hartsdale Station, 174 acres. 62,000
Hart, Thomas T. to Lemuel M. Hart, tract cor Old road from Greenville st to Hart's Corners and road to Station, 12 acres. 4,423
Meyer, Christopher exr. of et al. to James Butler, tract on road from Sawmill River road to lower crossroads, 203 acres. 51,285
Nichols, Sillick E. to Florence Woodruff, n s road from Broadway to East Irvington, 4 acres. 4,500
Same to John T. Terry, plot adj above, 1 1/4 acres. 2,500
Same to same, w s right of way, 481 n, same road, 4 1/4 acres. 7,500
Smith, Wallis to Wm. Myers, tract e s road from Hartsdale to Halls Corners. 17,102

HARRISON.

Kervan, Chas. to Matthew C. Kervan, tract on road from White Plains to Rye, abt 70 acres. nom

Wilcox, Steph. to Eugene Stone, tract on West st, 50 acres. 17,000
Stone, Eugene to Louis Smadbeck, same. nom

MAMARONECK.

Boyd, Rich. V. to Wm. H. Halsted, lot 30 s s Prospect av, Grand Park, 50x137. 6,200
Greve, Caroline M. to Wm. A. Boyd, w s Addison av, 150 s Chatsworth av, 50x125. 600

Haid, Henry, Brooklyn, to Mary L. Breese guard. William L. Breese. Willett st. P. M. Feb. 17, 3 years, 5%. gold, 25,000

Hanlon, Patrick B., Brooklyn, to Theodore W. Swimm, Brooklyn. 54th st, s, s, 200, e 10th av, 25x100.5. Feb. 16. 500

Harrington, John to William C. Buhrman, Flushing. L. I. 43d st, s, s, 216.8 e 2d av, 16.8 x100.5. Feb. 17, due May 1, 1896, 5%. 5,000

Hartung, Friedrich to Charles Koker. 26th st. P. M. Feb. 15, installs, 5 1/2%. 13,300

Hauschild, John P. to THE METROPOLITAN SAVINGS BANK Centre st, No. 112; Franklin st, Nos. 16 and 18, being Centre st, n e cor Franklin st, 23x75x29x75. Feb. 21, 5 years, 5%. 15,000

Hayward, John N. to F. Earle Hayward. Madison av, e s, 59.11 n 132d st, 20x80. Feb. 18, due March 1, 1897, 5%. 8,000

Hennessy, Daniel to Caroline W. Astor widow. 82d st. P. M. Feb. 21, 1 year, 5% gold, 37,000

Hinck, Christian to Otto F. Schmedes, Brooklyn. Lexington av, n e cor 108th st, 17.7x65. Feb. 15, 2 years. 3,000

Hogan, Peter E. and James F. to Beadleston & Woerz. 3d av, No. 22.6, s w cor 121st st. Store lease. Feb. 18, demand. 1,500

Hollander, John H. to Matilda E. Goodwin. 45th st, n s, 128 w Lexington av, 21x100.5. Sub. to mort. Feb. 17, 1 year. 5,000

Jacob, Henry to Robert S. Minturn and ano. trustees for Anna M. Quicke. 49th st, No. 338, s s, 200 w 1st av, 23x100.5. Feb. 21, 3 years, 5%. gold, 15,000

Jacocks, Susan to Susanna V. Hagan. 117th st, s, s, 100 e 5th av, 33x100.11. Sub to mort. Feb. 11, 3 months. 1,200

Jung, Jacob to Michael Conlan and Terence Gannon. 83d st, n s, 138 w Av A, runs north 100.4 x west 39 x southwest 78.5 x south 26.1 to st, x east 50.1 to beginning. P. M. Feb. 18, 1 year, 5%. 15,400

Same to Alphonse Hogenauer. Interior lot, gore, in centre line bet 83d and 84th sts, 176.8 w Av A, runs southwest 78.5 x north 78.1 to said centre line, x east 11.5. P. M. Feb. 18, due March 1, 1894. 600

Jencks, Francis M. to The Orphan Asylum Society in the City of New York. 74th st, n s, 100 w West End av, 100x abt 67.10x—x abt 64. P. M. May 10, 1892, due June 1, 1894, 5%. 30,000

Same to same. 74th st, n s, 200 w West End av, 100x abt 71.8x—x abt 67.10. P. M. May 10, 1892, due June 1, 1894, 5%. 35,000

Ketcham James W. to Meyer L. Sire. 107th st, n s, 113 w 4th av, 16x100.11. Feb. 2, 6 months. 1,309

Keating, Edward F., Brooklyn, to Ambrose K. Ely. South st and Water st. P. M. Feb. 15, installs, 5%. 50,000

Kervan, Charles to Welcome S. Jarvis, Brooklyn. 171st st, s, s, 125 w Audubon av, 50x95. Feb. 21, 3 years, 5%. gold, 10,000

Klein, Benedict A. to Genevieve M. Gregory, Brooklyn. Cannon st. P. M. Feb. 10, 1 year, 5%. 10,000

Kotzen, Meyer Z., Hirsch Sharkowitz and Frederick Halpern to Samuel Kempner. Allen st. P. M. Feb. 16, installs. 2,500

Kroh, Jennie wife of Hiram C. to Charles E. Strong and John L. Cadwalader as trustees. 79th st, s, s, 100 w Columbus av, 25x102.2. Feb. 21, 3 years, 5%. 35,000

Same to same. Same property. Feb. 21, 1 year, 5%. 3,000

Langenzen, Fannie wife of William to Moritz Langenzen and Mary his wife. 1st av, n w cor 118th st, 25x75; 118th st, n s, 75 w 1st av, 25x50. Feb. 16, 2 years, 5%. 8,500

Lehmann, Charles to Vincent Stolba. 3d st. Leasehold. P. M. Feb. 20, 3 years, 5%. 3,750

Lewis, Edward to Seth M. Milliken. 160th st, s, s, 111.4 e St. Nicholas av, runs south 50 x east 1 x south 50 x east 71 x north 160 to st, x west 72 to beginning. Feb. 17, 6 months. 1,200

Lowenstein, Anna wife of and Henry M. to THE NEW YORK SAVINGS BANK. 63d st, s, s, 275 e 2d av, 4 lots, each 25x100.5. 4 morts., each \$11,000. Feb. 21, due June 1, 1896, 4 1/2%. 44,000

Lyoas, Jeremiah C. to Leo Schlesinger. Broadway, n w cor West 4th st. P. M. Feb. 1, 3 years, 5%. 60,000

Same to same. Same property. P. M. 2d mort. Feb. 1, 1 year, 5%. 22,500

Lyoas, Jeremiah C. to Leo Schlesinger. Broadway, No. 699; 4th st, Nos. 5 and 7 W, begins Broadway, n w cor 4th st, runs north 19 x west 100 x north 53.2 x west 40 x north 7.10 x west 20 x south 80 to st, x east 160 to beginning; also strip in rear of No. 5 West 4th st, 40x6. Sub. to mort. \$32,500. Feb. 1, due March 1, 1894. 80,000

Lange, John H. to THE GERMAN SAVINGS BANK, New York. 1st av, n e cor 61st st, 25x95. Feb. 20, due Feb. 21, 1894. 1,500

Lowenstein, Anna wife of and Henry M. to Charles R. Parfitt, Stamford, Conn. 63d st, Nos. 322-328, s, s, 275 e 2d av, 4 lots, each 25x100.5, 4 morts., each \$4,000 each lot. Sub. to prior mort. \$11,000. Feb. 21, due March 1, 1894, 5%. 16,000

Mark, Jessie, Roselle, N. J., mortgagor with Thomas W. G. Davidson owner of equity and Charles L. Cohn proposed assignee. Agreement reforming mortgage. Feb. 20. nom

McCansless, Emma and Minnie L. Farrington and Leonora Patch, James L. and William H. Bull to Emma wife of William H. Bull. 12 1/2th st, n s, 176.8 e 5th av, 16.8x99.11. Feb. 16, note. 2,000

Meritt, Saraffina to Anna Hindeplang. 114th st. P. M. Feb. 20, 3 years, 5%. 2,000

Miller, Ira O. to THE NEW YORK LIFE INS. AND TRUST CO. Front st, No. 243, s e s, 90.5 n e Peck slip, 25.5x61.9x25.5x60.5. Feb. 16, 1 year, 5%. 6,000

Moen, Mary C. wife of and Edward A. to Charles T. Harbeck and ano. trustees for Eliiza D. Harbeck. 70th st, n s, 273.5 e Boulevard, 20x100.5. Feb. 15. 3 years or installs, 5%. gold, 32,000

Morrison, Lewis J. to Charles A. Axtmann. 38th st. P. M. Feb. 20, due Aug. 21, 1893. 1,600

Murray, William A. to Paul G. Decker. 8th av, n w cor 113th st, 25.11x100. Feb. 17. 1 year. 5,000

Same to Charles G. Jamer, Brooklyn. Same property. Feb. 17, 1 year. 1,300

Nelson, Charles E. to THE MUTUAL LIFE INS. CO. of New York. 35th st, n s, 142.6 e 4th av, 18.9x98.9. Already mortgaged to mortgagee. Feb. 21, 1 year, 5%. 1,500

Newman, Adolph and Samuel Greenfeld to Anthony Reichardt. 12th st, s, s, 470.6 e Av A, 25x100. Feb. 17, 3 years, 5%. 13,500

Norris, John G. to Meyer L. Sire. 107th st. P. M. Feb. 20, installs, 5%. 1,325

Nolan, James J. to William W. Johnson and ano. trustees Alvin J. Johnson. 59th st, s, s, 205 e 2d av, 25x100.4. Feb. 17, 3 years or installs, 5%. gold, 13,500

Norris, John G. to Mrs. Edward F. Browning. 27th st. P. M. Feb. 23, 1 year. 7,500

Same to Harriet A. Sanchez. Same property. Sub. to mort. \$30,000. Feb. 23, installs, 5%. 27,500

Same to Meyer L. Sire. 107th st, n s, 97 w Park av, 16x100.11. Feb. 18, 5%. 1,275

O'Connell, Catharine L. wife of Matthew J. to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 53d st, s, s, 180 e 3d av, 20x90. Feb. 17, 1 year, 4 1/2%. 3,250

O'Halleran, Edith A. wife of Dennis W., Jr., to Agnes H. Littlefield. 123d st, s, s, 190.6 e 7th av, 16x100.11. Nov. 30, 1892, 1 year. 550

Padwee, Samuel to Harris Goldstein. Goerck st. P. M. Feb. 20, installs. 3,000

Pechin, Eugene C., Eugenie C. and Marie L., Bayshore, L. I., to Georgiana E. Arnold. 123d st, n s, 269.10 w 7th av, runs west 19.11 x north 100.11 x east 14.9 x south 0.11 x east 5.2 x south 100 to beginning. Feb. 20, due May 1, 1896, 4 1/2%. 14,000

Penney, Rebecca G. wife of and Charles K. to THE FRANKLIN SAVINGS BANK, New York. Park av, n e cor 12th st, 99.11x90. Feb. 21, 1 year, 5%. 100,000

Same to Sarah H. Powell. Same property. Sub. to last mort. Feb. 21, 1 year. 15,000

Philadelphia & Reading R. R. Co. to Burnham, Williams & Co., of Baldwin Locomotive Works, Philadelphia. Lease of 17 locomotives. 2 years, from June 5, 1892, Aug. 4, 1892. 160,258

Same to same. Lease of 20 compound locomotives. 2-1-6 years, from Feb. 1, 1892. Feb. 23, 1892. 243,214

Powell, Alexander M. to THE TITLE GUARANTEE AND TRUST CO. Sullivan st. P. M. Feb. 1, 3 years, 5%. 125,000

Same to John T. Williams. Same property. P. M. 2d mort. Feb. 1, 1 year, 5%. 15,000

Poole, Rebecca G. wife of John F., Sheepshead Bay, L. I., to George Hirschfeld. 47th st. P. M. Sub. to mort. \$18,000. Feb. 23, 2 years, 5%. 2,000

Porter, Edward F. with Agnes Drescher both mortgagees. Agreement as to priority of mort. made by John E. Cronly. Feb. 20. nom

Prague, John G. to John C. Tomlinson. 86th st, No. 135, n s, 353 w Columbus av, 23x100.5. Sub. to mort. \$40,000. Feb. 23, due Aug. 31, 1893. 9,000

Quinlan, Mary E. wife of and William J., formerly Nash, to Lambert Suydam. 11th st, No. 275 W., n s, 27x95. Feb. 21, due March 1, 1895, or installs. 1,125

Randall, Lucy A. and John E. Cronly to Agnes Drescher. 155th st, s, s, 566.4 w 8th av, runs south 114.8 x west 60.1 to Edgecombe av, x south 55.8 x east 163.11 to Bradhurst av, x north 168 to 155th st, x west 100 to beginning. Feb. 20, 1 year. 5,000

Ramesfelder, Samuel to Bridget Simpson admrx. Thomas Maher. Houston st. Leasehold. P. M. Sept. 30, 1892, installs, 5%. 9,000

Renwick, William C., Summit, N. J., to Emilie R. Noel and ano. exrs. Charles H. Raborg. East Broadway, No. 48, n s, 25x half the block. Feb. 21, 3 years, 4 1/2%. 14,000

Riley, George R., Brooklyn, to Katie Dick. 24th st. P. M. Feb. 20. 6 months. 4,000

Robinson, Thomas J. to William Strange and ano. exrs. Albert B. Strange. 126th st, s, s, 75 e Boulevard, 25x99.11. Feb. 20, 3 years, 5%. gold, 18,000

Same to Richard Cummings. Same property. Sub. to last mort. Jan. 31, 1 year. 2,000

Same to Abraham Steers. 126th st, s, s, 75 e Boulevard, 25x99.11. Sub. to mort. \$20,000. Jan. 31, 1 year. 3,000

Same to same. 126th st, s, s, 100 e Boulevard, 3 lots, each 25x99.11. 3 morts., each \$5,000. Sub. to prior morts. each \$18,000. Jan. 31, 1 year. 15,000

Same to William Strange and ano. exrs. Albert B. Strange. 126th st, s, s, 100 e Boulevard, 25 x99.11. Feb. 20, 3 years, 5%. gold, 18,000

Same to Bell B. Gurnee and ano. exrs. Azuba F. Barney. 126th st, s, s, 125 e Boulevard, 25 x99.11. Feb. 1, 3 years, 5%. gold, 18,000

Same to same. 126th st, s, s, 150 e Boulevard, 25x99.11. Feb. 1, 3 years, 5%. gold, 18,000

Rosenblatt, Moses to Benjamin Wright and ano. exrs. and trustees Charles Curtiss. 13th

st, s s, 296 e Av A, 25x103.3. Feb. 17, 1 year, 5%. 10,000

Rothschild, Abraham to Joseph C. Levi as trustee. 74th st, No. 417, n s, 213 e 1st av, 20.10x77x20.10x79.6. Feb. 17, due Feb. 20, 1898, 5%. 3,000

Rubinstein, Cili to The Hebrew Benevolent and Orphan Asylum Society, New York. Rivington st, No. 157, s, s, 75 w Clinton st, 28x100. Feb. 1, 5 years, 5%. 26,000

Runk, George S. and Isabella his wife, Berlin, Germany, Caroline William and Otto Runk and Lena R. Bopp widow and heirs of William Runk and Charles F. Becker et al, exrs. and trustees William Runk to Regina T. Lohmann. Grand st, n w cor Forsyth st, 25.1x75. Feb. 1, dus Jan. 1, 1896, 5%. 14,000

Saint Michael's Protestant Episcopal Church to THE BROOKLYN SAVINGS BANK. Chambers st, No. 79, n s, 143.11 w Broadway, 25 x75.6x25x75.3. Feb. 17, 1 year, 4%. 37,000

Schadt, William and Margaretha his wife and Henry F. Schadt to John McLaughlin. 88th st. P. M. Feb. 15, installs, 5%. 4,000

Schleisinger, Leo to John H. Hudson exr. Stephen Philbin. Broadway and West 4th st. P. M. Feb. 1, 3 years, 5%. 200,000

Shaw, Adelaide E., Morristown, N. J., to THE MUTUAL LIFE INS CO, New York. East Broadway, n s, 52.4 w Jefferson st, 26.2x65. Already mortgaged to mortgagee. Feb. 21, 1 year, 5%. 500

Smith, Frances A. widow, Waterford, Conn., to WEST SIDE SAVINGS BANK, Dominick st, No. 42, s, s, 150 e Hudson st, 20x84.6 Feb. 20, due May 1, 1894, 4 1/2%. 6,000

Smith, James W. to General Theological Seminary of the Protestant Episcopal Church in the U. S. Tompkins st, w s, 100 s Stanton st, runs north 80 x west 100 x north 20 to Stanton st, x west 100 to Mangin st, x south 100 x east 200 to beginning; Tompkins st, w s, 100 s Stanton st, 100x200 to Mangin st. Feb. 17, 3 years, 5%. gold, 75,000

Society of the Sons of New York mortgagor with Elizabeth and Frances A. La Forge mortgagees. Extension of reduced mort. Feb. 13. nom

Sossau, Gertrude J. wife of John to Louisa Blank trustee for Madelaine, Louisa and Jacob, Jr., Blank. Av A, e s, 41.5 n 82d st, 20x78. Feb. 16, 3 years, 5%. 3,000

Springfield Brewing Co. Certificate of Secretary as to authority to borrow from the Massachusetts Mutual Life Ins. Co., of Springfield, Mass. 65,000

Steege, Frederick E. to Jacob Ruppert. 3d av, No. 1997. Lease. Feb. 18, demand. 2,000

Steinberg, George to Jacob Ruppert. 1st st. No. 45. Lease. Feb. 14, demand. 1,420

Sackman, Peter to Mary T. Coles, Brooklyn. Amsterdam av, n w cor 147th st, 40x100. Sub. to mort. \$20,000. Feb. 23, 1 year. 4,500

Sardi, Mary wife of Gerome to John Cavagnaro. King st. P. M. Feb. 23, 4 years, 5%. 2,500

Schwartz, Henrietta to Annie E. Brown. 153d st, s, s, 675 w 11th av, 25x99.11. Feb. 21, 3 years, 5%. 960

Sicher, David E. to Simon R. Weil et al. exrs. Max Weil. 65th st, s, s, 100 w Park av, 20x100.5. Feb. 23, 5 years, 4 1/2%. 17,000

Stern, Abraham and Ascher Weinstein to Frederic J. Middlebrook. Grand st, No. 444. P. M. Feb. 23, 1 year, 5%. 18,000

Same to same. Grand st, Nos. 446-452. 4 P. M. morts., each \$13,000. Feb. 23, 1 year, 5%. 52,000

Same to same. Ridge st, No. 20. P. M. Feb. 23, 1 year, 5%. 17,000

Same to same. Grand st, No. 444. P. M. Sub. to mort. \$18,000. Feb. 23, 1 year. 3,000

Same to same. Grand st, Nos. 446-452. 4 P. M. morts., each \$2,000. Each lot sub. to mort. \$13,000. Feb. 23, 1 year. 8,000

Same to same. Ridge st, No. 20. P. M. Sub. to mort. \$17,000. Feb. 23, 1 year. 3,000

Tarrant & Co., a corporation. Consent of stockholders to mortgage to THE IRVING SAVINGS INST for 95,000

Tarrant & Co., a corporation, to THE IRVING SAVINGS INST, New York. Greenwich st, n w cor Warren st, 65.8x76.2 to alley, x65.6x76.3. Feb. 20, 1 year, 4 1/2%. 95,000

Same to William V. V. Powers, Cornwall, N. Y. Same property. Sub. to last mort. Feb. 20, due May 1, 1895, 5%. 30,000

Taylor, Walter A. to Lavinia Taylor, Brooklyn. Bowery, No. 163; Chrystie st, Nos. 131 and 133, being Chrystie st, w s, 93.4 n Broome st, runs north 46.8 x west 226.6 to Bowery, x south 23.6 x east 115 x south 23.4 x east 110 to beginning. Sub. to mort \$5,000. De'd recorded as mortgage. Re-recorded. Nov. 1, 1881. Discharged Feb. 21, 1893. 4,500

The Broadway Improvement Co., a corporation. Consent of stockholders to mortgage to THE GREENWICH SAVINGS BANK for 350,000

The Rector, &c., of Trinity Church with Saint Michael's Protestant Episcopal Church, New York, proposed mortgagee. Consent to mort. Feb. 8. nom

Tyler estate. Consent of stockholders to mortgage for 60,000

Vance, Margaret wife of William to John A. Brown, Jr., Philadelphia. 29th st. P. M. Feb. 20, 3 years, 5%. 22,000

Voss, Agnes O. mortgagor with Julia De L. Coster, mortgagee. Extension of mort. at 5%. Feb. 2. nom

Wallach, Selma wife of and Adolph to THE NORTH RIVER SAVINGS BANK. 14th st, n s, 225 w 7th av, 25x120. Feb. 23, 1 year, 4 1/2%. 14,000

Walker, Alexander and Judson Lawson to Samson Lachman. Riverside av or Drive, s e cor 104th st. P. M. Sub. to mort. \$45,000. Feb. 13, due Mar. 1, 1894, 5%. 15,000
 Same to Charles Weinberg. Same property. P. M. Sub. to mort. \$45,000. Feb. 13, due Sept. 1, 1894, 5%. 10,000
 Ward, Kate with Agnes Drescher both mortgagees. Agreement as to priority of mortgages made by John E. Cronly. Feb. 20, nom
 Wack, Adam to The John Eichler Brewing Co., New York. 83d st. Leasehold. P. M. Feb. 18, 6 months, 5%. 3,000
 Wagner, William F., East Orange, N. J., to William Jessop & Sons (Lum.), Sheffield, Eng. John and Gold sts. P. M. Jan. 16, demand, without int. 83,750
 Wagner, Louis A. with Hebrew Benevolent and Orphan Asylum Society both mortgagees. Agreement as to priority of mortgages made by Cili wife of and Samuel Rubinstein. Feb. 20, nom
 Waldron, William C. to D. McLean Shaw. 116th st, n s, 244 w Pleasant av, 23x100.11; 84th st, n s, 100 w 1st av, 20x102.2; 153d st, s s, 250 w Courtlandt av, 50x100. All title. Feb. 17, demand. 2,000
 Walker, Alexander and Judson Lawson to Bond and Mortgage Guarantee Co. Riverside av or Drive, e s, 36 n 104th st, 26.5x100. Feb. 16, 1 year, 5%. 30,000
 Warner, Lucien C. to German L. Coffin. 124th st. P. M. Feb. 21, 2 years, 5%. 15,000
 Watson, Margaret K. to Hannah Peyser admrx., &c., of John F. Peyser. Madison av, s e cor 42d st, runs east 118.6 x south 74.1 x west 18.6 x south 4.2 x west 5.2 x north 52.6 x west 9.5 to av, x north 25.9 to beginning. Feb. 13, due Feb. 20, 1896, 5%. 42,000
 Same to Moses M. Macclay as exr. Same property. Feb. 13, due Feb. 20, 1896, 5%. 7,000
 Weinstein, Ascher to Frederic J. Middlebrook, Brooklyn. 41st st. P. M. Feb. 16, due Feb. 18, 1894, 5%. 4,500
 Same to same. 52d st, s s, 150 w 9th av. P. M. Feb. 16, 1 year, 5%. 7,000
 Same to Josephine M. Egan. 52d st, s s, 125 w 9th av. P. M. Feb. 16, 1 year, 5%. 7,000
 Winters, Julius R. to William G. Lathrop, Jr. 53d st, s s, 100 e 7th av, 19x100.5. 2d mort. Feb. 1, installs. 6,500
 Winter, William to Eva Bechtel, Stapleton, S. I. 8th st, No. 364. Store lease. Feb. 21, note. 500
 Wohlleben, George to William C. Hess guard. of Dorothea C. Luise E., Carl A., Wilhelmina, Conrad G. W. and Emilia Hess. 130th st, n s, 100 e 10th av, 25x99.11. Feb. 20, 3 years, 5%. 2,000
 Wright, John H. to Albert A. Wright, Plainfield, N. J. Broadway, No. 1168, e s, 52.10 s 28th st, 26.5x52.2x24.8x61.8. 1/2 part. Jan. 17, 5 years, 5%. 25,249
 Zincke, Herman to Henry Pinner. 103d st, No. 169, n s, 82.6 w 3d av, 17.6x50.11. Substituted mort. Feb. 17, 5 years, 5%. gold, 5,000
 Same to Samuel Gibson and Henry Lange, of Gibson & Lange, Brooklyn. Same property. Feb. 17, due Dec. 16, 1895. 1,000

23d and 24th WARDS.

Allen, Elmer A. to Frederic W. Devoc. St. James st, n w cor Old Croton Aqueduct, 101.6 x 162.7x100x172.8. Feb. 18, due Aug. 1, 1894, 5%. 2,000
 Barnett, Max, Brooklyn, to Charles S. Woodward. Elm av, s s, 450 e Orchard terrace, 50x100. Feb. 15, 3 years. 1,000
 Buckhout, James to Arnold H. E. Schramm. Anthony av, e s, 344 s Burnside av, 49.2x 145.6x100.10x170. Sub. to mort. \$5,000. Feb. 20, 3 years, 5%. gold, 2,500
 Same to same. Valentine av, w s, at dividing line bet land of James Buckhout and Abraham Bassford, runs northwest 145.6 x northeast 109.10 x southeast 170 to w s Burnside av, x southwest 19.2 x southwest along Valentine av 83.5 to beginning. Sub. to mort. \$5,000. Feb. 20, 3 years, 5%. gold, 2,500
 Cotter, John and Nicholas to Laura P. Gibson et al. exrs. Peter Gibson. Southern Boulevard, n s, 100 w Alexander av, 25x100. Feb. 1, 3 years, 5%. 15,000
 Same to Louisa Dean. Southern Boulevard, n s, 75 w Alexander av, 25x100. Feb. 1, 3 years, 5%. 15,000
 Same to Charles Darrow and ano. trustees Herbert D. Ward. Alexander av, n w cor 133d st, 25x75. Feb. 15, 3 years, 5%. gold, 24,000
 Same to John M. Wever exr. Anna Bentley. Alexander av, w s, 25 n Southern Boulevard. 25x75. Feb. 21, 3 years, 5%. 14,000
 Same to Robert Ernst, Zurich, Switzerland. Alexander av, w s, 75 n Southern Boulevard. 25x75. Feb. 21, 3 years, 5%. 14,000
 Same to John M. Wever exr. Anna Bentley. Alexander av, w s, 50 n Southern Boulevard. 25x75. Feb. 21, 3 years, 5%. 14,000
 Deniston, Benjamin F. to Albert S. Wright. Ackerman or Water st, w s, 130.4 n Spuyten Duyvil & Port Morris R. R. Co., 32x100. Mt. \$1,500. Jan. 30. 2,800
 Damiane, Nicholas to John J. Bell. 149th st, s s, 275.3 e Morris av, 25x100.6. Feb. 16, demand, 5%. 850
 Duffey, Jane wife of and Philip to Kate E. Rogers, Brooklyn. Central av, w s, lots 57, 58 and 59 map of building lots at Fordham, part of Charles Berrian farm, 75x100. Feb. 20, 2 years. 1,500
 Eberle, Adam to George S. Carter trustee Sarah E. Carter dec'd. Bathgate av, e s, 110 s 176th st, 54x100x54x—. Feb. 18, 5 years, 5%. gold, 3,354

Same to George S. Carter, Tarrytown, N. Y. Same property. Sub. to last mort. Feb. 18, 5 years, 5%. gold, 1,146
 Fernschild, Dora to Simon Danzig and Gabriel S. Kutz. Westchester av. P. M. Feb. 21, due June 1, 1895, 4 1/2%. 1,200
 Geis, Albert and Elizabetha his wife to Kuni-gunda and Margaret Bingel. 141st st, n s, 566.6 e Alexander av, 18x75. Feb. 15, 2 years, 5%. 2,500
 Hughes, Bernard J. and Montgomery Maze to Patrick Gorman. Perry av. P. M. Feb. 20, 5 years, 5%. 1,000
 Hughes, Louis to G. De Witt Clocke trustee estate of John Roddy. Ryer av, e s, 162.10 n 184th st, 25x99.6x25x100.4. Feb. 1, 1 year. 200
 Hanlon, Lizzie B. to Mary Hogan. Woodruff av, n s, 250.10 w Prospect st, 25x100x25x102.2. Feb. 21, 3 years. 624
 Lange, Emelia C. to Sarah A. Wright, White Plains, N. Y. Alexander av, s e cor 143d st, 25x106.6. Sub. to mort. \$3,800. Feb. 15, due Jan. 1, 1896. 400
 Meade, Margaret wife of and Michael to Francis Siegelack, Sr. 151st st, n s, 105 e Robbins av, 50x100. Feb. 13, due Feb. 4, 1896, 5%. 2,000
 Meyer, Henry to William R. Potts. College av. P. M. Feb. 14, due Feb. 15, 1896, 5%. 25,000
 McPherson, Elizabeth to Amanda F. Terrill. 169th st, n s, 325.5 e Gerard av, 25.5x100x25x 100. Feb. 15, demand. 80
 O'Shaughnessy, Michael J., Brooklyn, to James J. Reid guard. of Eugene J. Reid. Beach av. P. M. Feb. 23, due Feb. 1, 1903, 5%. 1,900
 Padula, Francisco to J. Henry Smith. 142d st, s s, 59 w Morris av, 50x100. Nov. 15, 1892, 1 year. 6,000
 Piering, Antonia wife of and Henry to THE HARLEM SAVINGS BANK. North 3d av, e s, 264 s 170th st, 50x209.6x50x209.8. Feb. 18, 1 year, 5%. 8,500
 Sander, Heinrich C. L. to Simon Danzig and Gabriel S. Kutz. Westchester av. P. M. Feb. 21, due June 1, 1895, 4 1/2%. 1,200
 Schramm, Charles E. infant by Edward Schulze guard., Brooklyn, to Charlotte H. Heck. Courtlandt av, north cor of st running to the depot, lot runs northwest along said depot st 50 x northeast 100 x southeast 50 to av, x southwest 100. Infant's share. Feb. 21, 3 years, 5%. 2,300
 Siems, Nicolaus to Henry Kramer. Uncas st, n s, lot 302 map East Morrisania, part of farm of G. Morris, Esq., West Farms, 50x175; Uncas st, n s, lot 301 map Wilton, Port Morris and East Morrisania, 51x175. Jan. 3, due Jan. 2, 1894. 4,000
 Sayre, Cornelia F. widow to THE TWELFTH WARD SAVINGS BANK. Creston av, s e cor 184th st, 96x125, except strip taken for widening st. Feb. 17, 1 year, 5%. 4,000
 Thurston, Franklin A. to Rosalie A. Oakley. Southern Boulevard, s e cor 136th st, 28.10x 85.3x25x70.10. Feb. 17, 5 years, 5%. 13,000
 Same to William H. McCormack et al. exrs. Fannie McCormack. Same property. Sub. to last mort. Feb. 17, demand. 5,000
 Same to Abraham Steers. Same property. Sub. to mort. \$18,000. Feb. 17, demand. 3,051
 Wolfe, George to J. C. Julius Langbein. Courtlandt av, n w s, 163.11 n e 3d av, runs northwest 74.2 x north to point 90.3 from old line 146th st formerly Cottage st, x northeast 61.8 x southeast 74.4 to Courtlandt av, x southwest 21 to beginning. Sub. to mort. \$3,337. Feb. 18, 1 year, 5%. 1,000
 Zeltner, Henry to HARLEM SAVINGS BANK. 3d av, s e cor 170th st, runs east 322 x south 120 x southwest 50 x northwest 109.2 x northeast 50 x northwest 209 to av, x north 89. Feb. 20, 1 year, 5%. 10,000

KINGS COUNTY.

FEBRUARY 16, 17, 18, 20, 21, 22.

Andersen, Alexander to The Title Guarantee and Trust Co. 6th st, n s, 97.7 e 4th av, 20x 100. Feb. 18, 3 years, 5%. \$4,000
 Same to same. 6th st, n s, 117.10 e 4th av, 20x 100. Feb. 18, 3 years, 5%. 4,000
 Ayres, Paul to Jane E. Philip. 12th st. P. M. Sub. to mort. \$5,000. Feb. 21, due July 1, 1893. 1,700
 Same to Title Guarantee and Trust Co. Same property. P. M. Feb. 18, due Feb. 20, 1894, 5%. 5,000
 Barton, William H. to Cornelia Suydam. Broadway, s s, 44.9 e McDougal st, 25x88.4x —x98.8. Feb. 16, 3 years, 5%. 6,500
 Barton, William H. to Stephen B. Sturges. Broadway, s s, 44.9 e McDougal st, 25x88.4x —x98.8. Feb. 16, 4 months. 500
 Bayley, Marietta B. wife of John to Mary E. Bayley. Washington av, w s, 22 s De Kalb av, 21.6x109.7x21.6x109.6. Feb. 17, 3 years, 5%. 3,000
 Beasley, David S. to Title Guarantee and Trust Co. Bainbridge st, n s, 200 e Stuyvesant av, 20x100. Feb. 18, 3 years, 5%. 5,000
 Same to same. Bambridge st, n s, 220 e Stuyvesant av, 4 lots, each 19.5x100. 4 mortg., each \$5,000. Feb. 18, 3 years, 5%. 20,000
 Beck, Matthaas to The Williamsburgh Savings Bank. South 3d st, s s, 99.6 w Havemeyer st, runs south 65 x west 0.6 x south 30 x west 25 x north 95 to South 3d st, x east 25.6. Feb. 16, 1 year, 5%. 8,000
 Bernhard, Adam to Peter Blank. Ellery st, n s, 100 w Tompkins av, 25x100. Feb. 17, 3 years, 5%. 2,500
 Berkeley, Thomas to The Title Guarantee and

Trust Co. St. Marks av, n w cor Bedford av. P. M. Feb. 16, 3 years, 5%. 10,000
 Same to same. Bedford av, w s, 90.3 n St. Marks av. P. M. Feb. 16, 3 years, 5%. 4,500
 Same to same. Bedford av, w s, 74 n St. Marks av. P. M. Feb. 16, 3 years, 5%. 4,500
 Birch, Thomas to The F. & M. Schaefer Brewing Co. 4th av, No. 171 Store lease. Feb. 20, demand. 1,000
 Bishop, James M. to The Brooklyn Savings Bank. Kosciusko st, s s, 275 w Lewis av, 16.8 x100. Feb. 17, due Feb. 20, 1894, 5%. 1,800
 Boehm, Augusta formerly Bauer to George Lacker and Anna his wife. Eastern Parkway, n w cor Wyona st, 25x100. Feb. 1, 3 years. 2,000
 Bogart, Ellsworth E. to Richard Ingraham, Hempstead, Pacific st. P. M. Feb. 15, installs. 2,900
 Bohack, John H. to John Wygand. Van Cott av, n e cor Eckford st, 25.11x93x25x56. Feb. 15, 2 years, 5%. 2,000
 Same to Frederick Wiemann, New York. Broadway, east cor Suydam st, 25x100. Feb. 15, 1 year. 12,000
 Borenstein, Julius to Joseph Morris. Watkins st. P. M. Feb. 20, installs. 1,100
 Brown, Henry J. to Nathaniel H. Clement. Sumner av. P. M. Feb. 17, 5 years, 5%. 3,712
 Brown, Harriet P., Topoka, Kansas, to William H. Nafis. 3d st, s e cor Hoyt st, 34x190.9 to 4th st. April 14, 1894, 1 year. 7,500
 Burnett, Sallie A. wife of Joel B. to Edmund Post, North Hempstead, L. I. Butler st, s s, 4 5.5 w 6th av, 20x100. Feb. 15, 1 year, 5%. 1,000
 Chadwick, Julian W. to William Trotter, New York. 7th av, n e cor 40th st, 100.2x130. Feb. 14, 1 year, 5%. 1,200
 Carroll, John F. to The Title Guarantee and Trust Co. 14th st, n s, 237.10 e 8th av, 20x 100. Feb. 18, 3 years, 5%. 4,000
 Same to same. President st, s s, 250 w Hicks st, 25x100. Feb. 18, 3 years, 5%. 2,000
 Collins, Robert McC. to Jeannette G. Brown. Flatbush av. P. M. Feb. 15, due May 1, 1896, 5%. 6,000
 Cornwell, Theodore, I. W. to David W. Binns et al. exrs. Elizabeth Binns. Lexington av, s s, 270 e Nostrand av, 25x100. Feb. 18, 1 year, 5%. 6,500
 Same to Martha M. Binns. Lexington av, s s, 275 e Nostrand av, 25x100. Feb. 18, 1 year, 5%. 6,500
 Cosgrove, John to George H. Roberts. Lots 210 and 213 J. A. Willink estate, Flatbush. Feb. 15, 1 year. 1,330
 Denyse, Adrian B. to Copley H. Self. 82d st, n e s, lot begins centre line bet 81st and 82d sts at point 84.9 s e Stewart av, runs southeast 261 x southwest 100 to 82d st, x northwest 261 x northeast 100; 82d st, s w s, 94 s e Stewart av, 100x100, New Utrecht. Feb. 16, 3 years. 2,000
 de Zavala, Henry to Rosalie A. Eicke. Clason av, w s, 20 s Quincy st, runs west 85 x north 20 to Quincy st, x west 40.4 x south 90 x east 49.4 x south 10 x east 85 to av, x north 80. Feb. 15, due Aug. 1, 1893. 4,000
 Donovan, Alice A. wife of Florence G. to Hamilton H. and Emily M. Salmon exrs. Hamilton Salmon. St. Marks av, n e s, 105.7 n w 6th av, runs northeast 24.10 x southeast 2.2 x northeast 40.2 x northwest 22 x southwest 65 to av, x southeast 20.9. Feb. 14, 3 years, 5%. 5,500
 Dooley, Catharine to William J. Belford. Bond st, n w cor Bergen st, 20.10x75. Feb. 20, 3 years, 4%. 500
 Dowd, John J. and Francis M. to William L. Flanagan managing director. Ellery st, s s, 415 e Nostrand av, 35x100. Feb. 20, installs. 1,848
 Drew, Charles R. to David W. Binns et al. exrs. James Binns. Ralph av, s e cor Decatur st, 22x83. Feb. 17, 3 years. 15,000
 Dunieff, Charles to Louis Ratner. Eastern Parkway, s s, 25 w Sackman st, 25x100. Feb. 20, 1 year. 500
 Dye, Marion A. J. wife of Harry De W. to Anna M. E. Watkins. Sterling pl, s w s, 535.5 n w 6th av, 20x100. Feb. 20, due May 1, 1894, 5%. gold, 3,800
 Everts, Charles M. to Ira L. Bamberger. Grand av, e s, 215 s Park av, 50x100; Hall st. w s, 170.7 n Park av, 20x100; Park av, n e cor Hall st, 25x100.3x45.6x93.3; Hall st, e s, 176.4 s Flushing av, 40x100. Feb. 2, 1 year. 1,454
 Forman, Alexander A. and Nathan Kaplan to George L. Marinor. 21st st. P. M. Feb. 15, 3 years, 5%. 1,000
 Freiberger, Charles H. to Annie E. De Groff. Prospect av, n e s, 270 s e 7th av, 25x100. Feb. 18, due July 1, 1894. 400
 Froebig, Mary to Joseph Beichert. Grove st, n s, 90 w St. Nicholas av, 20x100. Feb. 14, 1 year, 5%. 200
 Garcia, Marietta to John R. Hughes. Chauncey st, s s, 97 e Saratoga av, 19x100. P. M. Dec. 15, due June 15, 1893, 5%. 500
 Gans, Conrad to The Williamsburgh Savings Bank. Ridgewood av, n s, 50 e Elton st, runs east 50 x north 125 x west 100 to Elton st, x south 25 x east 50 x south 100. Feb. 18, 1 year, 5%. 4,000
 Gaus, Emil and Theodore to Ebenezer Kellum. Warren st, n s, 102.2 e 4th av, 20x100. Feb. 18, due May 1, 1894. 500
 German Temple Congregation, New Utrecht, to Katharina Hoehn, Union Hill, N. J. 15th av, north cor 68th st, 51x86.10x50x85.5; also all that piece lying bet the n e s 68th st and Ovington av, a part of said premises, 23.1x

Table of mortgages and assignments in New York City, including entries for Underhill, Harry C. to Louis Stoiber, Von Campe, Emma J. mortgagor with Anna F. P. Knight mortgagee, and others.

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

FEBRUARY 17 TO 23--INCLUSIVE.

Table of mortgages and assignments in New York City, including entries for Aston, William K. to Reuben W. Ross, Bond and Mortgage Guarantee Co. to The National Savings Bank of the City of Albany, and others.

Table of mortgages and assignments in Kings County, including entries for Roessert, Emil and Emma his wife to John Seesser, Roosevelt, Elbert C., Pelham, N. Y., to Fillmore Hersh, and others.

KINGS COUNTY.

FEBRUARY 16 TO 22--INCLUSIVE.

Table of mortgages and assignments in Kings County, including entries for Aichele, Sophie W. wife of Philip to Margaretha Auer, Anderson, Peter to Nason Mfg Co., and others.

Table of mortgages and assignments in New York City, including entries for Hewlett, Van Wyck and ano. exrs. Ahm. Hewlett to Morris Fosdick, Jamaica, L. I., Harnist, Martin to Barbara Drexel, and others.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments in New York City, including entries for Feb. 18 Abrams, Isaac—J Goldstone, 18 Auld, Thomas—A R Dyett, 18 Ackerly, William J—Emil Tausig, and others.

Table listing names and associated costs or values. Columns include names (e.g., Beckmann, Blanche; Gundling, David), amounts (e.g., 249 20; 12,402 37), and other identifiers like 'S Muhr' or 'as Sheriff'. The table is organized into three main vertical sections.

Table listing names and addresses for Kings County, including Saitta, Peter R., Schmidt, Theodore, Schnaars, Albert, etc.

Table listing names and addresses for Kings County, including Woodruff, Carrie A., Walter, Charles F., Winslow, William B., etc.

KINGS COUNTY.

Main table listing names and addresses for Kings County, including Feb Ann, Charles, Archer, Calvin, Albaum, Franz, etc.

Table listing names and addresses for Kings County, including Reifschneider, Felix, Jr., Reese, Louis, Roberts, Samuel, etc.

SATISFIED JUDGMENTS.

NEW YORK.

February 18 to 24—Inclusive.

Table listing names and addresses for Satisfied Judgments, including American Surety Co., Abezg, Henry, Alger, Byron, etc.

Table of names and amounts, including Hart, Emanuel B., Same—A M Allerton, Hoguet, Robert J., etc.

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

KINGS COUNTY.

Feb. 17 to 23—inclusive.

Table of names and amounts for Kings County, including Adams, William H., Same—H S Ogden, Breden, John, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of names and amounts for Mechanics' Liens in New York City, including Feb. 20 One Hundred and Sixteenth st., etc.

Table of names and amounts, including 21 Madison av, Nos 1991-2006, inclusive, w s, extends from 127th st to 128th st, etc.

*Editor RECORD and GUIDE: The lien filed by Bernhard Schmit against Anna A. White, owner, and Franz L. Blom, contractor, is unjust, as Schmit never finished his contract.

KINGS COUNTY.

Table of names and amounts for Kings County, including Feb. 16 Van Voorhis st, No. 171, n e s, Edwin A. Jackson & Bro. agt Frank P. Martin, etc.

SATISFIED MECHANIC'S LIENS.

NEW YORK CITY.

Table of names and amounts for Satisfied Mechanic's Liens in New York City, including Feb. 18 Creston av, s e cor 184th st, 50x100, Daniel McCormick agt Patrick Ryan, etc.

Table of names and amounts, including 20 Washington av, w s, 105 n 177th st, John J. Lally & Co. agt Wm. Clarke, etc.

‡ Discharged by order of Court.

KINGS COUNTY.

Table of names and amounts for Kings County, including Feb. 15 Fourth st, s s, 150 w 7th av, 300x100, August Nelson agt Charles H. and William H. Moses, etc.

* Deposits. † Order of Court.

BUILDINGS PROJECTED.

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Table listing names, addresses, and prices for various items like 'Bracken, T. 228 Pearl... Long Island Brewery. 600', 'Butler, J. P. 258 Tillary... H C Barlenback. 600', etc.

HOUSEHOLD FURNITURE.

Table listing household furniture items and prices, including 'Bell, H K. 384 Union... J Kurtz. 177', 'Block, Alice. 417 State... L Z Murray. 381', etc.

Table listing names, addresses, and prices for miscellaneous items like 'Packenham, Annie E. 624 5th av... Ellen Holland. Piano. 100', 'Sohnbock, A. 41 Lorimer... J A Schwarz. 151', etc.

MISCELLANEOUS.

Table listing miscellaneous items and prices, including 'Aelgeier, J. A. Schenck av and Fulton st... Mosler Safe Co. Safe. 100', 'Barrett, E. J. 354 6th av... Mosler Safe Co. Safe. 110', etc.

BILLS OF SALE.

Table listing bills of sale, including 'Campbell, H D. 80 Sterling pl... Eliza B Campbell. Horses, Wagons, &c. nom', 'Ehrichs, W. 2783 Fulton... F Ehrichs. Saloon Fixtures. nom', etc.

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances with names, addresses, and prices, including 'Allen, F B exr—W S Galloway, Boyden st... \$4,15', 'Anderson, C W—E S Andrus, Montclair... 1', 'Beach, J C—M Waldron, Montclair... 290', etc.

Table listing names and amounts, including Weber, Nicholas-S Wright, Clinton, 650; Weiss, Solomon-J Hegn, Lebanon av., 1,000; West End Land Imp. Co-F Sherry, South Orange, 400.

Table listing names and amounts, including Same-J A Beyer et al, stock groceries, 650; Same-A I Harrison, stock groceries, 525; Same-L E Cairns, stock groceries, 2,815.

Table listing names and amounts, including The Kearney Land Co-J Wade Kearney, 450; The Provident Inst for Savings-P Kelly, 5,250; Same-J Lubrman, 4,250.

MORTGAGES.

Table listing mortgage details, including Arnold, C F-J B Bray, South Orange, 1,000; Axtell, E S-J C McDonald, Chester av., 2,000; Baker, M M-Montclair B and L Assoc, Montclair, 300.

Table listing mortgage details, including MacWright, Lewis-F P Archer, furniture, 103; McIlravy, Joseph-F P Archer, furniture, 102; Monroe, T S-F P Archer, furniture, 51.

MORTGAGES.

Table listing mortgage details, including Brady, Mary F-J T Brady, 5 years, 2,000; Buckhout, S O-The Hoboken B and L Assoc, West Hoboken, installs, 1,800; Condit, H V-Mary R Johnson, 3 years, 1,500.

JUDGMENTS.

Table listing judgments, including Dix, W R-C W Butler, 485.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyance details, including Barbier, H J-Mary E Watson, \$400; Barbier, A H-H A Barbier, nom; Bonn, J H, by exrs-The Holland Company, Hoboken, 6,100.

Table listing conveyance details, including Same-same, 25,000; Same-same, 1,800; Same-same, 2,500; Same-same, 28,000; Same-same, 10,000.

Table listing conveyance details, including McMein, G R-J Mitchell, 2 years, 1,500; Moriarty, Margaret-E W Gritten, 5 years, 1,200; Murphy, Eugene-The Washington B and L Assoc, installs, 5,600.

CHATEL MORTGAGES.

Table listing chattel mortgage details, including Bauer, Ulrich-J Sturm, horse and wagon, 110; Berg chvenger, Johanneetti-C I Cannon, furniture, 312; Bogart, T H-K Bonykamper, Jr, furniture, 60.

Table listing chattel mortgage details, including Jones, J D and Mary Miugh-Elizabeth Maxwell, nom; Kerrigan, Sarah C-RE Galbraith, West Hoboken, 800; Same-Albert Pfugh & Co., West Hoboken, nom.

Table listing chattel mortgage details, including Arnold, George-Caroline F Days, furniture, 75; Falzer, Ernestine-Bauman, furniture, 61; Bench, Charles, Hoboken-Bernheimer & Schmidt, saloon, 325.

as a check upon both consumption and the transportation of supplies, but at the best there seems to be a great deal of caution on the buying side of the market. Jobbers and the large consumers seem to have an idea there will be about as much in the way of standard goods wanted this season as usual, but no one inclines to anticipate their wants by investing now, and the carrying of stocks has been done at first hands. As a rule, importers and manufacturers are prepared to assume the responsibility of taking care of supplies until they may be wanted, but there are exceptional cases where nervousness is shown, and occasional result in quiet shading on cost. White Lead remains under suspicion, but no positive admission of cut prices is made. Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 74c. net; in lots of 500 lbs. to 5 tons at one purchase, 69c.; 5 tons to 12 tons, one purchase, 65c.; 12 tons and over, one purchase, 61c.; kegs. Lead in oil in 12 1/2 lb. tin pails, add 1c.; in 25 and 50 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 500 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 corresponding point. Linseed oil has been fairly active, but with some little irregularity on value at times as the makes of different localities come into competition. On the general range, however, there was no serious variation. We quote on general range at 46@47c. for Western, 47@48c. for City from domestic seed, and 57@58c. for do.

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Now, therefore, pursuant to Chapter 400 of the Laws of the State of New York, passed April 17th, 1854, and the several Laws amendatory thereof, I, John J. Bell, do hereby certify and declare that I, John J. Bell, am the person dealing under such copartnership name of John Bell & Son, and my place of abode is No. 120 West 121st Street, in the City of New York.

JOHN J. BELL.
New York, February 1st, 1893.

STATE, CITY AND COUNTY OF NEW YORK, ss:
On this first day of February, 1893, before me personally came John J. Bell, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he executed the same.

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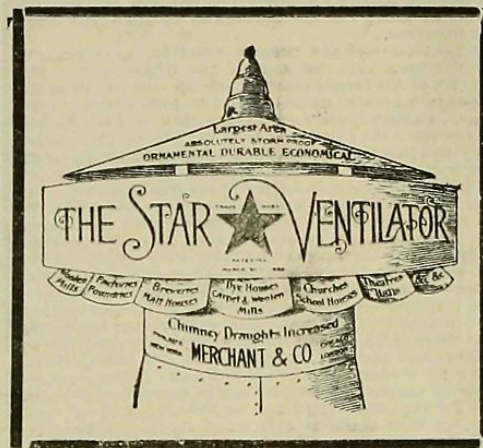
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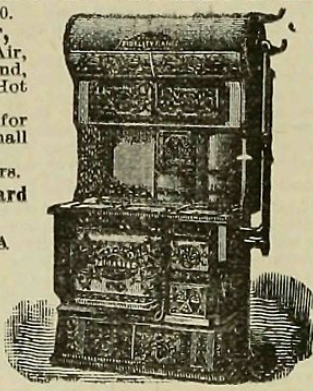
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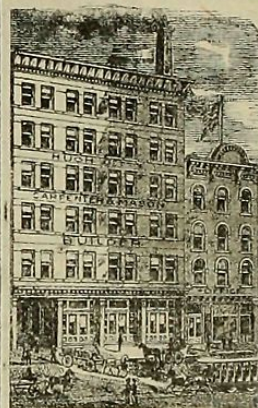
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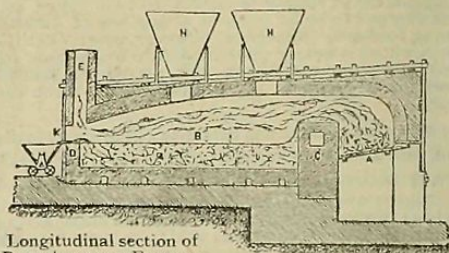
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