

NEW ESTATE BUILDERS' RECORD & GUIDE.
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JUST before the announcement of the Reading deal the stock market had drifted into a condition of irregularity tending towards dullness. Now that the feverish excitement caused by the deal is over it may be supposed that unless some other important and unexpected combination is announced it will return to its former uninteresting and irregular condition. Specialities of course excepted, there are several reasons why the general market is unlikely to be a broad, advancing one. Stocks are now selling for just about all they are worth considering the dividends that they yield, and as the crop year is getting pretty well along speculators are beginning to look ahead, intent upon seeing whether the succeeding crop year will be equally fruitful. They cannot be getting very much encouragement from the prospect, which suggests at all events that during the coming year prevailing conditions may be reversed. Our winter wheat crop is not up to last year's standard, while that of Europe looks fairly well. This is not conclusive; but it is sufficient to make men wait upon developments. It really seems as though Wall Street does not contain as many "lamb" as formerly. Certainly, although the news of the past six months has frequently been of a character to make weak-headed operators lose their wits, and rush wildly after stocks, never for more than a day or so have there been any signs of a loss of speculative equilibrium. Prices, in other words, have as a rule responded moderately and continually to the conditions that altered their value. With such an element controlling the movement of values it seems natural that the market should now relapse into its former waiting state. Although there are several ways of scaring the holders of stocks, no reason exists for a retrograde movement of prices. Gold exports, silver bills and legislative investigations will be used for trading purposes, but with railroad earnings still on an increase and money as cheap as it is, marked concessions in prices need not be feared. What bankers think of the future may be judged from the fact that recently time loans for four and six months have been made at 3 and 3½ per cent, and that call loans can be had in unlimited quantities at 2 per cent. In some cases we know that money was borrowed on call at 1½ per cent. With money as cheap as that and confidence not lacking, stocks may not go up very much, but they are not going down.

AS an additional illustration of the misfortunes of English investors, it is interesting to note that Melbourne has recently passed through a severe financial crisis. The underlying cause of the trouble was over-borrowing. This over-borrowing has assumed two forms, viz., issues of public loans more quickly than they could be profitably utilized, and the pushing beyond healthy limits of the system of obtaining deposits in the United Kingdom by financial institutions. Of the free borrowings of the latter little has been employed in the promotion of undertakings making a return in any sense corresponding with the average rate of interest offered to the depositors. Nearly the whole of the money so obtained was intrusted to speculators, and went directly or indirectly to promote and afterwards to uphold an inflation of real estate values. Irresponsible gamblers in the stock markets were also loaned money on security valued at market quotations rather than upon their actual or even prospective intrinsic worth. While the colony has been borrowing money recklessly, it has been guilty of great personal extravagances. For the last five years it has been importing at the rate of \$50,000,000 more a year than it has been exporting. What, then, with public borrowing on a heavy scale, the return upon which is at present wholly inadequate; what with the employment of large British deposits in the promotion of speculation; and what with a decaying export trade and a rapidly expanding volume of imports, a day of reckoning could only be postponed. The culmination was

hastened, however, by the difficulties of British investors who lately have been curtailing their loans, and the colony will have to take a bitter medicinal dose of slow economy and recuperation. In France just at present the industries of the country are laboring to adjust themselves to the new tariff; in Germany there is a temporary bull campaign, touched, however, with an inevitable ephemerality, while in Austria the rise due to the expected resumption of specie payments still continues. In considering all movements in the exchange market for the coming months it must be remembered that Austria-Hungary is picking up gold whenever and wheresoever she can, and that her requirements will amount probably to \$100,000,000 more. It is announced however, on good authority, that all her stock of silver will be retained for subsidiary coinage. Austria is not the only foreign country seeking gold. Russia, also, is making calls on Paris for that metal, which can be done because the proceeds of the Russian loan, paid at the time in warrants, are now being demanded by the Finance Minister, whose needs are imperative. With these two countries seeking the metal, and with the fact to be considered that the next six months are normally months of gold export, due to the tourist expenditures, etc., people need be neither surprised nor alarmed if we export between \$15,000,000 and \$20,000,000 during the spring. No such movement, however, as that which occurred last year is to be feared, while we are still selling weekly 5,000,000 bushels of wheat, every one of which represents something like a dollar—a process which will be continued for six months.

THE new Reading combination has been received by the intelligent portion of the public with very general approval, and the objections to it have been confined to loose and reckless newspapers who make any combination of capital the signal for some demagogical ranting. Never was there a clearer case of a combination which will benefit all the parties to the bargain. It is admitted that the consolidation of the three roads will permit the introduction of economies in their operation which will largely increase the net return to the stockholders. At the same time consumers of coal will be assisted by the change, because the price of that commodity will not in the future be subject to spasmodic variations. Relative permanence in the value of such a necessary commodity will do much to make the conditions of other industries, which consume large quantities of coal, permanent also. The prophets are equally agreed that no unreasonable advance in price is to be feared, because the combination will not dare to face the storm of opposition which such a proceeding would occasion. All these advantages have been claimed for this "deal" by journals who are not ordinarily backward in denouncing any industrial combination which is designed to shut off competition. It would seem as if the advantages of combination among railroads is so very evident that even people who ordinarily oppose this industrial tendency are obliged to admit that at least in all natural monopolies combination is, on the whole, preferable to competition. Very certainly it is the ruling tendency which legislation can perhaps impede but which it cannot prevent. The next important example of it may not come for a number of years, but come it surely will, and the rumors about some great alliance of Western roads, little founded as it may be in fact at the present time, is, at all events, directly in line of the developments of the last thirty years in the transportation industry of this country. If the Reading deal proves to be as successful in reducing operating expenses as its projectors claim, and if the securities of the corporation attain a permanently higher level, the large profits thus made by insiders will be very tempting to the controllers of railway companies that also have much to gain by a like consolidation. This gain, it must be remembered, is not confined to a reduction of operating expenses; it means also, in time, a reduction of fixed charges. Large corporations can, if they are conservatively managed, always borrow more cheaply than small ones. As the outstanding obligations of the Reading system mature that can be refunded at lower rates of interest, and the capital needed for extensions and improvements can be obtained with a like degree of saving. As the country grows the capitalization of these large companies increases, and as their management obtains the investor's confidence their first-mortgage bonds ought to be as good as the bonds of a city like New York.

WHEN the application of the Rapid Transit Commissioners for the appointment of commissioners to pass on their plan came up before the Supreme Court on Thursday, the property-owners on Madison avenue made a very formidable showing. Whatever their arguments against the commission's plan as a whole were worth, and however groundless their fears may be respecting the danger to their own property from a tunnel under Madison avenue, it is obvious that such a general opposition from the owners of property over so long a portion of the route cannot and should not be overridden in a hasty and slighting way. Indeed, unless the persuasive attorney of the Commissioners can convince these objecting owners that their interests are

not threatened by the proposals of the Commissioners, we do not think that it would be right to proceed; and as there is apparently very little danger of such a conversion, we should believe that the plan of the commission had received a staggering blow—were it not for one fact. It may reasonably be doubted whether the commission ever seriously intended to construct that portion of the route on Madison avenue. One of their obvious duties was the laying out of an East Side line, and in providing for a route north of 42d street they found themselves in face of the fact that a railroad was already in existence on the East Side. Given such a fact the first thought occurring to every sensible man is that the most economical way of providing for the needed rapid transit would be to make this railroad available for the purpose. Why surrender two avenues to the running of trains when one is all that is necessary? This must have occurred to the commission as it has occurred to every one who has given a minute's thought to the problem, but legally they could not make 4th avenue a part of the route, and what were they to do? They had, under the statute, no authority to enter into negotiations with the New York Central; they could not promise to that corporation the control of any route which might be laid down as the result of such negotiations, and they well knew that even if they could and did make overtures that the demagogical portion of the press would call them a "Vanderbilt Commission," and vituperate lengthily. Hence all that they could do was to wait and permit the matter to work itself out, in the meantime fulfilling manifest requirements by laying out a route on Madison avenue. In the same way it is reasonable to suppose that the owners of the Central have not been eager to come forward and claim the East Side route, because of the violent reprobation they received some years ago for making a similar proposal. These are some of the reasons which may have prevented the consummation of that solution of the East Side route, which is most natural, most economical and, as we believe, inevitable. How the arrangement will eventually be brought about, we do not pretend to know. There have been signs lately of a disposition on the part of the commission and the Central management to wink at each other. That these winks will broaden out into negotiations, we do not doubt; and the Madison avenue property-owners need not fear for their interests. The right of the Vanderbilts to the East Side line exists in the nature of the case. If they did not build it, they would be forced into buying it.

THE salient feature of the Connolly local opposition tax bill, which is now before the Legislature, and which is creating a great deal of talk, is that it authorizes county officials to levy their taxes on either real estate or personal property, or both, just as they please. If the bill is passed, an effort will be made to have our local officials levy all taxes on real estate; and as that effort might possibly be successful, it will be well to consider what effect such a change would have upon the tax bills. The total assessed valuation, real and personal, for 1891 was \$1,785,857,338, of which \$1,464,247,820 was real estate and \$321,609,518 personal estate. It will be seen that the latter is a little less than one-quarter of the former. Supposing that all the taxes were levied on real estate, what would be the immediate effect? Every owner of real property would find his tax bills increased by about a quarter, the tax rate for the present year instead of being 1.91 would be 2.33. A man who owned property assessed at \$20,000 instead of paying \$382 in taxes would pay \$466. In some cases, doubtless, the freedom from any tax on personal property could be set against this increase; but considering the people from whom taxes on personal property are as a rule collected, we should judge that by far the majority of property-owners would find themselves immediately out of pocket by the change. The process would not, of course, end here. As soon as possible the property-owner who paid the taxes would, unless he occupied the building himself, clap the extra money on the rental; and the result would be a small increase in rents all over the city—this city wherein rents already rule high. A great many cases would, however, arise in which the burden could not be so immediately and so easily distributed. In the first place the burden of carrying unimproved real estate would be correspondingly heavier. In the second place the owners of buildings, the leases on which had many years to run, would have themselves to carry the additional charges until the expiration of the leases. All these consequences provide food for thought. Is a higher range of rentals desirable in a city, certain portions of which are already so overcrowded that men and women are crushed out of shape into deformed and pitiable wretches? Is it right that the taxes on unimproved property should be raised in this sudden way? Lastly, as the taxes always implicitly enter into a lease, is it fair to make the owner of a building leased for a long term himself alone pay this large increase until the leases expire?

THE emphatic decision of the Legislative Committee of the Real Estate Exchange on Monday not only settles the fate of Assemblyman Walker's bill, but probably for some time to come of any attempt to restrict or modify the brokerage business as at pres-

ent carried on. The question of restricting competition is still very much the difference of interest between the "ins" and the "outs." It has not yet reached a much higher stage than that. Those who have a long and well-established business would readily enough adopt any respectable means of barring out competition, and naturally are willing to be as "exclusive" as possible. On the other hand, those whose business is still largely or in part to be made, to whom the "exclusive" system, or any system like it, would mean exclusion, much prefer open competition and the chances it brings. Over and above these two parties to the question there is the property-owner who would have to be brought into accord with any arrangement made to give it permanence. There can be very little doubt that at present real estate owners as a class are in favor of giving any property they have to sell the widest market possible, and would not support any "exclusive" or "single representation" system, or any modification of that system that would restrict the field of sale. We do not believe that the present riotous competition is any better for the owner than it is for the broker. He puts his own property into competition with itself, and in a large proportion of cases lowers the selling price. But so long as owners do not see this, the brokers can do little towards reformation. Systems and legislation may be proposed, but they will be of little practical value without the support of the property-owner, and when he begins to see that his interests will be best served by restricting competition, there will be no need either of a system or of legislation. It remains to be pointed out, what does not seem to have been clearly recognized by everybody in the discussion, that Assemblyman Walker's measure does not secure "exclusive control," for it leaves an owner free to give as many written authorizations to sell as he can purchase ink to sign. It would check competition somewhat by hindering it slightly, but it would not result in putting property primarily into only one agent's hands, which is the quick of the "exclusive control" system.

Current Investigations Concerning Wages and Prices.

MARK TWAIN has described the effects of reading in a German newspaper a sentence several columns in length from which, in the haste of going to press, the verb had been omitted. It is almost equally distressing to be compelled to use some of the bulky volumes that have been dumped upon the table of the United States Senate by committees authorized to investigate important questions during a Congressional recess. The great mass of undigested testimony ostensibly contains much information, but when one tries to secure it the essential point is too often missing. Next in worthlessness to such reports are those compiled by "statistical mechanics," men retained to collect and arrange the "facts" that will establish some preordained conclusion.

It is fortunate that the Finance Committee of the Senate, which, at the last session of Congress, was instructed to institute an inquiry as to the effect of protective duties on prices, has adopted methods which promise to bring about the preparation of a report that shall be neither chaotic nor partisan. It was agreed between the Republicans and Democrats on this committee that they would conduct an impartial investigation regarding wages and prices and make a report as to the facts which should be unanimous. If, in addition, the majority wish to argue from the facts in one way and the minority in another the supplementary reports would in no wise discredit the findings of fact upon which all should be agreed. In pursuance of this design they sought the assistance of Carroll D. Wright, Commissioner of Labor, and agents from his department have been doing the field work for the committee. To assist in working up the materials obtained the committee have also engaged the services of a trained statistician, Dr. Falkner, of the University of Pennsylvania.

The inquiry includes an investigation of (1) the retail price of 231 important articles, between June 1, 1889, and Sept. 1, 1891; (2) wholesale prices in important markets of the same articles for the same period; (3) wholesale prices for as many articles as possible from 1846; (4) changes in wages from 1846 to the present; (5) prices of leading imported articles for a long series of years. Most of the data are now collected for this report. An attempt has been made to secure actual prices at given dates and to avoid the use of averages. This is partly because averages are sometimes treacherous statistical tools and partly because they are now decidedly out of fashion among statisticians. Expert agents from the Bureau of Labor have visited all the principal centres of industry and studied as well as transcribed the pay rolls and price lists of typical firms.

In working up the materials collected an attempt will be made to introduce what the Germans call "quantity co-efficients"—that is, the variations in price of a given article will be given weight in proportion to the amount of this article consumed. Many minor questions, such as the comparative importance of fluctuations in retail price in large and in small markets, will doubtless be settled by combining the admitted facts in various ways. If the majority think that a certain combination and classification of the returns will bring out points that they wish to emphasize, they will direct

the statistician to make such combination and classification. The minority will have the same right to direct the reworking of the material.

In the matter of wages what is now known as the "classified wage table" will be exclusively used. Formerly it was considered sufficient in making a statement of wages at a particular time to say that a given tradesman received a specified amount for a day's work. Now it is not only recognized that there must be account taken of lost time and so the annual rather than the daily earnings considered; but it is also found necessary to classify the workers by age and sex, and by amounts received. This is especially important in a study of wages covering a considerable time because of the changes in methods which lead to the progressive introduction or disuse of the labor of women and children, and also because of the varieties in the relative number of workers receiving a given wage. The classified wage table makes it possible to show the concentration of population by age and sex on a given wage-rate at a given time. It almost amounts to a statistical photograph of industrial conditions.

The mass of facts which are thus being collected and systematized for the Senate Committee are supposed to bear primarily on the tariff question, but it is doubtful if they will shed as much light on that as on other problems. For instance, in gauging the fluctuations of the purchasing power of money they will assuredly give us better data than have ever before been available in this country, and possibly better than have been at the command of European statisticians. Most of the tabular standards of value by which it has been sought to measure the fluctuations of the monetary standard have been based on less than fifty articles; now we are to have the prices of nearly five times as many with which to work. This facility in measuring the purchasing power of money at a given time will throw light on the "volume of currency problems," and also enable us to distinguish real from nominal wages. Above all, if the report is as thorough and as well done as now seems probable it will set a high standard of statistical excellence by which to judge subsequent researches along similar lines.

THE leasing of the Ninth Avenue Railroad by the Metropolitan Traction Company is the best way out of the dispute concerning the northern extension of this line. The property-owners along 9th avenue were determined that a transportation company which had given such poor satisfaction to its customers in the past should not come into possession of the only remaining avenue on the West Side available for surface transit, and their opposition gathered force and reason from the fact that the Ninth Avenue Company could not give the southern connection needed by residents of the West Side. At the same time the legal difficulties in the way of making a connection with any other company seemed to be insuperable. The Ninth Avenue Company held the key of the situation, and, in order to satisfy all parties, it had to be bought out. As however the Metropolitan Traction Company could use the franchise more profitably than any corporation in the city, the managers of that corporation had every reason to obtain control of it. In doing so that company was only pursuing an end which it had been sedulously following up for years, the end, viz., of obtaining control of the surface transit system of this city. Lately it also acquired the Sixth Avenue line, and apparently the absorption of most of the other important lines is only a matter of time. The fact that a company has come into existence with this avowed object in view and is successfully pursuing it, is but another illustration of the inevitable tendency of the surface railways in a large city to consolidate. In Boston, Philadelphia, Chicago, Minneapolis and St. Paul, Detroit, to a large extent in Brooklyn and in many other cities all over the country the surface roads are controlled by one or two corporations, simply because one corporation can operate them so as to make the most money out of them. The reason why New York has been an exception to this general rule is the result partly of the configuration of the city and partly of the difficulty and the expense of consolidating the many heavy capitalized companies. But New York is rapidly ceasing to be an exception, and every New Yorker should rejoice in the change. The Metropolitan Traction Company controls all the capital needed to develop and improve the very backward surface transit system of the metropolis, and, judging from experience, money will not be spared in the effort to introduce the most improved methods of traction and the most commodious and convenient kind of cars. A good many years will probably be occupied in bringing about the changes, but evidently no time will be lost. Ninth avenue will now obtain not only a cable service but a connection with the Broadway and Sixth Avenue lines. The property-owners were wise in waiting to see if better arrangements could not be made. The best arrangements possible under the circumstances have been made.

Building Trades' Club.

This club will give a charming entertainment to its members and their friends at its club-house No. 117 East 23d street, on Monday evening, 29th

inst. The House Committee has arranged an elaborate programme of music, both instrumental and vocal, recitations, etc., to be rendered by well-known specialists, after which a collation is to be served. Those having the good fortune to receive an invitation will surely be present, as the social gatherings at this club have always been exceedingly entertaining and enjoyable.

The South.—An Information Bureau.

In conversation with a number of bankers, capitalists and real estate dealers in the city, regarding the establishment of a "Southern Information Bureau," as outlined by THE RECORD AND GUIDE, it is gratifying to learn that such a step is meeting with much favor and consideration by these men of affairs, and still more encouraging to witness the apparent interest being taken in this move by the men who largely control the capital which finds its way southward. Remarkable a well-known capitalist, who has already invested largely in the South to advantage and profit:

"This Information Bureau or Home office, as suggested by THE RECORD AND GUIDE, ought to find a hearty response, in the way of encouragement, from the men who deal largely in Southern stocks, securities and investments. It commends itself as being a thoroughly practical affair, and in a great measure would be in the same line as our mercantile agencies, only it would be more direct and to the point. I feel quite sure that should a place of this kind be established I would certainly avail myself of its advantages and benefits, and I am confident others would do likewise."

A well-known bank president, who does a large Southern business, remarked: "It's a capital move, and should be inaugurated at once. It would simplify matters and unravel many proposed financial schemes which now takes considerable time to straighten out. In other words, time, money and annoyance would be largely obviated if our banks doing a Southern business could rely upon the aid of such an auxiliary. It would be a wonderful lever in helping the Southern projector when he comes East to secure legitimate capital, and in this respect the South would be largely benefited."

Speaking of this bureau one of the most conservative as well as the largest real estate dealers said: "Just what is wanted to get the projector and capitalist together on a good sound working basis. In fact, I am surprised that such means for so desirable an end had not been thought of before, especially in the great upbuilding of the South, where so much capital is needed from time to time in the channels of industrial development."

Forcefully added a well-known Southern financier: "The South naturally comes East to borrow money, and if the proper means and methods can be placed before the men who come here to enlist capital, as outlined by your prospective Bureau of Information, then, indeed, could much good be accomplished, and at once."

"It is just what our people need to steer them away from curbstone money-lenders who insist upon high rates of interest, and often play the part of the dog in the manager."

Looking at the inauguration of this Bureau of Information from an economic standpoint, wherein the South may yet learn a salutary lesson in political economy, its uses would be many and manifold. It may be the means after all of locating diversified industries in every locality in the South. The great trouble to-day with this section of our country is that most of its products have to be shipped North or to foreign countries for further manipulation. Once establish an industrial condition that will require a greater variety of articles of general consumption, and you will bring to that region a still greater diversification of manufactures.

If this general truth in political economy could be promulgated through the South by the instrumentality of this Bureau of Information, it will have served its mission a thousand fold.

In the evolution of time this end must necessarily be accomplished, just as other needs and necessities were forced upon the South by a peculiar combination of circumstances. Perhaps by quoting the eminent economist, Mr. Edward Atkinson, a better idea may be found regarding the South's adaptability to conform to the exigencies of the times. He says: "Schooled in adversity, the fiery-blooded Southerner turned his sword into a ploughshare and put himself to work to repair and regain his fallen fortune, and as he cast his eyes around he saw at a glance those immense natural resources the God of nature had provided for him and stored so bountifully in the soil and in the bowels of mother earth, and, as may be seen, the Southerner is up and moving, and will march on in the tide of progress until he is either squarely abreast of or in advance of his conqueror."

It may also be just as well to recall the reference to the Southern States made by President Harrison in his inaugural address. He said:

"Mill fires were lighted at the funeral pyre of slavery. The emancipation proclamation was heard in the depths of the earth as well as in the sky—men were made free, and material things became our better servants. The sectional element has happily been eliminated from the tariff discussion. We have no longer States that are necessarily only planting States. None are excluded from achieving that diversification of pursuits among the people which brings wealth and contentment. The cotton plantation will not be less valuable when the product is spun in the country town by operatives whose necessities call for diversified crops and create a home demand for garden and agricultural products. Every new mine, furnace, and factory is an extension of the productive capacity of the State more real and valuable than added territory."

It is one of the missions of this proposed Bureau of Information to not only add to the productive area of the South by devising means of securing capital, but also to point out the way by which the South may not only take advantage of her wonderful possibilities and at the same time husband her material resources and keep her money within her own borders for her own protection, advancement and progress.

The very fact that many inquiries have already been made by men of small capital regarding certain sections of the South for the investment of money is clearly indicative that substantial good is to be found in the

establishment of this proposed Bureau of Information, or Home office, in the City of New York. H. A. H.

The Awards in the College Place Improvement.

An important step was taken in the College place widening and extension matter on Tuesday when the Commissioners, Eugene L. Bushe, Thomas F. Hayes and James G. Janeway, finished their report upon the estimated cost and the assessment for benefits. The improvement, which is designed to relieve the pressure of traffic in the down-town business streets on the West Side, was one of the few good things resolved upon by the Hewitt administration.

But the commissioners were not appointed until February, 1890. They went to work immediately, however, and held sessions two or three times almost every week for nearly eighteen months. The city's interests were looked after by Franklin Bartlett and John P. Dunn. The testimony taken is recorded in five fat volumes of transcribed stenographers' notes. About September 1st last, Mr. Dunn began the extension of the assessment according to the graduated scale adopted by the commission, and this monotonous and laborious task was not completed until a few days before the completion of the report.

The improvement will make a thoroughfare of from 80 to 90 feet in width, from Chambers street—where the tides of heavy traffic pouring through West Broadway, Hudson and Chambers street have always met in a whirlpool that was often as dangerous of passage as the whirlpool of Niagara—to Dey street, with broad, open spaces at the intersections of Greenwich street. The aggregate amount of the provisional awards is \$1,531,557.84, and the aggregate cost will be about \$20,000 more than this, to cover the expenses of the proceeding. Of the cost the city will pay one-third out of the general tax fund and the balance will be distributed in assessment over an area embraced within and including both sides of Canal street, from Broadway to West street; both sides of Broadway, from Canal street to Beaver street; the Produce Exchange; both sides of Bowling Green; both sides of Battery place; and the east side of West street, from Battery place to Canal street. Of the assessment, which will be in the neighborhood of \$1,035,000, \$20,111.25 falls upon the city, as a proprietor, and \$5,298.30 upon the United States Government, as the Post Office assessment.

The awards were as follows:

Trinity Church Corporation, 136 Chambers street and 64 and 66 College place.—Land, \$38,936; leasehold, \$2,500; buildings and improvements, \$52,500. Total, \$93,936.

Hannah G. Gerry, 62 College place.—Land, \$14,286.55; buildings and improvements \$18,000. Total, \$32,286.55.

Protestant Episcopal Church Society for the Promotion of Religion and Learning in the State of New York, 60, 58, 56 and 54 College place and 66 Warren street.—Land, \$55,250; leasehold, \$2,800; buildings, \$43,750. Total, \$101,000.

Cornelius and William K. Vanderbilt, 48 and 46 College place and 65 Warren street.—Land, \$31,830.12; buildings and improvements, \$22,566.50. Total, \$53,896.62.

Margaret O'Kane, Gabriel A. and John J. Healey, E. J. and Augustine Healey and Jane Healey, 44 College place.—Land, \$14,419.99; buildings and improvements, \$12,400. Total, \$26,819.99.

Zela Gibbs, 42, 40, 38 and 36 College place and 63 Murray street.—Land, \$53,250; buildings and improvements, \$30,000. Total, \$83,250.

Trustees of Columbia College, 30 College place and 64 Murray street.—Land, \$19,661.48; William Engle, lessee, for building and improvements, \$9,500. Total, \$29,161.48.

Trustees of Columbia College, 28 College place.—Land, \$13,701.65; John H. Glover, lessee, for buildings and improvements, \$10,500. Total, \$24,201.65.

Trustees of Columbia College, 26 College place.—Land, \$12,920; buildings, \$10,500. Total, \$23,420.

Trustees of Columbia College, 24 College place.—Land, \$12,963.06; buildings, \$16,750. Total, \$29,713.06.

Trustees of Columbia College, 22 College place.—Land, \$13,178.40; buildings, \$17,115; leasehold, \$50. Total, \$30,343.40.

Trustees of Columbia College, 20 College place.—Land, \$15,725; buildings and improvements, \$19,700; leasehold, \$50. Total, \$23,475.

Trustees of Columbia College, 18 College place.—Land, \$13,162.32; buildings and improvements, \$16,160. Total, \$29,322.32.

Trustees of Columbia College, 14 College place and 60 Park place.—Land, \$9,692.34; buildings and improvements, \$9,500; leasehold, \$2,100. Total, \$21,292.34.

Trustees of Columbia College, 10 and 12 College place.—Land, \$29,190; leasehold, \$600; buildings, \$33,320. Total, \$68,110.

Trustees of Columbia College, 8 College place.—Land, \$12,915.93; buildings, \$19,190; leasehold, \$1,250. Total, \$33,355.93.

Trustees of Columbia College, 2, 4 and 6 College place and 59 Barclay street.—Land, \$45,818; leasehold, \$1,000; buildings and improvements, \$31,500. Total, \$78,318.

Mary J. Winthrop, 56 Barclay street.—Land, \$28,875; building and improvements, \$2,000. Total, \$30,875.

Margaret E. Gilbert, John Hoey and William M. Fleiss, executors, etc., 58 Barclay street.—Land, \$38,500; buildings and improvements, \$31,000. Total, \$69,500.

Christ Protestant Episcopal Church, 60 Barclay street.—Land, \$38,000; buildings and improvements, \$23,674. Total, \$61,674.

William H. Montanye, 62 to 70 Barclay street and 229 Greenwich street.—Land, \$6,000; buildings and improvements, \$7,499; use and occupation, \$1. Total, \$13,500.

Protestant Episcopal Society for Promoting Religion and Learning in the State of New York, 227 Greenwich street.—Land, \$2,500; buildings, \$100. Total, \$2,600.

French Church du St. Esprit, 225 Greenwich street.—Land, \$3,887.91; leasehold, \$50; buildings and improvements, \$1,653. Total, \$5,540.91.

Adolphus Hoffman, 223 Greenwich street.—Land, \$6,371; buildings and improvements, \$3,790; leasehold, \$50. Total, \$10,211.

William C. Ostrander, 221 Greenwich street.—Land, \$18,090; buildings and improvements, \$2,377. Total, \$21,067.

French Church du St. Esprit, 219 Greenwich street.—Land, \$8,928.01; leasehold, \$15,000; buildings and improvements, \$14,830; leasehold, \$1,000. Total, \$39,758.01.

Catharine J. Cook, 217 Greenwich street.—Land, \$18,085; buildings and improvements, \$11,050. Total, \$29,135.

Estate of Samuel I. Hunt, deceased, 215 Greenwich street and 70 Vesey street.—Land, \$39,962; buildings and improvements, \$11,850; leasehold, \$1,000. Total, \$52,812.

Mary Becker, widow of Abraham Becker, 66, 66½ and 68 Barclay street.—Land, \$42,777.16; buildings, \$19,975; leasehold, \$50. Total, \$62,802.16.

Eighth Avenue Railroad Company, 64 Vesey street.—Land, \$150.

Trustees of Henry Carey, deceased, 67 and 69 Vesey street and 211 and 213 Greenwich street.—Land, \$51,778.48; buildings, \$24,959; leasehold, \$1. Total, \$76,738.48.

Samuel M. Lederer, 209 Greenwich street.—Land, \$15,713.36; buildings, \$8,000. Total, \$23,713.36.

Trustees of Henry Carey, deceased, 207 Greenwich street.—Land, \$13,747.83; buildings and improvements, \$6,950; leasehold, \$50. Total, \$20,747.83.

Charlotte H. Rohrer, Mary H. and Pauline Arthur, Maria E. M. McMillan, Louis A., Mary E., and John A. Arthur and Joshua Weaver, 205 Greenwich street.—Land, \$11,800; leasehold, \$2,000; buildings, \$12,244. Total, \$26,044.

New York Biscuit Company, 203 Greenwich street.—Land, \$12,114.37; building and improvements, \$10,369. Total, \$22,483.37.

Mahlon Apgar, 21 Greenwich street.—Land, \$15,171.55; buildings, \$9,150. Total, \$24,321.55.

Heirs of Levi Apgar, deceased, 188 and 190 Greenwich street and 224 Fulton street.—Land, \$22,167.25; buildings and improvements, \$4,026; leasehold, \$1,500. Total, \$27,693.25.

Frederick M. Robinson, 186 Greenwich street.—Land, \$14,579.96; buildings and improvements, \$9,150. Total, \$23,729.96.

Samuel Burhans, Alethia Hall, Amos Burhans and Margaret B. Mapes, 182 and 184 Greenwich street.—Land, \$13,386.17; buildings and improvements, \$4,385; leasehold, \$1. Total, \$17,772.17.

James V. D. Card, trustee for Hubert Van Wagoner, Jr., 180 Greenwich street and 58 and 60 Dey street.—Land, \$56,537.14; building and improvements, \$13,100; leasehold, \$1,900. Total, \$71,537.14.

Heirs of Levi Apgar, deceased, 62 Dey street.—Land, \$673.71; building and improvements, \$1,800. Total, \$2,473.71.

Grand total, \$1,531,557.84.

The report is filed in the office of the Commissioner of Public Works, where it will be open to public inspection for thirty days, at the end of which the commissioners will give a public hearing of the objections to the findings (of which many are expected), and on April 12th, unless they encounter unforeseen delays, the commissioners will apply to the Supreme Court for a confirmation of their report. It is their intention, if possible, to have the entire legal preliminaries completed before the summer vacation of the courts, so that work on the improvement may begin in the summer. But some fears are expressed that some of the tenants will delay the work another year by appeals to the General Term and Court of Appeals. The cost of the improvement as found by the commission is hardly more than half the rough preliminary estimates of the city officials.

Mechanics' and Traders' Exchange.

An important meeting of the Legislative Committee of the Exchange was held on Monday last. It was called to take action upon the following iniquitous bill introduced in the Senate:

AN ACT to Prevent the Encroachment Upon and Obstruction of the Streets and Sidewalks in the City of New York.

The people of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The Common Council of the City of New York shall have no power to authorize the placing or continuing of any encroachment or obstruction upon any sidewalk nor upon any street below 59th street in the City of New York, except the temporary occupation of the latter during the erection of a building on a lot opposite the same, for the placing of beams, girder or other heavy material to be used in the construction thereof, and that only within a line extending 10 feet from the curb, where the street may be 60 feet or more in width, and within a line extending 5 feet from the curb, where the width of the street may be less than 60 feet, and until the building for which they are required shall have reached the floor of the first story and no longer; but it shall have no power to authorize the placing or continuing of other building material, brick, sand, lime, mortar or the preparation thereof, nor of any soil or rock removed from any excavation upon any street or sidewalk.

Section 2. Any violation of this act shall be punishable as a misdemeanor.

Section 3. This act shall take effect immediately.

The disastrous results by the adoption of such a law as would substantially prohibit the erection of buildings of any magnitude, in consequence of such pernicious restrictions, was fully and freely discussed, and it was fully determined to resist by every possible means the passage of the bill, and to that end a committee was appointed consisting of Frank E. Conover, Geo. Moore Smith, Stephen M. Wright, Charles A. Cowen and Henry A. Maurer, to appear before the Senate Committee on Cities and strenuously protest in the interest of the builders and contractors and ask an adverse report, if any, from such committee.

The committee went to Albany and obtained a hearing before the Committee on Cities on Wednesday.

Important to Property-Holders.

OFFICE OF THE BOARD OF ASSESSORS, }
No. 27 CHAMBERS STREET, }
NEW YORK, Feb. 15, 1892. }

Notice is given to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

- No. 1.—Sewer in West st, bet Carlisle and Dey sts, with outlet through Pier 13, North River, and alteration and improvement to existing sewer in Albany, Cedar, Liberty and Courtlandt sts.
No. 2.—Flagging and reflagging, curbing and recurling s s of Rivington st, from Mangin to East st.
No. 3.—Receiving basins on the n e, n w, s e and s w corners of Webster av, and at a point of grade depression n of Samuel st.
No. 4.—Sewer and appurtenances in 163d st, from Washington av to 3d av.

[The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces or parcels of land situated on—

- No. 1.—Blocks bounded by Carlisle and Dey sts, Greenwich and West sts, and blocks bounded by Thames and Dey sts, Greenwich st and Broadway; also e s of Broadway, from Pine to Cedar st, and w s of Broadway, from Rector to Thames st; also both sides of Cedar st, from Broadway to Nassau st; also e s of West st, from Rector to Carlisle st, and s s of Carlisle st, from West to Washington st.
No. 2.—S s of Rivington st, from Mangin to East st.
No. 3.—Both sides of Webster av, from 173d st to a point abt 263 ft. n of 174th st; both sides of Webster av, from a point abt 100 ft. n of Samuel st, extdg northerly abt 425 ft. on block 1085, Ward Nos. 7 and 31, and block 1091, Ward Nos. 18 and 43; both sides of Webster av, s of 183d st, on block 1085, Ward Nos. 31, 46 and 61, and block 1091, Ward Nos. 43, 58 and 73, and both sides of 174th st, from Carter av to Vanderbilt av West.
No. 4.—Both sides of 163d st, from 3d to Washington av; e s of Washington av, from 162d to 163d st, and w s of 3d av, from 163d to 164th st.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Chairman of the Board of Assessors, at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 16th day of March, 1892.

BOARD OF ASSESSORS.

OFFICE OF THE BOARD OF ASSESSORS, }
No. 27 CHAMBERS STREET, }
NEW YORK, Feb. 9, 1892. }

Notice is given to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

- No. 1.—Sewer in 71st st, bet Boulevard (Sherman square) and Summit west.
No. 2.—Sewer in Amsterdam (10th) av, e s, bet 138th and 141st sts, connecting with present sewer in 141st st, east of Amsterdam (10th) av.
No. 3.—Receiving-basin on the n w and s w corners of 110th st and Pleasant av.
No. 4.—Alteration and improvement to sewer in South 5th av, bet Canal and Broome sts, with overflow at junction, with sewer in Broome st and connection with existing sewer in Grand st.
No. 5.—Sewer in 119th st, bet Av St. Nicholas and 8th av, connecting with present sewer east of Av St. Nicholas.

[The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces or parcels of land situated on—

- No. 1.—Both sides of 71st st, commencing at 10th av and extending westerly abt 300 ft.
No. 2.—E s of Amsterdam av, from 138th to 141st st, including lot on n e corner of Amsterdam av and 141st st.
No. 3.—Both sides of 110th st, extending westerly from Pleasant av, abt 343 ft.
No. 4.—Both sides of South 5th av, from Canal to Spring st: both sides of Broome and Grand sts, from South 5th av to Wooster st, and n s of Canal st, commencing at a point abt 86 ft. westerly from South 5th av, and extending easterly to Wooster st.
No. 5.—Both sides of Av St. Nicholas, from 118th to 120th st, and blocks bounded by 118th and 120th sts, 8th av and Av St. Nicholas.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to the Chairman of the Board of Assessors, at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 10th day of March, 1892.

In the matter of the application of the Board of Street Opening and Improvement of the City of New York, for and on behalf of the Mayor, etc., relative to acquiring title (wherever the same has not been heretofore acquired), to Freeman street, from Union avenue to Southern Boulevard, 23d Ward, and to Featherbed lane (although not yet named by proper authority), extending from Aqueduct avenue to Jerome avenue, in the 24th Ward, as the same has been heretofore laid out and designated as a first-

class street or road by the Department of Public Parks. The Commissioners of Estimate and Assessment in the above-entitled matters, give notice to all persons interested in these proceedings and to the owner or owners of all houses and lots and improved and unimproved lands affected thereby, and to all others whom it may concern, that they have completed their estimate and assessment, and that all persons interested in any of the lands affected thereby, and having objections thereto, do present their said objections in writing, duly verified, at office, No. 51 Chambers street (Room 4), in said city, on or before the 26th day of March, 1892, and that the said Commissioners will hear parties so objecting within ten week days next after the said 26th day of March, 1892, and for that purpose will be in attendance at office on each of said ten days at 2 o'clock P. M. That the abstract of estimate and assessment, together with damage and benefit maps and also all the affidavits, estimates and other documents used in making reports have been deposited with the Commissioner of Public Works of the City of New York, at his office, No. 31 Chambers street, in the said city, there to remain until the 27th day of March, 1892. The reports herein will be presented to the Supreme Court in the County Court House, on the 15th day of April, 1892, at the opening of the Court on that day, and that then and there, or as soon thereafter as counsel can be heard thereon, a motion will be made that the said report be confirmed.

OFFICE OF THE BOARD OF ASSESSORS, }
No. 27 CHAMBERS STREET, }
NEW YORK, Feb. 11, 1892. }

Notice is given to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

- No. 1.—Sewers in Boulevard, e s, bet 112th and 113th sts, and in 113th st, bet Boulevard and Amsterdam (10th) av.
No. 2.—Sewer in 1st av, bet 90th and 91st sts.
No. 3.—Extension of sewer outlet in Rivington st, at East River.

[The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on—

- No. 1.—Block bounded by 112th and 113th st, Boulevard and Amsterdam av, and southerly half of block bet 113th and 114th sts, Boulevard and Amsterdam av.
No. 2.—Block bounded by 90th and 91st sts, 1st and 2d avs, including both sides of 1st av, from 90th to 91st sts.
No. 3.—Both sides of Rivington st, from the Bowery to East River; also w s of East st, from Delancey to Rivington st; both sides of Tompkins st, from Stanton st to a point abt 159 ft. s of Rivington st; both sides of Mangin st, extdg northerly abt 200 ft. and southerly abt 200 ft. from Rivington st; both sides of Goerck st, extdg northerly abt 150 ft. and southerly abt 175 ft. from Rivington st; both sides of Lewis st, extdg northerly abt 150 ft. and southerly abt 200 ft. from Rivington st; both sides of Cannon st, extdg northerly abt 130 ft. from Rivington st, and the entire distance southerly to Delancey st; both sides of Columbia st, from Rivington st to Delancey st; both sides of Sheriff st, from Stanton to Rivington st, and both sides of Sheriff st, extdg southerly from Rivington st abt 225 ft.; both sides of Willett st, from Stanton to Delancey st; both sides of Pitt st, extdg northerly from Rivington st abt 150 ft. and southerly from Rivington st abt 225 ft.; both sides of Ridge st, extdg northerly abt 175 ft. and southerly abt 225 ft. from Rivington st.; both sides of Attorney st, extdg southerly from Rivington st abt 225 ft.; both sides of Clinton st, extdg northerly abt 200 ft. and southerly abt 225 ft. from Rivington st; both sides of Suffolk st, extdg abt 200 ft. southerly from Rivington st; both sides of Norfolk st, extdg northerly abt 150 ft. and southerly abt 250 ft. from Rivington st; both sides of Essex st, extdg southerly from Rivington st abt 200 ft.; both sides of Ludlow st, extdg northerly abt 175 ft. and southerly abt 300 ft. from Rivington st; both sides of Orchard st, extdg northerly abt 175 ft. and southerly abt 250 ft. from Rivington st; both sides of Allen st, extdg northerly abt 150 ft. and southerly abt 225 ft. from Rivington st; both sides of Eldridge st, extdg northerly abt 200 ft. and southerly abt 225 ft. from Rivington st; both sides of Forsyth st, extdg northerly abt 190 ft. and southerly abt 175 ft. from Rivington st; and both sides of Chrystie st, extdg northerly from Rivington st abt 200 ft.

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to the Chairman of the Board of Assessors, at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 12th day of March 1892.

In the matter of the application of the Army Board by the Counsel to the Corporation of the City of New York, relative to acquiring title by the Mayor, Aldermen and Commonality, to certain lands on the northerly side of 14th street and the southerly side of 15th street, between 6th and 7th avenues, in the 16th Ward of said city, duly selected by said board and approved by the Commissioners of the Sinking Fund, as part and parcel of a site for armory purposes, under and in pursuance of the provisions of chapter 330 of the Laws of 1887, as amended by chapter 485 of the Laws of 1890. The Commissioners of Estimate in the above-entitled matter, appointed pursuant to the provisions of chapter 330 of the Laws of 1887, as amended by chapter 485 of the Laws of 1890, give notice to the owner or owners, lessee or lessees, parties and persons respectively entitled to or interested in the lands, tenements, hereditaments and premises, title to which is sought to be acquired in this proceeding, and to all others whom

it may concern, that they have completed their estimate of the loss and damage to the respective owners, lessees, parties and persons interested in the lands or premises affected by this proceeding, or having any interest therein, and have filed a true report or transcript of said estimate in the office of the Department of Public Works of the City of New York for the inspection of whomsoever it may concern; that their report herein will be presented to the Supreme Court, County Court House, in the City of New York, on the 2d day of March, 1892, and that then and there or as soon thereafter as counsel can be heard thereon, a motion will be made that the said report be confirmed.

In the matter of the application of the Department of Docks, for and on behalf of the Mayor, Aldermen and Commonalty, relative to acquiring all rights, terms, easements and privileges pertaining to those 75 feet of wharf or bulkhead on the westerly side of West street, next north of Harrison street, not now owned by the said corporation. The Commissioners of Estimate and Assessment in the above-entitled proceeding give notice to all persons interested and to the owner or owners, lessees and persons interested in the wharf or bulkhead, or in the rights, terms, easements and privileges pertaining thereto, affected by this proceeding, and to all others whom it may concern, that they have completed their estimate, and that all persons interested in this proceeding, or in the wharf or bulkhead, or the rights, terms, easements and privileges pertaining thereto, affected by this proceeding, and having objections thereto, to file with us their said objections in writing, duly verified, at our office, No. 68 William street (third floor), in the City of New York, on or before the 15th day of March, 1892, and that the said commissioners will hear parties so objecting within the ten week days next after the said 15th day of March, 1892, and for that purpose will be in attendance at said office on each of said ten days at 3 o'clock P. M.; that their report herein will be presented to the Supreme Court, in the County Court House, on the 12th day of April, 1892, at the opening of court on that day, and that then and there, or as soon thereafter as counsel can be heard thereon, a motion will be made that the said report be confirmed.

Meeting of the Committee on Legislation.

THE RECORD AND GUIDE'S criticism of the members of the Committee on Legislation for their non-attendance, and Chairman Murtha's brief but sharp speech on the same subject last week were very effective, to judge by Monday's crowded and animated meeting. When Mr. Murtha called the committee to order at 3.30 P. M. there were fully thirty-five members present and others dropped in during the meeting, which lasted until nearly 5 o'clock.

A letter from the law firm of Comstock & Adams was read, calling attention to the fact that the committee had indorsed a bill for the extension of surface railroad now being operated in the "Transverse" road. The writer stated that the bill had evidently been indorsed through a misapprehension of its provisions, which do not require a connection to be made with any existing line but only provide for connections with a road running north and south, which road may or may not be under the control of the Park Department. Mr. Comstock stated further that he understood that the city authorities intended to substitute a bill empowering the Park Department to equip and operate an extension of the road running north and south. The writer said that such a bill would be opposed to public interests. The letter was referred to the Committee on City Improvements which had previously presented a favorable report on the bill which Mr. Comstock criticizes.

The special order for the day—Assemblyman Walker's bill requiring brokers to produce a written authorization to sell in order to secure commission for selling real estate then came before the meeting. The bill was read and the chairman recalled the fact that after careful consideration the committee had on a previous occasion determined to oppose the bill. A motion to reconsider this action brought out a general discussion. A few speakers favored the bill, but the majority were unalterably opposed to it, and when the question was put to a vote the motion to reconsider was lost by an overwhelming vote. This practically establishes the Exchange as decided in its opposition to the bill. Some of the speakers on Monday suggested a license as a substitute for Mr. Walker's bill, while others expressed the opinion that the real estate business was best encouraged by freedom from all restrictions. The Committee on Pending Legislation was requested to attend the hearing on Mr. Walker's bill at Albany and oppose it.

Andrew Powell and Geo. De F. Barton created quite a stir when the reports of the sub-committees on bills referred to them came up for consideration. They advanced the point so frequently made in these columns that if the committee saw fit to take action on a bill that a notification of the approval or disapproval should be sent to Albany. Chairman Murtha replied that bills were referred to the sub-committees for investigation and action if they saw fit, and that protests or indorsements of the various bills considered would be sent to Albany whenever the committee favored such action. Acting upon this hint Mr. Barton moved that the Albany authorities be notified in the case of several bills, and the committee supported him.

The Sub-committee on Taxation and Assessment reported on the following bills: The bill providing that mortgaged real estate shall be assessed on its value minus the amount of the mortgage, disapproved and protest sent to Albany. They also disapproved the bill requiring persons to state under oath the amount of personal property liable to taxation, the bill providing that taxable real estate shall be entitled to the same reductions as personal property, the tax listing bills, the bill exempting mortgages bearing 4 per cent interest from taxation, and the Connolly local option bill, and ordered protests sent to Albany to all of them. The bill requiring corporations to report their indebtedness to the Comptroller for taxation purposes was disapproved, but it was not thought important enough to protest against. The bills reducing the interest on unpaid taxes and water rates and extending the time for hearing objections to assessments were approved, but no further action was taken on them. Mr. E. A. Cruikshank's proposed bill making it mandatory for the charges against Croton

water to be entered in the same way as other taxes was approved, and it will probably go to Albany.

The bills reported from Albany were referred as follows: To the Building and Mechanic's Lien Law Committee—Mr. Pierson's act amending the mechanic's lien law and Mr. Drypolcher's act providing that the halls of hotels and tenement houses must be kept lighted between the hours of 5 P. M. and 7 A. M. in the winter and between 7 P. M. and 6 A. M. at other times of the year; to the Pending Legislation Committee—Mr. Hahlo's act providing for the recording of certificates showing payments on account of mortgages on real property; and to the Rapid Transit Committee—Senator McMahon's bill providing that persons wishing to condemn property may be made to show that public interests could not be subserved by a change in the route.

The Columbia College Purchase.

It is reported that the trustees of Columbia College have about decided to buy the tract of land between the lines of 116th and 120th streets and Amsterdam and Morningside avenues as a site for the new college, and also that they have had offered to them the remaining two blocks to the northward of the tract ending in the junction of Morningside and Amsterdam avenues, which latter offer they will consider at their next meeting.

If this is true, it will complete the acquisition of almost the entire plateau between Morningside Park and Amsterdam avenue by three semi-public institutions of a popular character, and which if established according to the designs thus far publicly made known will impart a permanent and lofty character to all the surrounding property. The most imposing and architecturally-important of these institutions will be the Cathedral of St. John the Divine, which will occupy the space between 110th and 113th streets; then comes the Columbia College, between 116th and 122d streets, and lastly St. Luke's Hospital, between 113th and 114th streets, with a structure or series of structures calculated to harmonize agreeably with the buildings of the cathedral and college.

The improvement will be of vast and permanent importance to the West Side, and indeed to the entire city. The cross streets have in some cases been legally opened, but the mechanical work has not been done, and the city authorities can easily arrange so that the large tracts of the college and cathedral may be used to the best advantage in the location of buildings.

New Incorporation.

The Electric Building Loan and Savings Association filed articles of association in the County Clerks' office on February 18th, for the purpose of purchasing and improving real estate. The names of the officers and directors are Francis W. Jones, Edward S. Butterfield, J. B. Sabine and nine others.

The West Side Democratic Club.

The West Side Democratic Club, which was organized last October, has recently taken possession of its new house No. 59 West 96th street. The building is a large four-story structure on one of the widest streets up town, and is well adapted to the purposes of the club. This organization, while one of the youngest in the city, has shown great enterprise, and embraces among its members many of the solid men of the new district west of Central Park.

The membership includes Mayor Grant, Judge Bischoff, Charles Strauss, Bryan L. Kennelly, E. V. Skinner, Theodore N. Melvin, Henry Loewenthal, David T. Pulsifer, George C. Coffin, Bernard Levy, Geo. W. Paucher, Register Frank T. Fitzgerald, James E. Kelly, Louis B. Rolston, Norman A. Lawlor, and Wm. E. Stillings.

The club is now making extensive preparations for a house-warming on the evening of Washington's Birthday. Prominent speakers have been invited. Among others the Hon. Grover Cleveland, Hon. Mayor Grant, Hon. David B. Hill, Hon. Charles Crisp, Hon. John G. Carlisle, Hon. Roger Q. Mills, Hon. Abraham S. Hewitt, Hon. W. B. Cockran, Hon. John R. Fellows, Hon. Thomas C. T. Crain, Hon. John H. V. Arnold, Hon. Daniel Dougherty, and others, and arrangements have been made for direct information from the State convention, which will be in session that day at Albany. The club now has 500 members.

Special Notices.

THE HUDSON RIVER VALLEY.

"Atlas of the Hudson River Valley" is the title of a new and beautiful collection of maps, covering the territory for some miles in extent on either side of the renowned Hudson River from New York to Troy. It is published by Watson & Co., of 36 Vesey street and 278 Pearl street, and gives us a landscape view, as in a panorama, of all the beautiful places along the banks of the river, where art and nature have done so much to please the eye of man. This work has much more than a local interest. It is a valuable contribution to science, and the numerous complimentary letters the publishers have received show that its merits are well appreciated. The subjoined letter from one of their patrons seems to voice the general sentiment and we copy it entire.

NEW YORK, Dec. 6, 1891.

Messrs. WATSON & Co.:

GENTLEMEN—I have received bill for Atlas sent me and now inclose my check to your order for same. Will you please receipt bill and return to me. Allow me to congratulate you on the success of your undertaking. It must have been an arduous task and the elaborate, correct and beautiful manner in which the work has been done deserves great credit. Wishing you much success in your praiseworthy undertaking, believe me,

Yours respectfully,

JOHN T. HALL, 5 West 36th street, New York.

Wm. P. Rae & Co. and Jos. P. Puels, of Brooklyn, have merged their real estate business into one concern and incorporated it under the title, Wm. P. Rae & Co., with offices at No. 394 Gates avenue, corner of Nosstrand, and Nos. 189 and 191 Montague street, Real Estate Exchange,

Brooklyn. There is a capital of \$50,000, all paid up. The company will do a general real estate and auction business.

TOCH BROTHERS.

We have received from Toch Brothers, the well-known manufacturers of the "Edinburgh" Mortar Colors, No. 35 Bowery, a handsome albertype pamphlet illustrating some of the important recent buildings in which their goods have been used. As these embrace a great number of the noteworthy buildings completed last year the pamphlet merits a wide circulation. It will be sent to any address free upon application.

THE SCHILLINGER FIRE-PROOF CEMENT CO.

In another column will be found the advertisement of the Schillinger Fire-proof Cement and Asphalt Company, whose offices are at Nos. 401-413 East 91st street. The late John J. Schillinger was the founder of this firm. Gustave A. Schillinger is the present president and treasurer; Theodore Schillinger is the secretary, and Henry S. Schillinger is the vice-president. The company has built up a large trade in fire-proof building materials, artificial stone and asphalt pavements. All orders will be promptly and satisfactorily filled.

VAULT LIGHTS FOR AREAS, SIDEWALKS, ROOFS, FLOORS AND SKYLIGHTS.

The old-established house of Jacob Mark, No. 7 Worth street, has issued an illustrated catalogue descriptive of all kinds of vault lights and concrete illuminating tile, which should be in the hands of all persons who are considering ordering such goods. Mr. Mark has been very successful owing to the superior character of his work and he refers to very many of the best buildings in this and other leading cities where his work is to be seen. Among the most recent are the New Netherland and Savoy hotels, on 5th avenue; the Hotels Marlborough and the Imperial; Koch Building, on 125th street; Carnegie Music Hall, Hammerstein's Opera House, Hoyt Building, 44 Pine street, Nos. 181 to 185 Grand street, and the reconstructed Ross Building, on Hudson street. In the way of out of town work Mr. Mark has done the Drexel Building, Post-office and Wood's Building, at Philadelphia, besides many others of a like character in the leading cities.

Meeker & Carter, of 206 Broadway, have a very desirable office to let at 14 East 23d street, suitable for builder or architect.—[Advt.]

Real Estate Department.

The real estate market has been quieter this week than last, so far as reports are concerned. A great deal of good work has been done in the way of preliminaries, and a number of important sales are on the eve of being closed. Many of these we hope to be able to publish next week. The numerous lot sales published in our "Gossip" column last week has given added impetus to the movement towards acquiring vacant property, and especially on the West Side those anxious to purchase far outnumber those who will consent to sell. This state of affairs, of course, will inevitably result in an upward movement of prices—a movement natural and harmless enough to the market in general, if the facts upon which it is based are not exaggerated by present holders. And the activity of the spring season that is now fairly well assured will not by any measure be in vacant property alone. Business property, private houses, large flats and even the ordinary apartment houses, so long under a cloud, are being largely inquired after and in a manner that seems to foretell the successful consummation of sales. The market generally continues cheerful and as a general thing it is hard to find a prophet of disaster. One of the oldest and most conservative brokers in New York said this week that the last two months were brighter in their promises than any that he remembered for ten years past. The same broker, and he is a man of large experience, explains the lack of consummated sales by the fact that buyers are willing to go very near the asking prices, but that they stop just short of it and consider for a while. Presently the owner raises his price and even if the buyer has acceded to the former demands he is still behind in his offers. This is probably the troublesome factor in the situation, for there is no denying the fact that buyers are numerous and fairly willing and money is plenty. As soon, therefore, as buyers fully appreciate the improved tone of the market and make their offers accordingly, so soon will the real estate business be larger and more steady.

THE AUCTION MARKET.

This has been a very satisfactory week in the Auction Room, all things considered. Three large sales crowded the Exchange floor on the first three business days of the week, and numerous other properties, of less interest to the big men, proved attractive enough to bring large audiences to the Room on the other days. They have all been satisfactory audiences too, which is after all the main point. The list of offerings was depleted by few withdrawals, and the owner who generally protects his property by buying it in found no reason for doing so this week. Prices generally were good, and the bidding throughout the week more spontaneous than it has been for a long time past. Even on Friday, when the auction business is at its dullest, there was some spirited bidding. Wm. Kennelly, in a partition sale, yesterday sold the corner of Rivington and Suffolk streets, a six-story tenement, 25x100, for \$62,100, and the adjoining house, 25x100, for \$41,850. All this means that the auction business is looking up and will continue to do so if buyers can only be sure that auctioneers and owners are not unduly protecting property when their advertisements read "positive sale without reserve."

THE SIMPSON ESTATE SALE.

The sale of the properties belonging to the estate of the late John B. Simpson on Wednesday attained the full measure of success that was predicted for it in these columns. When Auctioneer Richard V. Harnett mounted his stand to begin the sale there was a vast crowd before him such as is rarely seen on 'Change. It was a good crowd, too, from the auctioneers' standpoint, and Mr. Harnett succeeded admirably in his efforts to obtain good prices for the executors. The sale was a success from beginning to end and the results apparently were satisfactory to both

buyers and sellers. The audience was largely composed of real estate speculators and brokers, though here and there an investor was to be seen. Among those in attendance at the sale were Geo. R. Read, Timothy Donovan, Sire Bros., Tax Commissioner Feitner, John E. Brodsky, Gutwillig Bros., John Hayes, Lewis S. Samuel, A. L. Mordecai, Benj. Mordecai, Mayer Kahn, Philip Sammet, Dore Lyon, Ambrose K. Ely, Jefferson M. Levy, L. Napoleon Levy, Harris Mandelbaum, Elias Jacobs, C. H. Butler, B. Cohen, Isidor Korn, Chas. Schultz, S. De Walltears, Capt. B. P. Fairchild, Thos. C. Smith, J. Bookman, M. Litman, Riker & Son, S. Goldsticker, A. S. Kalischer, E. C. Wilde, M. B. Baer, T. L. Reynolds, Beringer & Lalor, L. Z. Bach, E. H. Martine, B. L. Kennelly, Wm. Kennelly, I. T. Meyer, L. H. Hallen, W. H. Blackwell, A. D. Duff, Heilner & Wolf, J. S. McQuillen and D. C. Tefft. The first parcel offered by Mr. Harnett was the four-story building, 18.5x60.4, on the southeast corner of 4th avenue and 27th street, opposite the Madison Square Garden. It is leased for \$2,500 per annum. Bidding started at \$25,000, but the figure advanced rapidly to \$44,000, when Henry Ehlers became the purchaser. The adjoining building, on lot 35.3x60.4, brought \$36,100, while two other buildings on 4th avenue, about 22 feet front, brought \$25,500 and \$33,750 respectively, the former price being for a 60-foot lot, and the latter for a lot 100 feet deep. A plot in the rear, on 27th street, about 40x76, sold for \$30,000. The total amount realized for this plot was, therefore, \$169,350. A search of the records reveals the fact that Mr. Simpson purchased this same plot in March, 1883, for \$145,100. On the block below, the east side of 4th avenue, between 25th and 26th streets, the four-story brick flats and stores, about 20x80 each, sold for an average that was close upon \$27,000. One of these buildings was purchased by President Geo. R. Read, and another by Tax Commissioner Feitner. The most interesting competition of the sale, however, was for the southeast corner of the Bowery and Rivington street, a three-story frame building and store, about 23x70 feet in size. The store is used as a liquor saloon, which is tenanted by Wm. B. Hanson. Bidding started at \$36,000, and became spirited immediately. It soon became apparent that Mr. Hanson, the present tenant, was the most anxious bidder, and the others who despaired of securing it bid the price up to \$86,000, when the property was knocked down to Mr. Hanson. The anxiety of the tenant to secure the corner is partly explained by the fact that his lease expires in May. His annual rent hitherto has been \$3,320. The adjoining parcel on the Bowery, No. 211, about the same size as the corner, was sold for \$32,600 to Wm. Glucksman, the pawnbroker, as was also the five-story building, 30x45, in the rear, on Rivington street, for which he paid \$24,500. The total amount received for this corner was \$143,100. Mr. Simpson bought it in 1853 for \$30,500. Another parcel for which a good price was obtained was the five-story building and store on the southeast corner of Bowery and Delancey street, which is leased to May, 1898, at \$5,700 per annum. It is about 25x65 feet in size. Bidding started at \$50,000 and the house sold for \$68,000 to A. A. Hughes. It was transferred to its late owner in 1852 for \$12,600. The other parcels belonging to this estate were less interesting. They are given in detail elsewhere. For the estate of Wm. Simpson Mr. Harnett sold the northwest corner of 3d avenue and 127th street. It has a frontage of 49.11 on the avenue by 109 feet on the street, with an irregular depth. It sold for \$70,500.

A BROADWAY CORNER SOLD.

The announcement that the properties belonging to the Ridabock estate would be sold on Monday under a decree of partition drew a large crowd to the Auction Room. The crowd, however, contained few real bidders, most of those present having come simply as spectators. Among those present were: W. P. Seymour, J. C. Lalor, Heilner & Wolf, Ottinger Bros., W. H. Blackwell, Jefferson M. Levy, Gustavus Bramson, L. J. Adams, Howard Badgely, J. Rhineland Dillon, J. N. Golding, Hirsh Bros., Morris Littman, E. H. Martine and C. H. Butler. The estate comprised the northeast corner of Broadway and Howard street, 60.10 on Broadway and 97.8 on Howard street, and No. 163 Mercer street. The Broadway parcel was, of course, the centre of attraction. There are three-story and attic brick buildings on the plot, and the leases expire in May, 1892. The first bid which Auctioneer Harnett, who conducted the sale, drew from the crowd was \$200,000. At first by large, then by small bids the figure was increased to \$270,000, when Albert Joske and Henry Goodkind became the purchasers. Mr. Joske, a member of the dry-goods firm of Joske Bros. and Mr. Goodkind is understood to be a partner in the house of Feckheimer, Hand & Goodkind, of San Francisco. The purchasers would not say what they intended to do with the property just yet. The ideas of real estate men differed as to the price, although the majority seemed of the opinion that the property was cheap at the price paid. This corner, as related in last week's issue, has been in the Ridabock family for over seventy years. No. 163 Mercer street, a four-story brick building, 25x90, was sold to Heilner & Wolf for \$32,300.

RESALE OF A BLEECKER STREET CORNER.

The ten-story fire-proof Cohnfeld building, 72.4x129, on the southwest corner of Bleecker and Mercer streets, sold about a month ago to J. W. Hamburger, the third mortgagor, for \$558,437, was on Tuesday resold by Auctioneer Peter F. Meyer under foreclosure proceedings. The mortgages on the property were: the first for \$300,000, held by the Bank for Savings; the second of \$125,000, held by Orlando B. Potter, and the third for about \$75,000, held by Mr. Hamburger. It was to satisfy these and the accrued interest upon them, as well as the costs of the proceedings, that the sale was ordered a month ago. Mr. Hamburger then purchased the property as stated above, but failed to complete his purchase, and the Court ordered a resale. At this resale there was but one bid of \$454,500 made by Orlando B. Potter, and at that figure the property was knocked down to him. This covers only the first two mortgages and wipes out the interest of the third mortgagee. This building, it may be remembered, adjoined that of Mr. Cohnfeld's brother, on Bleecker street, which was destroyed by fire only a short time ago. Although subjected to the intense heat of the neighboring fire the corner building sold by Peter F.

Meyer on Tuesday was not in the least affected by it. It is interesting to note that the plot, 72x129, on which this building stands, was transferred to the wife of Theodore Cohnfeld, April 4, 1890, for \$240,000, and that during the same month plans were filed for the erection of the present ten-story structure at an estimated cost of \$400,000, making the total cost to Mr. Cohnfeld, at his own figures, \$640,000. Doubtless these figures are somewhat higher than the real cost.

THE OFFERINGS NEXT WEEK.

Next week promises to be a rather attractive one in the Salesroom. The bills out announce some attractive properties and if they are really sold they will probably help the market considerably. Among the better things advertised are the parcel No. 75 Park row and No. 23 North William street, running through, and fronting directly on the Brooklyn Bridge entrance; Nos. 6 and 8 Chatham square, a parcel having a frontage of 49.3 feet, and No. 497 5th avenue, adjoining the Columbia Bank Building, on the corner of 42d street, all of which will be sold by R. V. Harnett & Co. In addition to these attractive parcels A. H. Muller & Son announce the sale of the six-story building, northwest corner of Bleeker street and South 5th avenue, and John F. B. Smyth promises the northwest corner of 8th avenue and 35th street, an irregular plot. In addition to these parcels there will be other offerings of more or less interest, as announced below.

On Tuesday, February 23d, Richard V. Harnett & Co. will sell the three-story brick dwelling, No. 23 Commerce street, between Bleeker and Bedford streets.

On Wednesday, February 24th, Bryan L. Kennelly will sell the five-story brown stone double flat, 28x65x75, at 1035 1st avenue. The terms will be liberal.

On Wednesday, February 24th, Adrian H. Muller & Son will sell the six-story and basement brick, stone and iron dwelling, with stores and large lot, No. 143 Bleeker street, being the northwest corner of South 5th avenue.

On Wednesday, February 24th, Richard V. Harnett & Co. will sell the four-story brick building, No. 497 5th avenue, near 42d street; the five-story improved tenement, No. 540 West 47th street, and the two and four-story brick building at Nos. 6 and 8 Chatham square.

On Thursday, February 25th, Richard V. Harnett & Co. will sell the six-story brick building known as Kip's Bay Malt House, on the southeast corner of 1st avenue and 38th street; the five-story brown stone flat, No. 292 Delarcey street, and the two five-story brick stores at Nos. 14 and 16 Catharine slip.

On Thursday, February 25th, William Kennelly will sell the following desirable investment parcels: No. 3 Sullivan street, No. 11 Howard street, the southwest corner of Elm street, No. 424 Hudson street, the northeast corner of Hester and Mott streets, the southwest corner of 59th street and Lexington avenue, No. 184 Waverley place, Nos. 156 and 158 West 10th street, No. 236 East 75th street, No. 125 East 106th street, Nos. 67 and 69 East 107th street, No. 158 East 118th street, and Nos. 52 and 58 East 133d street. These properties will be sold on very liberal terms.

CONVEYANCES.

	1891. Feb. 13 to 19 inc.	1892. Feb. 12 to 18 inc.
Number.....	256	256
Amount involved.....	\$4,223,575	\$3,697,515
Number nominal.....	77	80
Number 23d and 24th Wards.....	45	49
Amount involved.....	\$271,329	\$237,140
Number nominal.....	15	16

MORTGAGES.

	1891.	1892.
Number.....	251	289
Amount involved.....	\$2,901,497	\$3,776,728
Number at 5 per cent.....	113	151
Amount involved.....	\$1,432,329	\$2,360,317
Number at less than 5 per cent.....	33	31
Amount involved.....	\$934,000	\$581,200
Number to Banks, Trust and Ins. Cos.....	55	54
Amount involved.....	\$1,736,169	\$1,265,750

PROJECTED BUILDINGS.

	1891. Feb. 14 to 20 inc.	1892. Feb. 13 to 19 inc.
Number of buildings.....	51	63
Estimated cost.....	\$905,675	\$1,570,700

Gossip of the Week.

SOUTH OF 59TH STREET.

George Kemp, owner of the Buckingham Hotel and Belgravia, has purchased from Mr. Jaffray, the owner, the four-story brown stone front dwelling, on lot about 42x100, No. 615 5th avenue, adjoining the Democratic Club-house, for \$250,000. The Democratic Club purchased its club-house, which is the same size as No. 615, in June, 1890, for \$175,000, and it is said that within a week's time they have been offered \$275,000 for the property.

Simon Goldenberg has purchased the plot, 92.6x96.3, with old private houses, on the southwest corner of Washington place and Greene street, from the Tuckerman estate at \$210,000. Brokers, Fred'k Southack and Chas. S. Brown.

Dr. Fordyce Barker has sold No. 24 East 38th street, a four-story brown stone dwelling, to H. D. Faulkner.

John R. Foley & Son have sold to Ascher, Weinstein & Co. for M. Quigley the five-story double front and rear tenements, on lot 25.4x112; for J. O'Donnell, No. 316 West 20th street, a four-story English basement brown stone dwelling, on lot 16.4x100, for \$14,000, and for G. F. Giminder, the southwest corner of Broadway alley and 27th street, four-story front and rear tenements, on lot 20x98.9, for \$27,000. The purchaser of this corner was Catherine O'Donnell.

Ascher Weinstein & Co. have purchased from the Hammersly estate Nos. 140 and 142 West 31st street, two four-story buildings, on plot 50x98.9; Nos. 264 and 266 West 25th street, old buildings, on plot 55x109, and Nos. 327-331 West 32d street, three four-story houses, 53.4x60x98.9. They have also purchased from the Black estate No. 50 Bleeker street, a five-story brick and iron building, 25x90x109. The same firm has sold No. 52

Spring street, five-story front and rear tenement, lot 25.4x112, to Jos. Latinola, and No. 350 West 32d street, a three-story and basement brown stone dwelling, 19x55x98.9, to a Mrs. Deakin.

Gutwillig Bros. have sold Nos. 78, 80 and 82 Avenue C, 72.9x92.8, to A. Johnson for improvement, on private terms. He will erect three five-story buildings, stores and apartments.

S. Walters has sold for Leon Pizer to Mrs. May Rose Williams, No. 614 2d avenue, a five-story flat, on private terms.

C. Wolinsky has sold for Mrs. Emma Aery the three-story brick dwelling on the southwest corner of Henry and Clinton streets, lot 24x100, to J. L. Buttenwieser; for James B. Tilson, the four-story brick building No. 35 Monroe street, to a Mr. Oakenful, and for Israel Weschanski No. 153 East Broadway, a four-story and basement dwelling, lot 25x85, at \$24,500, to Harris Rosenthal.

John M. Ruckert, representing Folsom Bros., has sold No. 404 East 54th street, a five-story brick double tenement, 25x75x100, for \$17,500 to Charles Braitsch.

Ludlow, Day & Co. have sold for William L. Simmons the two-story brick stable, No. 144 West 31st street, being a gore, 14x100x54 feet in the rear, to Harris Mandelbaum on private terms.

Hiram Merritt has sold No. 414 East 18th street, 25x92, for Kempner & Bros. for \$14,650; and No. 262 Monroe street for the estate of T. R. Lovett on private terms.

Benhard Galewski has bought No. 271 Delancey street, a five-story double tenement, 25x75, from the Waring estate on private terms, and resold the same to Samuel Goldstein.

It was erroneously reported last week that the northwest corner of 5th avenue and 43d street had been sold. The house really sold was No. 518 5th avenue, adjoining the corner.

NORTH OF 59TH STREET.

Henry Morganthau has purchased from John E. Kaughan the lot, 22x100, with the three-and-a-half-story building thereon, on the south side of 125th street, 250 feet east of 8th avenue, and the four lots in the rear of the above on the north side of 124th street, 250 feet east of 8th avenue, from Peter C. Tiemans on private terms. It is understood that Mainhart & Lowe were the brokers.

Myer Finn has sold to Henry E. Klugh the ten acres of ground on Burnside avenue, in North New York, known as the Ittner tract, for \$75,000. The property has a frontage of about 2,000 feet on Burnside avenue, and is about five minutes' walk from the Tremont station. Mr. Klugh will improve the property and cut it up into city lots. Broker, Miss Agnes K. Murphy.

Fred. A. Carll has sold for John Glass to Wm. Rankin four lots running through from 84th to 85th street, 300 feet west of Central Park West, for \$60,000.

Hunt & Wendell have sold for W. D. Judson to Robert Adams No. 158 West End avenue, a four-story 20-foot brown stone dwelling, for \$50,000.

Haskell & Radiker have sold for Oppenheimer & Metzger to Edelmeyer & Morgan the four lots on the south side of 71st street, 400 feet east of West End avenue, for \$52,000; for Geo. A. Denig the five-story brown stone flat, 25x88x100, No. 175 East 105th street, for \$32,000; and for the same owner, No. 149 West 92d street, a three-story brown stone dwelling, 17x55x100, to Dr. Hiller for \$22,000.

L. J. Phillips & Co. have sold to John T. and Jas. A. Farley the lot, 25x100, on the south side of 72d street, 275 feet east of Columbus avenue, for \$40,000. This lot adjoins that purchased last week by the Messrs. Farley through L. J. Phillips & Co. The two lots will be improved by the erection of two four-story 25-foot brown stone dwellings.

Caroline W. Frame has sold to Dr. John I. D. Bristol, No. 45 West 74th street, a four-story brown stone dwelling, 20x60 and extension x192.2 on private terms.

It is reported that Francis Crawford has sold one of his remaining four-story 25-foot dwellings on the south side of 72d street, just west of Columbus avenue.

Gordon Bros. have purchased from the Edgar estate the four lots on the southeast corner of Amsterdam avenue and 82d street on private terms.

J. B. Ketcham has sold for R. D. Kehoe the northeast corner of Lenox avenue and 134th street, 25x85, store and flats, to Mr. Cohen for \$45,000, and for S. O. Wright the three-story brown stone front dwelling, 34 East 126th street, 18x50x83, to Mr. Brodsky for \$18,000, and for Solomon Plaut the three-story brown stone dwelling No. 15 East 126th street, 17.6x50x99.11, to T. O'Reilly for \$16,700.

Louis H. Hallen has sold for Bradley & Currier, No. 482 Lenox avenue, a five-story brick and stone flat and store, 25x75x85, for \$28,000.

The purchaser of No. 124 West 72d street was Police Commissioner McClave, not Police Commissioner McLean, as previously reported.

Barnett & Co. have sold for Mr. Cockburn No. 113 West 131st street, a three-story brown stone dwelling, 17x50x100, to M. H. Deker for \$18,500.

Goodmann & Stern have sold for A. Alexander to Louis Franklin No. 1608 1st avenue for \$24,000; for Gottlieb Siebert to Louis Arnstein No. 231 East 80th street for \$17,500, and for R. Levi to a Mr. Sonnenberg No. 1567 1st avenue for \$21,000.

Riker & Son have sold for Jas. T. Hall to Frederick Gerken, No. 52 West 75th street, a four-story limestone front dwelling, 20x88x100, for \$43,000.

Jos. Bierhoff has sold for the estate of Julia Buch to S. Corrigan the three-story brown stone dwelling, No. 270 West 127th street, on private terms.

Van Wagenen & Card have sold to A. R. Allen the two-story stone and brick stable, No. 332 West 7th street, 20x90x100.5, and to Geo. D. Watson a similar stable, No. 334 West 70th street, 21x90x100.5, on private terms.

McMonegal & Eckerson have sold for George C. Edgar's Son the four-story brown stone, box stoop private dwelling, No. 38 West 87th street, size 20x56x100.8, with butler's pantry extension, 12x16, for \$35,500 to Judge Alfred Steckler.

We hear that the Columbus Improvement Co. has purchased a rock lot, 25x130, on the north side of 93d street, 148 feet east of Riverside Drive, at

\$5,100. The same company took title on Thursday to five lots on the northeast corner of Riverside Drive and 94th street, and it is reported have purchased many other lots thereabouts. Frank L. Fisher, Geo. J. Cohen and Jesse C. Bennett are said to be the active men of the company.

Isaac T. Meyer has sold for George Schreiner the new five-story brick and stone tenement on the northeast corner of 114th street and Lexington avenue, 25x100.

We hear that two new houses on the north side of 120th street, between Lenox and 7th avenues, have been sold during the week.

John R. Foley & Son have sold for Philip Sammet to M. Quigley No. 2158 2d avenue, a five-story brick tenement, 25x85x100, for \$26,000.

J. S. Robinson has sold No. 173 East 93d street, a four-story single flat, 20x85x100, on private terms.

It is reported that Peter Wagner has sold one of his four houses now building on the north side of 68th street, between Central Park West and Columbus avenue.

Thos. C. Van Brunt has sold to Gordon Clary No. 210 West 136th street, a three-story and basement house, 17.6x50x100.

Ascher Weinstein & Co. have sold No. 2156 2d avenue, a five-story brick tenement, 25x85x100, to a Mr. Bing on private terms.

Slawson & Hobbs have sold for John D. Thees the lot on the north side of 124th street, 90 feet east of Park avenue, to J. W. White on private terms.

LEASES.

E. H. Ludlow & Co. have rented No. 9 West 19th street, unfurnished, on private terms.

Ascher Weinstein & Co. have leased to James Robinson No. 141 East 8th street, a five-story building, 36x94, for five years, at \$3,500 per annum.

Brooklyn.

Corwith Bros. have sold the three lots, 65x100, on the east side of North Henry street, 90 feet north of Norman avenue; the three lots, 60x100, west side of Monitor street, 95 feet north of Norman avenue, for the Kings County Improvement Co. to Sarah E. Sears for \$2,750; and the plot, 50x130, on the southeast corner of Greenpoint avenue and Moultrie street for the Mann estate to Fred. A. Meyer for \$2,500.

CONVEYANCES.

	1891.	1892.
	Feb. 12 to 18 inc.	Feb. 11 to 17 inc.
Number.....	295	304
Amount involved.....	\$929,272	\$1,178,668
Number nominal.....	103	98

MORTGAGES.

	1891.	1892.
	Feb. 13 to 19 inc.	Feb. 12 to 18 inc.
Number.....	271	231
Amount involved.....	\$856,580	\$843,486
Number at 5 per cent. or less.....	147	113
Amount involved.....	\$569,553	\$520,050

PROJECTED BUILDINGS.

	1891.	1892.
	Feb. 13 to 19 inc.	Feb. 12 to 18 inc.
Number of buildings.....	68	108
Estimated cost.....	\$309,030	\$452,900

Out of Town.

Hunt & Wendell have sold for Horace L. Hotchkiss to Dr. Franklin E. Robinson seventy acres of land on the Black River, in Jefferson County, New York, together with mills, machinery and water power, for \$125,000.

Out Among the Builders.

Wm. B. Tuthill, the architect of the Carnegie Music Hall, at 7th avenue and 57th street, has plans under consideration for enlarging that building by the addition of four stories, and for the erection of a new building at the northeast corner of 7th avenue and 56th street, to be devoted to the same general purposes as the present Music Hall, and to the accommodation of artists.

Schickel & Co. are the architects for the new building to be erected on Madison avenue, between 51st and 52d streets, on that portion of the ground of the Roman Catholic Orphan Asylum. The new building is for the same charitable purposes as that fronting on 5th avenue, and will be under the same management and control.

The Armory Board has awarded the contract for building the Seventy-first Regiment Armory on Park avenue, between 33d and 34th streets, to P. Gallagher, of No. 822 Broadway, at \$343,900. The sub-committee on plans were directed to act at once, and report on plans for the new armory to be built on 3d avenue, between 6th and 7th streets, for the Sixty-ninth Regiment.

F. A. Minuth will draw plans for four five-story and basement brick, stone and terra cotta apartment houses to be built on the southeast corner of Columbus avenue and 84th street. The corner house is to be 45.8x96 and the three others each 27.6x89. The ground floor will be arranged and finished for store purposes. The appointment of the flats will be strictly first-class, including an elevator for the corner house. The buildings are estimated to cost the owner, John Casey, \$160,000.

Richard Berger has plans under way for a six-story and basement store building, 25x120, with an iron front, to be erected at No. 828 Broadway, for Messrs. Philip Weinberg & Co. at a cost of about \$65,000. The building will have all modern improvements, such as steam plant, passenger and freight elevators, electric and gas lighting, and will be trimmed in hardwood throughout.

De Lemos & Cordes have plans on the boards for a three-story basement and attic cafe building to be built for F. Raub, at the southwest corner of Franklin and Elm streets. The building, which is to be in the style of the Italian Renaissance, will be constructed of buff brick, light terra cotta and stone, with roof of glazed Italian tile. It will be 39.7x75.3 in size, thoroughly appointed with all conveniences, and is to cost \$45,000.

F. T. Camp has completed plans for a five-story basement and cellar building, 33.7x71.5 and 67.5 in size. The building is to cover the plot on

the southeast corner of Catharine and Division streets, and will be built of Tiffany and buff brick, with stone trimmings and plastic slate roof. The stairs are to be of iron and slate, and all the halls will be inclosed in brick walls. The first floor and basement will be finished for store purposes, while the upper stories are to be arranged in flats. Wm. Remsen is the owner, and the cost is estimated at \$40,000.

Schneider & Herter have plans under way for a five-story brick and stone flat, 25x48.5, to be built at No. 59 Mott street for Mrs. Sarah Levy. The building will be finished with stores on the ground floor, and is to occupy the front portion of the plot on which there is a rear building. The estimated cost is \$18,000. The same architects will draw plans for a five-story brick and stone flat, 25x61 in size, to be built at No. 96 East Broadway for Harry Haber, to cost \$18,000; and for four five-story brick and stone flats with stores to be built in Elizabeth street, at Nos. 257, 259, 261 and 263. These buildings will be 23.9x77.6 in size, and are to cost \$22,000 each. Henry Basinsky is the owner.

John Hauser is drawing plans for two five-story brown stone flats, 25x78, which Louis Wirth will build on the south side of 134th street, 160 feet east of Lenox avenue, at a cost of \$50,000.

Thom & Wilson have prepared plans for a five-story flat, 32x90.5, to be built on the south side of 71st street, 105 feet west of Lexington avenue, for N. G. Geraty; also for a flat, 18x90.5, to be erected on 71st street, west of Lexington avenue; same owner.

Edward Wenz is drawing plans for one five-story building, 25x89, brick and stone trimmings, to be erected at No. 852 1st avenue for Wm. F. Lennon at a cost of \$20,000; for a six-story factory to be built on the west side of Mangin street, 105 feet south of Stanton street, to cost \$30,000, for Wm. F. Lennon; and for a five-story brown stone flat, 29.6x85, to be built on the north side of 120th street, 245 feet east of 2d avenue, for E. C. Kerl at a cost of \$28,000.

The removal of the old buildings from the block bounded by Greenwich, Barrow, Washington and Christopher streets is just about completed. This being the site selected for the new appraiser's building, commonly called the Public Stores, excavating for the foundation will be begun at once. The plans are in the hands of W. J. Edbrooke, the Supervising Architect, at Washington.

The old-time building at No. 712 Broadway is being torn down preparatory to the erection of a fine new store and office building on the plot.

Weber & Drosser have plans on the boards for a one-story brick factory, 50x64, to be built for Hammacher, Schlemmer & Co. on the southeast corner of Rider avenue and 135th street. Cost, \$4,000.

Wm. Love will build in Bronxwood Park a two-and-one-half-story frame, shingle finished, dwelling, 20x40, and a two-story frame stable, 20x24, both to cost \$4,200. F. F. Ward is the architect.

Geo. H. Griebel will furnish plans for a five-story brick and stone flat, 28x90, which Geo. Leonhard will build on the south side of 129th street, 175 feet east of 7th avenue, at a cost of \$25,000.

Michael J. Garvin is the architect and builder of two five-story houses, 25x82, to be constructed on the south side of 163d street, 99 feet west of 3d avenue.

Van Wagenen & Cand will improve the four lots on the south side of 69th street, between Amsterdam and West End avenues, to which they took title this week, by the erection of four three-story stone and brick stables, each 25 feet front, and covering the entire lot.

John T. & Jas. A. Farley will build two four-story 25-foot dwellings on the south side of 72d street, 250 feet east of Columbus avenue, from plans by Thom & Wilson.

John C. Burne is the architect for two five-story brick and stone flats, each 21x69 and extensions, which Andrew Judge will build on the south side of 133d street, 135 feet west of 5th avenue, at a cost of \$21,000 each.

A. Johnson will build three five-story flats and stores at Nos. 78 to 82 Av C, on a plot 72.9x92.8.

It is Simon Goldenberg's intention to erect an eight-story fire-proof store on the southwest corner of Washington place and Greene street, on a plot 92.6x96.3, just purchased by him.

The buildings Nos. 516 to 520 East 17th street, recently sold at auction January 20th, were damaged by fire and will likely be rebuilt. Owners, Abner Mellen estate.

Nathan Strauss, of R. H. Macy & Co., will, it is reported, build a large hotel at Lower Saranac, N. Y. Nothing definite has yet been settled in regard to it, and Mr. Strauss states that no architect has been selected for the work.

The United States Horse and Cattle Show Company will build a clubhouse on the Polo Grounds, which are owned by the New York Base Ball Company. The Horse Company have made arrangements for giving several exhibitions on the grounds each year, and the erection of the clubhouse, which will cost \$100,000, is part of the lease.

Wm. Rankin will build four five-story brown stone flats on four lots on 84th and 85th streets, 300 feet west of Central Park West.

Brooklyn.

Piel Bros. will build at East New York, on the southwest corner of Liberty and Sheffield avenues, a one-story brick office building, 27x21, to cost \$2,000; and a two-story frame stable, 30x90, to cost \$5,000. Weber & Drosser are the architects.

Out of Town.

RUMSON ROAD, N. J.—De Lemos & Cordes are the architects for the handsome residence to be built here for Solomon Loeb. The main portion of the house will be three stories in height and 100x45 in size. To this will be added a two-story extension, 64x26, the whole surmounted by a Gothic roof. The lower portion is to be of stone, while the upper story will be of frame construction, shingle finished. A stone piazza will extend across the entire front and the four corners of the house will be extended in bays finished with towers, one of which will be arranged as a lookout and lounging place. The main entrance hall, with its mammoth fire-place and double circular staircase beyond, will be one of the features of the interior.

The whole interior arrangement and finish will be after the manner of first-class modern country houses, affording in all details of convenience and comfort a model summer home.

NEWARK, N. J.—F. F. Ward has drawn plans for a two-story and attic frame Colonial dwelling, 133x50, to cost \$7,500. The exterior will be shingle finished in part and the house is to be built in Mt. Prospect avenue for a Mr. Canon. The same architect has drawn plans also for two two-story and attic frame dwellings, 20x43 and 26x50 in size, to be built on the southwest corner of 7th avenue and 5th street, for J. C. Conroy, and to cost about \$10,000.

SOUTH NYACK, N. Y.—T. F. McDonald is to build a four-story frame hotel, 30x49, to cost \$4,000. John A. Hamilton is the architect.

MT. VERNON, N. Y.—Boring, Tilton & Mellen have drawn plans for improvements to be made in the residence of C. H. Wilson. A portion of the interior is to be entirely refitted and a new conservatory added. Five thousand dollars will be spent on the work.

BALTIMORE, Md.—The Lutheran Church congregation will build a church and chapel, 80x90 in size, for which A. P. Jennings is at work on plans. The material used will be light-colored native stone. The roof is to be of slate and \$25,000 is the estimated cost.

PASSAIC, N. J.—S. S. Covert has drawn plans for a two-story and attic frame Colonial dwelling, to be built on the northwest corner of Ayrcrigg and Pennington avenues. The house will be 42x32, with a two-story extension, 20x20. The interior will be finished in oak and white wood natural finish. J. A. Hegeman is the owner, and the cost will be \$9,000.

ENGLEWOOD, N. J.—A. De Ronde is to build an \$8,000 frame cottage for which A. F. Leicht will furnish plans. The house will be a two-story and attic dwelling, 38x55 in size, with shingle-finished exterior. No contracts have been let.

RUTHERFORD, N. J.—A. F. Garnier is to build a two-story and attic frame dwelling, 28x42 in size, and in the Colonial style, to cost \$4,000. Schweitzer & Diemer are the architects.

HASTINGS, N. Y.—S. Sutton will build a two-story and attic frame dwelling, 30x40 in size, to cost \$4,500, from plans by D. W. King.

NEWARK, N. J.—A. C. Fried will build on the north side of Montclair avenue, from plans by Schweitzer & Diemer, a two-story and attic frame dwelling, 27x45, to cost \$4,000.

HILLSDALE, N. J.—A two-story and attic frame house will be built here for Mrs. A. Babbitt, from sketches by A. F. Leicht. No contracts have been given out for the work, which is to cost \$2,500.

JERSEY CITY, N. J.—A. F. Leicht is at work on plans for a stone and brick church, 62x110 in size, to be built on the northeast corner of Bergen and Boyd avenues for the South Bergen Reformed Church congregation. The church will be in the style of the Renaissance, finished with slate roof, open timber work in yellow pine for the interior and with stained glass windows. \$20,000 is the estimated cost of the work for which no contracts have been given out yet.

BAYONNE, N. J.—A. F. Leicht has drawn plans for a two-story and attic frame double cottage, 36.6x45, with shingle finished exterior, to be built on the northeast corner of Avenue E and 35th street. J. J. Barry is the

owner, and the house is estimated to cost something over \$5,000. Morcraft Bros. are the contractors. The same architect has drawn the plans for a two-story and attic frame cottage, 18x40, to be built for Mrs. L. Stoltz, at a cost of \$2,200. The house will be on the north side of 42d street, between Avenues D and E. The contract for this work is also in the hands of Morcraft Bros. Mr. Leicht is also the architect for a three-story frame flat and store building, 60x55 in size, to be built with a brick front on the east side of Avenue D, between 21st and 22d streets. J. Maran is the owner, and the cost is put at \$12,000. No contracts have been let.

The Municipal Building Site.

The commission to select a site for the new municipal building met in the Mayor's office on Thursday afternoon. The special committee appointed to select sites presented a report embodying diagrams and statistics relating to the following properties:

No. 1. Bounded by Chambers and Warren streets, Broadway and Church street. Value, \$3,873,316; area, 39,100 square feet.

No. 2. Bounded by Reade, Chambers and Centre streets and a new street 60 feet wide to be opened on the west, beside the Emigrant Savings Bank. Value, \$2,053,333; area, 27,499 square feet.

No. 3. Bounded by Chambers street, Park row, Centre street and a new street to be opened on the west. Value, \$1,331,900; area, 32,000 square feet.

No. 4. Bounded by Tryon row, Duane street, Park row and Centre street. Value, including the *Staats Zeitung* Building, \$2,302,900; area, 42,400 square feet. The adoption of this site would necessitate the closing of portions of City Hall place and Reade street.

No. 5. Similar to No. 4, but smaller, excluding some lots on the north. Value, \$2,182,900; area, 35,820 square feet.

No. 6. Bounded by Warren street, Park place, Broadway and a new street to be opened on the west. Value, \$5,327,083; area, 40,400 square feet.

No. 7. Bounded by Ann, Beekman and Nassau streets and Park row. Value, \$4,298,333; area, 34,142 square feet.

Excluding the *Staats Zeitung* Building, the cost of site No. 4 would be reduced to \$1,302,900, and that of No. 5, under the same conditions, to \$1,182,900, the city owning lots worth \$244,000 on each site. In behalf of Mr. Ottendorfer objection was made against precipitate action by the Board. The committee will meet again on Saturday morning to consider Mr. Ottendorfer's objections to the possible condemnation of the *Staats Zeitung* Building.

A Quick Transfer of a Seventy-second Street Corner.

On Thursday Hunt & Wendell sold for Dr. Franklin E. Robinson to Wm. Greason, of Brooklyn, No. 301 West 72d street, northwest corner of West End avenue, a four-story gray stone dwelling, 24.6x91x115, for \$110,000. Dr. Robinson having made arrangements to leave for Bermuda on Thursday gave title to the purchaser on the same day on which contracts were signed. This is the last of Dr. Robinson's houses.

WANTS AND OFFERS.

WANTS.

AN architect of skill and experience who wishes to push his down-town practice would make a connection with an influential real estate firm who could further his object, or would pay brokers liberally for useful information. Address, ENERGY, RECORD AND GUIDE. Feb. 20-1aw3w.

WANTED to purchase 2d mortgages on city tenement property only; no mortgage other than above considered; particulars must be stated to receive attention. Address, ATTORNEY, RECORD AND GUIDE Office.

OWING to illness I am compelled to take a partner in established down-town real estate business; an energetic man, thoroughly acquainted in the trade, can secure a rare opportunity; answers must state age, experience, references. BENSON, RECORD Office.

WANTED—Young man with experience as partner in real estate business; no capital required. W. M. F., RECORD AND GUIDE.

WANTED—Three or four-story house, brick or stone, between 119th and 129th sts., 5th and 6th avs. Address, with particulars, SAM'L R. SIMMONS, care Central Gas Company, Alexander av. and 142d st.

OFFERS.

Dwellings and Flats.

AT a bargain, \$39,000. Six four-story brick houses in good condition on four full lots, all rented; location 37th st., near 11th av. Particulars by AUGUST WALTER, 488 9th av.

FOR sale on restricted block adjoining Manhattan square; four four-story houses with bath-room or dining-room extension; handsomely finished throughout with hard woods in natural colors; large rooms; ample closets; strictly first-class; at reasonable prices; terms easy. ELLIOTT MARTIN, owner and builder, 109 West 77th street.

PIECE of tenement property, corner 11th av.; a bargain. HILLERY, 595 Hudson st.

A PROFITABLE investment.—Five-story flats on East 125th st., near the proposed new bridge, from foot of 125th st. to St. Ann av.; also plot of lots in 23d Ward for a factory. Feb. 20-1aw3w. A. YOST, 319 East 125th st.

8TH avenue corner.—Five-story double flat, well-rented, vicinity 116th street "L" station. For particulars apply to PHILIP BRAINDER, owner and builder, 120 East 88th st., before 12, after 5.

OFFERS.

15, 17, 19 East 92d st.—Elegant four-story private houses, just finished; cabinet trim throughout; must be seen to be appreciated; inspection invited; always open. Particulars, apply PHILIP BRAINDER, owner and builder, 120 East 88th st., before 12, after 5.

FOR exchange.—\$35,000 in equity in well-rented flats, and cash for avenue property; also some Columbus av. corners improved for lots. SCOTT BROS., 120 Broadway.

TWO elegant private residences, Nos. 431 and 433 West End av., between 85th and 86th sts., to let or for sale at a bargain, or will exchange for vacant lots. B. G. OPPENHEIM, 10 Wall st.

AT a bargain.—50x110, with old frame house, near Tremont station of the "L" railroad. Apply to B. G. OPPENHEIM, 10 Wall st., New York.

TWO 9th Ward tenements, new; rental, \$6,800; price, \$32,500 each; cash only \$7,500. WHITING, 45 Broadway.

GREAT bargain.—\$7,000, cash, \$26,500 mortgage, \$3,800 rental, tenements and stores; 36th st. WHITING, 45 Broadway.

32d st., near 11th av.—Two double tenements, with 32 stores, well built, at a sacrifice; a big bargain to quick buyer; \$14,000 each. HENRY J. SCHEUBER, 200 Hudson st.

GRAND investment!—\$100,000 in available real estate and cash if you act promptly, will secure whole block front; eight elegant apartment houses; splendid location; cost \$350,000; subject to \$200,000. WHITING, 45 Broadway.

129TH st., 15 to 25 East, near 5th av.—New three-story, high-stoop, brown-stone dwellings; all modern improvements and conveniences; decorated; gas fixtures, &c.; title guaranteed; 85 per cent may remain on mortgage at 5 per cent; caretaker on premises. JOHN W. PIRSON, 149 Broadway. Feb. 20-1aw4w.

FOR sale or to exchange, Nos. 142 to 152 West 123d st.; 243 8th av., and 210 and 212 West 105th st. Apply at Room 19, 156 Broadway. Feb. 20-1aw4w.

AT reasonable prices and easy terms, three and four-story residences, with three-story extensions; all improvements. Call and examine or inquire of the owner and builder, on the premises. S. O. WRIGHT, 128 West 121st st., open daily. Oct. 3 uf.

OFFERS.

FOR sale.—Five new first-class four-story and basement private dwellings, Nos. 109, 113 and 119 East 45th st., and Nos. 462 and 464 Lexington av.; all leased to desirable tenants or can arrange to give possession to some of them if desired. For further particulars apply to THE C. GRAHAM & SONS CO., 309 East 43d st. Jan. 30-1246-1258

BRICK dwellings, with stables on rear of lots, in the 9th Ward, at bargain. HILLERY, 595 Hudson st.

Improved Property.

TO lease or for sale, on favorable terms, the property 211-2-5 West 32d st., formerly Manhattan College; suitable for business or manufacturing purposes. Call on or address B. FISCHER, 325 Greenwich st., or G. T. DIEFENTHAELER, 59 Wall st.

FIRST or second lofts; 5,000 square ft.; 5-horse power and heat; rent not to exceed \$1,800. H. GILBERT, 37 Frankfort st.

ELM st., No. 166; new seven-story building to lease: elevator power; all improvements. Feb. 20-1aw3w. F. WOEHR, 130 Worth st.

FOR sale.—On Front st., near Roosevelt, a large and exceedingly strong building suitable for heaviest business. RULAND & WHITING, 5 Beekman st.

FACTORY in Grove st., 30x90, five-story and cellar; excellent light; suitable for any business; would lease; rent, \$2,300. Also factory in Wooster st.; buildings all sizes for mercantile purposes in 5th Ward. HENRY J. SCHEUBER, 200 Hudson st.

41 LIBERTY STREET. Offices to rent in the new addition of this modern office building, with immediate possession. Good light; available space. LEONARD J. CARPENTER. Jan. 23-uf.

TO let or to lease.—Two floors of a factory, 25x98, light on all sides, 1st av and 107th st; terms moderate. J. REEBER'S SONS, Nov. 7 uf. 409 East 107th,

OFFERS.

A PARTY about to build a five story factory 50x98, in Harlem, near water-front, will lease the three upper floors and build to suit tenant. Terms very moderate. Address OWNER, 409 E. 107th St. May 16 u. f.

BARGAIN; \$28,000; business property; two four-story brick buildings, 42.2x100.11; west of 3d av., near 116th st. H. COHEN, 2096 3d av. Jan. 30—uf.

T LO let.—Two small lofts at 300 East 64th st.; power if wanted. Jan. 23-uf

OFFICE OF FREDERICK SOUTHACK, 401 BROADWAY, offers for sale some choice pieces of property on LEONARD ST., between Broadway and West B'way. FRANKLIN ST., between B'way and West B'way. WHITE ST., between B'way and West B'way. BROADWAY, from Barclay to 14th st. BLEECKER ST., from B'way to South 5th av. GREENE ST., Canal to 8th st. WASHINGTON PLACE, B'way to Wooster. WAVERLEY PLACE, B'way to Wooster. APPLY AS ABOVE. FREDERICK SOUTHACK. Oct. 3 uf.

Vacant Lots.

BUILDERS.—Morton street, 56x100, \$37,500; Cornelia, 42.2x97.6, \$25,000; Downing, 33x90, \$18,000; North Moore, 71.6x87.6, \$80,000; Thompson, 25x100, \$18,000. \$25,000; Perry, 52.4x103, \$35,000; Bank, 50x94, \$30,000; King, 42x75, \$25,000; West 11th, 50x103.3, \$50,000; 18th, 26x103.3, \$25,000; 100x103.3, \$85,000; 14th, 74.6x103.3, \$110,000; 44th, 8 lots, \$120,000; 7th av, 50x100, \$50,000; Varick street corner, 50x100, \$75,000 SAMUEL TOWNSEND, 210 West 53d street.

FOR sale or to exchange for improved city property, two 5th av. lots, one block above Central Park. Apply to H. KOHN, 183 William street.

TO lease, 108th st., north side, east of 1st av., eight lots; 109th st., north side, east of 1st av., three lots; 1st av., southeast corner 110th st., two lots; 1st av., east side, bet 109th and 110th sts., four lots. Apply to G. BRADISH, owner, 145 Broadway, Room 23. Feb. 20-law4w.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 19.

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

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Broadway, Nos. 434-438 1/2', 'Bowery, No. 213', 'Bowery, No. 211', etc.

WM. KENNELLY.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Rivington st, No. 148', 'Rivington st, No. 150', etc.

OFFERS.

FOR sale.—A valuable water front on North River. SCOTT BROS., 130 Broadway.

BIG bargain; 75x133; corner lots; near Bronx Park, on the Southern Boulevard. Apply to B. G. OPPENHEIM, 10 Wall st., New York.

BY Henry J. Scheuber, 200 Hudson st., desirable building sites on Washington, Greenwich and Hudson sts., all sizes; also choice plot in 9th Ward, 50x100; grand opportunity for investment.

EASTERLY front boulevard, with 200 feet on 86th st. and 264 feet on 85th st.; plots to suit. Feb. 13-law3w. OTTO ERNST, South Amboy, N. J.

A VERY choice plot of four lots for sale, north side 87th st., 150 ft. from Central Park West; natural cellar grade; no rock; restricted block; restricted rear; price, \$15,000 per lot; terms to suit; building loan to good party. Apply to CHARLES BUEK & CO., owners, 264 Columbus av. Jan. 23—uf.

Brooklyn Real Estate for Sale.

FOR sale.—A second mortgage of \$13,500 on first-class Brooklyn flats at a liberal discount. B. F. HILLERY, 535 Hudson st.

FOR sale or exchange for good free and clear property, four-story double brick flats, 7th av., two blocks from Prospect Park. GEO. H. MAGILL, Owner, Gravesend, L. I.

WATER front in Brooklyn for sale or to lease, about 550 feet front, about forty lots, suitable for a large manufacturing plant. R. J. CHATRY, Metropolitan Trust Co., 37 Wall st. Feb. 20-law4w.

TO let.—In Brooklyn, Eastern District; the fine five-story and basement brick building, 25x70; No. 392 Kent av.; splendid light and air; rear facing the river. This building is close to all the ferries and railroads. It has been put in thorough repair; has a new boiler and engine; also pipes for heating. Will be rented to a responsible party for a term of years; rent, \$2,500 per annum. Inquire at the office of the Brooklyn and New York Ferry Co., foot of Broadway, Brooklyn, E. D. Feb. 13—20

A. H. MULLER & SON.

Table listing real estate sales with columns for address, description, and price. Includes entries like '*Bleecker st, s w cor Mercer st', '*West End av, s w cor 68th st', etc.

B. L. KENNELLY.

Table listing real estate sales with columns for address, description, and price. Includes entry '29th st, No. 40, s s, 185 e 6th av, 20.6x98.9, six-story brk store and flat and five-story brk flat on rear. Arnold Lustig. (Amt due) \$21,683.

JOHN F. B. SMYTH.

Table listing real estate sales with columns for address, description, and price. Includes entries like '102d st, No. 108, s s, 105 e 4th av, 25x100.11, five-story brk flat. Jos. Edwards.', '102d st, Nos. 110 and 112, adj, 50x100, two five-story brk flats. J. Sternglanz.', etc.

SMYTH & RYAN.

Table listing real estate sales with columns for address, description, and price. Includes entry 'Little West 12th st, Nos. 53 and 55, n s, 125 w Washington st, 50x103.3, three-story brk buildings and stores, leasehold. John Fleming.'

HALL J. HOW & CO.

Table listing real estate sales with columns for address, description, and price. Includes entry '105th st, Nos. 55 and 57, n s, 280 w 4th av, 50x100.11, two five-story brk flats. Hermann Isaac. (Amt due \$33,077).'

OTHER AUCTIONEERS.

Table listing real estate sales with columns for address, description, and price. Includes entries like '*67th st, No. 140, s s, 125 w Amsterdam av, 25x100.5, two-story frame dwell'g and two-story brk stable on rear. Equitable Life Assur. Soc. (Amt due \$17,429)', '*74th st, Nos. 152-158, s s, 522 w Columbus av, 78x102.2, four four-story brk and stone dwell'gs. Edwin S. Urdike, Sr. (Amt due abt \$13,442; prior morts \$126,500)', etc.

BROOKLYN, N. Y.

FOR WEEK ENDING FEBRUARY 15.

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entry 'Vermont av, w s, 125 s Fulton st, 125x100, vacant. A. Oppenheimer.'

TAYLOR & FOX.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Frost st, s s, 150 e Ewen st, 25x100, vacant. Henry Roth.', 'Lorimer st, No. 275, w s, 25 s Conslveya st, 25x100, two-story frame dwell'g.—Peterson. Lorimer st, No. 277, s w cor Conslveya st, 25x100, vacant. Henry Roth.', etc.

OFFERS.

Country Property.

OWNER must sell brick-yard, only one in city of 50,000 population; practically on New York harbor; accessible to large vessels; wharf built; consisting of thirty acres, with nearly \$50,000 worth of machinery; immense bed of first-class clay; land is worth \$2,000 per acre after clay is removed; only thirty minutes from New York City Hall; price, \$70,000; cash, \$20,000; mortgage taken for the balance. SOLOMON BENEDICT & CO., 165 Broadway.

FOR sale.—Cold Spring Harbor, L. I., 160 acres, villa sites, 3/4 mile shore front, steamboat dock and excursion grove on premises; a company formed to divide into building lots would make money. Inquire, P. M. SMITH, Cold Spring Harbor, N. Y.

FOR sale.—South of White Plains, the best farm in Westchester County; 130 acres. Address, DOUGLAS MURRAY, Register's Office, White Plains, N. Y. Feb. 6-uf

FOR sale.—On Mamaroneck av. farm 37 acres; fine view of Sound; good buildings; price, \$12,000. Address DOUGLAS MURRAY, Register's Office, White Plains, N. Y. Feb. 6-uf.

FOR sale.—In plots to suit; eligible building sites (commanding view of Sound for miles), on North st., Greenwich, Connecticut; price reasonable; terms easy; neighborhood aristocratic and fashionable. Apply to FRED. J. STONE, owner, 60 Broadway, N. Y. Sept. 12-uf.

Miscellaneous.

WATER front property, suitable for large manufacturing plant or ship yard; about eight acres; has covered dock accommodating large vessels; Trunk Line Railroad siding; abundant private water supply; factory buildings, engine, boilers, etc.; will be sold or leased on moderate terms. Apply to RULAND & WHITING, 5 Beekman st. Feb. 13-law4w.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,

14 Barclay, and 14, 16 Vesey sts.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Myrtle av, n s, 50 e Lewis av, 25x100, vacant. Edward E. Bunc.', 'Myrtle av, n s, 40 e Lewis av, 25x100, vacant. William Dick.', etc.

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B & S. occur, preceded by the name of the grantee, they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. 3d—B & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

FEBRUARY 12, 13, 15, 16, 17, 18.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Attorney st, No. 96, e s, 150 s Rivington st, 25x75, five-story brk store and tenem't. Solomon Friend to Hirsch Wilkenfeld and Moses Kinzler. M. \$21,750. Feb. 10.', 'Barrow st, No. 12, n s, 225 e Bleecker st, 25x90, five-story brk tenem't. Ferdinand A. Sieghardt and John W. Milleg to Herman A. Prum. Feb. 16.', etc.

Herman, Simon to THE EAST RIVER SAVINGS INST. 78th st, No. 417, n s, 233 w Columbus av, 17x102.2. Feb. 10, 1 year, 5%. 12,000
Herz, Augusta to Alice E. Myers. 25th st, s s, 300 w 7th av, 15x98.9. Feb. 13, 3 years, 5%. 2,150
Happel, Mary wife of Adam to Therese Mack, Somerville, N. J. 10th st, No. 249, n s, 150 e 2d av, 25x94.10. Feb. 16, 5 years, 4 1/2%. 18,000
Hein, Frances mortgagor with The Nursery and Childs' Hospital mortgagee. Extension of mort. Jan. 18. nom

st, x east 40. Feb. 15, due April 1, 1897, 5%. 29,000
Lennon, Henry S. to Kate Lennon. 54th st, Nos. 438 and 440 W. Lease. Feb. 17, note, demand, 1,000
Leamy, Thomas F. to Nellie V. Kinneary, Cincinnati, O. 1st av, s w cor 88th st, 25.2x110. Feb. 12, due Jan. 1, 1893, 4 1/2%. 5,000
Lindsay, Charles H. to THE TITLE GUARANTEE AND TRUST CO. 83d st, n s, 150 w Central Park West, 80x102.2; 83d st, n s, 290 w Central Park West, runs north 102.2 x west 35 x south 22.2 x west 5 x south 80 to st, x east 40. Feb. 15, demand, 96,000
Liscomb, Joseph L. to THE HUDSON CITY SAVINGS INST. 125th st, Nos. 127, and 129, n s, 322 6 w Lenox av, 38.9x99.11. Sub. to mortg. \$10,000. Feb. 11, due Nov. 28, 1892, 5%. 2,000
List, Reinhart H. F. to Charles F. Hotmer admr. Mary B. Hotmer. 9th av, e s, 100.5 s 47th st, 25 1x74.2x26.4x82.2. Feb. 16, 2 years, 5%. 2,500
Levy, Henry and Bertha his wife to THE EMIGRANT INDUSTRY SAVINGS BANK. Columbus av, No. 926, w s, 75.11 n 105th st, 25x75. Feb. 15, 1 year, 4 1/2%. 11,000
Lachenbruch, Mathias to Aaron J. Bach exr. Jacob E. Bach. Water st, No. 164, n w s, 17.1x80.3. Feb. 10, due Feb. 13, 1893, 5%. gold, 15,000
Same to Belle V. wife of Aaron J. Bach. Same property. Sub. to last mort. Feb. 10, due Feb. 15, 1893, 5%. gold, 5,000
Livesey, Mary A. widow, Annie, Alice J., Mary E. and James heirs James Livesey to Frederic J. Middlebrook, Brooklyn. Centre st, No. 62, e s, 62.7 s Worth st, 17x91.10x17.9 x87.6. Feb. 10, 1 year. 1,500
Loeber, Frederick, Somerville, N. J., to THE TITLE GUARANTEE AND TRUST CO. Washington pl, e cor Greene st, 71.6x96.2. Feb. 3, due April 4, 1895, or installs, 4%. 60,000
Londrigan, Thomas to Adolph Kroencke. 1st av. P. M. Feb. 15, 5 years or installs, 5%. 8,000
Londrigan, Thomas to Ella Necarsulmer. Charlton st, s s, 37.11 w Greenwich st, 19.1x51.10x19 3x51.10. Feb. 13, 3 years, 5%. gold, 4,000
Martin, George W., Saugerties, N. Y., to THE BROADWAY SAVINGS INST. 42d st. P. M. Feb. 10, 1 year, 4 1/2%. 5,000
McGuire, Michael to THE EMIGRANT INDUSTRY SAVINGS BANK. 45th st. P. M. Feb. 15, 1 year, 4 1/2%. 5,000
Michaelis, Matilda wife of Henry, Brooklyn, to THE METROPOLITAN LIFE INS CO. of New York. 94th st, e cor Amsterdam av. P. M. Feb. 15, due April 1, 1897, 5%. 37,000
McSweeney, Michael to Bernheimer & Schmid. Broadway, No. 1451. Saloon lease. Feb. 15, note, demand. 1,000
Miller, Mary M. wife of James mortgagor with Walden Pell mortgagor. Extension of reduced mort. Feb. 10. nom
Mathews, Robert H. to Sigmund Cohn. 116th st, s s, 150 e 4th av, 25x100. Feb. 12, 3 mos. 1,000
Meier, Charles mortgagor with Ellen O'Grady and Sarah Frost mortgagors. Extension of mort. Feb. 8. nom
Meirowitz, Ignatz and Samuel Altman to Katharina Lochmann. Houston st, Nos. 370 and 372 E. Lease. Feb. 13, 3 years. 7,000
Moore, George to Bradley L. Eaton. 132d st, No. 6, s s, 125 e 5th av, 25x99.11. Feb. 9, 1 year. 3,500
Moore, Hiram M. to The Edison General Electric Co. Manhattan av, n w cor 114th st, runs north 100.11 x west to Morningside av, x south 118.9 to st, x east 60.3. Feb. 11, notes. 1,476
Morelli, Felix to Richard Deeves. Mulberry st, Nos. 114 and 116, e s, 175.6 n Canal st, 50x100. Feb. 10, notes. 10,000
Muhling, Helena to Leon E. and Henry L. Muller exrs. and trustees Anna Muller. South 5th av. P. M. Feb. 12, 5 years, 5%. 5,000
Same to Leon E. Muller. Same property. P. M. Sub. to last mort. Feb. 12, 3 years or installs, 5%. 3,000
Same to Marcia B. Beals. Same property. P. M. Sub. to mortg. \$8,000. Feb. 12, due Dec. 29, 1892. 1,000
McGarvey, Mary E. to Frederick J. Middlebrook, Brooklyn. 85th st. P. M. Feb. 18, 3 years, 5%. 10,500
McKay, George to P. Ballantine & Sons. 8th av, No. 116, s e cor 16th st. Lease. Feb. 18, note, 1 day. 5,000
Moltasch, Paula to Nathalie Mendelsohn. 82d st, s s, 284.8 w Av B, 13.4x102.2. P. M. Feb. 18, due Sept. 1, 1892, 4%. 1,000
New York Realty Co. to Frederick J. Middlebrook, Brooklyn. Riverside av or Drive. Feb. 17, 3 years, 5%. See Conveys. 16,000
Newton, Henry J. to THE BANK FOR SAVINGS, New York. 4th st, n w cor Christopher st, 26.5x101x26.6x101. Feb. 16, 1 year, 4 1/2%. 20,000
Same to James McHenry, Philadelphia, Pa. 43d st, s s, 332.1 w 6th av, 21.5x100.5. Feb. 16, 3 years, 4 1/2%. 10,000
Oppenheimer, Edward and Isaac Metzger to Emi Oelbermann. 71st st, s s, 200 e West End av. P. M. Jan. 12, due Feb. 17, 1893, 5%. 64,500
Same to Louis F. Dommerich. 71st st, s s, 400 e West End av. P. M. Jan. 12, due Feb. 17, 1893, 5%. 32,250
Same to same. 71st st, s s, 100 e West End av. P. M. Jan. 12, due Feb. 17, 1893, 5%. 32,250
Obry, Marie to Charles E. Appleyby et al, trustees Leonard Appleyby dec'd. 46th st, n s, 400 w 10th av, 80x100.4. Feb. 15, 1 year, 5%. 8,000

O'Shaughnessy, Margareta to Kate Warner. 7th av, e s, 49.11 s 128th st, 50x75. Feb. 15, 1 year, 5%. 4,000
O'Halloran, Edward to James Everard. Market st, No. 36, e s, —x86.10x—x86.9. Feb. 5, note. 3,000
Ottinger, Marx and Moses and Morris Steinhart to Isaac Bell. 69th st. P. M. Jan. 30, due Feb. 12, 1894, 5%. 55,000
Ottinger, Marx and Moses to John Harney. Morningside av East, s e cor 117th st. P. M. Feb. 5, due Feb. 8, 1895, 5%. 26,500
Peters, Thomas M. to Sarah M. Denton, Newtown, L. I. 99th st, n s, 100 e Boulevard, 85.5 x75.11x87x75.11. Feb. 17, due May 1, 1895, 5%. 10,000
Peters, Malcolm to William B. Sewall, Boston, Mass. 61st st, No. 69, n s, 57.6 w 4th av, 19x100.5. Feb. 17, 1 year. 1,750
Palmer, Miln P. trustee Frances B. Hegeman dec'd mortgagor with Alfred J. R. E. Zucker mortgagor. Statement that amount due on mort. made by Griffen Tompkins dated July 26, 1890, is 37,500
Pritz, Frederick to Adam Happel. 83d st, No. 533, n s, 148 w East End av, 25x102.2. Dec. 29, due Jan. 1, 1893. 1,500
Prum, Herman A. to THE FRANKLIN SAVINGS BANK. Barrow st. P. M. Feb. 16, 3 years, 5%. 17,000
Porges, Max J. to Bernheimer & Schmid. Canal st, No. 203. P. M. Feb. 5, demand, 15,000
Roberts, Arthur to Lewis C. Tufts. Lexington av. P. M. Sub. to mortg. \$8,000. Feb. 1, due April 15, 1893, installs, 5%. 3,000
Same to THE EXCELSIOR SAVINGS BANK. Same property. P. M. Feb. 17, due April 1, 1895, 5%. 8,000
Richter, Louis and Catharine his wife to Herman Hagenbuehle and Annie H. his wife. 83d st, s s, 356 e 1st av, 25x102.2. Feb. 10, 3 years, 4 1/2%. 2,000
Ross, Samuel to Charles Wolfenstein. 75th st, No. 57, n s, 34.4 w Park av, 17x102.2. Feb. 12, due Feb. 1, 1897, 4 1/2%. 15,000
Rader, Fredericka C. wife of Gustavus W. to THE TITLE GUARANTEE AND TRUST CO. 61st st, No. 157, n s, 230 e Amsterdam av. 2'x100.4, with strip of wall adj. 0.4'x22.10. Feb. 18, 3 years, 5%. 10,000
Riker, E. Stanton, O. L. Gardner trustees Cephas Brainerd, Jr., Timothy Davenport and Thomas Stokes and E. N. Dickerson stockholders of The Embossed Lumber and Fibre Co. to Thomas Stokes. Consent to mortgage to party 2d part. Jan. 1. nom
Rohrs, Frederick and Louise his wife to Marie Klebisch, Holbrook, L. I. 102d st, No. 117, n s, 207 e 4th av, 25x'00.11. Sub. to mort. \$14,000. Feb. 15, due June 1, 1892. 3,700
Rohrs, Frederick to The Greenwood Cemetery, Brooklyn. Av A, No. 1433, s w cor 76th st, 25 1x100. Feb. 8, due March 1, 1897, 5%. 24,000
Same to Stephen Duncan, Natchez, Miss. Av A, No. 1431, w s, 125 1 s 76th st, 26x100. Feb. 8, due March 1, 1897, 5%. 16,000
Same to The Bradley & Currier Co. (Lim) Av A, s w cor 76th st, 51.1x100. Sub. to mortg. \$41,500. Feb. 10, 3 months. 5,050
Same to Newman Cowen. Same property. Feb. 10, 1 year. 3,000
Snecker, William to Mary S. Van Beuren. Union pl, w s, 26 n 15th st, 26x116.10. Lease. Feb. 18, 3 years. 5,000
Sauer, Frederick W. and George Herberner and Conrad R. Gross to George L. Howard. Madison av, s w cor 98th st. P. M. Dec. 1, 1 1/2 years, 5%. 20,000
Schuyler, Gerald L. to James D. McEntee. West End av, n w cor 83d st. P. M. Sub. to mortg. \$104,000. Feb. 5, due Aug. 1, 1892, 3.000
Selfridge, John to Henry W. Benedict. 75th st, s s, 175 e Amsterdam av, 40x102.2; 75th st, s s, 225 e Amsterdam av, 20x102.2. Feb. 10, 6 months. 3,600
Shaw, Henry G. to Cornelius R. and Cornelius R., Jr., Duffie trustees for Jane A. Cahill. 103d st. P. M. Feb. 12, 3 years, 5%. 16,500
Sonn, Hyman and Henry to THE EMIGRANT INDUSTRY SAVINGS BANK. 3d av, n e cor 86th st, runs north 78 x east 100 x north 22 x east 25 x south 100 to st, x west 125. Feb. 10, 1 year, 4 1/2%. 90,000
Sullivan, Daniel J. to The Canadian Lumber Co. (Lim) of Elmira, N. Y. Amsterdam av, n e cor 132d st, 50x100. Sub. to mort. \$100,000. Jan. 20, note. 10,000
Schultz, Louis to THE UNITED STATES TRUST CO., New York. Greene st, Nos. 204 and 206, e s, 100 s West 3d st, 50x100. Feb. 16, due March 1, 1895, 4 1/2%. 90,000
Seaman, Henry to Charles Dorn and Jacob Schmitzer. 87th st, s s, 329.9 e Av A, 18 3x62.6x18.3x62.8. Feb. 12, 2 years, 5%. 2,500
Stehlin, Charles V. to Steffen Dieckmann, Hoboken, N. J. 76th st, s s, 473 e Av A, 99.6x102.2; 75th st, n s, 473 e Av A, 99.6x102.2. Feb. 13, due Feb. 16, 1895, 5%. 31,400
Scheuer, Emanuel and Henrietta his wife to Rufus L. Scott. 77th st. P. M. Sub. to mort. \$6,000. Feb. 15, 5 years. 2,200
Schulz, Louis to Louisa Schwegler. 78th st. P. M. Sub. to mortg. Feb. 15, 2 years. 5,500
Sharp, Robert G. to THE TITLE GUARANTEE AND TRUST CO. 83d st, No. 121, n s, 198.8 w Columbus av, 16.4x102.2. Feb. 13, due Feb. 15, 1894, 4 1/2%. 7,000
Siebert, Anna R. wife of Henry, Jr., to George L. and Cornelius F. Kingsland trustees Ambrose C. Kingsland. 119th st, n s, 221.5 w 5th av. P. M. Feb. 1, due Feb. 15, 1895, 5%. 4,500
Same to same. 119th st, 235 5 w 5th av. P. M. Feb. 1, due Feb. 15, 1895, 5%. 4,500

Table of judgments for Westchester County, listing names, amounts, and dates. Includes entries for Miliken, David to Jacob Schlosser, Morgenthau, Henry to Philander B. Armstrong, etc.

KINGS COUNTY.

FEBRUARY 11 to 17—INCLUSIVE.

Table of judgments for Kings County, listing names, amounts, and dates. Includes entries for Andrews, John to Benjamin Andrews, Abry, Pierre to Emma Hewlett, etc.

Table of judgments for Westchester County (continued), listing names, amounts, and dates. Includes entries for Ellison, John E. exr. Sarah E Embury to John E. Ellison trustee Arthur D. Embury, Fisch, Margaretha to Jacob Ernst, etc.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) 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 for New York City, listing names, amounts, and dates. Includes entries for Feb. 13 Aronson, Jacob - Thomas Roberts Stevenson Co., 15 Arnold, Richard - E A Saunders, etc.

Table with 3 columns: Name, Address/Partner, and Amount. Includes entries for Cavinato, Louis; Callahan, Annie T.; Campbell, John B.; Cushman, George W.; Charlick, Gardener; Cohen, Rosa; Cranston, Henry; Cook, Delason S.; Corcoran, John B.; Demahunt, Coralie A.; Davies, David T.; Davies, Alice; Devoey, John; Diehl, Henry; Daenicker, Henry H.; Downing, Robert; Deuchy, James A.; Develin, John S.; De Vivo, Annie; Does, Philip; Dolan, John S.; Downey, Charles; Denbam, William R.; Dunne, Catherine; Etinger, Joseph; English, Joseph J.; Engel, Richard; Engelhardt, August; Edesheimer, Isaac; Easterbrook, Isaac N.; Fell, Thomas M.; Falkenstein, Henry; Frank, Nathan; Farquhar, George; Flannery, John P.; Fox, Bruno; Fyfe, John; Foley, John; Gillespie, Charles; Gordon, Michael; Gent, Louis A.; Grant, Hugh J.; Gottberg, Julius; Gottschalk, Abraham; Ginn, Michael; Goldwaite, William M.; Gregory, Minnie; Gale, Charles S.; Greer, Fred'k H.; Gale, Charles S.; Gruber, Edmund C.; Ginn, Michael; Garr, John C.; Goldstein, Jeremiah; Goodwin, Daniel; Goldsmith, Frederick; Goldsmith, Ingomar; Goldberg, Isaac; Goldberg, Joseph; Gerlach, John; Gallup, Albert; Hagan, Susanna V.; Hay, Amelia C.; Higgins, Cecil Campbell; Hutchinson, William E.; Harkin, John J.; Haas, Gerson; Hunsicker, Jacob; Harris, Henry; Heffernan, James G.; Hollins, Evalina K.; Helfing, Julius W.; Hollins, Evalina K.; Holly, John J.; Haas, Solomon; Hartmann, Leopold; Hargous, Peter A.; Hutchinson, John W.; Hickey, John; Hink, William A.; Heilshorn, George.

Table with 3 columns: Name, Address/Partner, and Amount. Includes entries for Hinchy, James T.; Hartmann, Leopold; Hallock, George G.; Howser, Horace; Haynes, Dudley W.; Hall, Susan E.; Harrison, John; Hirschfeld, William J.; Hart, Peter T.; Hartmann, Leopold; Hunt, Walter T.; Harned, John M.; Harker, Joseph; Hodges, John E.; Hal dane, Charles; Hay, Amelia C.; Hill, James; Harcourt, Arthur; Hutchins, Waldo; Huttman, George H.; Hartman, Robert; Hale, William S.; Ingraham, Marvin; Ives, Edward M.; Irons, James R.; Ireland, Mary; Jaeger, Herman; Johnson, Henry J.; Johnson, Emil; Jeni, Eugene; Jacobson, Charles E.; Jacobson, Mary E.; Jerome, Walter C.; Jones, Joseph A.; Jarvis, Sarah A.; Jacob, Thomas; Jordan, Thomas; Jackson, Thaddeus A.; Krauskopf, Dora; Kaiser, Alexander; Kraus, Frank R.; Kraemer, Albert; Knab, Franz; Kurner, John; Kelly, Philip; Kenny, John; Kellam, Daniel L.; Kehoe, James; Krongold, Lewis; Koerner, Anne; Kuhn, George; Klee, Jacob; Klee, Bernard S.; Klee, Benjamin; Kohn, Jacob; Komp, Albert; Krum, John S.; Kopelowich, Carrie; Levin, Louis L.; Loewenstein, Jacob E.; Lightowler, Oliver; Ladd, Alfred W.; Levin, Louis L.; Lowenstein, Jacob E.; Lang, Michael; Lowenthal, Moritz; Linder, Joseph; Lehman, Emil; Ladd, Alfred W.; Lessel, Carl; Loevin, Samuel; Limann, Emil; Le Craw, Charles V.; Lennon, William F.; Levinson, Samuel; Levy, Henry; Lasker, Max; Leopold, Samuel; Leopold, Simon; Leopold, Abraham; Matthews, James C.; Miller, William; Martin, Marnie; Meyer, Philip L.; Meyer, Siegmund T.; Marks, Harry E.; MacEvoy, Charles; Marshall, Hannah; Maguire, Michael B.; Mannheimer, Mina; Mellor, John H.; Morris, Elms; Marquet, Louis; Mendelsohn, Louis; May, Gustave; Milne, Mary; Moore, Joseph; Matthews, James C.; Mannon, James; Murphy, Mary G.; Morris, William; Mendelsohn, Lewis; Moss, Frank; Muller, Louis; Muller, Mary R.; Mann, William; Marrone, Frank; Marquet, Louis; Minrath, George; Manning, Jerome F.; Maleson, Solomon; Meyer, John; Melle, H.; Mayer, Samuel; Moore, William L.; Gross; Mendelsohn, Lewis; Marvin, James H.; Mars, Henrietta; Morris, Ellis; Marquet, Louis; Melliss, Norman T.; Manning, Jerome F.; Miller, Charles A.; Martel, Marie A.; Matthews, James C.; Moore, Charles V.; Meehan, Frank; MacEvoy, Charles; Madlung, William C.; Mordaunt, Jane; McCulloch, Frank H.; MacEvoy, Charles; McCarthy, Jeremiah; McEntee, Eugene; McShane, William; McArdle, John; Catharine Duffy; the same; the same; McAthorn, James E.; McGowan, Thomas A.; McShane, William A.; McClennan, James; McKay, Edward D.; MacEvoy, Charles; Nichols, Albert G.; Nichols, G. Duff; Noble, William; Nowell, Samuel J.; the same; the same; Nathan, Abraham; Nowell, Samuel J.; Neyer, Ernest; Neuberger, Jacob; O'Keely, Joseph; O'Brien, John; O'Brien, John E.; Overton, William B.; Overton, Margaret F.; Overton, William B.; O'Donnell, James J.; Oppenheim, Moses; Otis, Elita P.; O'Connell, Timothy F.; Obrock, Frederick; Onderdonk, William M.; Pick, Morris; Phipps, James H.; Parker, Manfred G.; Perless, Leon; Presby, William A.; Purcell, John; Phelps, Louis; Driesch; Payne, Frederick; Peschke, Otto; Pagenstecher, Rudolph; Plath, Ernest; Presby, William A.; Patterson, Frances; Parsons, Samuel; Quibb, John; Romeike, Henry; Rosenthal, Louis; Roth, Hannah; Runt, Balthasar; Rusch, Adolph; the same; Rowohl, Henry; Robertson, James.

Table with 3 columns: Name, Address/Partner, and Amount. Includes entries for Mendelsohn, Lewis; Moss, Frank; Muller, Louis; Muller, Mary R.; Mann, William; Marrone, Frank; Marquet, Louis; Minrath, George; Manning, Jerome F.; Maleson, Solomon; Meyer, John; Melle, H.; Mayer, Samuel; Moore, William L.; Gross; Mendelsohn, Lewis; Marvin, James H.; Mars, Henrietta; Morris, Ellis; Marquet, Louis; Melliss, Norman T.; Manning, Jerome F.; Miller, Charles A.; Martel, Marie A.; Matthews, James C.; Moore, Charles V.; Meehan, Frank; MacEvoy, Charles; Madlung, William C.; Mordaunt, Jane; McCulloch, Frank H.; MacEvoy, Charles; McCarthy, Jeremiah; McEntee, Eugene; McShane, William; McArdle, John; Catharine Duffy; the same; the same; McAthorn, James E.; McGowan, Thomas A.; McShane, William A.; McClennan, James; McKay, Edward D.; MacEvoy, Charles; Nichols, Albert G.; Nichols, G. Duff; Noble, William; Nowell, Samuel J.; the same; the same; Nathan, Abraham; Nowell, Samuel J.; Neyer, Ernest; Neuberger, Jacob; O'Keely, Joseph; O'Brien, John; O'Brien, John E.; Overton, William B.; Overton, Margaret F.; Overton, William B.; O'Donnell, James J.; Oppenheim, Moses; Otis, Elita P.; O'Connell, Timothy F.; Obrock, Frederick; Onderdonk, William M.; Pick, Morris; Phipps, James H.; Parker, Manfred G.; Perless, Leon; Presby, William A.; Purcell, John; Phelps, Louis; Driesch; Payne, Frederick; Peschke, Otto; Pagenstecher, Rudolph; Plath, Ernest; Presby, William A.; Patterson, Frances; Parsons, Samuel; Quibb, John; Romeike, Henry; Rosenthal, Louis; Roth, Hannah; Runt, Balthasar; Rusch, Adolph; the same; Rowohl, Henry; Robertson, James.

Table of names and amounts, including Overton, William B-S E Hunter, Patterson, Florence N-E F Brown, Phillips, Charles S-Lewis A Conwell, etc.

Table of names and amounts, including Same-same, Collier, Henry N-E L Anrich, Cammack, George S-J L Cavanagh, etc.

Table of names and amounts, including Reichert, August (J S J King), Reichert, Betsey, Samuel, Anna-Ferdinand Munch Brewery, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, including Madison st, n s, 137.8 e Market st, 25x100, A. & J. Blaurock, etc.

KINGS COUNTY.

February 12 to 18-Inclusive.

Table of names and amounts for Kings County, including Banker & Campbell Co (Lim)-Bedford Bank, Cliford, John-C Wagner, etc.

SATISFIED JUDGMENTS.

NEW YORK.

February 13 to 19-Inclusive.

Table of satisfied judgments in New York, including Palmer Chemical Co (Lim), Bacoo, Richard S-John Velsor, Blair, Thomas S-H A Taylor, etc.

*Editor RECORD and GUIDE: Regarding lien filed by W. H. Brandt on Feb. 17 against premises Boston avenue and 164th street. I furnished the material to do all the work. He used only a portion on that job, drew more money than was due, then abandoned the contract. I paid other parties to complete it, and the difference is largely against him.

THOMAS WEBSTER.

Table listing various properties and owners, including 18 One Hundred and Eighteenth st, s s, 240 w 4th av, 100x100. Barnett Oppenheim agt Samuel Harris, owner, and Isaac and Joseph Lieberman, contractor. 32 00

Table listing various properties and owners, including 17 Kingsbridge road, w s, at junction e s Nathalie av, 163.8x99.5x171.1, gore, S. L. Berrian agt Perry P. Williams, Hugh N. Camp, T. Judson Kilpatrick and Crockett & Weeks. (Nov. 7, 1891). 562 14

Table listing various properties and owners, including vestre, 121 East 53d st; ar't, A. Sevestre. Plan 194. Madison st, No. 410, three-story brk building, 25x70, tin roof; cost, \$9,000; lessee, A. Van Opstal, 408 Madison st; ar't, H. Dudley; m'n, J. O'Hare. Plan 195.

KINGS COUNTY.

Table listing various properties and owners in Kings County, including 12 Marcy av, n w cor Walton st, 38x75. George W. Evans agt The North American Iron Works, owner, and K. N. Smith & Co., contractors. \$193 50

*Discharged by depositing amount of lien and interest with County Clerk
§ Editor RECORD AND GUIDE:
The lien filed on Jan. 29 by Thomas J. McCahill and his subcontractor, Patrick Higgins, against the premises, Nos. 40 and 42 West 22d street, were unjust, inasmuch as they were entitled to no money until the work is completed, but in order to help them out of their financial embarrassment I have given them \$500 on account and have discharged their liens of record.
P. F. BROGAN, 134 West 23d street.

KINGS COUNTY.

Table listing various properties and owners in Kings County, including 12 Stone av, w s, 100 s Sutter av, 50x100. Henry McShane Mfg. Co. agt Mrs. Mary E. Cook, owner, and Pasco & McCormack, contractors. (Lien filed Nov. 5, 1891). \$250 00

Table listing various properties and owners, including BETWEEN 14TH AND 59TH STREETS. 55th st, No. 407 E., two-story brk building, 22.6 x54, tin roof; cost, \$10,000; P. Doelger, Riverside Park and 100th st; ar't, J. Kastner. Plan 202.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including 15 Nineteenth st, No. 139 W. James Healey agt Bridget Murray. (Lien filed July 11, 1888). \$375 00

BUILDINGS PROJECTED.

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

NEW YORK CITY.

Table listing buildings projected in New York City, including SOUTH OF 14TH STREET. Christy st, s e cor Hester st, four-story brk and stone school building, 173.4x91.10, tin roof; cost, \$155,000; Mayor, &c., City Hall; ar't, C. B. J. Snyder. Plan 192.

Table listing buildings projected in New York City, including NORTH OF 125TH STREET. Amsterdam (10th av, s e cor Manhattan st, five-story brk flat, 35x61, tin roof; cost, \$18,000; Spear & Tone, 245 West 126th st; ar't, J. A. Webster. Plan 215.

O'Brien, James. 542 E 119th M Brand. Horses, Carriage, &c. 1,000

BILLS OF SALE.

Alberst, Herman. 109 E 9th... H Alberst, Jr. Boot and Shoe Store. 1

ASSIGNMENT OF CHATTEL MORTGAGES.

Brand, Max to G E Ketcham & Co. (Mort given by J O'Brien, March 2, 1891.)

KINGS COUNTY.

FEBRUARY 11 TO 17—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Autenrieth, J., Jr. 316 South 2d st. ... Claus Lipsius B Co. (R) \$2,000

HOUSEHOLD FURNITURE.

Baiz, J S. 666 Union.... R Silverman. 110

McGowan, P. 313 E 3rd.... J Moriarty. 167

MISCELLANEOUS.

Alvarez, A. 358 Sumner av ... M Miranda. Cigar Fixtures. 175

BILLS OF SALE.

Cloyes, H H and H C Price. 228 Myrtle av.... H Boies. Produce Fixtures. 230

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names like Aldridge, Bacon, Bacot, Ballantine, Blanchard, Bonnett, Bradies, Bradley, Bumet, Chew, Clinton, Coeyman, Condit, Del Guercio, Davine, Dauteriville, Dadd, Dunham, Durning, Egbert, Engel, Farrington, Fennessy, Fieck, Finch, Finlay, Freeman, Freund, Gerrard, Hause, Halpin, Hamlin, Hardy, Hayes, Haynes, Hayward, Healy, Heath, Hospital, Huton, Jacobus, Jeliff, Keasbey, Kelling, Kerman, Kidder, Kohl, Kohler, Lagowitz, Landerback, Limpriecht, Lister, Mackin, Marrio, Marsh, McDermott, Meyer, Morfill, Parker, Parkinson, Pearson, Pinckney, Pitcher, Popper, Prieth, Protestant Foster Home Society, Pruden, Reeves, Rehmann, Rogers, Satterthwaite, Schreiber, Sinnott, Sloan, Speer, Stelson, Sturgis, Tichenor, Tucker, Van Wagenen, Vermilye, Vreeland, Walter, Weinberg, Westling, Whitman, Williams, Winkler, Woodruff.

MORTGAGES.

Table listing mortgages in Essex County, including names like Anderson, Backus.

Table listing conveyances in Hudson County, including names like Bailey, Barnes, Bennett, Blanchard, Black, Breithut, Burton, Busch, Carolin, Colt, Conway, Cook, Cornish, Corwin, Curran, Davidson, De Fucio, Dougall, Drescher, Duncan, Faron, Feller, Field, Fisher, Fischer, Gardner, Gyzewski, Harrold, Hattersley, Hertz, Hesse, Hoagl, Hoffman, Hoffmann, Hursh, Jacob, Jeffers, Josebury, Kampe, Keeney, Kennedy, Hillside, Lauderbach, Lawrence, Liebhauser, Mackin, Maher, Margulies, Moller, Morfill, Multer, Oberle, O'Rourke, Owen, Power, Raab, Randall, Ryan, Schaedel, Schubert, Shupe, Simonson, Sloan, Smith, Sondan, Squier, Steffanelli, Stockbower, Stumpf, Tigges, Upson, Van Allen, Van de Water, Van Geison, Van Orden, Wiggins, Williams, Wiss, Yako.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names like American Hat Machine and Supply Co, Backman, Briscoe, Bucher, Buehler, Dalton, Dunham, Eddy, Guenther, Heppel, Herrmann, Johnson, Kirschbaum, Linnett, Lish, Lons, Lyons, Magin, Mann, Marsh, McNally, Millington, Ost, Poortman, Redden, Reib, Roemmich, Skinner, Spasser, Stern, Taylor, Wagner, Wanner, Wiggins.

JUDGMENTS.—Judgment point. Lin-

Table listing judgments in Hudson County, including names like Brady, Durning, Lee, McDougall, Vossen.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names like Alexander, Bacot, Bedel, Beyer, Black, Bogan, Bonn, Brady, Broadbent, Cadmus, Carling, Clarkson, Condict, Condit, Crawford, Dean, Dillon, Ehrhardt, Engel, Fader, Farrier, Framback, Fuchs, Fuller, Gannon, Gifford, Greenhalder, Greenfield, Grosklaus, Gruber, Hackeman, Hagen, Harney, Honiss, Howell, Hurley, Jackel, Kiesewert, Kimball, Klein, Knighton, Latourette, Lee, Lewis, McAnally, McCann, McKillip, McKeon, Meeker, Minough, Moran, Moran, Menzel, Meredith, Mueller, Murray, Mutschler, Myers, Newbon, Newkirk, Nichols, Olmsted, Opperman, Pott, Pottier, Potter, Reubell, Ross, Rowland, Salter, Savage, Semler, Shannon, Shreve, Siegfried, Smith, Sneath, Strauch, Strubele, Taiman, The Central N J Land and Impt Co, Titus, Toffey, Towson, Troy, Usher, Walker, Welier, Westcott, Zabriskie.

MORTGAGES.

Table listing mortgages in Hudson County, including names like Aldrovandi, Armstrong, Bachmann, Bayer.

Table with two columns: Name and Amount. Lists various individuals and organizations such as O'Brien, James; Fennessy, A L and R W; Gardner, John; etc., with associated monetary values.

Table with two columns: Name and Amount. Lists individuals like Ohser, Charles; Penning, Jacob; Rarode, M D; etc.

BILLS OF SALE.

Table with two columns: Name and Amount. Lists items for sale such as furniture, horse, wagon, harness, etc., with prices.

JUDGMENTS.

Table with two columns: Name and Amount. Lists judgments against individuals like Fanning, Edward; Hollenbeck, John; etc.

MECHANICS' LIENS.

Table with two columns: Name and Amount. Lists mechanics' liens for various building projects.

ASSIGNMENT FOR BENEFIT OF CREDITORS.

Table with two columns: Name and Amount. Lists assignments for benefit of creditors.

BUILDING MATERIAL MARKET.

BRICKS.—It has been a fairish sort of market, but without any feature differing in a decided degree from those previously ruling. On the whole, consumption probably was greater, owing to the fine weather, and that made a place for about all the arrivals...

CEMENT.—Operators did not have much to say regarding the market, business evidently still remaining pretty dull for both domestic and foreign. So far as the present outlet is concerned there is plenty of stock available...

GLASS.—There is not much new on the market for domestic window glass. In this vicinity the demand runs slow and cautious, with rarely a buyer to be found willing to negotiate beyond early requirements...

somewhat and eight pots have blown in since the opening of the month. This latter feature, it is thought, may have proven an influence to induce manufacturers to advance cost somewhat, though that action has been under contemplation ever since the January meeting...

LATH.—The market has secured rather more pronounced form, and sellers have the advantage. A few arrivals put in an appearance, but were more than balanced by an increase of demand...

LIME.—Reports are taking a somewhat more hopeful turn, and while down to present writing there is no change in prices quoted, receivers talk stronger and intimate that an advance is imminent...

LUMBER.—The anticipations of a revival in demand were not misplaced, and already new business is commencing in various ways to clearly show the recent dull tone was only temporary in character. Dealers are distributing a larger and fuller assortment from yard, are booking contracts for later delivery...

Piling is apparently working into very good shape and the market inclines upward. Several local jobs have of late been decided upon requiring a good bunch of stock each, and quite a liberal contract is said to have been closed for some work up the river...

White Pine continues to be spoken of cheerfully and confidently, and while the present volume of business is not particularly extensive it is gaining all the while. The better qualities are probably the slowest at the moment, but we have report of some pretty sharp calls for box, not only from customers but from dealers who failed to put in a good supply last season...

Yellow Pine is doing better again, and the volume of trade steadily grows. Consumers are taking considerable quantities now, and planning for more later on the latter to a large extent are special orders for both yard and building schedules.

Carolina Pine holds a good position, and the market tends to some improvement if anything. Manufacturers are all said to be busy endeavoring to catch up with their engagements and finding new demand continuously greeting them, creating influences that are very reassuring.

Hardwoods show about former features, the line of demand in common with the coarse grades having an expanding tendency. For house trim it is as yet a little early to expect much of an outlet, but all other natural consuming outlets are taking a pretty good assortment and paying former rates almost without exception.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman's follows: Yard dealers report this week that there has recently been a considerable revival of demand, and some yards are shipping a good deal of lumber, A

few report trade actually large. Those who have a widespread trade and do not confine their operations to particular sections, and have the stock to enough to keep their forces busy. Those who have established trade with the car factories and other large lines of consumption, who cultivate the Eastern strip and good lumber demand, are filling large orders. Inquiries and proposals for estimate are flowing into all the offices, indicating that the requirement will rapidly swell when there is a full assurance that winter is practically over. Usually the spring trade does not fairly begin till about February 20th. There is no reason to think that conditions will this year be exceptional to those in previous seasons.

There is some divergence of opinion as to the direction of values later in the season. While the majority seem to think that sorts of lumber in short supply will advance a little under the stress of the spring demand, few believe that there will be a rise of prices throughout the list. About all that is expected is a steady selling on the present basis, which will be enough to yield a fair profit.

Coarse lumber is selling well this year. There is a short supply of No. 2 fencing, with a sharp inquiry for it between yards. The box makers are beginning to look about for No. 2 and No. 3 lumber, and are taking it rough in cases where they usually demand a deduction for dressing.

The Mississippi Valley Lumberman as follows: Throughout the territory supplied by Minnesota, Wisconsin and Michigan lumber, including down-river points as far as St. Louis, there has been a quickening in the lumber trade since February 1st. The signs are unmistakable that spring trade has begun. The condition of country roads in the States bordering on Minnesota is quite improved from that of last week. This, with the solid weather now prevailing, gives exactly the combination of conditions that brings the late winter activity in lumber.

While the outlook for the sale of lumber in the north-central section of the country is most promising, the prospect for a full cut of logs has recovered from its depressed appearance of last week. No spot in the three States where a log of hardwood or pine is cut lacks snow or frost enough to land all logs at their desired destination. The two weeks of January thaw, while it checked Wisconsin logging operations for a time, has served as a spur to greater activity everywhere. Nothing short of a dry spring is now likely to hold back from the mills a full supply of logs.

The product of these logs will not be put upon the market until July. But the general shortage in Wisconsin stocks has set many small and a few large mills in that State to running through the winter with the aid of log thawing arrangements. More mills will run nights than heretofore, and a general effort will be made all along the line to fill up the yards so seriously depleted last year. To offset this product there seems to be a keen appetite for lumber that is general over a territory large enough to consume any possibilities in the way of saw mill products.

For the past week the weather has been such as to rather discourage the operators in the Michigan and Wisconsin woods, and they are beginning to fear that the winter may prove to be an open one after all. However there is time yet for a good deal of cold weather, and the sting of the winter in this latitude very frequently lies in its tail. Across the line, in Canada, woodsmen are doing well and in some sections, if reports can be relied upon, have already gotten out more logs than last year and the year previous put together, and it is expected that before the winter breaks up enough will be gotten out to keep the mills busy for three years to come.

Vermont lumbermen report that the present winter has been a poor one for their business. Until recently there has not been enough snow on the ground for sledging, and even now in some sections the snow on the hills is not deep enough for satisfactory operations. A number of saw mills have shut down because not enough timber has come in to keep them busy. Since the last snow storm the wood cutters have been working seven days a week to catch up with the season's average output, but nevertheless a Rutland dealer says that this is proving to be one of the worst winters for lumbermen that he has ever experienced. Another dealer says that the lumbermen are two months behind in their work and spring will set in before they can make much of a gain.

At Chicago the marked features of the market continue to be the active demand for car material and common lumber. Car siding is sold at \$28 to \$30, and while the factories are not paying the latter figure there are dealers who are confident that they will be able to get that price within the next three months. Railroad companies are all placing orders for new rolling stock, and as the supply of short strips is limited it is not at all unlikely that the expectations of these dealers will be realized.

There has been a very material increase in the prices on common lumber during the past four months. No. 1 boards, all widths, are selling strong at \$12.50; No. 2, \$10.50 and No. 3, \$10. No. 1, 8 and 10 inch, 12 and 14 feet, \$12, 16 feet, \$12.50; 12 inch, \$14 to \$15 for 12, 14 and 16 feet, \$15 for 18 feet. No. 2, 8 and 10 inch, \$11.25 to \$11.50; 12 inch, \$13 to \$14.

No. 1, 6 inch fencing, rough, \$15 to \$15.50. A sale of 100,000 feet of No. 3 6 inch fencing was made last week at \$9.50.

Prices on piece stuff remain at \$12.50 to \$13 for the shorter lengths, with only moderate stocks on hand. Sales are said to have been made during the past couple of weeks at \$12.25 delivered, but this price does not by any means represent the market. Dealers who have been looking for stock across the lake say that short piece stuff is firm there at \$11.

The timber yards report broken stocks and advancing prices. Short timbers are firm at \$13. Large timbers are in fair request at full prices.

ENGLAND.

Reviewing a recent auction sale at London, the Timber Trades Journal says:

The hardwood portion of the catalogue was mostly composed of American whitewood, and was chiefly conspicuous for the introduction in the bidding of eighths of a penny. This innovation does not seem to have met the general approval of the hardwood trade, but we notice that this style of bidding was almost entirely sustained by the regular dealers. However, the trade have the remedy in their own hands, if they do not like it. The prices as a buyer observed to us, were very well sustained, considering the difficulty there is in getting orders from customers.

NAILS.—The January business seems to have put a great deal of stock into the hands of custom, the present inquiry proving light and indifferent. Holders, however, are managing to prevent any special

shrinkage in the line of value, and the market as a rule is looked upon as quite steady, but not likely to withstand any direct effort to realize. We quote Cut at \$1.45@1.50 per keg for car lots and \$1.00@1.75 per keg for parcels from store for iron, and add 5@10c. per keg for steel; Wire, \$1.70@1.80 at mills, and 2.00@2.10 from store.

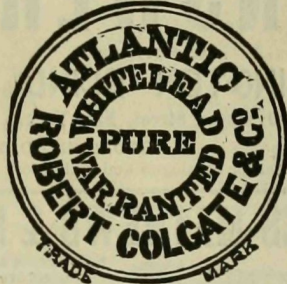
PAINTS, OILS, ETC.—Business evidently is not doing as well as calculated upon, and there is considerable measure of complaint. Especially is this shown as regards house painters' specialties, for which demand seems unusually backward and orders very light, even where they do come in. Paints made for particular purposes are also slow and buyers seem determined to take no more than can be turned over into consumers' hands at an early date. A certain amount of hopefulness induces manufacturers to make a considerable showing of steadiness, but they are handicapped somewhat by a weakness on base supplies, which may have to be followed by similar allowance on the perfected article. There has of late been a decline of about 4c. in quicksilver vermilion, but other dry colors are quoted as before. Colors in oil remains nominally steady. Zincs are turned out with some liberality, but find a good market. White Lead is offered with some freedom and in as close a manner on cost as circumstances will admit without actual cutting of prices, though demand is not much stimulated. Association Corrodors' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 500 lbs., 7 1/2c. net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 5 1/2c.; 12 tons and over, one purchase, 6 1/2c.; dry white lead in bbls. 1 1/2c. per lb. less than price in kegs. Lead in oil in 1 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

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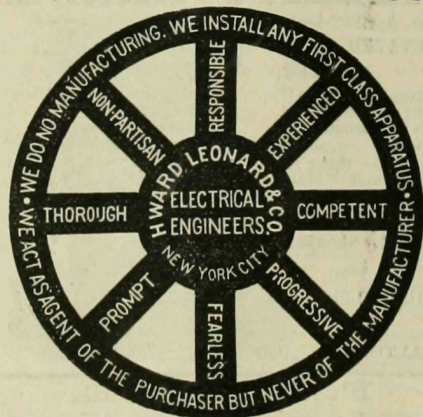
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free on board cars or boat at corroding point. Linseed Oil has found a somewhat improved call, but without any stiffening of values and there are indications that on Western stock reduced bids for car lots would be accepted on prompt deliveries. Beyond March and April, however, the tone is pretty firm. We quote at general range at 35@40c. for Western, and 40@55c. for City. Spirits Turpentine does not reach a point of much animation, but the movement is fair, and with better accounts from primary sources quite a firm market prevails at some advance over last week. We quote at 35 1/2 @ 36 1/2 c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—There has been a little more demand but not enough to create marked activity, and all calls were met promptly. Prices are generally ruling steady for standard goods. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.40, according to quantity, quality and delivery.

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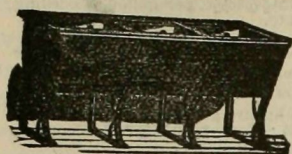
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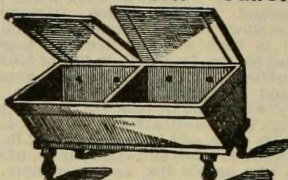
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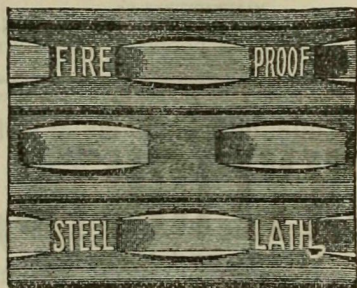
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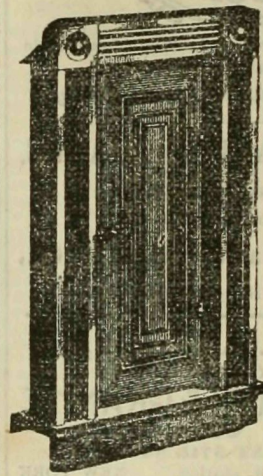
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Table listing Hemlock prices for various sizes and types.

Table listing White Pine prices for good appers and select types.

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Large table listing Yellow Pine prices for various types, including ordered cargoes, flooring, and shingles.

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