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BUSINESS on the stock market is very dull and prices have still a tendency to droop. The immediate cause of this is not so much the gold shipments that are taking place; they could be cheerfully endured if there was any assurance of measures that would prevent them under any but normal conditions. The largest cause of the monetary bad business in securities is the fact that Wall Street stands fairly aghast at the thought that has lately arisen that the present Congress may adjourn and leave the Sherman Silver Act on the Statute-book. The evils resulting from this measure have been so pressed home in financial circles that it was taken for granted that, the little farce in Brussels having been played out, and common business sense indicating so plainly what should be done, that Congress would at once get to work and repeal the act of 1890. But the men who make the Congress do not seem to be affected by the mischief that act is causing; so with the indifference to other's misery, not peculiar only to Congressional humanity, though strikingly exhibited there, Congress dallies with the question and fears arise that it may not deal with it at all. This puts the market back into the position it was in so long last year and is destroying the promise of better things which was founded upon the expectation of an early cessation of silver purchases by the Treasury and a knowledge that throughout the country generally business had for a year been active and good. With the evil in the situation so well known there can be no improvement in the market for securities until it is removed. The situation is that everything that complies with all the gilt-edge investment conditions is in demand and very difficult to obtain, but everything else is discredited. As the latter is in great majority its discredit contracts business very materially.

MAYOR GILROY'S appeal to citizens to aid in keeping the streets of the city in a seemly condition by not throwing papers and refuse onto the pavements is, of course, an appeal with which decent people will heartily accord. But the Mayor can do something better than exhort. He should cause receptacles for refuse to be placed at every street corner. Like a good housewife the city should provide public waste-paper baskets for its citizens. Where the useless lampposts are to-day handy iron boxes securely closed with a moveable self-acting lid should be placed, as perpetual standing reminders to passers-by to preserve the peace and the pieces of their old letters and discarded newspapers and not scatter them in the streets. The contents of these boxes could be sold and the returns would pay for their maintenance.

IF any one should have predicted four years ago the attitude of the press in general to the present phase of the rapid transit situation the prediction would have been scouted as utterly preposterous. Shortly after ex-Mayor Grant assumed office for the first time the Manhattan Company presented to the officials and people of this city a very moderate plan for the improvement of its service to the public—a plan which did not propose the extension of its lines into any new districts, but simply such additions to their present structure and terminals as would bring them up to their maximum utility. The proposal was so utterly unobjectionable that in an intelligently governed city it would have been accepted without a murmur, and questions would have arisen only concerning the terms upon which the increased privileges should be granted. But the government of the city saw in the proposition an opportunity to make cheap capital out of a monopoly supposed to be unpopular, and the clear-headed, public-spirited newspaper editors, by holding up their hands in amazement and consternation at the presumption of this conscienceless corporation in making such a sinister proposal, assisted Tammany in shutting off the Manhattan Company from any concessions. The only shadow of reason behind the acrid and virulent opposition offered to the suggested improvements was that the

Manhattan Company at its best could not give New York the kind of rapid transit that the city's present and future imperatively demanded; and this shadow of reason disappeared before the consideration that in granting these privileges, we should be simply throwing up a makeshift to tide us over the few years which would be necessary for the planning and erection of a permanent system. But neither Tammany nor the newspapers would listen to any reason; and, of course, they had their own way.

NOW, at the end of some years, we find that private capital is not willing to undertake the construction of the most unobjectionable and feasible plan as yet outlined. The emergency thus created has been too much for the consistency of the newspapers. Instead of insisting that the Manhattan Company is still a sinister monopoly, incapable of supplying the city with the facilities it needs, many of the newspapers have flopped over to the opinion that the elevated roads are our *only* resource. Doubtless the death of Jay Gould is partly responsible for this astounding change of front, for the press have no longer anything to gain by taking advantage of his unpopularity; but they are probably more influenced by their fear of facing the situation as it really is. They know just as well as the Rapid Transit Commission knows that the elevated roads are not our only resource. The city can build the road, and build it at a big profit. But the newspapers, with the exception of the *Times*, are afraid to favor this innovation, partly because it is an innovation (the unintelligent always dislike sensible innovations) and partly because they tremble before the threatened popular disapproval of placing the improvement in the hands of Tammany. Tammany, however, whose leaders are engaged upon more congenial political duties, is equally afraid of assuming such an important responsibility as the municipal construction of the road. The consequence is that in the face of the past records, both of the local officials and the newspapers, and in spite of the criminal waste of money involved in the step, there is talk of turning the new transit service over to the Manhattan Company.

IF this is done it will be done with a wanton disregard of the permanent interests of New York. Curiously enough the construction of more elevated roads is defended by the very arguments which the newspapers scorned a few years back. It is alleged that these new elevated roads are only a temporary expedient and that as soon as they are erected the Rapid Transit Commission can again return to the task of planning a system which will place the northern wards more on an equality with places to the east and west at an equal difference from the City Hall. This argument is perfectly valid so far as it applies to the improvement of the present structure of the Manhattan Company up to its full carrying capacity. Such an improvement would tide us over the next few years in pretty fair shape. As we have always held, it is a concession which the Manhattan Company has a right to ask and the authorities every reason to grant. But it is not valid as applied to the construction of the two elevated roads, one on each side of the city, which the Commission have announced that they intend to lay out, because such elevated roads would partially take the place of the permanent system, and so make its construction more than ever difficult. Does any one mean to say seriously that if a franchise for an expensive but adequate system is unsalable at the present time that it will be salable a few years hence, after two more competing lines have been built? No responsible private capitalist would take \$5,000,000 out of the city treasury as an inducement to construct such a road as the Commission has planned. More elevated roads would do what the elevated roads have already done. They would provide a stop-gap for a decade or so, and then act as an impediment to a better system. If they are constructed, the demand for rapid transit will temporarily subside, and any talk of a really adequate system will be futile mouthing until our present inconveniences again appear. When that time comes the difficulties of the problem will have been multiplied several times over; its expense will have been increased; its engineering obstacles will have become even more trying, and the combination of capital against it more powerful. *The only time to build our permanent system is the present time* Existing facilities should be improved just in so far as the improvement does not displace the permanent improvement. As to the permanent improvement, it should be constructed at the expense of the city; and if it is not so constructed, the bill of damage from the neglect will amount to hundreds of millions of dollars.

THE closing suggestion of Mayor Boody's message is enough to provoke unrestrained hilarity in those who understand its significance. He reminds the Common Council that the repeal of the Cantor Act has placed on that "honorable body" a special and important responsibility; and he recommends that a policy be adopted that will secure to the city the full value of all privileges granted. A wise recommendation, surely, considering that applications are pending before that body for the use by private corpora-

tions for railroad purposes of more than one hundred miles of Brooklyn streets. Yet he might just as well advise the adoption of a wise public policy by Haroun Alraschid as by the Common Council of the City of Brooklyn. Since the repeal of the Cantor Act the body in question has acted as if they were the official agents of a coterie of private individuals who are trying to make money out of the Brooklyn street railway franchise business—one of the most lucrative of modern occupations. Mayor Boody knows this as well as anybody else does, and hence we may take his "recommendation" to be a bit of executive sarcasm.

The City Must Build.

THE meeting held on the Real Estate Exchange last Wednesday was the first public attempt to vitalize the question whether it is not the duty of the municipality itself to furnish the city with the new transit system. Up to the moment of the meeting, that aspect of the problem had received consideration only in the columns of THE RECORD AND GUIDE, and lately, we are glad to say, in those of the *Times*. It needed the action of just such an assemblage to give the matter a wide public standing and force it upon the people for popular judgment. By the very timely action of the Exchange, the question is now writ large and, if we mistake not, it will be the chiefest of the determining factors in settling the kind of Rapid Transit New York is to get.

The more deeply the people of this city look into the condition that confronts them the more clearly they will see that it is simply impossible to escape from make-shift action, temporalities and ultimate mistakes, except by calling upon the municipality to undertake the construction (mediately if not actually) of the new system. A very hard logic is pushing our citizens, and will yet play havoc with their old ideas of what a municipality may and may not do for itself. They must either yield to this logic in the rapid transit matter or save themselves by an immense and irrevocable surrender of their larger interests.

THE RECORD AND GUIDE has insisted during the past year and a-half that there are two and only two likely sources from which the metropolis can obtain rapid transit—one is the Manhattan Co., the other the Municipality. The Rapid Transit Commission and Mr. Steinway himself, the president of that Commission, have assured us that the only feasible and adequate system of transportation obtainable is an underground system. Ex-Mayor Hewitt in his speech on Wednesday declared the same and said that his judgment was that of four of the most eminent engineers and railroad men in the country, men whose counsel he had sought when Mayor. Of course this conclusion may or may not be correct, but certainly no uninstructed, off-hand lay opinion can be considered for a moment against such weighty authority. Those who talk to the contrary should be compelled to prove their qualifications as engineers and students of the problem. No one can determine what the best system for rapid transit is by mere intuition or guesswork. However, the point we wish to insist upon here is this: that no underground system, no new elevated system, no new system of any sort whatsoever is at all likely to be built by any one but either the Manhattan R. Co. or the municipality. The people delude themselves if they think otherwise; they cannot read facts almost as large as the city itself. The Manhattan Co. is pursuing no inactive policy. We may count upon it that no step has been taken so far in all that has been done in which that company has not had directly or indirectly some part. Not only the King's ear but the King's hand is everywhere. The interests, friendship and alliances of the company are far-reaching and potent.

In the past the Manhattan Company has done the city an immense amount of good. The elevated roads have contributed more towards developing and extending New York than any other single agency; and the limit of the usefulness of these roads has not by any means been reached. Indeed, no scheme for rapid transit that ignores the existing roads, that does not favor and permit their development to their utmost capacity is an adequate one. The elevated roads and only the elevated roads can give the city the immediate relief it is crying for. The third track should be built as soon as possible; terminal facilities should be increased wherever needed. For three years at least, for five years probably, for ten years possibly, New York must depend upon the Elevated Roads. There is nothing else.

But the elevated roads in their present extension cannot meet the permanent requirements of the city. It is folly to say they can. Some new system must be devised. Mr. Steinway, the Rapid Transit Commissioners, and Mr. Hewitt and his expert counsel tell us an adequate system *must* be an underground system. It may be so. There is no use discussing the matter here. But this fact is certain: whatever the system should be it must be essentially a new system. No patching, tinkering of our present lines will give us what we want.

Now, the question is, who is to give us this new system? As we have said, there are two and really only two sources to which we can turn for it: The Manhattan Company and the Municipality.

The Manhattan Company is not unknown to the people of this city. They have had a long and close acquaintance with the methods, morals and principles of that organization. They ought to know by heart, at this day, the sufficiencies and the insufficiencies of that company as a public servant, for in all that is said we mustn't lose sight for a minute of the fact that it is a good public servant that the people are seeking in the new rapid transit system. The Commission was created, not to provide a profitable opportunity for capital or a safe investment, but to create an adequate economical public service. But, it is silly to expect any private corporation to be essentially a public servant. The Manhattan lines have rightly and naturally been managed from the beginning, first in the interest of stockholders and afterwards in the interest of the people. If the new system, whatever it may be, elevated or underground, be turned over to the Manhattan Company or any other private corporation it will be managed for the stockholders' benefit first and for the public afterwards. Think of the sewers, or the streets of the city, or the water-supply being managed according to this policy! Yet rapid transit is as essentially a necessary public service as almost any of the services now performed by the municipality for its citizens. Who for a moment doubts that in the existing emergency the elevated road service would be greatly improved did the city manage the lines? The third track would have been built long ago, terminal facilities would have been increased, longer trains and more of them would be in operation; but then, the Municipality would not be running the roads primarily for dividends, which naturally the Manhattan Co. must do. Besides, did the city own the elevated roads the senseless opposition to the lines, which has greatly intensified our difficulties, would not have had an excuse for existence, and on the other hand there would have been no potent private interests, as there are to-day, to fight new projects and necessary improvements.

The municipality should construct whatever new system is decided upon.

Expediency dictates the course which the city should pursue. Improve the elevated roads to meet present necessities, and let the municipality begin at once to construct an adequate permanent system of transportation—one that will meet all our requirements as far as those requirements can possibly be met. Let the profits of the new system accrue to the people. They can afford to shoulder any temporary loss at the beginning. But as the city grows, aided by the new system, let the profits created by the city go to the city. "Private enterprise" to-day is in possession of franchises, natural monopolies, of practically incalculable value.

The only objection that we have yet heard urged against municipal ownership is that the politicians will rob us; suppose they will. How much can the politicians possibly steal in the construction of say the Commissioner's underground road? It is possible to reduce the matter to figures. Suppose we say they take, in some way, ten or even fifteen millions (a risky business) from the fifty millions the road will cost. Interest on the steal at say 3 per cent (the city's credit), \$300,000 or \$450,000 a year. What is that amount in comparison with the 6 per cent which the Manhattan Company pays annually on its stock of \$30,000,000, all of which represents water?

As a matter of fact, however, what warrant has anyone for declaring that the city will be plundered in a wholesale way by the politicians? When once a dog has got a bad name it is easy to slander him. No eternal relation has been fixed between speculation and politics, and many enterprises which the city has undertaken have been well and economically carried out. No one, in the case of the Aqueduct, for instance, has been able to demonstrate or give the least evidence to support a belief that the city was robbed. Millions cannot be made away with without leaving some evidence of the loss. In the construction of the Aqueduct it was not the city, but the contractors that lost. The work was apparently so well done that the principal contractors became bankrupt and the next largest of the contracting firms did not, we believe, make one penny. But the exactness of all this doesn't affect the main argument. The politicians cannot extract from the people by incapacity or dishonesty anything like what "private enterprise" can, does and will extract.

WE print elsewhere an interesting letter from Mr. Geo. S. Lespinasse, descriptive of the Bourse du Travail, the causes that led to the establishment of that important organization and the tendencies of its activity at present. In many respects the Labor problem can be studied by our people better abroad than in this country. The workmen of Europe have forced their governments to consider and act upon questions which in all probability we shall not have to face for ten or fifteen years yet; but face them we will have to. The social difficulties which the old world has had to meet will sooner or later arise here, in one form or another, and we cannot do better than gather all the wisdom we can from European experience.

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

Facts About Cholera and Immigration.

In the universal scare which followed the advent of a few cases of cholera in this port, from Europe, last summer, the imaginations of a few fervid New York newspaper reporters were drawn upon for the main supply of "facts." It was a time when the ordinary methods of judgment were cast aside and all the mean impulses that arise from ignorance and terror were allowed free rein in the press and the public mind. All the everyday facts bearing upon the subject, and which were easily accessible, as they are now, were ignored. But now that the universal terror has in large measure subsided, and people have learned to look the conditions squarely in the face, it is not amiss to bring a few of these facts forward, for what they are worth.

Of the large body of commercial travelers—buyers for the representative importing houses of all the large cities of this country, who make regular trips to England, Germany, France, Switzerland and Italy, once, twice and some of them three times a year, not one is known to have changed his plans for a single moment on account of the cholera scare. And not one of them is known to have been attacked by the disease. Yet they went and came through the affected European ports. Furthermore, thousands of tons of merchandise came through the same ports, much of it having laid for days and weeks on the docks in Hamburg, Rotterdam, Amsterdam, Antwerp, Havre and Bordeaux, at all of which cholera made its appearance. All of this merchandise—dress-goods, hosiery, gloves, cloaks, linens, passementeries, buttons, laces, embroideries, tapestries and other forms, has gone upon the market and been distributed through the usual commercial channels, broadcast over the country. Yet no known case of contagion has come to light. Again, the quarantine methods employed in this port, crude as they were, confined the contagion to the immigrant class in which it made its appearance.

These facts lend peculiar weight to observations from an interested person who, under other circumstances, might not be given the courtesy of a hearing. Mr. Emil L. Boas is the General Agent in New York of the Hamburg-American Packet Company. He has but recently returned from Hamburg, where he had gone to confer with his principals and to study the situation for himself. To a RECORD AND GUIDE reporter he spoke very freely both about the cholera scare and the immigration suspension scheme. He said: "As to the contagious nature of cholera there are opposite opinions held by the two highest European authorities. Dr. Koch and Dr. Pettenkoffer are the acknowledged authorities in Europe to-day upon the pathology of cholera, and their views are diametrically opposed to each other. Dr. Koch holds that the bacillus is the cause of cholera and that if you kill the bacillus the cholera will disappear. Dr. Pettenkoffer, on the other hand, holds that the bacillus is one of the consequences of cholera, and that if you have the cholera the bacillus will appear. Pettenkoffer maintains his position by citations from the history of cholera. For instance, that Munich had a siege of cholera some twenty or thirty years ago, and that the disease ran its course and died out. The treatment of the epidemic was what was called the 'old treatment,' before the bacillus was recognized as the probable purveyor of the disease. Now, we have just had, in Hamburg, an example of the 'new treatment,' where the effort was made to stamp out the disease by attacking the bacilli. But the disease spread in congenial quarters just the same, was just as deadly, and was not stamped out. Pettenkoffer says the conditions favorable to the spread of cholera must be found in the soil and water. If they do not exist, there is no danger of cholera contagion. It seems that the experience of Hamburg rather confirms this view of Pettenkoffer's and, if that is so, there can be little danger of cholera here, where the drainage is good and the water is good and the soil is in its normal condition. In Hamburg, the soil in its normal state is always saturated; the city lies very low, being built nearly on a level with the Elbe and is traversed by canals. Now, last summer they had a very dry spell, during which the water in the Elbe fell considerably below the normal summer level. For months there was no rain, and the usually saturated soil became comparatively dry. This extraordinary condition of the soil proved favorable to the spread of cholera when once introduced."

"How about Russia?"

"In Russia they had a similar extraordinary condition of the soil too, as well as of the people—they had been so reduced by their terrible famine and were driven to subsist on unaccustomed food—and were peculiarly susceptible to cholera."

"Well, how about Belgium and France?"

"There was no epidemic cholera in Belgium or France, only sporadic cases, such as we had here. In France and Belgium and England, if anywhere, the contagion should have spread, if the Koch bacillus theory of it is true, for there was no interruption of commerce or intercourse with either of those countries, and with Hamburg England the traffic with it is much greater than it is with America. These facts have led me to the conclusion that if we keep ourselves and our cities clean, eat wholesome food and drink pure water there is little to fear from cholera. And if it is to come there is no keeping it out by a simple interruption of steerage traffic. There is no guaranty that it won't come as well in the saloon as in the steerage. If we have a reasonable quarantine we have done all that is reasonable to prevent the disease from spreading to our shores. The example of England should not be ignored or wasted. There was no exclusion attempted there; no restrictions were put upon intercourse, but every passenger was subjected to a thorough inspection, and if found in any way suspicious he was watched for a time, when, if the disease gave no sign of appearance, he was allowed to go; but in all such instances the individual was kept under observation at home for a time. Thousands came and went under these conditions and yet England had no cholera—not even a cholera scare."

"Now, as regards immigration: We have a nation now of 65,000,000 and can accommodate a few hundred millions more, so we can't claim to be over-populated. There is Germany, not as large as the State of Texas alone, with 48,000,000 of people. Germany is doing all she can to keep her

people. So, as a simple economic question we should be as anxious to gain as Germany is to retain her population. Germany is now passing a law which is designed to make immigration ever so much more difficult. It is almost trivial to question the value of the individual immigrant. He is not only a producer; he is also a consumer, and although his pretensions may at first be small they grow quickly—everybody knows they grow too quickly.

"Now, in all that I have ever read in opposition to free immigration, it is said they are a menace to our institutions; but we want their productive power, and in every commercial sense, as THE RECORD AND GUIDE has pointed out, find them advantageous. Now, if they are a menace to our institutions, the simplest way to avoid that is to change our naturalization laws. Why, in the big cities, do we go on establishing naturalization mills and grinding through them social material that is inimical to our social and political system, while declaiming against the immigration of these 'dangerous elements.' California has just amended her constitution, requiring an educational qualification for the right of suffrage; that's a step in the right direction. Require an educational qualification and a long residence in the country, and you will amply protect the social and political system from any influences from without. Of course, it is very difficult for a man like me, engaged in the steamship business, to bring forward anything that will not be tainted with self-interest. But I have tried to state only simple facts to you, that are open to everybody, and cannot be gainsaid."

Mr. Wright, representing the Inman and Red Star lines, said the reason why those companies have suspended the immigrant business was because under the newly-imposed conditions it did not pay. If they could not carry several hundred in a ship it was cheaper not to undertake to carry them at all, and to confine their efforts to cabin passenger traffic and to freight.

The Paris Bourse du Travail.

PARIS, December 27, 1892.

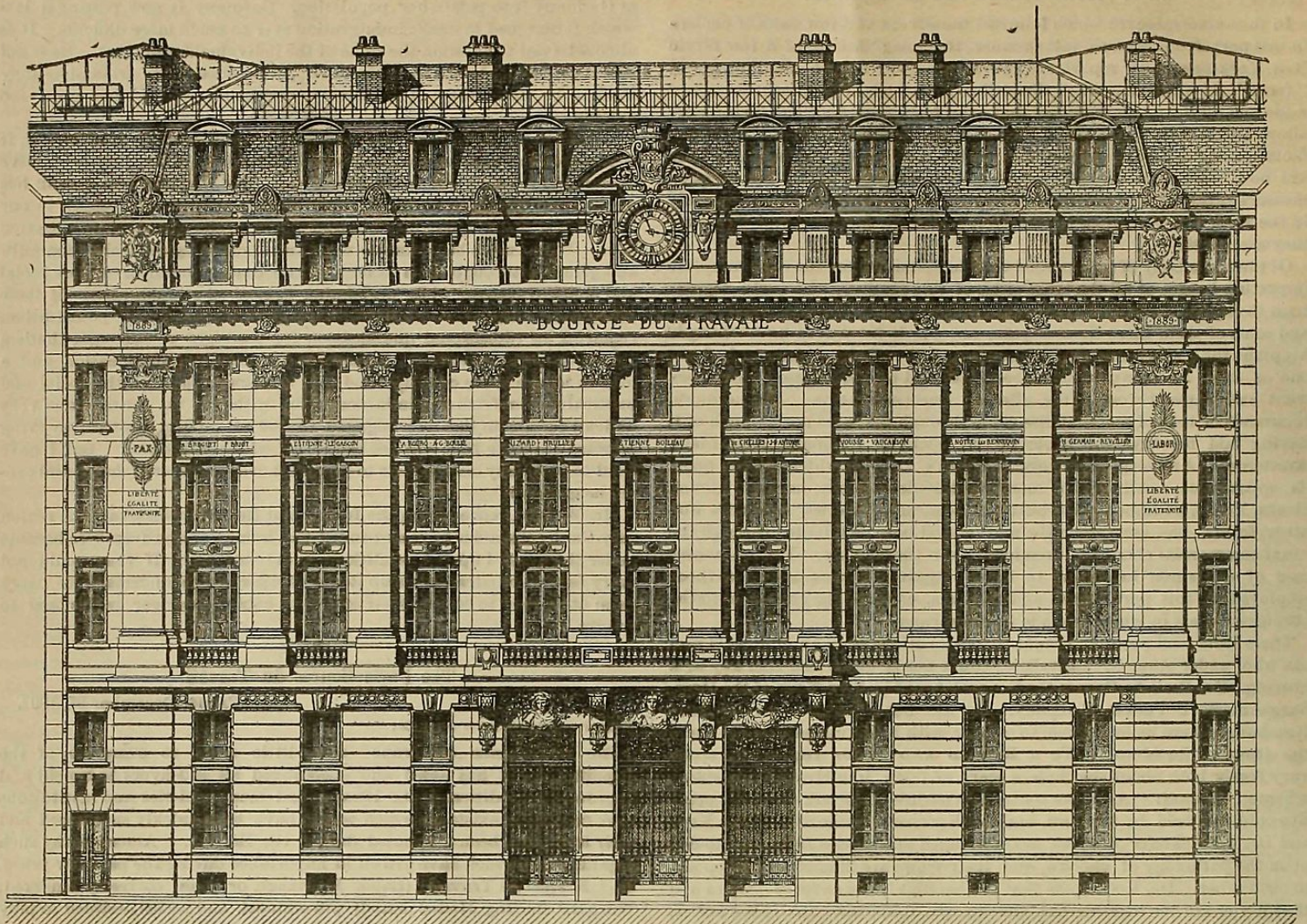
Editor RECORD AND GUIDE:

The workmen of France have little cause to complain of the Republic, for it has aided and encouraged all endeavors to benefit and improve the condition of the laborer, and many societies and institutions have come into existence which would have been quickly suppressed had their formation been attempted during the Empire. Among many such organizations which have grown in importance during the past few years, the "Bourse du Travail" (Labor Exchange, or more correctly rendered, Workers' Meeting House), stands pre-eminent and seems destined to play a large part in the economical and political life of the Republic and to extend its influence to other countries.

Organized under the laws of 1884, which allowed the formation of Workmen's Societies as a purely benevolent institution, it has developed into a strong political organization, attempting to dictate its policy to the City and national Government, fomenting strikes, the terror of contractors, watching with a jealous eye all privileges or franchises sought by corporations, and said to be the nursery of all socialistic doctrines, establishing sub-agencies in every ward in Paris and in the towns throughout France.

In 1882 the Government named a special Commission to study the question of labor and the participation of laborers in all enterprises concerning public works. Among some of the questions considered by the Commission were the following: The advisability of forming a Labor Exchange, the objects being: To furnish workers with a proper meeting place, well heated and comfortable, where they could come to make inquiries for work; to fix a rate of wages for labor in Paris and all the large cities; to publish a weekly list of the important works going on in different cities, and the number of men required to carry on the enterprises. This sensible programme, if strictly carried out, could only have benefited all classes, workmen and employers alike. After the Commission had fully considered the subject and reported favorably, the municipal council, in 1886, decided upon the erection of a "Bourse du Travail," to be used for the following purposes: As a meeting place for unemployed workmen; as an exchange where workmen and employers could come together, the object being to do away with the existing labor bureaux which are very expensive to the laborer; as a place where the syndical chambers of the different trades could meet; as an establishment where all demands for labor and offers of work could be published; as a library, free to all laborers, unionists or non-unionists.

Pursuant to a resolution of the Council, the land for the building was purchased in November, 1888, and work begun. The land cost \$205,000. The estimate for the building, not including furniture or the library, was \$400,000. In the latter part of 1891 the structure was completed, and the Bourse has been in operation since May last. It is about 80 feet high, with a frontage of 120 feet on the Boulevard de Magenta, and the same on the Rue du Chateau d'Eau. It is composed of four wings, surrounding a central courtyard of rectangular shape, with paneled corners, the whole being closely shut in by other buildings. The edifice covers a superficial area of 2,123 square yards. Great difficulty was experienced in preparing the foundations, as the soil consisted of marl resting on sand undermined by a stream of water which descends from the elevated district of Belleville. To get down to good ground no fewer than ninety holes had to be dug and filled with concrete made of pebbles and Portland cement. Arches of millstone grit and cement connect these points, on which rest brick piers supporting the circumference of the central hall, and four intermediate pillars of cast iron. The vestibule is reached through three doors, opening on to the Rue du Chateau d'Eau. On the right of the vestibule is the janitor's lodge; on the left there are a post and telegraph office and a telephone. In the centre is a glass-roofed hall which constitutes the leading feature of the structure. This hall is fitted up for use as the principal place for holding mass meetings, and there are tiers of seats on three sides. Around this hall there are smaller meeting rooms, which are separated from the great hall by moveable partitions, so that they can be thrown into it in case of a congress, etc. In this man-



Bourse du Travail, or Workmen's Exchange, Paris.

ner two thousand persons can be brought together. To provide for the tiers of seats, the floor of the central hall is placed three and a quarter feet below that of the adjoining rooms and extends beneath the latter. The space which thus exists under these smaller rooms is occupied by the heating and ventilating pipes.

The glass roof of this central hall is supported by half-trusses with cross-bars, joined together at the summit by a rectangular frame. The feet of these trusses are upheld by vertical iron supports, which pass through the floor and rest on the main girders that sustain the floor. In this way the metallic frame-work of the hall is entirely independent of the walls which surround it, and it would be possible to remove it without affecting the main structure. Even the gutter of this roof rests directly on a cornice placed for that purpose. A skylight turret assists in ventilating the hall. In the basement are placed the hot air stove and the electrical apparatus. In the basement, also, underneath the Central Hall [described above], is another large chamber, called the "Salle de Greve" (Hall of Strikes). This room is 16 feet high and has an area of upwards of 500 square yards. Here meet daily the men of various trades who are seeking work. Light enters this room through glass flagstones placed in the floor of the great hall overhead, but this is found insufficient and the electric light is to be added. On this floor there are, in addition, three subsidiary halls, cellars, etc. The "entresol" or intermediate story does not exist on the frontage. It comprises several small rooms occupied by the janitor and other persons employed in the establishment. The first floor of the Bourse is specially devoted to the management. In the wing fronting on the Rue du Chateau d'Eau are the offices of the Statistical Committee and the Managing Committee, consisting of two rooms having an area of 24 square yards each. The library and reading-room, also on this floor, is a chamber of a superficial extent of about 80 square yards, with a balcony. It is well stocked with works bearing upon the various trades and has been of great assistance to the men who constantly resort to it. In the other wings and on the same floor are to be found the offices of the General Secretary, Statisticians, Inspectors, etc. The second, third, fourth and fifth floors each contain four fairly large rooms in which technical lectures can be given, twenty-eight offices, 10 feet by 13, and five offices double this size. There are thus thirty-three offices on each floor, or 132 in all, which are placed at the disposal of the trade unionists of Paris. Each of these offices is provided with the electric light. These rooms are already found to be too few in number and as many as five or six trades are obliged to use the same room.

Thus, to sum up, there are the following principal departments: "Salle de Greve" or Strike Hall, in the basement; Grand Meeting Hall on the ground floor; Management offices and Library on the first floor, and lecture rooms and committee rooms and offices on the other floors.

In this building now meet daily the representatives of over three hundred syndicates of workmen and women, representing as yet only one-fourth of the workers of Paris. Nearly all trades are comprised, among them being artists, builders, bakers, engineers, cooks, architects, barbers, carpenters, male and female servants, funeral mutes and rag-pickers. One may wonder what need such free lances of trade as the last-mentioned can

have of board rooms and syndicates. It seems, however, that the banding together of this small army of eleven hundred knights of the hook has improved their condition and brought to terms many a large junk house which had not dealt in the proper spirit with some member of the syndicate and was accordingly boycotted into making due reparation.

The position occupied by the Bourse du Travail and the influence it wields in regard to public matters, can be best indicated by giving a condensed report of one of the large meetings held there a few days ago, viz.: The meeting called together by the gas workers and all trades interested in the manufacture of gas.

The gas companies having applied for a renewal of their charters, with certain additional privileges, all trades concerned in the manufacture of gas met at the Bourse du Travail on November 15th of this year. Over 4,000 men were present, and amongst the number six members of the Paris municipal council. The meeting having been called to order, the General Secretary addressed it. After stating the object of the meeting, he went on to say: "Since the formation of the gas companies they have realized very large profits, in which the workers have but slightly participated. Since 1890, however, when it became necessary to renew the charters, they have consented to increase the wages of their employes to a very small extent. We are given to understand that there will accrue from the renewal of these privileges a benefit of from five to six millions of francs a year, without any extra expense. We therefore think it unjust that the shareholders should get all the profits without the laborers receiving their share, and we demand that a part of this profit should be divided, and that 1,500,000 francs should be apportioned amongst the gas workers in lieu of an increase of wages." After further discussion in the same spirit the following resolution was unanimously adopted:

"The gas workers will press, by all legal means, their demands on the gas companies and the municipal council. First, they demand 5 francs per day as the minimum rate of wages for laborers, etc.; second, the rate of wages fixed by the city for the different trades, plus 2 per cent of the profits accruing to the gas company from the proposed new charter, to be divided by the syndicate among the men pro rata on the wages received by each man. The gas workers further declare that they will sustain the aldermen who will defend the interests of the workers in a proper manner, and will oppose all those who, under any pretext whatever, will not do so."

The meeting then adjourned to await the decision of the Common Council.

"We have seen what it was intended that the Bourse du Travail should be. What are the results? Of all the purposes which this institution was to have fulfilled it has," so its critics state, "only realized two; it has given to workmen an official meeting place; but instead of discussing there offers and demands for work, revolutionary debates are indulged in, disorder fomented and the public peace threatened. It has also established free labor agencies; but, unfortunately, they amount to little, as only one-quarter of the laboring population is yet banded together in Paris, and no employer cares to apply to the syndicates for workmen for many reasons. The red flag has taken the place of the tricolor, and the busts in the hall

are draped in such a manner that only the red part can be seen. Since 1887 the institution has fomented a great number of strikes, the more important being the cab, omnibus, railway and food strikes. It has sent money and agents to organize the great strikes of Fourmies Roubaix, Carmaux, etc., and it organized the first of May demonstrations."

Moreover, still quoting its critics, "there exists at the Bourse a secret committee which controls the funds for aiding strikes and is in correspondence with all foreign syndicates. This committee at one of its last meetings decided to organize a strike of all the French industries, which, if successful, is to be followed by an international strike. Funds received from over 600 French and foreign syndicates [are held in reserve for this purpose."

"It is only necessary to attend one of the meetings of the Bourse," still quoting its critics, "to feel convinced that one is in presence of a hot bed of insurrection, revolution, internationalism, etc.; these are the favorite themes openly discussed. Reforms for the benefit of the workmen are no longer considered; and this takes place in a public building." Nevertheless, those who think that the Bourse du Travail is an institution to be suppressed, go a step too far. A dangerous weapon has indeed been placed in the hands of the workingman. He may at first use it cruelly and harshly and to the detriment of existing interests. He may order unnecessary strikes, and in other ways make an intemperate use of the power given him, but gradually he will see that his interests do not lie in that direction, that both capital and labor are to be treated alike and then the Bourse du Travail will become what it was intended to be, a great and powerful institution of benefit alike to laborers and capital.

Before closing it may be of interest to give a few statistics of the number of strikes which have taken place in Europe. Between 1874 and 1891 there were 1,398, of which 804 occurred from 1874 to 1885. Of this number 568 lasted less than 20 days; 196 from 30 to 100 days; 12, 180 days. The strike of the carpenters in Paris, in 1877, included 20,000 men; that of Auzin, in 1884, 10,150. The total number of laborers having participated in strikes in these 11 years, from 1874 to 1885, amounts to 210,062—about 19,700 per year. The strikers have lost on an average 8.684 days of work per strike, or a total of 11,140,232 days of work from 1874 to 1891. Of all these strikes, 340 were favorable to the strikers, 258 ended in mutual concessions, the rest gave negative results.

These figures are instructive to both laborers and employers and should make both parties ponder before allowing a strike to take place. If the Bourse du Travail should in the future prove a peacemaker instead of a fomenter of strikes it will indeed be a great institution.

GEO. S. LESPINASSE.

Since the above was written the gas company has signified its willingness to give the 2 per cent of the profits, but refuses to increase the minimum rate of wages to 5 francs, and the question remains unsettled.

G. S. L.

Rapid Transit By and For the People.

CITY OWNERSHIP AND CONSTRUCTION OF THE PROJECTED UNDERGROUND RAPID TRANSIT RAILROAD THROUGH BROADWAY AND THE BOULEVARD SUPPORTED BY A BIG MEETING AT THE REAL ESTATE EXCHANGE AND BY A STRONG MEMORIAL TO THE RAPID TRANSIT COMMISSION—AN OPPOSITION, OF COURSE.

In the effort to find the most satisfactory solution of the rapid transit problem, the city has at last got back to the point from which it should have started two years ago. Within the last week it has become apparent to everybody that we will have real rapid transit through municipal construction and ownership, or we will have it not at all—only an extension of the present elevated railroad system.

As a result of the meeting held at the Real Estate Exchange and Auction Room on Wednesday, a strong committee, composed principally of well-known brokers, auctioneers, owners of real estate, lawyers and builders, was appointed to take all lawful measures to secure the construction of the underground road as planned by the Rapid Transit Commission, by the city, as a city enterprise. A meeting of this committee was held at the Real Estate Exchange on Thursday, at which an executive committee was appointed. Richard V. Harnett, as Chairman of the General Committee on Rapid Transit, was *ex officio* Chairman of the Executive Committee, and Benj. F. Romaine was secretary. A memorial, expressing the views of the committee, was adopted and ordered to be presented to the Rapid Transit Commission.

Yesterday, at the meeting of the Rapid Transit Commission, the memorial was presented. It was as follows:

NEW YORK, January 5, 1893.

To the Honorables WILLIAM STEINWAY, JOHN H. STARIN, JOHN H. INMAN, SAMUEL SPENCER and EUGENE L. BUSHE, Rapid Transit Railroad Commissioners of the City of New York.

GENTLEMEN—At a meeting at the Real Estate Exchange and Auction Room, in this city, on Wednesday, January 4, 1893, held for the purpose of taking action in reference to the rapid transit problem in this city, the resolutions hereto annexed were adopted and a committee was thereafter appointed, pursuant to the requirements of such resolution, for the purposes therein mentioned. At the meeting of said committee held this day the following minute was adopted and was directed to be submitted to your Honorable Body, together with a copy of the resolutions passed at the meeting of January 4th:

MINUTE.

The City of New York has reached a critical point in its history. Its growth, development, and prosperity are suffering serious impairment from the utter insufficiency of the present transit facilities. The existing transportation facilities are concededly inadequate in relation to speed, space and capacity. As a consequence of this people who would otherwise reside within this city are compelled to seek homes elsewhere, to the profit of nine lines of railroad which find one of their main sources of income in distributing this overflow of New York into the suburban districts of

New Jersey. The Long Island Railroad and the ferries radiating in every direction from the City's water front, are similarly occupied. With an adequate system of rapid transit in this city a very large part of this overflow would settle within its limits, contributing to its growth, development, industry and general prosperity.

The meeting which appointed the committee was unanimous in insisting that it was the duty of your honorable body to find both an immediate and a permanent remedy for the existing evils.

As an immediate remedy, it was considered that the existing elevated railroad companies might have additional terminal facilities accorded, and an additional track authorized, under proper conditions by which compensation for private property taken shall be required. This seems to be compelled by the logic of the situation and the popular demand for immediate relief.

The committee concurs in the opinion recently expressed by Mr. William Steinway, President of your Commission, first, that real rapid transit by elevated iron or steel structures is practically impossible; second, that rapid transit by underground railroads as planned by the engineers of the Commission is practicable, and should not be abandoned because of the reasonable failure of the Commission to market the underground franchise it had created. Since private capital has refused to undertake the construction of an underground road, it is the duty of the municipality itself to assume the enterprise. The construction and ownership of such a railroad is as much a legitimate function of the municipal government as the building of bridges, viaducts, sewers, aqueducts or the opening and maintenance of streets, parks and public places. Every consideration of public policy that warrants the one urges the other, and in a city circumstanced as New York is, transit systems perform as necessary and vital public functions as the street, the sewer or the water supply systems. To accomplish this result it is respectfully submitted that no makeshift should be adopted, but that steps should be immediately taken to accomplish a speedy and permanent solution of the problem.

The question whether the future rapid transit needs of the city shall be supplied by the municipality itself or by private capital is wholly one of expediency. It is purely a business question of how to obtain the most within a given expenditure. No step that finite intelligence can take in this matter can be free from some objection. No action which any Commission could possibly take can be equal to the test of perfection. Reasonable people will not expect nor demand it. The test that they will apply, and in our estimation justly, will be whether upon balancing all considerations there is a preponderance of benefits and advantages for the people of this city in favor of the plan adopted. Whatever may be urged against the construction of new lines by the municipality, more may be said in favor of that course, and it is in view of this that the meeting on Wednesday, and that of the committee to-day, stand in favor of a departure from the principle which has hitherto prevailed, and maintain that this great public necessity for rapid transit should be settled through municipal agencies. The argument against action by the municipality, if not purely theoretical, resolves itself into this: That our officials cannot be entrusted to build the new road or roads, or manage them when built, wholly in the interests of the people. Extravagance and worse are feared. We do not believe this. But granting, for the purposes of argument, that the assertion is well founded, we submit that any such extravagance, or worse, of our officials in constructing and operating the new system (making it as large as it is possible for even political prejudice to put it), would still fall far short of what private enterprise would surely extort from the public. We have no desire to criticize, and in referring to the existing elevated railroad companies are merely stating the facts. Your Commission well knows that the stock of these companies represents millions of watered value upon which the people of this city have to pay, and will be compelled hereafter to pay, millions annually. This profit we believe exceeds that which any fraud, craft or incapacity, within even remote probabilities, of official action, can extract from the pockets of the people. If your Commission hands over the franchise for the new system to private individuals or corporations it will be tantamount to surrendering ultimate values which actually belong to the people by whom they are created, amounting to hundreds of millions of the people's earnings; to what will be, in its essential character, a privilege of taxation more onerous than any ever bestowed by a despot upon his favorite. Whatever may be thought now of the value of such a franchise, all must concede its almost priceless value in the future when every part of the city shall be thickly populated. We do not believe that such a wrong as this should be perpetrated upon the people.

We, of course, recognize that there is nothing in the law under which your Commission has been organized that will legally permit you to take any other course than to create a private corporation for the construction and operation of any road which you may plan. But we are also satisfied that the step is one which is proper for your consideration and that it is with n your duty, should you agree with the conclusions at which we have arrived, to ask for legislation necessary to carry the plan which we have suggested into effect. We do not believe that any underground system can be constructed by private capital; the interests opposed to it are too strong and too active. Only the city can undertake it and can accomplish it better than any one else. Through its high credit it can obtain capital 50 per cent cheaper than any private individual or corporation. The usual intermediary, a construction company, with its demands for profit, can find no place in the plan. Stock jobbery and stock watering would be out of the question. The city, again, can and must build in advance of present traffic requirements; it can and must build for advancement in directions which private capital, always demanding immediate profit, would shun. Property-owners damaged by construction of the road would have the best of all security for their just claims. The road would be under the management of the people using it and could be run first, last and all the time in the interests of the metropolis and for its extension and advancement.

The Manhattan Railway Company, we cheerfully admit, has done as much for its patrons as any private corporation would do. But still it is

a private corporation, run, as is quite natural, in the interests of its stockholders first and of the public afterwards. Municipal ownership and management would reverse this. The people's interest would come first and the correction of any abuses would be always in their hands.

Resolutions adopted at the meeting at the Real Estate Exchange on January 4th:

Whereas, The failure of the Rapid Transit Commissioners to secure a responsible bid for the franchise of a rapid transit railway in this city seems to indicate that requirements affecting its construction and operation, deemed essential for the protection of the public, and a proper provision for the demands of the future, discourage the investment of private capital in the enterprise; and

Whereas, It is within the purposes for which municipal government is established that works of construction to supply a common need beyond the reach of individual effort to satisfy should be undertaken by municipal agencies and at the public expense and managed with less regard to profit than the public convenience; and

Whereas, The needs of the present and the future growth of the city alike demand an immediate construction of a rapid transit road within the city limits which shall assure cheap fares and the highest speed consistent with safety; therefore, be it

Resolved, That in our judgment such a work is, from its nature, public in its character, and the execution of it by the municipality is supported by every reason which justifies the latter in constructing streets, aqueducts, bridges and parks.

Resolved, That the concurrence of well-instructed opinion, after years of consideration, favors the construction of an underground road similar to that which has been located and planned by the Rapid Transit Commission; and, further,

Resolved, That we therefore advocate legislation which, under proper safeguards, shall make provision for the construction of such a road by the city, and for its operation under appropriate public supervision; and, further,

Resolved, That the chair appoint a committee of twenty-five to present this subject to the proper authorities, with power to select an executive committee from and to add to their number, and to take such action and in conformity with these resolutions as in their judgment may be proper.

Resolved, That it is further the sense of this meeting that extended facilities be granted to the Manhattan Elevated Railroad, by means of extra terminal facilities and a third track, which shall best enable it to advance rapid transit.

Resolved, That we approve the passage of a law to require the running of continuous trains over the Manhattan Railway and the Suburban Railway and the payment of but one fare.

A committee, consisting of Dr. A. W. Lozier, O. B. Potter, James L. Wells, Hugh N. Camp, Lawson N. Fuller and others, also presented a memorial to the Rapid Transit Commission, urging liberal extensions to the elevated railroads and opposing the construction of the projected underground road by the city. The important points in this memorial were as follows:

"This committee deems it a matter of regret that in presenting so large an issue as that of rapid transit for this city, the question of immediate and practical relief was ignored by the resolutions, that we claim were unfairly adopted, in regard to the municipality constructing an under-

ground railway. It is patent to every citizen that what the city now needs is relief, and *quick* relief. To this end, resolutions were wisely adopted by the first meeting referred to, looking to increased facilities to be granted by the city or your honorable Commission which should best secure relief as to the present congestion of passenger transportation in this city. This Committee considers the opposition hitherto offered to the Manhattan Railway as foolish and unjustifiable in the extreme. It would seem that because of a matter of mere sentiment or unreasoning prejudice a small portion of the Battery has been withheld from the use of the company which was absolutely essential to securing efficient means of rapid transit, and that for the same reason the construction of a third track has been persistently objected to by the authorities. This granted would be a relief of at least one-third of this congestion of passenger traffic and would be virtually immediate.

"This committee does not wish to put itself on record as antagonistic to an underground railway, if such could be honestly, economically, and expeditiously constructed and with due reference to perfect sanitary regulations and conditions. It must, however, be considered as largely in the nature of an experiment, accompanied by many discouraging and perhaps fatal objections. The very fact that many years will be required to effect such a construction, and the vast amount of money required to establish it, is in itself a very serious obstacle to its construction. All previous enterprises of a similar character undertaken by our municipality have resulted in great extravagance and protest of the citizens. This committee feel confident that in the light of past experience, and in view of the objections stated, it would be better to leave this project to be effected by private capital rather than municipal corporate action.

"Perhaps the conditions now imposed might be so altered that capital would seek remunerative investment therein, and if rapid transit by the underground road shall ever be secured, we trust it will be by private capital only, in accordance with such altered conditions as may be imposed by your Commission. We feel assured that an elevated four-track railway through the Western Boulevard to 46th street, thence to and down 7th avenue, to 11th and Hudson streets, to the Battery, would be the most effective and desirable way of securing additional rapid transit to the west side of this city; however, our committee advance this suggestion merely as tentative."

They also favored continuous trains at 5-cent fares over the East Side and Suburban elevated railroads.

This formal memorial was so much tamer than what had been expected that the opposition to the scheme of municipal construction of the underground road fell very flat. The speeches in support of this memorial, by Dr. Lozier, O. B. Potter, Franklin Edson and Fordham Morris, dealt in but a small way with the main subject—real rapid transit by the projected underground road, constructed by the city and operated under city supervision, as a municipal enterprise. Melville C. Smith made a telling speech in favor of the underground road. The Commission took both propositions under advisement.

But the question of rapid transit by and for the people has been advanced several points by the occurrences of the week.

Business Buildings in a New District.

JER. T. SMITH'S STORE AND OFFICE BUILDINGS IN 23D STREET, OPPOSITE MADISON SQUARE.

In no section of the city has there been a more radical transformation and awakening than that which has changed the character of the district about the lower end of Madison Square during the last year or two, from one of quiet residence to a lively business character. Where was a row of tall brown-stone residences, on the south side of 23d street, opposite the park, are now several attractive business buildings. The district has become a business centre for firms and individuals engaged in the various branches of the building business, for architects, building material dealers and builders, and for artists and designers who require studios with lights adjusted to suit the requirements of their professions, and only across the street from the Building Trades Club house.

Three buildings that have just been finished and are especially adapted to the requirements of the character above mentioned, are illustrated in this connection. They are Nos. 10, 12 and 16 East 23d street, each 25x100, on the ground floor, and six stories in height. As may be seen from the illustration, they all have ample window space, insuring perfect light and ventilation. Above the main floor the buildings are set back 12 feet from the rear building line, and above the second floor they are set back 6 feet more. The rear parts of the first and second floors have skylight roofs. The basement and first floors are arranged in large, single stores, and are light and conspicuous.

The four upper floors have each one large front and one large rear office. All the toilet-rooms are on the top floor. The buildings are equipped with Otis electric elevators, and are steam heated and otherwise supplied with every convenience that can be desired. They are the work of Mr. Jer. T. Smith, the owner, well-known as the builder of many fine structures, including the Metropolitan Life Insurance Company's imposing white marble, fire-proof office building, which occupies the corner opposite the building shown in the illustration. The drift of business is very rapidly setting in this direction, and the demand for offices and stores may be expected to constantly increase.

Madison Square, in the foreground, will be a constant attraction, insuring a good light and circulation of air, and lines of street cars and elevated railway nearby, with a certainty that there is and only will be one side of the street in this busy thoroughfare. All these assure the rapid development and growth in importance of this new business centre. Application for offices, studios and stores should be made to S. E. Hebbard & Son, 54 East 23d street.



Nos. 10, 12 and 16 East 23d Street (Madison Square).

JER. T. SMITH, owner and builder.

The Park View Flats.

A NOTABLE BLOCK ON CENTRAL PARK WEST, BETWEEN ONE HUNDRED AND THIRD AND ONE HUNDRED AND FOURTH STREETS.

[COMMUNICATED.]

Most notable among the monuments of the year's building operations along the upper part of Central Park West are the Park View Flats. Their builder and owner, Mr. John C. Barth, has chosen a very appropriate name for them. They occupy the entire block front facing Central Park, between 103d and 104th streets, and from every suite of apartments command an ever-interesting view of the park and the avenue. Mr. Barth has reason to be proud of his work. He judged rightfully that the location was one which demanded of the conscientious builder the very best work of which he was capable, in order to conform to the beauty and importance of the location.

Nearby are some of the most imposing of the city's institutions, while others soon to be constructed, together with some of the most noted of the

French plate doors. The halls and staircases are in quartered oak, of special design, and cabinet finish. From the main halls a private hall leads to each suite of apartments.

The main floor suite consists, in each instance, of a parlor, sitting-room, three commodious bedrooms, a dining-room, kitchen, servants' room, store-room and toilet and bath-room, with built-in refrigerator in the hall. Above the first floor there is an additional bedroom, off the parlor and overlooking the park. The parlor, sitting-room and front bedroom are handsomely trimmed in hazel, a wood which is considered by many experts the most attractive and serviceable for interior trim. In the parlor there is a cabinet mantel of special and handsome design, also in hazel. Sliding doors, with arrangements for portieres, separate the parlor from the sitting-room and adjoining bedroom.

The dining-rooms are all finished in quartered oak with handsome oak cabinet mantels supporting large French beveled plate mirrors. The kitchens are models of convenience. They are furnished with improved ranges, with gas stove attachments, a convenience of great value in warm



The Park View Flats.

Central Park West, 103d and 104th Streets.

John C. Barth, Owner and Builder.

Ed. Wenz, Architect.

city's churches, have secured building sites a few blocks farther down the avenue. But the chief advantage and principal charm of the location must always be the magnificent park that occupies the foreground towards the rising of the sun. Over its broad and wooded expanse, the transformation wrought by the seasons will prove a constantly changing panorama of ceaseless interest, and then it is always in easy reach of the residents of the Park View Flats, either for a bit of healthful exercise upon its undulating walks, or for a restful lounge in the cool shade of its trees. Truly, the residents along the borders of Central Park have at hand a combination of city conveniences and rural, sylvan comforts, such as are rarely to be found in this work-a-day world.

The group of buildings known as the Park View Flats consists of nine handsome five-story apartment houses, built in the most substantial manner, of Pompeian brick with brownstone portals and window casings and trim. The corner houses are each 27.6x96, and the seven inside houses each 21x81.6, all on lots 100 feet in depth. All the houses have handsome carved brownstone stoops, with brass handrails, and wrought iron area railings. The general aspect of the fronts is artistic and dignified, comporting agreeably with the high character of the district. The seven inside houses are single flats, and the corner houses are double flats. The entrances to the corner houses are from the side streets.

Every convenience found in the modern apartment house has been supplied. The interiors are trimmed throughout with hard woods in tasteful shades, and all the halls and living rooms are nicely decorated. The vestibules are laid with mosaic tile floors and have cabinet wainscotings and trim of quartered oak, with inset beveled plate mirrors and massive

weather or when there is occasion for hurry, since it enables the housewife or servant to start instantly all the heat that may be required and as quickly to dispense with it. There are also a hot water boiler, laundry tubs, sink, dumb-waiter communicating with the store and coal rooms and delivery room in the basement, and ample pantry and closet room.

Special attention was given by Mr. Barth to the plumbing and ventilating features of his houses and in these respects he has left nothing to be desired. The plumbing is of the latest sanitary system, every waste pipe being ventilated to the roof, while the service to the various rooms is of the exposed type and attractive design. The bath-rooms have large tubs and marble lavatories; in some of them the closet is in a separate compartment.

The Park View Flats are heated throughout with steam, a separate plant having been installed for every two houses. The radiators are attractive in appearance and of ample capacity to insure a comfortable temperature in even the severest weather. The main halls and stairs are neatly carpeted, and the halls and apartments are furnished with gas-fixtures of attractive pattern. Speaking tubes, electric bells and janitor's service complete the schedule of attractions which must insure for these houses a contented and remunerative tenantry. Mr. Barth, the owner and builder, resides at No. 164 West 83d street, and can be seen every day at the Park View Flats.

The Real Estate Loan and Trust Company has declared a dividend of 2½ per cent, payable on and after February 1st. The agreeable fact also appears from the Company's statement that its deposits for December were larger than ever before.

Personal.

The firm of J. & L. Weber having expired by limitation, Louis and Edward Weber, of that firm, have formed a partnership under the firm name of L. & E. Weber to carry on the business of masons, builders and general contractors, with offices in the Havemeyer Building, Church and Cortlandt streets. During the existence of the firm of J. & L. Weber their largest operations were personally conducted by either Louis or Edward Weber.

THE REAL ESTATE MARKET.

At private sale the real estate market has shown signs of an activity, both present and future, that is very gratifying. The sales this week have not been particularly numerous, but no one who knows the real estate market well expected that they would be. The first few weeks of a new year always comprise a more or less quiet period which, however, is readily accounted for. The stock taking in all lines of general business and the very general dividend payments that are made in financial circles, all help to draw the attention of the investor away from real estate, for the time being. This is only a temporary inactivity, however. As soon as business men have taken a look round, to see just where the new year finds them, they will be ready to move intelligently in investing any surplus they have. The transactions consummated this week are of enough importance to justify the belief that the dullness which had enthralled the real estate market, up to the end of last November, has taken flight, at least for a season. Everywhere the brokers are busy and the reports made by them are generally hopeful. The rapid transit agitation of the past few weeks, while not altogether satisfactory in its present results, has had a good effect on the general market. It has been an evidence of the very energetic and vigorous demand of a hitherto patient public for a much needed and permanent system of real rapid transit. Said a prominent real estate broker yesterday: "The first opening made by the city looking to the construction of the underground road would be the signal for a rise in values in the upper part of the 12th Ward of fully 50 per cent and the real estate market would see an activity such as it has not known for three years." This opinion is very generally shared by the real estate community. The moment they see any definite steps taken for the realization of the Rapid Transit Commissioners' scheme real estate men will take new heart and courage.

CONVEYANCES.

	1891-92.	1892-93.
	Dec. 31 to Jan. 7, inc.	Dec. 30 to Jan. 5, inc.
Number.....	335	376
Amount involved.....	\$5,508,437	\$6,347,841
Number nominal.....	106	131
Number 23d and 24th Wards.....	116	75
Amount involved.....	\$356,562	\$206,682
Number nominal.....	13	35

MORTGAGES.

	1891-92.	1892-93.
	Dec. 31 to Jan. 7, inc.	Dec. 30 to Jan. 5, inc.
Number.....	345	332
Amount involved.....	\$4,051,064	\$3,991,060
Number at 5 per cent.....	181	155
Amount involved.....	\$2,301,775	\$2,088,449
Number at less than 5 per cent.....	28	39
Amount involved.....	\$351,500	\$1,016,560
Number to Banks, Trust and Ins. Cos.	55	38
Amount involved.....	\$1,220,200	\$1,092,300

PROJECTED BUILDINGS.

	1892.	1892-93.
	Jan. 2 to 8, inc.	Dec. 31 to Jan. 6, inc.
Number of buildings.....	48	42
Estimated cost.....	\$816,860	\$914,397

THE OWNER AT THE TIME OF TRANSFER MUST PAY THE ASSESSMENT.

Editor RECORD AND GUIDE :

Being a subscriber to your estimable paper, I take the liberty of asking the following questions. Suppose I hold a piece of property and sell with a Title Company's guarantee, which is accepted by the buyer, and during my ownership an assessment is levied against the property, which the Title Company overlook and which I was not aware of. Who is liable for the assessment? It seems to me the company ought to be responsible for their carelessness. Respectfully,
ENQUIRER.

Answer.—If you owned the property at the time the assessment was confirmed, it is your duty to pay it, if you contracted to convey free and clear. If the tax searcher overlooked the assessment, so that the Title Co. did not know of it and issued its policy to the purchaser, the Title Co. will have to protect him. That is what it is for. The purchaser will not have to pursue you nor any one else; we have no doubt that the Title Co. will repay him on demand. But the Title Co. can collect that assessment from you, the seller, if you gave a warranty deed. And there is no reason why it should not protect its policy-holder, but is not called upon to pay your assessment out of its own pocket, whether its searcher discovers the assessment or not. Your property had the benefit of the work for which the assessment was laid, whether you knew of the assessment or not.

If our city government thought it right to notify property-owners, personally, of the confirmation of assessments, instead of by advertisement, it might prevent vexations such as yours.—LAW ED.

On Wednesday, January 11th, Richard V. Harnett & Co. will sell at auction, by order of the Supreme Court in foreclosure, at the New York Real Estate Salesroom, the valuable property No. 40 Broad street, between Exchange place and Beaver street. The lot is 20.0 $\frac{1}{4}$ front by 99.8 $\frac{3}{4}$ x18.3x15.2 and 90.3x105.5, and there is a four-story brick building on it.

On Wednesday, Jan. 18th, Geo. R. Read will sell at the New York Real Estate Salesroom, by order of the Supreme Court in partition, the property

Elm Street Improvement Undertaken.

The Board of Street Opening and Improvements, yesterday, decided to go ahead with the Elm Street Improvement scheme. This means the widening and extension of Elm street, from Reade, through Marion street and private property to Lafayette place and 4th avenue, with an extension at the lower end, through private property, to Centre and Chambers streets; making a new, broad thoroughfare, parallel with Broadway. The estimated cost of property to be taken is \$2,962,000.

No. 212 Broadway. This is the well-known corner of "Knox, the latter," at Broadway and Fulton streets, and the sale will undoubtedly attract widespread interest and attention. The plot measures 29 feet on Broadway, by 77.2 on Fulton street.

Sinclair Myers will hold an important executors' sale at the Real Estate Salesroom, 111 Broadway, on Thursday, January 19th. The property to be sold embraces the four-story high stoop dwelling No. 238 East 15th street, fronting Stuyvesant square; the six-story brick stores and lofts No. 293 Front street, corner of Roosevelt street, and the five-story brick stores and tenements Nos. 287, 289 and 291 Front street.

On Wednesday, January 25th, John N. Golding will sell at the Real Estate Exchange and Auction Rooms, Nos. 59-65 Liberty street, eighteen choice parcels of realty of the investment class, located in East Side streets. It will be one of the most important sales of the year.

Another choice piece of Broad street property, within a few doors of the Stock Exchange, the celebrated "Delmonico's," 26.7 feet on Broad street and running through to New street, on which it fronts 30.1 feet, will be sold in February or March.

Gossip of the Week.

SOUTH OF 59TH STREET.

John D. Crimmins has purchased a corner property on Broadway in the vicinity of Bleecker street through Brokers L. J. Phillips & Co. for \$750,000. Mr. Crimmins, when seen yesterday morning, admitted the purchase, and said that he intended to improve the property by the erection of modern buildings. Beyond this he refused any definite information. In real estate circles it is believed that the purchase is of the northwest corner of Broadway and 4th street and running through to Mercer street. The plot commences at the corner of Broadway and 4th street, and runs north along the former thoroughfare 118.5 x west 200 to Mercer street, x south 38.8 x east 40 x south 80 to 4th street, x east 160 to Broadway. This plot is at present the site of a number of old buildings.

Ascher Weinstein has purchased from C. G. Martin & Bro. the five-story brick and iron store building on the northwest corner of 6th avenue and 39th street, 24.8x100, for \$124,500; brokers, Seton & Wissmann. This corner has changed hands three times recently, first at \$120,000, later at \$122,500, and a third time, as above, at \$124,500. Mr. Weinstein has bought from Benjamin Stern the five-story store on the southwest corner of Fulton and Dutch streets, 25.3x82.6, for \$112,000; brokers, L. J. Phillips & Co. This corner is rented until next May at \$6,600. Mr. Weinstein has purchased from Heymann Vogel two five-story tenements with stores on the southwest corner of 3d avenue and 31st street, together 49.5x100, at about \$80,000; brokers, Hall J. How & Co. The same buyer has secured from the Pinckney estate three four-story tenements with stores, Nos. 432, 434 and 436 3d avenue, northwest corner of 30th street, 59.5x60, at \$63,200; brokers, H. H. Cammann & Co.; from Anna C. Sutherland, Chas. R. Parnell et al., Mr. Weinstein has bought the four-story brick dwelling No. 47 West 33d street, near 6th avenue, 22x98.9, for about \$40,950; broker, Wm. J. Roome. Through Mr. Roome the same buyer has secured from Garret S. Rhinehart the two five-story brick flats Nos. 109 and 111 West 33d street, north side, 100 feet west of 6th avenue, 50x98.9 (leasehold), at \$4,000. Mr. Weinstein has also bought the three story and basement stone front dwelling, No. 346 East 57th street, 16.8x60x75, for \$9,000; broker, H. R. Drew. Mr. Weinstein has sold the five-story flat with four stores on the southeast corner of 5th avenue and 46th street, 25.5x100, at about \$180,000, to Police Superintendent Thomas Byrnes, and the four-story double tenement, No. 204 West 27th street, 25x50x98.9, at \$16,500; broker on 27th street sale, Geo. W. Keeler. Mr. Weinstein has also purchased from Miriam Nicholson Nos. 156-160 West 20th street, three five-story single flats, each 18x84x93.10, for about \$65,000; brokers, Fairchild & Yorlan.

Ascher Weinstein yesterday purchased from the United States Trust Co. No. 5 West 16th street, near 5th avenue, a four-story brick dwelling, 33.6x60x92, for \$48,000; broker, Wm. Berrian. Mr. Weinstein sold to F. Schuckhardt No. 34 West 25th street, a four-story brownstone dwelling, 25 x80x98.9, for \$48,000; brokers, Seton & Wissman.

Fairchild & Yorlan have sold No. 44 West 22d street, a four-story brown stone dwelling, 23x65x98.9.

The sale of No. 44 West 39th street to Messrs. Sammet, Grunhut & Co., reported in issue of December 24th, was effected by John R. Foley.

We learn that M. & L. Hess negotiated the sale of the Presbyterian Church on West 34th street at a figure somewhat different from that reported last week. The church people are to retain possession of the property for some months yet.

H. D. Potter & Co. have sold for Steuhl Bros. the five-story brick tenement, No. 557 West 32d street, to Wm. S. Shaw, the West Side plumber, on private terms.

Charles Buermann & Co. have sold for Henry Gerdes Nos. 27 and 29 Goerck street, 50x100, with the building thereon, to Frederick Eckelmann for \$30,250.

Hiram Merritt has sold No. 410 West 36th street, a five-story double tenement, 25x89.9x98.9, for G. W. Martin for \$32,000.

NORTH OF 59TH STREET.

The Jerome Park Racing Association, it was rumored yesterday, had sold Jerome Park to a syndicate of capitalists for \$900,000. The report could not be confirmed.

Myer Hellman, Franz Ernest, of Jaeckel & Co., Emil S. Levi, of Levi, Sondheimer & Co., and Wm. R. Rose, of Rose & Putzel, attorneys for the Ninth National Bank, have purchased from that institution the Vyse place of eighty-seven acres on the dividing lines between the 23d and 24th Wards. Beginning at 167th street, 150 feet east of Boston avenue, it runs north about twelve blocks to Oustdorf avenue and east to within 200 feet of the Bronx River. The price paid was \$540,000. The property will be cut up into building lots.

The Metropolitan Traction Co. have purchased from John B. Smith the plot 201x200 on the west side of Lenox avenue, between 116th and 117th streets, for \$200,000. This plot will be the site of the power house for the proposed Lenox avenue cable line.

F. Zittel has sold for Patrick Farley & Son No. 23 West 87th street, size 20x56x100, butler's pantry, for \$35,000, and for Richard Williamson the northeast corner of Madison avenue and 77th street, being 102.2 feet on the avenue by 125 feet on the street, for \$135,000, the site to be improved by the erection of a handsome apartment house.

Builder Robert Wallace has purchased six lots on the south side of 80th street, 200 feet west of Columbus avenue, for \$105,000, which he will improve by the erection of seven first-class four story and basement private dwellings; brokers, Melrose & Montgomery. The same brokers have sold for Mrs. Laura M. Watkinson the three-story and basement brownstone front dwelling, 110 East 62d street, 18.9x50x100, for \$20,000 to A. Cohn.

Builder J. Livingston has purchased two lots on the north side of 83d street, between Lexington and Park avenues, for \$28,000. The lots will be improved by the erection of two five-story flats.

Moritz Levi has sold to Jonas Frank No. 1333 2d avenue, a five-story flat with stores, 25x72, for \$26,000. Mr. Levi has purchased the five-story flat on the north side of 70th street, 75 feet east of 2d avenue, for \$22,000.

W. E. Jackson has sold for Giblin & Taylor, to a Mr. Drake, the four-story brownstone dwelling, 21x58x102.2, No. 135 West 80th street.

John P. Windolph has sold the four-story dwelling 138 West 82d street for Mrs. Bertha Wiebusch to Dr. W. D. Tenison for \$24,000.

T. J. Hayden has sold for Chas. B. Curtis No. 472 West 144th street, a four-story brick and brownstone dwelling, 17.6x50x64x100, to A. Knowles for \$21,000, and for W. B. Henry the three-story frame dwelling No. 305 West 140th street, 15x50x100, for \$7,800 to Patk. Farnan.

Goodman & Stern have sold for S. Wertheimer to Mrs. S. Ellinger the four-story double brownstone flat No. 337 East 69th street, for \$20,250. They also have sold for Alex. Qung to Wm. Volk the five-story double flat No. 520 East 25th street for \$20,250.

Fairchild & Yorav have sold a plot of lots on Jerome avenue, near 181st street; also a plot of lots on Evelyn place, near Jerome avenue, and a plot of lots on Academy street, near Vermilyea avenue, 12th Ward.

Brooklyn.

Myer Kahn has purchased nineteen three-story brown stone dwellings, fronting on Clinton, Union and President streets, size inside houses 16.8x50x100 each, corners 19x80 each, for \$200,000. Broker, John R. Foley.

Corwith Bros. have sold the plot, 25x100, on the south side of Nassau avenue, 25 feet west of Oakland street, for the estate of H. F. Dougherty to Jacob Gredel for \$2,700.

De Selding Bros. have sold twenty lots on the east side of Junius street, between Sutter and Blake avenues, to M. Smith & Son, for improvement, and six frame dwelling houses on the west side of Junius street, south of Dumont avenue, to J. H. Van Winkle, both parcels in the 26th Ward; also, in conjunction with H. F. Schellhaser, thirty lots on Flatbush avenue, Canarsie avenue, 22d and 23d streets, in the town of Flatbush, to Geo. H. Spring.

CONVEYANCES.

	1891-92. Dec. 30 to Jan. 6, inc.	1892-93 Dec. 29 to Jan. 4, inc.
Number.....	378	372
Amount involved.....	\$1,597,445	\$1,278,69
Number nominal.....	101	109

MORTGAGES.

Number.....	322	235
Amount involved.....	\$1,219,011	\$945,563
Number at 5 per cent. or less.....	174	127
Amount involved.....	\$693,500	\$580,183

PROJECTED BUILDINGS.

	1891-92. Dec. 31 to Jan. 7, inc.	1892-93. Dec. 30 to Jan. 5, inc.
Number of buildings.....	45	78
Estimated cost.....	\$186,250	\$350,800

BUILDING NEWS.

MUNICIPAL NOTES.

The construction of a new municipal building having passed to Mayor Gilroy's administration, it is encouraging to note that Mr. Gilroy has taken the question up promptly and in the right way. His opinion, officially expressed in his message to the Common Council, is as follows: "For many years the public authorities have complained of the waste of time and money arising from the lack of accommodation for the municipal offices. The various departments of Government are now dispersed among different buildings situated in various parts of the city. Provision has been made by the Legislature for the erection of a building large enough to accommodate all the municipal departments. It is our duty to devote ourselves immediately to the adoption of plans for the erection of a suitable structure, whose architectural proportions will be worthy of the greatest city on the continent. The necessity for this building has been admitted for the past four years; the delay in its erection sprang from the difficulty which was found in choosing a proper site. It is impossible to obtain in the neighborhood of the City Hall any piece of land for this purpose unless at an expense greater than this administration would be willing to impose on the taxpayers. It is, therefore, suggested that it be erected in the City Hall Park, where its proportions will not be dwarfed by inadequate surroundings, and where its architectural beauty will be an enduring monument of the greatness which the city has achieved, and an indication of the greatness which lies before it."

THE RECORD AND GUIDE has always urged that the new municipal building should be erected in City Hall Park, and if necessary to secure its architectural integrity and symmetry every building now in the park ought to be removed to make way for it. Even the court house, the last remaining monument of Tweedism in our municipal life, might make way for the new structure.

* * * *

The policy of the new municipal government in relation to dock properties and small parks is progressive. Mayor Gilroy says on these two subjects:

"The improvement of the river front is of paramount importance to the commercial interests of the city. The trade of the Atlantic is now carried on in vessels of such immense size that docks constructed a few years ago are utterly unequal to their accommodation. A system of dock improvement has been devised, which is being prosecuted with all reasonable vigor. In order to establish a uniform dock system, it will be necessary for the city to acquire title to the whole river front. The revenue which would accrue from wharfage would greatly exceed the outlay involved in acquiring title to the land and in the construction of docks large enough to accommodate ships of the heaviest tonnage."

"The city possesses a series of parks comprising over 5,000 acres. The Central Park will soon be in the heart of the city and is to-day of incalculable benefit to the people. It should always be maintained as an attractive place of recreation, especially for women and children, and no opportunity to improve it should be neglected. Additional small parks in the most populous quarters of the city would be desirable improvements, highly beneficial to the sanitary condition of the city."

* * * *

Proposals will be received by the Commissioner of Public Works until

Tuesday, January 17th, noon, for the following work: For furnishing and delivering ice in the Department of Public Works and the public buildings and offices in care of said department for the year ending December 31, 1893; for furnishing cast-iron water pipes, branch pipes and special castings; for furnishing, delivering and laying water mains in 2d avenue, between 103d and 58th streets; for furnishing and delivering tapping cocks and tapping cock boxes; for furnishing cast-iron water pipes, branch pipes and special castings; for furnishing and delivering stop-cocks, hydrants, wooden hydrant boxes and cast-iron stop-cock boxes; for sewer in 96th street, between Madison and Park avenues; for sewer in 105th street, between Central Park West and Manhattan avenue; for sewer in 117th street, between Lenox and 7th avenues; for sewer in 142d street, between Lenox avenue and Harlem River; for alteration and improvement to sewer in 111th street, between the Harlem River and 1st avenue.

* * * *

Mayor Gilroy, at yesterday's meeting of the Board of Street Opening and Improvement, announced his opposition to the speedway project advanced by Mayor Grant and Street Improvement Commissioner Heintz. Mr. Gilroy feared it would cost \$8,600,000 or \$19,000,000. This probably settles the matter for two years at least.

* * * *

The Lexington avenue street railroad franchise was sold yesterday at auction, the Lexington Avenue & Pavonia Ferry Railway Company becoming the purchaser at one-fourth of 1 per cent above the legal requirements, which are 3 per cent of the gross receipts for the first three years and 5 per cent thereafter.

* * * *

The Park Board decided, yesterday, to charge a fee of from \$100 to \$1,000 for permits for bay windows and other projections beyond the building line on 5th avenue and Central Park West, opposite Central Park.

* * * *

SUPERINTENDENT BRADY'S WORK IN 1892.

The approximate figures for the year 1892 in building operations, as made up at the Building Department, are as follows: Permits granted by the Superintendent for new buildings, 3,002; estimated value about \$59,000,000; for alterations to old buildings, 2,103, at a cost of about seven and one-quarter millions of dollars. Our own figures will be forthcoming shortly when it will be shown that the year's work falls short of last (1891) by a very considerable figure.

* * * *

Neville & Bagge, architects, have removed their offices to the Hamilton Bank Building, No. 217 West 125th street.

* * * *

Out Among the Builders.

Builder J. Livingston will erect two five-story flats on the two lots he has just purchased on the north side of 83d street, between Lexington and Park avenues.

Frank C. Rooke has plans on the boards for a four-story brick factory, 20x72, which Rees & Rees will erect at No. 232 West 40th street at a cost of \$10,000.

Clarence True is the architect for three four-story whitestone front dwellings which Theodore A. Squier will erect on the two lots, north side of 68th street, 100 feet east of Columbus avenue. The houses are to have basement entrances. They will be 16 and 17x65 feet in size.

F. Ebeling has plans under way for a six-story brick and stone work-shop, 40x70, to be built at a cost of \$25,000 at Nos. 234 and 236 Stanton street, for Zodikow & Lewinthal, and for a \$15,000 alteration to the premises on the southwest corner of Walker and Baxter streets, owned by Jacob Cohen.

Thos. Graham will be the architect for a five-story brick and stone flat, 30x90, to be built for Pietro Altieri on the south side of 112th street, 265 feet east of 1st avenue, at a cost of \$22,000.

The six-story store and warehouse building on the northeast corner of Leonard street and West Broadway will be changed into a first-class office building, with all modern appointments. It will contain a fire-proof main hall from Leonard street, fire-proof stair halls, corridors, three passenger and freight elevators, iron and marble stairs, offices of varying dimensions, especially appointed for the dry goods trade and similar branches of business. The cost of the alteration will be about \$50,000. Mr. V. H. Rothschild is the owner; Messrs. De Lemos & Cordes, the architects.

The same architects have prepared plans for a seven-story store and factory building, to be erected at Nos. 163 and 165 Elm street, on a lot 42.6 x 61.1; front in iron and brick, with stone trimmings; building to contain freight elevator and other improvements. Cost not yet estimated. A. Treukmann is the owner.

Neville & Bagge have the plans for a seven-story brick store and warehouse, 25.1x80.1, to be erected at No. 135 Grand street by Alexander A. Jordan, at a cost of \$40,000. There will be an electric elevator, steam heat, and every improvement.

A fine apartment house, furnished with every improvement, is to be erected on the plot, 100x125, on the northeast corner of Madison avenue and 77th street.

We hear that Architects Thom & Wilson will prepare plans for several private houses to be built on the south side of 89th street, west of Central Park West.

Builder Michael H. Gillespie will erect flats on a plot, 46.8x93.8, on the south side of 20th street, 192 feet east of 7th avenue.

The work of altering and rebuilding the old Christ Church property at 5th avenue and 35th street is now under way. It will be made a four-story business building from plans by Renwick, Aspinwall & Renwick at a cost of \$50,000. H. Blackmur, of 176 Broadway, is having the changes made.

Out of Town.

NEWARK, N. J.—Schweitzer & Diemer have plans under way for a two-story and basement brick and stone building to be built for St. Michael's Parochial School in Belleville avenue. It will be 66x110 in size, with slate roof and with the second story arranged for a concert and amusement hall. It is to be connected with the main building by an entrance tower, 18x20x70 feet high, and will cost about \$30,000.

BENSONHURST, L. I.—Geo. Palliser has plans under way for two frame cottages to be built here; one for E. T. Smith at a cost of \$4,750, and one for E. P. Tappey, to cost \$3,500.

NEWARK, N. J.—Charles G. Jones has designed a two-and-a-half-story frame house, 22x33.3, to be built on the east side of Lincoln avenue, near Chester avenue, for a Mrs. Winans; cost, \$3,200. Frank F. Ward has completed plans for a two-and-a-half-story shingle finished frame dwelling, 32x45.8, and a one-and-a-half-story frame stable, 20x22.4, to be built for G. H. Gaston at a cost of \$12,000.

UNIONPORT, N. Y.—John Lanzer will build a two-story frame factory, 50x133, and a brick boiler house, 31x33, from plans drawn by H. Horenburger. It is to have all the modern appliances of a first-class factory of its kind, including two boilers, hoisting apparatus, drying kilns, etc. Mr. Lanzer is ready to receive estimates.

WANTS AND OFFERS.

WANTS.

AN experienced real estate man can secure interest in established downtown office at remarkably low price; amount secure; state age, references and experience. NASSAU, RECORD office.

75 Feet front, old buildings preferred, between 14th and 59th streets, 3d and 8th avenues; not over \$75,000. de SELDING BROS., 55 Liberty st.

WANTED position as designer of gas and electric fixtures; 12 years experience with best New York houses; for references, &c., address Box 20, Guttenberg, N. J.

WANTED—One of Bromley's Real Estate Atlases on muslin; late edition. Send price to L. N. VAUSE & SON, 861 Broadway. Dec. 17 u f.

OFFERS.

Dwellings and Flats.

\$8,000.—Four-story single flat west of 3d av. Harlem. MURRAY'S 2030 3d av.

OFFERS.

Improved Property.

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

Vacant Lots.

HARLEM Bridge, near new approach, lot 40 by 100, two brick buildings, suitable for alteration; will sell or lease. MURRAY'S, 2030 3d av., near 112th st.

TO lease—Lots near Harlem Market; 21 years; easy terms. MURRAY'S, 2030 3d av.

TWO full lots, adjoining, for sale in the Sixteenth Ward, one with flat, the other with old house suitable for improvng, to be sold together. Apply to J. BLACK, 187 Fulton st.

OFFERS.

County Property.

FOR SALE—Acreage property, Kings Co., within five miles of New York City Hall. Most attractive field for investment. Property situated on lines of steam and electric railroads now in operation. Apply to de SELDING BROS., 55 Liberty st., N. Y.

Miscellaneous.

A most desirable office to rent at a low figure on the first floor of the Real Estate Exchange Building, 59 Liberty st. Apply to GEORGE A. ALLIN, Room No. 1.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS, 14 Barclay, and 14, 16 Vesey sts

SALES OF THE WEEK.

The following are the sales for the week ending January 6.

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

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

(AT THE REAL ESTATE EXCHANGE.)

RICHARD V. HARNETT & CO.

321 st, Nos. 421-432, s s, 300 w 9th av, 105x98.9, five four-story brk tenem'ts. Martin B. Bronner..... \$45,000
30th st, No. 563, n s, 100 e 8th av, 25x98.9, five-story brownstone tenem't. Mandelbaum & Lewine..... 23,500

AT NEW YORK REAL ESTATE SALESROOM.

RICHARD V. HARNETT & CO.

52d st, No. 412, s s, 150 w 9th av, 25x100.5, three-story frame dwell'g with two two-story frame buildings on rear. Ascher Weinstein..... 9,550
*33th st, No. 65, n s, 120.6 e Columbus av, 20.6 x 100.11, four-story brk dwell'g. (Amt due \$2,166. Francis M. Jencks..... 20,000
12d st, No. 212, s s, 115 e 3d av, 16.8x100.11, three-story frame dwell'g. G. W. Bretfel. (Amt due \$3,350)..... 6,150

D. P. INGRAHAM & CO.

Gougoner st, No. 60, e s, bet Cherry and Monroe sts, 25x79.6, two four-story brk tenements. J. W. Hull..... 16,600

L. J. PHILLIPS & CO.

14th st, Nos. 621-640, s s, 88 w Av C, 250x103.3, nine five-story brk tenem'ts, stores in Nos. 624 and 619. Adolf Kenes. (Amt due abt \$215,000; other incumbrances abt \$60,000).... 200,000

THOS. C. SMITH.

53d st, No. 546, s s, 275 e 11th av, 25x100.5, four-story brk tenem't. Otto Volkedieg. (Amt due \$12,873)..... 46,750

A. H. MULLER & SON.

Orchard st, No. 24, es, 178 n Canal st, 24.11x87 x 25.1x88, five-story brk tenem't with stores. Ascher Weinstein..... 32,000
Orchard st, No. 30, e s, 100 s Hester st, 25x87, five-story brk tenem't with stores. Same.. 37,350

JAS. L. WELLS.

170th st, s s, 137 w Franklin av, 19x121x19x120. Mary E. Sherwood. (Amt due \$1,983)..... 4,078

SMYTH & RYAN.

103d st, No. 214, s s, 193 w 10th av, 19.6x72 to centre Clendenning lane, x19.6x73, five-story brk flat. Wm. A. Main. (Amt due \$17,970) 17,000

Total..... \$457,978
Corresponding week, 1892..... \$315,300

BROOKLYN, N. Y.

FOR WEEK ENDING JANUARY 5.

Douglas st, Nos. 613-649, n s, 275 w Clason av, 75x131, two four-story brk double and one four-story single tenem'ts, unfinished. W. W. Kope..... \$10,685
*Fulton st, s s, 200 e Rockaway av, 40x100, two four-story brk flats. W. H. Scott..... 20,200
*Fulton st, adj, three four-story brk flats. Same..... 30,150
Fulton st, adj, two four-story brk flats. A. Harrison..... 19,750
*Fulton st, adj, three four-story brk flats. W. H. Scott..... 20,600
*Highland Boulevard, s s, 175 e Barbey st, runs east 87 11 x south 140.6 to Laurel st, x west 55.7 x north 128.6 to beginning, two-story frame dwell'g. Josephine D Powers..... 3,000
*Kane pl, No. 17, e s, 121.7 n Atlantic av, 15.4x 105, three-story frame (brk lined) tenem't. S. B. Sturges.....
*Kane pl, No. 19, e s, 136.11 n Atlantic av, 15.4x 115, three-story frame (brk lined) tenem't. Same.....
*Kane pl, No. 21, e s, 152.3 n Atlantic av, 15.4x 115, three-story frame (brk lined) tenem't. Same.....
*McDougal st, No. 295, n s, 198 w Stone av, 16 x 150, two-story and basement brk dwell'g. Ellen M. Snydam..... 3,500
McDougal st, No. 240, s s, 175.5 e Sumner av, 2x100, three-story brk dwell'g. John A. Anderson..... 8,000
McDougal st, No. 242, s s, 195.5 e Sumner av, 20x100, three-story brk dwell'g. Noah Tebbetts..... 8,000
Prospect pl, No. 253, n s, 200 e Vanderbilt av, 20x131, three-story and basement brk dwell'g. Robert F. Wilde..... 6,600
Russell st, Nos. 85-89, w s, 13.9 n Diggs av, 200 x 100, seven three-story frame double tenements. Geo. H. Perry..... 36,300
*Scholes st, No. 167, n s, 100 e Graham av, 25x

170, three-story brk tenem't and store and four-story frame tenem't on rear. Berj Moore & Co..... 5,000
*Scholes st, No. 175, n s, 200 e Graham av, 25x 100, four-story brk tenem't and three-story frame tenem't on rear. Same..... 5,500
Sullivan st, No. 114, n e s, 125 e Conover st, 25 x 100, four-story brk tenem't. W. P. Beard.. 5,788
*Sumpter st, Nos. 257 and 259, n s, 175 w Hopkinson av, 50x100, three three-story brk dwell'gs. H. C. Conrady..... 5,600
Warwick st, No. 352, w s, 150 n Gleamore av, 25x100, one-story frame dwell'g. Harmon Overdoek..... 987
*15th st, No. 99, s s, 75 e 3d av, 18x66, three-story brk dwell'g. The Daily News Building, Savings and Loan Assoc..... 2,900
*Feid av, Nos. 219 and 221, e s, 117.6 n Hancock st, 17.6x100 Wm. H. Scott..... 21,175
6th av, No. 549, n e cor 15th st, 28x97.106, four-story brk double flat with store. S. P. Pettit. 24,100
Total..... \$247,685
Corresponding week 1892..... \$186,436

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 he 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.

DECEMBER 3, 31, JANUARY 2, 3, 4, 5.

Beach st, No. 75, n s, bet Washington and West sts, 40x100, two-story brk building. Partition. Edward H. Schell to Ascher Weinstein. Dec. 30. \$31,250
Birmingham st, Nos. 3 and 5, w s, 100 n Madison st, 40.4x37.9, two and three-story frame

Kingsbridge av, n s, 57.3 e Wicker pl, 26.2x 101.6x25x149.1.

Jansen av, s s, 50 e Wicker pl, 50x100.

Hugh N. Camp and Daniel E. Seybel to Frank Yoran. Nov. 3. 4,875

Same property. Frank Yoran to Fannie E. Lawrence. Nov. 3. 4,947

West End av, Nos. 105-109, w s, 50.5 n 69th st, 50x100, six-story brk stable. Edward Kilpatrick to Frederic de P. Foster. Mt. \$36,000. Dec. 31. 65,000

West End av, No. 406, e s, 80.2 n 84th st, 22x 100, two-story frame dwell'g. Matilda Salamon to Richard G. Platt. Mt. \$11,000. Dec. 30. 16,750

West End av, No. 412, e s, 42.2 s 85th st, 20x20, four-story brk dwell'g. Ralph Brandreth, Sing Sing, to Lily M. wife of Ralph Brandreth. Dec. 22. gift

West End av, No. 775, w s, 40.11 s 133d st, 20x 79.3, three-story brk dwell'g. Daniel F. Martin to Henry B. Weselman. Sub. to mechanic's lien \$3,250. Dec. 29. 20,000

Same property. Henry B. Weselman to William T. Campbell. 1/2 part. Mt. \$17,000. Dec. 30. nom

1st av, No. 2274 } begins 1st av, s e cor 117th st, 117th st, No. 402 } 25.2 x 94, four-story brk tenem't with stores on av and three-story brk tenem't on st. Isidor V. Wiltenberg to Marks Chambers. 1/2 part. Mt. \$13,500. Dec. 30. 4,000

1st av, No. 112, e s, 37.11 s 7th st, 21.3x69.5x21.4 x69.3, five-story brk store and tenem't. Isaac B. and Hannah Westheimer to Louis Rosenwaik. Mt. \$20,000. Jan. 3. 30,000

Same property. Isaac B. Westheimer and ano. trustees for Fannie Westheimer to Louis Rosenwaik. Mt. \$20,000. Jan. 3. 30,000

1st av, No. 352, e s, 46 s 21st st, 23x68.8, three-story brk tenem't with stores. Thomas Sussman to Lillie Sussman. Mt. \$3,000. Jan. 4. nom

1st av, No. 1479, n w cor 77th st, 26.2x39.9, three-story brk store and tenem't. Edward Tracy, Lansingburg, N. Y., individ. and exr. James Russell and Euphemia D. Russell individ. and extrx. and James R. Hogg exr. James Russell to John Klett. Dec. 19. 15,000

1st av, Nos. 242-246, n e cor 124th st, 100.11x 97, five-story brk button and ivory works. Partition. Stephen M. Yeaman to William Maas. Jan. 3. 30,000

2d av, No. 1333, w s, 50.5 n 70th st, 25x72, five-story stone front tenem't with stores. Moses Levi to Bernard and Rachel Frank. Mt. \$14,000. Dec. 31. 26,000

2d av, w s, 100.10 n 114th st, 0.1x100. Morris Steinhardt to George K. Hollister and Samuel A. Friedline. Q. C. Sept. 9, 1885. nom

2d av, No. 2303, w s, 20 n 118th st, 20x99, four-story brk store and tenem't. Julia Fleischmann and Isaac Mayer to George Kramer. Mt. \$8,500. Jan. 3. 14,700

2d av, No. 758, e s, 98.9 n 40th st, 24.8x100, four-story brk tenem't with stores and four-story brk tenem't on rear. Hannah B. Wogolom, Westfield, S. I., to Myer Hellman. Mt. \$16,000. Jan. 3. 22,500

21 av, No. 2051, w s, 49.5 n 105th st, 25x93.6, five-story brk tenem't with stores. Louisa von Wedell, Dobbs Ferry, N. Y., to Christian Weber. B. & S. Mt. \$13,000. Dec. 23. nom

2d av, Nos. 2231 and 2233, w s, 50.11 n 114th st, 50x80, two five-story brk tenem'ts with stores. Meyer Auerbach to Sophia Schuster. Mt. \$2,000. Dec. 23. 44,000

3d av, No. 2341 } begins 3d av, n e cor 127th 127th st, No. 203 } st, 22x30, four-story brk store and tenem't on av and one story brk store on st. Catharine A. McGuire to Henry Hughes. Dec. 29. 50,000

3d av, No. 2243, e s, 22 n 127th st, 28x80, four-story brk tenem't with stores. Catharine A. McGuire to Bertha Unger. Dec. 29. 30,000

3d av, No. 521, e s, 19.4 s 35th st, 18.4x60, five-story brk store and tenem't. George Joেকে, Hoboken, N. J., to Michael Lapp. Reserves 1/2 of rights against "L" roads. Jan. 3. consid. omitted

3d av, No. 1924, n w cor 106th st, 20x83, five-story brk (stone front) flat with stores. Anna Fahrenholz widow and extrx. Henry Fahrenholz to William Harms. Jan. 3. 65,000

Same property. Anna Fahrenholz widow, Minna A. Fahrenholz and Anna S. wife of George H. Finck heirs Henry Fahrenholz to same. B. & S. Jan. 3. nom

3d av } begins 3d av, e s, 50.5 s 122d st, runs 122d st } southwest 75.8 x southeast 105.6 to centre of Old Church lane, x east 31.7 x northeast 5.3 x northwest 25 x northeast 100.11 to 122d st, x northwest 5 x southwest 50.5 x northwest 100.

7th av } begins 7th av as widened, s St. Nicholas av } e cor 115th st, runs south 115th st } 151.4 x east 108.8 to St. Nicholas av, x north 177.7 to 115th st, x west 15.9.

114th st, n s, 325 w 7th av widened, 150x 100.11.

7th av widened, s w cor 114th st, 100.11x100. 114th st, s s, 100 w 7th av widened, 76x100.11. 114th st, s s, 175 w 7th av widened, 125x 100.11.

113th st, n s, 150 w 7th av widened, 175x 100.11.

Maggie A. wife of William H. Belcher to Maria, Margaret, James and John Wood, Catharine A. Olesen, Louisa Randell, Julia C. Berdell and Elizabeth C. Kenyon. Q. C. Dec. 7. nom

7th av, No. 2140, n w cor 127th st, 30.2x84.10x 30.8x84.11, five-story brk (stone front) store and flat. John Male, Mount Vale, N. J., to Mina wife of Frank Windholz. Mt. \$25,000. Jan. 5. 54,000

8th av, No. 12 } begins 8th av, east Blecker st, No. 425 } cor Blecker st, Abingdon sq, Nos. 7 and 9 } runs north east along 8th av 44.11 x southeast 40 x east 17.2 x south 22.5 x west 76.9 to e s Blecker st, x north 27.7, seven-story brk flat with stores. Foreclos. Jerome Buck to William H. McIlroy. Now under foreclosure and costs of action. Sub. to mort. Jan. 5. 57,500

8th av, No. 3195, w s, 125.8 s 119th st, 25.8x100, five-story brk store and flat. Edward Nicholson to Mary A. Harway, West Somers, N. Y. Mt. \$32,500. Dec. 21. nom

8th av, No. 3698, e s, 94.11 s 144th st, 20x100, two-story frame store and dwell'g. William Knight to Nathan Low. Jan. 3. 12,750

8th av, Nos. 2119-2125, s w cor 115th st, 100.11x 100, four five-story brk flats with stores. The Equitable Life Assur. Soc., U. S., to Edward Nicholson. Dec. 30. 108,000

9th av, No. 769, w s, 75.5 s 52d st, 25x100, five-story brk tenem't with stores. Mary E. Hammill to H. Livingston Center. Reserving all claim against Elevated Railroad. Dec. 9. nom

9th av, No. 110, e s, 25.4 n 17th st, 26.3x100, five-story brk tenem't with stores. Frank Etzel to August F. Kreutzberg, 1/2 part, and Johann W. Kreutzberg and Helena M. his wife, 1/2 part, tenants by entirety. Jan. 3. 40,000

9th av, Nos. 852 and 854, e s, 67.11 n 55th st, 32.6 x100, six-story stone front flat with stores. Charles G. Reichert to Catharine Brennan. Mt. \$23,000. Dec. 23. See Park av. 45,000

MISCELLANEOUS.

Revocation of trust. Minnie L. Mercer formerly Tunis with concurrence of Carroll Mercer her husband to Dexter & Lowell. Mar. 2, 1892. nom

23d and 24th WARDS.

Barretto st, w s, 387.3 n Spofford st, runs west 389.9 to Tiffany st, x north 109.6 x east 402.6 to Barretto st. x south 57.10. Release mort. The Equitable Life Assur. Soc. of the United States to Fanny Ayres, Catharine McGlynn, Anita Smith, Mary T. Blake and Julia Crooks. Jan. 5. 4,500

Same property. The Pelhamdale Land Co. to Fanny Ayres, Catharine McGlynn, Anita Smith, Mary T. Blake and Julia Crooks, joint tenants. Dec. 29. 8,000

Buchanan pl, n s, 150 w Jerome av, 50 x100. Release mort. Francena B. Partridge to John F. Flynn and Elizabeth his wife. Dec. 25. 575

Chisholm st, w s, lots 10 and 11 map of Wm. Birrell property, 40x119.7x40.5x113.7, h & l. Thomas Farley to Charles G. F. Glens and Katharina his wife. Mt. \$2,000. Jan. 3. 4,000

Ernescliffe pl, s s, lot 431 map George F. and Henry B. Opyde, adj N. Y. City private park, 25.7x105.9x25x111.3. James T. Pierce to Robert N. Spence. Taxes since July 28, 1885. Feb. 23, 1892. 600

Fort Independence st, w s, south 1/2 plot 64 map of W. O. Giles, Kingsbridge, 24th Ward, 25 x-x-x161.8. William S. and Charles W. Opyde to Frank Preston. Taxes, &c., since May 24, 1888. Dec. 23. 650

Inwood st, lots 41 and 42 map of A. R. Van Nest property, Inwood, 35x100. Arnold Lustig to Gustav Busch. Jan. 4. 3,250

Jennings st, n s, 137.3 w Bristow st, 25x178.6x 25x177, h & l. Michael J. Walsh to Anna W. wife of William De Noielle. Mt. \$2,200. Jan. 4. 4,300

Rogers pl, w s, 93.10 n Westchester av, 20x78x 20x76. James G. Patton to James Ryan. Dec. 29. 3,600

Suburban st, w s, 35 s Briggs av, 25x100. Daniel Geigisberg to Christian Birsak. Dec. 27. 1,400

Suburban st, s s, 151.4 e Bainbridge av, 23.2x x92.4x25x99.7. Same to same. B. & S. Dec. 27. nom

134th st, s s, 113.4 e St. Anns av, runs south 90 x east 66.8 x north 7 x east 79 x north 83 to 134th st, x west 136.8. William C. Trull to Anthony McOwen. Mt. \$11,300. Oct. 3. nom

135th st, n s, 125 e St. Anns av, 16.8x100, h & l. John Entwistle to Theodore Schafer and Charlotte E. his wife, joint tenants. Mt. \$3,500. Jan. 4. 6,800

135th st, n s, 70 w Alexander av, 15x66.8. John O. M. Hafemann to Olga Nagler. Mt. \$4,000. Jan. 4. 5,500

136th st, s s, 100 w Alexander av, 25x100. Foreclos. William M. Hces to Daniel D. Lord, Lawrence, L. I. Dec. 30. 9,000

136th st, s s, 125 w Alexander av, 25x100. Foreclos. Same to same. Dec. 30. 9,000

136th st, n s, 800 w Home av, 50x100. Release mort. John W. O'Shaughnessy to John H. Scully. Dec. 29. nom

136th st, n s, 1,000 w Home av, 100x100. Release mort. Same to John Elstner. Dec. 29. nom

136th st, n s, 800 w Home av, 50x100. Julia A. and James F. Sadlier exrs. Dennis Sadlier to John H. Scully. Dec. 29. 4,150

136th st, n s, 1,000 w Home av, 100x100. Same to John Elstner. Dec. 29. 8,400

137th st, s s, 800 w Home av, 25x110. Julia A. and James F. Sadlier exrs. Denis Sadlier to Henry McNally. Dec. 29. 2,075

137th st, s s, 825 w Home av, 25x110. Same to John Boyland. Dec. 29. 2,075

137th st, s s, 800 w Home av, 25x110. Release mort. John W. O'Shaughnessy to Harry McNally. Dec. 29. nom

137th st, s s, 825 w Home av, 25x110. Release mort. Same to John Boyland. Dec. 29. nom

144th st, s s, 308.4 e Willis av, 16.8x100, h & l. Charles Van Riper and James M. La Costa to Josiah P. Van Riper. Mt. \$3,500. May 3, 1888. 6,750

Same property. Josiah P. Van Riper to Charles Van Riper. Mt. \$3,500. Nov. 25. nom

145th st, n s, 250 e Willis av, 25x100. Adolph Bauer to Anna M. Schrader. Mt. \$3,000. Jan. 3. See Willis av. 6,300

149th st, n s, lot 153 map Melrose South, 50x110. Mary Donnell widow to Bridget Farren widow. Dec. 14. nom

150th st, n s, 175 w Morris av, 25x118.5. Release mort. George W. Robinson to Agnes Walsb. Jan. 3. 875

Same property. Agnes wife of John Walsh to Joseph McBride. Jan. 3. 2,000

156th st, n s, extends from Forest av to Jackson av, 175x100. Regina Tolck to Charles F. Schiffer. 5-12 part. Mt. 5-12 of \$4,500. Dec. 16. 2,750

165th st, n w cor Kelley st, 25.6x82.3x29.7x30.3. Thomas L. Reynolds to Clark B. Augustine. Oct. 4. 5,000

Same property. Clark B. Augustine to Truman H. Baldwin, Nyack, N. Y. Dec. 31. See 133d st, 12th Ward. exch

Same property. Truman H. Baldwin to Arthur J. Bohmer. Dec. 31. 6,000

Bainbridge av, e s, 200 n Rosa plor William st, 12.6x115. Walter J. Lee to Phoebe A. Cornell. Dec. 30. 800

Boston av, n s, 193.5 e Suburban pl, runs north 129.11 x east 20.5 x south 20.9 x east 22 x south 20.9 x east 22 x south 97.6 to av, x west 72.11. Ephraim B. Levy to Joseph F. Ismay. Nov. 23. 4,800

Forest av, e s, 79 n 165th st, 40x102.5. Release mort. The Westchester Fire Ins. Co. successors to The Westchester County Mutual Ins. Co. to Bridget Lynch. Dec. 31. nom

Same property. Bridget Lynch widow to Jul a C. Lynch. Dec. 31. 2,000

Grand av, s e cor Wadsworth st, 50x100. Release mort. and correction. Francena B. Partridge to Andrew McNicol and Dru McNicol. Dec. 22. 578

Elton av late Washington av, w s, 25 s Springfield st, 25x100. Albert Blechner to Frederick Pusemann and Annie his wife. Mt. \$3,000. Jan. 3. 4,400

Hull av, s e s, 126 11 n e Southern Boulevard, 50x110. Welthea C. wife of Clinton H. Smith to Sophia L. Berth. Dec. 29. nom

Jackson av, all that portion of av situate bet s s of 165th st and division line bet lots 13 and 14 on map Woodstock, said line being 290 s 165th st. William H. McCormack et al. exrs. Fannie McCormack to John W. Decker. Q. C. All title. Dec. 10. nom

Jackson av, centre line, 165.3 s 165th st, runs east to e s of av, x south 20.6x-x20.6, being 1/2 of av. John W. Decker to Peter Jungmann. Dec. 14. nom

Jackson av, centre line, 185.9 s 165th st, runs east to e s Jackson av, x south 21x-x21, being 1/2 of av. Same to John Thumann. Dec. 14. nom

Jackson av, centre line, 227 s 165th st, runs east to e s Jackson av, x south 20.9x-x20.9,

being 1/2 of av. Same to Catharine A. O'Poole. Dec. 14. nom

Jackson av, centre line, 268.6 s 165th st, runs east to e s of av, x south 21.5x—x21.5, being 1/2 of av. Same to John J. Winner. Dec. 14. nom

Jackson av, centre line, 247.9 s 165th st, runs east to e s of av, x south 18.9x—x20.9. Same to Henry and Marie Walther. Dec. 14. nom

Jackson av, centre line, 122 s 165th st, runs east to e s of av, x south 22.9x—x22.9, being 1/2 of av. Same to Johanne H. Germann. Dec. 14. nom

Jackson av, centre line, 206.9 s 165th st, runs east to e s of av, x south 20.3x—x20.3, being 1/2 of av. Same to Bruno Miadernan. Dec. 14. nom

Jackson av, centre line, 100 s 165th st, runs east to e s of av, x south 22x—x22, being 1/2 of av. Same to Magdalena wife of Simon Lewin. Dec. 14. nom

Jackson av, centre line, at s s of 165th st, runs east to e s of av, x south 100x—x100, being 1/2 of av. Same to Michael J. Cuddy. Dec. 14. nom

Jackson av, centre line, 144.9 s 165th st, runs east to e s of av, x south 20.6x—x20.6, being 1/2 of av. Same to Jacob L. Nicholas. Dec. 14. nom

Jackson av, centre line, 198.10 s 165th st, runs west to w s of av, x south 18.9x—x18.9, being 1/2 of av. Same to John H. Hittorff. Dec. 14. nom

Jackson av, centre line, 144.11 s 165th st, runs west to w s of av, x south 18.2x—x18.2, being 1/2 of av. Same to Mary D. Hayes. Dec. 14. nom

Jackson av, centre line, 187.7 s 165th st, runs west to w s of av, x south 18.3x—x18.3, being 1/2 of av. Same to Frank Svak. Dec. 14. nom

Jackson av, centre line, 272.1 s 165th st, runs west to w s of av, x south 18x—x18, being 1/2 of av. Same to Alfred Schwenn. Dec. 14. nom

Jackson av, centre line, 235.7 s 165th st, runs west to w s of av, x south 18.3x—x18.3, being 1/2 of av. Same to Patrick J. Curry. Dec. 14. nom

Jackson av, centre line, 163.1 s 165th st, runs west to w s Jackson av, x south 17.5x—x 17.6, being 1/2 of av. Same to John J. Miller. Dec. 14. nom

Jackson av, centre line, 253.10 s 165th st, runs west to w s Jackson av, x south 18.3x—x18.3, being 1/2 of av. Same to Albert Hank. Dec. 14. nom

Jackson av, centre line, 217.7 s 165th st, runs west to w s Jackson av, x south 18x—x18, being 1/2 of av. Same to John Bazant, Jr. Dec. 14. nom

Mott av, w s, 63.8 n Railroad av, 30.2x255.2x } 237.2 to beginning, gore.

138th st, w s, 73.6 s Mott av, 27.9x211.5 to } ead Mott av, —x43.9x176.10.

Ephraim C. Gates to New York Central & Hudson River R.R. Dec. 29. 36,000

Pelham av, n e s, 155.11 s e Hoffman st, 28x53x } 29.4x83.

College st, s w s, 129 s e Hoffman st, 52x100 } James A. Galvin, Steepleton, Pa., to Charles D. to Galvin. 1/2 part. Dec. 20. 1,000

Railroad av, e s, 327.6 n 138th st, 100x224.7, } to Mott Haven Canal. Forclos. Emanuel Blumenstiel to John F. Steeves. Dec. 30. 13,600

Stebbins av, w s, 250 n Jennings st, 50x100. Rachel Adair, formerly McMaster, Hot Springs, Ark., to J. Robina F. Schuh. Mt. \$1,000. Dec. 15. 2,000

Union av, w s, 242.4 s 165th st, 19.4x141.5x17.6x 141.5, h & l. John W. Cornish to John A. Mc-Nicol and Caroline T. his wife. Jan. 3. 3,800

Walton av, n s, 225 e Orchard st, runs north 102.6 x east 75 x south 50.3 x east 97.8 to Berrian av, x south 49.9 to Walton av, x west 172.8. Release mort. Amanda Bussing to Julius F. Toussaint. Jan. 3. 150

Webster av, e s, 50 s 171st st, 50x97.4 to Mill Brook, x50x95. Louis Eickwort to Ernest Wenigmann. Mt. \$2,000. Jan. 3. nom

Webster av, e s, lots H, I and J map of sub division lot 35 map of Norwood, 75x— to N. Y. & Harlem R. R., including so much of Berrian av lying in front of said lots which will become part of Webster av. Sarah H. wife of Eugene Van Schaick to Gustav Riedel. Mt. \$2,500. Dec. 29. 5,632

Same property. John H. Eden to Sarah H. Van Schaick. Q. C. and release from restriction. Dec. 28. nom

Same property. Philip A. Ryan to same. Mt. \$2,500. Nov. 14. nom

Willard av, s s, small triangular gore, being all of lot 81 map G. Opdyke property, Woodlawn Heights, not included in Bronx River road. William S. and Charles W. Opdyke to Frederick A. Happy. Q. C. Dec. 29. 50

Willis av, No. 491, w s, original line, 75 s 144th st, 25x84. Lewis Z. Bach to Maurice Ahl. Mt. \$15,500. Jan. 3. nom

Willis av, e s, 50 n 145th st, 25x100. Anna M. Schrader widow to Adolph Bauer and Josephine his wife. Mt. \$3,500. Jan. 3. See 145th st. 10,500

1st av, s e s, 300 s w Highbridge st, runs southeast 186 to Daughy's or Cromwell's brook, x west along turn of same 290 x northwest 30 to av, x northeast 82.11. Henry Crook to August Bender. Re-recorded. Mt. \$825. Feb. 21, 1891. 1,325

3d av, No. 2986, e s, 110 n Grove st, 21.3x204.10 to Bergen av, x21.6x203.5. Christian Scherd-

ing to Albert Blechner. Mt. \$5,500. Jan. 5. 11,000

3d av widened, w s, lot 24 map of Morrisania, 25x111.6x25x109.6 Theodore Sattler to Herman Rausch. C. a. G. All liens. Dec. 23. nom

7th av, w s, 350 s Walnut st, 50x100. Jacob Wolbach to Emil Schwab. Q. C. and C. a. G. Sept. 19, 1890. nom

Same property. Abraham Smith to same. Q. C. and C. a. G. Sept. 19, 1890. nom

Same property. Sophia Rothman widow, Gramhamville, S. C., to Emil Schwab. Q. C. and C. a. G. Oct. 11. nom

Unnamed lane (shown on map of property near Kingsbridge belonging to estate of Benjamin Richardson), n e s, 208.10 n w Bost'n av, 20.7x100.6x25x100.4. Release mort. Mary R. Washburn to William T. Washburn and Emma Richardson exrs. Benjamin Richardson, Sarah J. and Joseph B. Richardson, Ella T. Gouverneur, Viola J., William H. and Louis B. Birdsall and Phileas A. Cooper. Jan. 3. nom

Same property. William T. Washburn and ano. exrs. and trustees Benjamin Richardson to James J. Edwards. Jan. 3. 275

Lot 45 map 339 lots at Riverdale and Mosholu 24th Ward property of F. P. & H. A. Forster, 25x100. Frederick P. Forster exr. George H. Foster to Charles F. N. Ringe. Jan. 3. 550

Part of lots 29 and 30 map Eltona, begins 196.2 n 165th st and 25 w of line between lots 29 and 30, runs north 18.9 x east 90x18.9x90, with right of way over proposed Trinity av, h & l. Newbury D. Lawton, New Rochelle, to Richard Lehmann. Oct. 25. 7,500

Lots 63-70 inclus., map Peter Clark estate, Westchester, 22d Ward. Henry P. De Graaf to John Diehl. Q. C. Dec. 24. nom

Parcel 8 on damage map for widening Woodruff st from Southern Boulevard to center of Bronx river. Release mort. Lovisa S. Upson to Mayor, &c., New York. June 16. nom

Parcel at Riverdale, 24th Ward, lying immediately to the south of lands conveyed to party of second part by Joseph Delafield, 200x—, Emily P. Delafield widow to William E. Dodge. B. & S. Dec. 21. nom

LEASEHOLD CONVEYANCES.

Attorney st, Nos. 123 and 125. Assign. lease. Hannah Schmitzer to Frank X. Haas. Mt. \$1,000, taxes, &c. nom

Attorney st, Nos. 123 and 125. Assign. lease as collateral security. Frank X. Haas to Edmund L. Mooney and Andrew J. Shipman. All title. nom

Burling slip, No. 49. South st, No. 87. Agreement to assign. lease. Antoine M. Salini with A. P. Moroney. Nov. 28. 6,000

Delancey st, No. 72. Assign. lease. Henry Kopf to Nicolai Kruskal. nom

Greene st, No. 259, w s, lot 259 map Sailors Snug Harbor, 25x100. Assign. lease. Charles Hart to George Lanziner. 12,000

McCombs Dam road West and 155th st, contains 750 feet, the said Jarvis to lease to Green 8th av, from 154th to 155th st. Agreement to surrender lease known as the Hart a lease by George Green to N. Jarvis, Jr., who is to surrender deed of above property, excluding two corners at \$900 per year until property sold. Nathaniel Jarvis, Jr., with George Green. Oct. 27, 1892. nom

Warren st, No. 67. Assign. lease. Margaret A. Sweeney to Margaret A. Sweeney and Charles Hodgitts. nom

3d st, s s, 141.9 e Av A, 21.9x'05.11. Charles Schmidt to Felix and Francis Napper. Dec. 29. 12,500

6th st, n s, 143 w Av D, 23x90.10. Assign. lease. Solomon Cohen to Leo Friedman. 500

12th st, s s, 282 e Av B 20x90. Mary Griffin to Edward Costello. 21 years, from May 1, 1868, per year, taxes and 180

13th st, n s, n s, 209.3 e 5th av, 19.9x163.3. Assign. lease. George Dexter, Boston, Mass., to Mary S. Van Beuren. Dec. 17. 5,000

20th st, No. 215 E. Assign. lease. Henry R. Schneider to Julia McCarthy. nom

23d st, No. 470 W. Assign. lease. Thomas Roberts to George Ringler & Co., a corporation. nom

23d st, n s, 294 w 9th av, 22x117.6. Assign. lease. Mary B. Browne to Nathan Lewis, Sidney H. Stewart and Charles A. Hoff. exch. and 600

42d st, n s, 166.8 w 5th av, 20.10x100.5. Assign. lease. Francis E. Grant individ. and exr. Maria L. Grant to Maria* L. Kloppenburg. 35

42d st, n s, 166.8 w 5th av, 20.10x100.5. Consent to assign. lease. Louisa M. Gerry to Francis E. Grant. nom

43d st, s s, 104 e 6th av, 21x100.5. Assign. lease. Francis P. Fernald to Joseph B. Bissell. 11,000

Same property. Consent to assign. lease. Eugene A. Hoffman to Francis P. Fernald. nom

50th st, n s, 339 w 5th av. Consent to assign. Trustees of Columbia College to Frank Tilford. nom

Same property. Consent to assign. lease. Same to Marshall H. Mallory. nom

50th st, n s, 546 w 5th av, 15x100.5. Assign. lease. Joseph B. Bissell to Hugh H. Hagan. Sub. to mort. \$10,000. 15,250

55th st, s s, 50 e 9th av, 17.1x75.4. Assign. lease. Peter Kearney to Eliza McHattan. 4,200

121st st, Nos. 124 and 126, s s, 100 w Lexington

av. 40x100.11. Assign. lease. Joseph Carroll to James Lowe. nom

121st st, No. 112 W., s s, 178 w Lenox av, 22 x100.11. Contract. William H. Shaw with Adolphus Ottenberg. Jan. 4. 35,500

Mott av, 138th st and land of N. Y. & Harlem Railroad Co. } Mott av, s w cor land of said R. R. Co., extends to Harlem River and lands of Willson & Adams. } Ephraim C. Gates to Church E. Gates & Co. 20 years, from March 1, 1889. 7,000. 15,000

2d av, No. 338. Assign. lease. Mary A. Ohliger to Robert Voelcker. nom

3d av, No. 535. Assign. lease. Bernhard Efinger to Benedict A. Klein. nom

3d av, No. 2273. 129th st, No. 201 E. Assign. lease. Susan A. Bray to Amelia Lyon. nom

Same property. Assign. lease. Amelia Lyon to James Everard. nom

3d av, No. 2383. 129th st, No. 201 E. Assign. lease. George Lieber to Amelia Lyon. nom

Same property. Assign. lease. Amelia Lyon to James Everard. nom

3d av, e s, 50.5 s 65th st, 25x105. Assign. lease. Bernhard Mayer to Benedict A. Klein. 32,500

5th av, n e cor 26th st, part Hotel Brunswick. A. Gerald Hull to First National Bank of Saratoga Springs. nom

6th av, No. 133. Assign. lease. James Barclay to James H. Ackerman. nom

8th av, e s, 50 s 20th st, 25x100. Assign. lease. Samuel S. Carll assignee John Ranges to Samuel Jacoby and Jonathan W. Pottle. Mt. \$13,000, taxes, &c. nom

12th av, s e cor 41st st, 93.9x75. Assign. lease. Ellen M. Gibbs individ. and extr. Bushrod W. Gibbs to Lucy A. Cummins. nom

KINGS COUNTY.

DECEMBER 29, 30, 31, JANUARY 2, 3, 4.

Adelphi st, e s, 100 s Park av, runs east 98 x south 25 x east 2 x south 5 x west 100 to st, x north 30. Elizabeth wife of William L. Hope to Sarah N. Kay. Mt. \$2,000. \$4,850

Adelphi st, e s, 400 s Park av, 25x100. Stephen Combes to Richard P. Rogers. 5,300

Ashford st, w s, 180 n Hegeman av, 20x110. Release mort. Kings Co. Trust Co. to John G. MacMahon. 120

Same property. Sidney Grant to Veice A. Beecher. 30

Ashford st, e s, 250 n Arlington av, 50x100, h s & l. Theodore M. Le Beau to George U. Forbell. 7,500

Ashford st, w s, 212.6 n Arlington av, 37.6x97.6, h & l. Release mort. Frederick Middendorf to Sebastian T. Hollister. nom

Same property. Sebastian T. Hollister to Ollie C. wife of Erle S. Livingston, Ozone Park. L. I. Mt. \$4,000. 5,750

Bainbridge st, s s, 377.6 e Ralph av, 172.6x100. Release judgment. Augusta A. Roby, of New York, to Robert F. Minto and John Foote. nom

Bainbridge st, n s, 205 e Saratoga av, 18x109. New York Building Loan Banking Co. to Catherine A. Woolley. Lease with covenants for warrantee deed. Total payments to be made 8,940

Baltic st, n s, 289.6 e 4th av, 100.6x100. George L. Shaffer to Fidelia R. Barnes. Mt. \$15,400. nom

Baltic st, No. 417, n s, 300 e Hoyt st, 25x100, h & l. Star Union Imp. Co. to Lawrence Maher. Mt. \$1,400. 2,700

Baltic st, Ncs. 635-641, n s, 289.6 e 4th av, 100x 100. John A. Greene to George L. Shaffer. 21,700

Baltic st, s s, 348 w Court st, 16.8x99.10. Nathan Lewis, New York, to Mary B. Browne. Mt. \$1,100. exch and 600

Barbey st, w s, 236.4 n Arlington av, 31.10x95. Wilmot D. Losee to Emma E. Knapp. Mt. \$3,500. 6,200

Beaver st, s w s, 40 n w Park st or pl. 20x91.6, h & l. Louis Ulbricht to Augusta Ulbricht. Mt. \$1,400. nom

Bergen st, n s, 200 e Howard av, 25x167.2. August Keller to Maria A. wife of said August Keller. nom

Bergen st, n s, 400 w Vanderbilt av, 25x123.3x 30.9x141.2. Ann Wheeler widow to John J. Wheeler. Mt. \$1,000. nom

Bergen st, s s, 100 e Rogers av, 19x117.7x19.6x 113.3. Andrew D. Baird to R. Marshall Harrison. Mt. \$8,750. nom

Bogert st, e s, 75 n Ingraham st, 25x100. Charles W. Truslow admr. William Wall to Theodore Willin. 1,150

Brevoort pl, n s, 180 e Franklin av, 20x141.2. Mary Adams widow to Josephine A. Coombs. Mt. \$4,000. nom

Bridge st, e s, 63 n Willoughby st, 21x100.3. Ellen C. Beale extr. Catherine Foster to Jeannette widow Abraham Aschner. 6,750

Same property. Fanny S. Beale devisee Catherine Foster to same. Q. C. nom

Bridge st, e s, 283.6 s Willoughby st, 20.5x100.3. John B. Shanahan to Percy G. Williams. Mt. \$8,500. nom

Brooklyn and Jamaica plank road, s s, 85 e Sheffield av, 22.3x86.2x20x79.1. Sheffield av, e s, 50.5 s Brooklyn and Jamaica plank road, 50x100. New Jersey av, w s, 100 n Evergreen pl, 100x 100. Atlantic av, n e cor Vermont av, 11x91.3x21 x 90.3,

Isaac H. Platt, of Lakewood, N. J., to Alois Lazansky. 3,000
Prospect pl, n s, 150 w Underhill av, 33.4x 102.5x38.1x121, h & l.
Prospect pl, n s, 200 w Underhill av, 16.8x 83.11x19.1x93.2, h & l.
Theodore B. Willis to Henry A. Willis. nom
Pulaski st, n s, 393.9 e Sumner av, 56.3x100.
John Auer to Charles C. Young. exch and 750
Richmond st, e s, 682 s Jamaica av, runs east 200 x north 25 x east 100 to Chestnut st, x north 91.9 to Etna st, x west 302.7 to Rapelje st, x south 77.4. Robert L. Woods to Henry C. Bauer and Chauncey T. Austin. 7,000
Rockwell pl, No. 76, 25x74x25x78. Caleb S. Woodhull to Percy G. Williams. nom
Roebing st, e s, 61.6 s North 5th st, runs east 84.4 x southeast 23.8 x southwest 31.7 x southeast 5.11 x west 65 to st, x north 38.6, h & l. Delia Feeney, Paterson, N. J., to Catharine Murphy. 3,500
Ryerson st, e s, 80.9 n Park av, 25x100. Edward Peper to Sahra wife of Henry Scnenstrahl Mt. \$2,500. 4,600
Sackman st, w s, 125 n Eastern Parkway, 25x 100, h & l. Abraham Ruth to John Shinko, New York. Mt. \$3,500. 5,700
Sackman st, e s, 150 n Eastern Parkway, 75x 100. Abraham Dinerstein to Hyman Shebsenvol. Q. C. Correction deed. nom
Sackman st, w s, 175 n Dumont av, 25x100, h & l. Foreclos. George S. Carpenter to Jeanette A. wife of George R. Haydock. 1,900
Sackman st, w s, 100 n Eastern Parkway, 25x 100, h & l. Abraham Ruth to Becky Friedmann and Isaac Silberstine. Mt. \$3,500. 6,000
Schenck st, s, 87 n Willoughby av, 25x47.4x 25x48.5. Theodore M. Towl to Charles M. Pratt. nom
Same property. Jena A. Ackley, Spokane Falls, Wash., to Theodore M. Towl. C. a. G. 700
Schermerhorn st, s s, 63.7 w Nevins st, 20x100. Sarah Oakley, West Hills, L. I., to Thomas H. Dolane, Jr. 6,450
Scholes st, n s, 100 w Humboldt st, 25x100. Simon Pekus to Ernest J. Eisemann. Mt. \$2,600. nom
Sedgwick st, n s, 295 e Van Brunt st, 30x100. Benjamin A. Hegeman exr. Charles Kelsey to Elizabeth O'Hare. 2,625
Seigel st, No. 25, n s, 100 w Leonard st, 25x100. Isael Feldman to Isidor Marks. Mt. \$11,000. 16,500
Somers st, s s, 44.6 e Rockaway av, runs south 69.3 x east 2.6 x south 3 x east 16 x north 72.3 to st, x west 18.6. Maud M. Morris to Eliza Reed. Mt. \$6,000. exch
Same property. Eliza Reed to John Andrews. Mt. \$6,000. nom
Suydam st, n s, 351.6 e Evergreen av, 20.6x95. Michael Zachmann to Hulda Furst. Mt. \$1,000. 2,800
Temple court, centre line, e s, 132.8 n Seeley st, 14x100, h & l. Flatbush. Grace Brown widow to Gustavus A. Smith. 1,400
Ten Eyck st, s s, 150 e Union av, 25x100, h & l. Charles Brunger to William Brunger. Mt. \$2,500. nom
Ten Eyck st, n s, 100 w Humboldt st, 25x100. Ernest J. Eisemann to Simon Pekus and Fanny his wife. Sub. to mort. 560
Tillary st, n e cor Canton st, runs north 102.5 x east 52 x south 47.4 x southwest 54.4 to Tillary st, x west 17.3, h & l. Julia A. Riley widow to George R. Brown. exch
Tiffany pl, Nos. 48-52. General release especially from liability under lease. Sigmund S. Kaliske to James C. Forsythe et al. 325
Tiffany pl, w s, 237.6 n Degraw st, 62.6x97.6. Frederick H. Levey, of Elizabeth, N. J., individ. and as trustee firm Frederick H. Levey & Co. to the Fred'k H. Levey Company. All liens. nom
Troutman st, s e s, 100 s w Hamburg av, 25x 100. Henry Wolbeck to Charles Krieg and Josephine his wife. 3,725
Troutman st, s e s, 250 n e Knickerbocker av, 25x100. Frank Spaeth to Charles Schuck. Mt. \$3,500. 6,400
Van Buren st, s e s, 190 n e Broadway, 18x100. Rachel C. Scheicher to George Ernst. nom
Van Voorhis st, s s, 283.4 e Evergreen av, 16.8x 100, h & l. Francis Meyer to Thomas B. Jackson. Mt. \$2,400. 3,750
Warren st, s s, 43.10 w 4th av, 17x100, h & l. Patrick J. McAuliffe to Michael P. Fitzgerald. 325
Warren st, n s, 160 w 3d av. 20x100. Frank Perkinson to Margaret Perkinson. All title. Mt. \$2,630. nom
Water st, s s, 193.9 e Gold st, 18.9x100x19.3x 100. John Le Count, New Rochelle, to John Clark. 3,000
Water st, north cor North 1st st, runs northeast along Water st 63.9 x northwest to permanent line East River, x southwest along same to North 1st st, x southeast — to beginning, with all title in sts and land under water contiguous to said property; also, Parcel of land under water East River, begins in centre line North 1st st, 55 w River st, and being at the original high-water line East River, runs northwest 477.4 to pier line, x north 120 x east 281.10 to bulkhead line, x east 218.7 to original high-water line, x southwest —, contains 52,490 sq. ft. under water.
Frederick E. Teves to F. E. Teves Coal Co. B. & S. 76,319
Wilson st, n s, 205 e Bedford av, 20x100, h & l. Joseph Fox to Rosa H. S. Dupignac. Mt. \$2,500. nom
Wyckoff st, s s, 142 e Court st, 25x100, h & l,

Jacob Muller, Honesdale, Pa., to Israel Cohen. Mt. \$1,000. 6,225
Wyckoff st, n s, 314.3 w Hoyt st, 25x100. Alfred E. Hartington to George Rigby. Mt. \$5,500. 11,500
North 1st st, centre line, 55 w River st, and being at original high-water line East River, runs northwest along centre North 1st st 477.4 to pier line, x north 120 x east 281.10 to bulkhead line, x east 218.7 to said original high-water line, x southwest —, contains 52,490 sq. ft. land under water. People State New York to Frederick E. Teves. letters patent 2d st, s s, 397.11 e 5th av, 40x100. Joseph Bruns to M. Gertrude wife of Harry J. Brainerd. Mt. \$8,000. exch
2d st, n s, 251.9 e 5th av, 17.6x100, h & l. John M. O'Neil to John M. and George F. Halsted. nom
North 2d st, n s, bet 1st and 2d sts, being lots 32, 33, 34 and 35 block 19 assessment map 14th Ward. Theodore F. Jackson, Comptroller, to Ida Gunstone. 6,270
North 2d st, n e s, 125 s e 1st st, 75x160. Abraham Vandervoort, Jr., to Ida Gunstone. B. & S. 100
North 2d st, s s, 62.4 e Berry st, 25.4x37.1x25x 34, h & l. Esther Fowler widow, Mamaron-neck, to John McQuade. 700
3d pl, n e s, 260 n w Court st, 19.6x100, h & l. Peter Mallon to Robert Daily. 7,500
3d st, n e s, 337.4 s e 7th av, 20x95. Edward H. Moubray to Robert J. Keller. Mt. \$10,300. nom
South 3d st, n e s, 171 n w Hewes st, 21x120. Joseph Maurer to Joseph Obmann. nom
4th pl, s s, 175 w Smith st, 25x100. Michael Gibbons to Fanny Harding. Mt. \$2,000. 4,500
5th st, n e s, 87.10 s e 6th av, 100x100. M. Gertrude Brainerd to Joseph Bruns. Mt. \$3,333. exch
5th st, s s, 205.7 e 6th av, 17.9x100, h & l. Sophia L. wife of George O. Van Orden, Glen Cove, to Eliza A. Fanton. Mt. \$5,200 and tax 1892. nom
South 5th st, n e s, 75 n w Hooper st, 25 x 1/2 block, h & l. John J. and William Graber to Mary Graber widow. Mt. \$3,000. 5,000
South 5th st, s s, 160 e 6th st, 20x100. Release. Sarah A. Quail widow to Thomas F. Magner. nom
6th st, s s, 117 w 7th av, 19.6x100. Herman H. Wood, of Clinton, N. Y., to George K. Frazier. 7,500
7th st, s s, 129.10 w 7th av, 17.8x100. Jane E. wife of James N. Richards to Edmund M. Richards. Mt. \$7,300. 8,300
10th st, n e s, 277.10 n w 8th av, 20x100. Frank L. Corwin to John F. Nelson. nom
10th st, s s, 350 e 3d av, 16.8x100. Mary W. Onderdonk to Maria Hoffmann. 3,075
North 10th st, s w s, 150 s e Wytbe av late 2d st, 25x100. Mary Dean widow to Tuttle & Bailey Mfg Co. nom
11th st, n s, 171 e 7th av, 20.3x100x21.3x100. Frank O. Peterson to Winslow E. Buzby. Mt. \$4,000. nom
East 11th st, e s, 275.4 n Av D, 40x100, Flatbush. William J. Kaiser and George W. Dalton to Annie E. wife Daniel J. Cavanagh. 800
12th st, n e s, 149.3 n w 6th av, 16.8x100. Merrick D. Lawrence to Robert E. Hobbs. 2,550
13th st, n e s, 122.10 s e 6th av, runs northeast 30.2 x southeast 0.2 x southwest 12.1 x southeast 0.2 3/4 x southwest 18.1 to st, x northwest 0.8 1/2. Christopher C. Firth to Andrew Barry. 100
13th st, n e s, 97.10 s e 6th av, 25x100, h & l. Robert Shaw, Newark, N. J., individ. and trustee of Salome B. Knight to Andrew Barry. 3,585
14th st, s s, 278.7 e 8th av, 18.6x100. Release mort. Nassau Land and Improvement Co. to William Hawkins. nom
Same property. William Hawkins to Annie K. Fricke, of Mt. Vernon, N. Y. nom
15th st, s s, bet 7th and 8th avs, being lot 52 block 166 assessment map 22d Ward. John C. McGuire, Registrar of Arrears to Michael Wheeler. 67
East 16th st, e s, 179.11 s Av C, 40x100, Flatbush. William J. Kaiser and George W. Dalton to James H. Park. 900
17th st, s w s, 50 n w 10th av, 16.8x60.2, h & l. Alice W. wife of Charles Ross, Mary L. wife of William Brunnow and Lizzie E. Holmes heirs Alice Holmes to Mary Mannion. Mt. \$1,000. nom
18th st, s w s, 232.6 n w 5th av, 50x100, New Utrecht. Robert Parkinson to Charles H. Butts. 600
East 28th st, e s, 460 s Av C, 100x120, Flatbush. Germania Real Estate and Improvement Co. to Charles Butt. 1,620
32d st, n e s, 100 s e 3d av, 25x100.2. John Bergland to Mary A. wife of Charles E. Kenney. Mt. \$3,000. 5,200
East 32d st, e s, 140 s Av C, 40x102.6, Flatbush. Germania Real Estate and Improvement Co. to Joseph Strachan. 495
Bay 41st st, s e s, 400 s w 86th st, 207.1 x east 8.3 x south 68 x east 70.5 to 26th av, x northeast 132 x northwest 193.3, Bensonhurst. James D. Lynch to Daniel Smith. 3,500
46th st, s s, 220 e 4th av, 20x100.2. Samuel T. Sherwood to Esther H. wife of Oliver W. Dayton. 4,500
48th st, s s, 200 e 4th av, 40x100.2. Millard F. Johnson to Daniel E. Driscoll. nom
48th st, s s, 240 e 4th av, 40x100. James Fallon to same. nom
53d st, s s, 140 w 5th av, 20x100.2. Alexander Waldron to Jeremiah P. Applegate. Mt. \$3,000. 4,800

53d st, n s, 160 w 5th av, runs north 200.4 to 52d st, x west 40 x south 100.2 x west 20 x south 100.2 to 53d st, x east 6'. Josephine B. Hopkins, of Highland Falls, N. Y., to Clarence E. Hopkins. 4,000
54th st, n s, 316.8 e 3d av, 16.8x100.2, h & l. William S. Hassan to Charles J. Hegg and Johanna his wife. Mt. \$1,400. 2,750
55th st, n s, 177 w 2d av, 23x100.2. Johanna C. M. wife of Wm. Prinzhorn to Edward and Christine Johnson. Mt. \$3,000. 3,300
57th st, n s, 253.1 w 3d av, 15.7x100.2. Anna C. Hull to Peter G. Wirth. Mt. \$1,500. 3,050
61st st, n s, 500 e 13th av, 20x100. New Utrecht. Angelo Carollo to Baldassare Prosolie. 360
81st st, n s, 140 w 4th av, 2 0x109.4, New Utrecht. Frank D. Creamer to Rushmore G. Williams, New York. Mt. \$1,150. 3,500
89th st, s w s, 410 s e 3d av, runs southwest 100 x southeast 99.4 x east 0.11 1/2 x northeast 99.3 to 89th st, x northwest 125, New Utrecht. William H. Reynolds to George H. Smith. exch
Atlantic av, s s, 60 e Smith st, 40x80, hs & ls. Alonzo E. De Baun to Antonis Kozicki. Mt. \$8,000. 11,000
Atlantic av, n s, 122.10 w Franklin av, runs west 60 x north 34.2 x north 10.3 to s s Clove pl, x east 52.6 x south 40 x south 78.4 to beginning. Almira B. Smith to Henry J. Robinson, of New York. 8,750
Same property. Same to same. Q. C. All title. 8,750
Atlantic av, s s, 220 w Troy av, 20x100. Ellen Kelly to Thomas and Peter Kelly. nom
Atlantic av, n e cor Vesta av, 25x98.7. John Curtin, San Diego, Cal., to C. Olivia Sabine. 199
Atlantic av, s e cor Albany av, 20x100. Philip Meuser to Minnie Wunder. 3,400
Atlantic av, n e cor Sherlock pl, 1:2x98.7. Richard Goodwin to John T. Hunter. 28,000
Av C, s s cor East 3d st, centre lines, lots 37-45 inclusive block 12 map of Ocean Parkway and Park lots, Flatbush. Henry J. Sherman to Frank A. Vollsneak. 2,700
Bedford av, n e s, 62 s e South 4th st, runs east 86.2 x northeast 24.4 x northwest 40 x east. 34 7 x south 26 x southwest 126.10 to Bedford av, x northwest 42.8, hs & ls. Esther P. Cuter to Alice L. wife of Lawrence Coffin. 15,500
Bedford av, s s, 63 w Lorimer st, 21.4x41.8x19x 51, h & l. John J. Randall and William G. Miller to Jacob T. Hendrickson. Mt. \$1,400. 3,500
Belmont av, s s, 50 e Watkins st, 25x100, h & l. Becky Friedmann and Isaac Zilberstine to Abraham Ruth. Mt. \$2,050. 3,000
Belmont av, n s, 50 w Jerome st, 25x100. John E. Sullivan, of Watertown, Mass., to Theodore Kiendl. All right, title, &c. 130
Belmont av, s s, 50 e Watkins st, 25x100, h & l. Abraham Ruth to Meyer Kurlandzik. Mt. \$2,050. 3,000
Central av, south cor Grove st, 10 1/2 x100. City of Brooklyn to Theodore F. Jackson. exch
Clason av, s e cor Eastern Parkway, runs south 61 x east 100 x south 131 to Union st, x east 50 x north 192 to Eastern Parkway, x west 150. Robert W. Gleason to Nathan Kaplan. 12,500
Clason av, w s, 225 s De Kalb av, 25x100, h & l. Foreclos. John Courtney to Thomas H. Brush. Mt. \$8,000. 1,000
Clinton av, w s, 50 s Myrtle av, 26.2x200 to Vanderbilt av. Elizabeth wife of Arthur W. Foote to Matthew T. Keenan. 15,500
Clinton av, w s, abt 124 n Gates av, 66x200 to Vanderbilt av, h & ls. Frederick A. Platt to William M. Butler. nom
Evergreen av, s w s, 36.8 s e Van Voorhis st. 16 x80. Louise Rietzenhoff to Henry Schmitz. gift
Flatbush av, w s, 25 n 3d av, 25x63.4x8.6x24.5x 56.9. Catharine wife of Gilbert H. Denike to Percy G. Williams and Thomas Adams, Jr. nom
Flatbush av, s w s, 65.4 n w Livingston st, runs southwest 44 to Livingston st, x northwest 30.2 x northeast 60.11 to av, x southeast 25. Percy G. Williams to Lucy A. B. Sterling. 1,000
Flushing av, s s, 50 e Sanford st, 25x100, h & l. Leopold Michel to Max Dreyfuss. Mt. \$2,500. 6,800
Fort Hamilton av, n w s, 64.2 n e East 5th st, 40x101.6x42.3x114.8.
East 4th st, e s, 147.3 n Fort Hamilton av, 40 x100, Flatbush.
Anna M. Ferris and Jennie V. Wilbur to Rafael E. y Lopez. 1,825
Gates av, s s, 100 w Lewis av, 19.6x100. Samuel R. Smith, Freeport, L. I., to John I. Randall and William G. Miller. Mt. \$5,000. exch. and 500
Grand av, e s, 20 s Lexington av, 16.7x80. Joseph I. Kirby to Mary P. and Josie Kirby. Mt. \$4,500. 7,500
Grand av, e s, 20 s Lexington av, 16.7x89. Release mort. Stephen R. Post to Joseph I. Kirby. nom
Grand av, e s, 20 s Lexington av, 16.7x90. Release mort. William Arnold to same. nom
Grand av, interior lot, 20 s Lexington av and 80 e Grand av, runs south 16.7 x east 10. Release mort. Daniel S. Arnold to same. nom
Greene av, n w s, 175 n e Hamburg av, 25x100. Frederick W. Kaiser to Elizabeth Neubauer. Mt. \$3,000. nom
Greene av, n w s, 80 n e Knickerbocker av, 20x —, Myrtle av, Park. William E. Shields to David Mayer and Benjamin Bloch. Mt. \$800. 2,125
Greene av, s s, 440 e Throop av, 20x100. David S. Beasley to Carrie A. Grunendahl. Mt. \$5,500. 9,800

Greene av, n s, 92 e Reid av, 18x100. George H. Smith to Cyrus G. Brunner. 5,800
 Greene av, n s, 74 e Reid av, 18x80. George H. Smith to Daniel Williams. 5,800
 Hamilton av, w s, 126.4 n Atlantic av, 50x87.6. Agnes A. Burger to George W. Epworth. 930
 Harrison av, w s, 80 s Gwinnett st, 35x100, h s & ls. Frederick W. Miller to Mina Hofer. nom
 Hegeman av, s e cor Cleveland st, 40x85. Charles H. Smith to George S. Lavender and Ada E. his wife, Philadelphia, Pa. 700
 Hopkinson av, e s, 125.6 s East New York av, 20x101. Gustav A. Schmidt and William Esperstedt to Bernhard J. Pink. Mt. \$ 60. 400
 Hopkinson av, s w cor Baltic st, 150x100. Henrietta Kniep to Robert L. Woods. Mt. \$2,400. nom
 Irving av, e s, 75 n Harman st, 25x100. Maria Bielinski to Antoinette Brecht. Mt. \$3,500. 6,800
 Jefferson av, s s, 617 e Throop av, 18x100. Maria W. Barton to Louisa D. Pratt. Mt. \$1,500. nom
 Jerome av formerly Voorhies lane, s w cor East 23d st, 3 c 61-1,000 acres, Gravesend. Abraham A. Emmens and Sarah Voorhies widow and heir of Abraham Emmens to Alanson Tredwell and Alonzo Slote. Tax 1892 and assessment's. 5,074
 Johnson av, s s, 50 w Humboldt st, 25x75, h & l. Morris Roth and William G. Schmidt to David Klein, New York. Mt. \$1,000. 6,400
 Kent av, n w cor North 1st st, 50.9x102.3x57.4x100.9. Frederick E. Teves to F. E. Teves Coal Co. B. & S. 22,000
 Kingsland av, w s, 222.4 n Nassau av, 18.11 1/4 x10; also, }
 Kingsland av, w s, 241.4 n Nassau av, 18.11 1/4 x100. }
 Jose E. Pidgeon to Melvin Brown. Mt. \$2,400. nom
 Same property. Melvin Brown to Rosa Werdling. All liens. nom
 Knickerbocker av, w s, 20 n Schaeffer st, 15x75, h & l. Joseph Benjamin and John Weisbrod to Martin Faas. Mt. \$1,500. 1,925
 Lewis av, No. 131, n e cor Kosciusko st, 16 8x75. Cecil A. Marks to Jane Cummins. Mt. \$6,000. nom
 Same property. Jane Cummins to Wm. R. Martin. Mt. \$7,000. nom
 Lexington av, s s, 228.6 e Bedford av, 32x100. President st, s s, 229 6 w 5th av, 17x51.7. }
 Monroe st, n s, 214.6 w Sumner av, 17 9x100. }
 Theodore B. Willis to Henry A. Willis. 1/2 part. nom
 Lexington av, s s, 116.6 e Bedford av, 48x100, h s & ls. }
 Sterling pl, s s, 144 7 e 6th av, 20x100, h & l }
 Henry A. Willis to Theodore B. Willis. 1/2 part. nom
 Lexington av, s s, 200 e Patchen av, 17x100. }
 Timie M. Smith to William H. Reynolds. Mt. \$5,000. }
 Lexington av, No. 92, s s, 312.6 e Clason av, 27.6 x100. Joseph C. Taylor to Peter Haller, New York. Mt. \$5,000. 12,000
 Myrtle av, west cor Greene av, runs west 87.3 x south 36.6 x southeast 35.6 to Greene av, x northeast 87.3. John G. Jenkins and ano. exrs. Abby E. Layton to Charles M. Davidson. Mt. \$5,000. 7,000
 Myrtle av, s s, 93.6 e Harman st, 25x67.11x77.1 x78.4. John G. Jenkins and ano. exrs. Abby E. Layton to Henry Rothmann. 1,700
 Myrtle av, s s, 68.6 e Harman st, 25x78.4x78.4 to Greene av, x25x88.10x88.10. John G. Jenkins and ano. exrs. Abby E. Layton to George Dittrich and Lippman Reizenstein. 2,450
 Myrtle av, No. 1053, n s, 150 e Sumner av, 25x100, h & l. Israel Pasternack, New York, to Max Cohen, New York. Mt. \$12,000 and taxes 1892. nom
 Same property. Max Cohen to Arthur Roth and Joseph Cohen. 1/2 part. Sub as above. nom
 Myrtle av, s s, 137.3 w Greene av, runs south 57.5 x southeast 57.5 to Greene av, x southwest 25 x northwest 67.11 x north 67.11 to Myrtle av, x east 25. John G. Jenkins and ano. exrs. Abby E. Layton to Frank H. Bray. Mt. \$1,470. 2,450
 Nassau av, s s, 50 w Diamond st, 25x75, h & l. August Todebush and Daniel Maher to Samuel Herbst. 7,300
 Nostrand av, n w cor Bergen st, 100x100. Arthur L. Mason to John H. and William R. Doherty. 16,500
 Ovington av, n e s, 360.1 1/4 s e 13th av, 40x127.6 x49x126.5 1/2, New Utrecht. Effingham H. Nichols, of New York, to Elizabeth J. Smith. 550
 Ralph av, e s, 94 s Decatur st, 26x83, h & l. Release mort. Charles M. Marsh to Richard D. Robbins. nom
 Same property. Richard D. Robbins to Bertha Hollings. Mt. \$9,500. exch and 1,000
 Reid av, n w cor Hancock st, 26x85. Paul Koch to John R. Thousen. Mt. \$8,000 and taxes 1892. 19,500
 Ridgewood av, s s, 40 e Shepherd av, 40x90. Edward F. Linton to Wilmot D. Losee. 1,700
 Ridgewood av, s s, 80 e Shepherd av, 22.1x90x22x90. Same to Ottilie R. Archer. 900
 Rockaway av, e s, 125 n Sutter av, 25x100.1, h & l. Solomon Morris to Isak Herchbein. Mt. \$4,500 and tax \$97. exch
 Schenck av, e s, 241.10 s Blake av, 16.5x100. }
 Schenck av, e s, 225 s Blake av, 16.10x100. }
 Henrietta wife of John Baird and heir of S. Ferris Owen to Joseph R. Clark. Mt. \$2,000. other consid. and 2,100

South Portland av, e s, 57.1 s De Kalb av, runs south 61 x east 79 x west 35.2 x north 45.5 x northeast 7.3 1/2 x west 43.7. Louise R. wife of Dr. George R. Fowler to James Howell, John Loughran and James Dean. 21,000
 Stewart av, s s, 33 w Denyse st, 247.3 to Shore road, x45x57.3x66.10 all along road, x 289.5 x24x39.11x98.9.
 Stewart av, s s, 319 w Denyse st, being at the intersection with Shore road, 38 along road, x160.10x35 all along road. x22.9 to high-water line New York Bay, x239 7 along same, x24.9x25, with land under water, adj last parcel, New Utrecht; also, Hotel property.
 Adolph Ruehl to The A. Ruehl Hotel Co. See Bill of Sale. 45,000
 St. Nicholas av, n e s, 50 n w Troutman st, 25 x96. Charles Krieg to Henry Wolbeck and Josephine his wife. 700
 Stone av, e s, 125 s Liberty av, 50x200 to Christopher av. Louis Regenbogen to Lizzie Rothschild. All title. Mt. \$4,500. 3,000
 Sutter av, n s, 25 w Jerome st, 18.9x100. Frederick Eiermann to Charles Wagner and Anton Odendahl, of Hoboken, N. J. Mt. \$1,500. 2,500
 Sutter av, n s, 43 9 w Jerome st, 18.9x100 Same to Louisa Bender. Mt. \$1,500. 2,500
 Sutter av, s e cor Junius st, —x100x90x100. Joseph H. Van Winkel, Hempstead, L. I., to Daniel J. Creen and Frank A. Keeney, of Daniel J. Creen & Co. 2,250
 Sutter av, s e cor Junius st, 90x100. Release mort. Andrew Peck to Joseph H. Van Winkel. 2,000
 Thatford av, w s, 171.4 s Dumont av, 17.10x100, h & l. Adolphus Gload to Solomon Morris. Mt. \$400. nom
 Throop av, w s, 75 n Ellery st, 25x100. Theodore Sattler, of New York, to Erhard Gahhard and Hulda his wife. Mt. \$3,500. 6,600
 Throop av, s e cor Hancock st, 13x81, h & l. John Courtney to John R. Planten. Foreclos. Mt. \$13,000. 5,000
 Utica av, w s, 40 n Furnald st, 20x100, Flatbush. John B. Morrison to Noah Bailey and John Baker. Mt. \$350. 725
 Vernon av, n s, 205 e Lewis av, 20x100, h & l. Charles G. Young to John Auer. Mt. \$5,200. exch
 Washington av, e s, 368.5 s Park av, 20x100. Elizabeth Antz to Sarah M. Thompson. 6,025
 Willoughby av, s e s, 80 n e Broadway, 20x73 6, h & l. Anton Vigelius to Julia Luchs. Mt. \$4,750. nom
 Wyckoff av, n e cor Harman st, 106x98.9x100x101.4. Theodore Aubke and Joseph Heiderich to Amalie Fink. 7,025
 2d av, e s, extends from 50th to 51st st, 200.4x100. Rushmore G. Williams to Stephen Martin and Oscar Abrams. Mt. \$6,500. 9,600
 31 av, s e cor Degraw st, 20x97. John H. Woolley to Patrick McGowan. Mt. \$2,500. 3,000
 4th av, s w cor Union st, 20x80, h & l. Michael Martin to Thomas F. Martin. Mt. \$3,000. 1859. nom
 4th av, e s, 39 n 12th st, 27x80. Mary E. and George M. Miller to Catharine T. Fitzpatrick. Mt. \$3,500. nom
 5th av, No. 611, e s, 60.2 s Prospect av, 21x79.6. Charles Monk to Frederick Rall. 9,000
 6th av, n e cor 14th st, 20.2x89.10. Foreclos. John Courtney, Sheriff, to Asa W. Parker, of New Hamburg, N. Y. 2,550
 7th av, s e s, 40 s w 51st st, 21.9x37.5x23.4x47.4. }
 7th av, n w s, 42 s w 51st st, 21.9x100.1x25.2 x100. }
 Solomon Schwab to Thomas L. Reynolds. 1/2 part. nom
 12th av, east cor 44th st, 100.2x100, New Utrecht. August V. Denis to Henry C. Gilbert. 2,050
 15th av, n w s, 160 n e Bath av, 120x96.8; also, Bay 8th st, easterly cor Bath av, 100x96.8, New Utrecht. }
 Mary Ann wife of and Henry Raynes to Philip Waldbeim. nom
 25th av, n w s, extends from 86th st to Benson av, 700x93.8, Bensonhurst. James D. Lynch to Edward S. Scott. 13,150
 Lots 167 and 168 block 8 map W. Zieglers 1,197 lots, Flatbush and New Utrecht. John M. Coonan to Michael Snipe. 450
 Lots 168-171 inclusive. John H. Vanderveer to Fanny wife of Louis Meyer. 2,650
 Lots 598-599 inclusive map Vanderveer Park, Flatbush. Release mort. John R. Vanderveer et al. to The Germania Real Estate and Improvement Co. 513
 Lot 508 same map. Release mort. Same to same. 61
 Lots 76-79 inclusive same map. Release mort. Same to same. 343
 Lots 421-430 inclusive and 456, 457, 473-476 and 478, 479, 480 same map. Release mort. Same to same. 1,229
 Lot 22 same map. Release mort. Same to same. 100
 Lots 81, 82, 88-94 and 105-108 and 110 and 111 Worth & Strawson property, Flatbush. Release mort. Catharine Vanderveer individ. and extrx. Eliza A. Martense to Jacob Worth. 953
 Lots 81, 82, 83, 94, 95 and 96 map Linden Terrace beautiful villa plots, Flatbush. Helen A. Grow widow of Lenox Penn to Samuel H. R. Grow, of Binghampton, N. Y. 1/2 part. nom
 Lots 332, 333 and 334 map Van Pelt Manor, New Utrecht. Release mort. Townsend C. Van Pelt to John L. Nostrand. nom
 Lots 684, 685 and 686 block 16 map A. Van Sic-

lens farm, 26th Ward. Frederick W. Heinrichs to Diedrich Wulf. nom
 Bath plank road, w s, 128 n 53th st, 60x110, New Utrecht. Mary Ann wife of and Henry Raynes to Phillip Waldbeim. nom
 Brooklyn, Jamaica and Flatbush pike, n s, on line which at Atlantic av is 297 w 6th av, runs south 34 2 to centre of said pike, x east 77.7 x north 34.2 to n s of said pike, x west 16.6 x north to n s of the Brooklyn and Jamaica pike, x west along same to n s of Brooklyn, Jamaica and Flatbush pike, x west —. City of Brooklyn to Joseph, Isaac and Aaron Levy and Julius Dahman, of J. and I. Levy & Co. Q. C. nom
 Highway at Gravesend, s s, 8 acres and 18 parcels near the Cove. John S. and Stephen S. Voorheis to Abraham Emmans. Mar. 1818. 628
 All title in strip occupied by The Brooklyn & Rockaway Beach R. R. Co, 20 ft wide, running through land of Emanuel Holmes dec'd at Canarsie. Cora Harper, Cornelia Moore and Sarah M. Kelly to William and Emanuel Holmes. B. & S. nom
 All title in old road or lane as shown on map of Samuel Vanderveer's property. Charles S. Anderson, Eatontown, N. J., to Bernard Fowler. nom
 Agreement as to location of rights of way as mention in deeds of conveyance by Abraham A. Emmens, Sarah Voorhies and John Y. McKane. nom

WESTCHESTER COUNTY.

DECEMBER 23 TO 31—INCLUSIVE.

BEDFORD.

Gallagher, Maggie A. to Cordelia A. Kellogg, es Palmer av, 50x150. \$2,000
 Ganung, John S. to Edw. N. Barrett, e s road from Simcon Woolsey's to Mt. Kisco, 4 acres. 1,550

EASTCHESTER.

Isherwood, Thos. J. to John Stokes, lot 982 n s 16th av, Wakefield, 100x114. 1,400
 Lant, Isaac B. to Harriet J. Lloyd, part lot 10 map Gould lots, Tuckahoe, 50x110. 750
 McGovern, Jas. T. to Fred. Mager, lot 390 n w s High st, West Mt. Vernon, 100x100. 4,000
 Mager, Fred. to Jas. T. McGovern, part lot 914 e s 12th av, Mt. Vernon, 25x105. 4,500
 Weisberg, Ignatz to Wm. Berrian, lot 55 block 14 sec. B, Edenwald. 250

GREENBURGE.

Butler, Mary A. to Chas. Butler and aro., plot at Hartsdale Station, w of R. R., 89x65x165 x110.6. 15,000
 Elmford Impt. Co. to John M. Friend, lots 22 and 24 block 6. 5
 Same to Harriet E. Anderson, lot 20 block 6. 5
 Same to Wm. H. Anderson, lot 18 block 6. 5
 Same to Rudolph Salathe, lots 48 and 49 block 47. 5
 Graham, Dora to Margt. W. D. Dunham, lot 3, Elm Park. 500
 Haskin, John B. to Howard A. Schermerhorn, lot 10, Chatterton Hill. 350
 Hall, Susan B. to Aug. Kirkham, part Isaac Lefurgy farm, at Hastings, abt 15 acres. 50,000
 Hart, Abigail J. et al. to Samuel Green, 2 tracts on road from Dobbs Ferry to White Plains, abt 41 acres. 20,668
 Manhattan Invest. & Co. to John Vogel, lots 20 and 21 block 10. 500
 Schrenkeisen, Henry G. to The North White Plains Land Co., 4 tracts on road from White Plains to Mt. Pleasant, abt 215 acres. nom

HARRISON.

Smadbeck, Louis to Richard Connolly, lot 324 Brentwood Plaza. 400

MAMARONECK.

Daymon, Wm. D. and ano. to John Bogy, lots 21 and 22, Homestead Park. 300
 Livingston, Cambridge to Jas. B. Vreeland, lot 203 map Long Island Sound Land Co. 100

MT. PLEASANT.

Briggs, Mary B. et al. W. A. Jaycox ref., to John Webber, n s Pine st, 123 e Jones av, abt 60x115. 1,600
 Cochran, Annie to William J. Groo, lots 6759 and 6760, Sherman Park. nom
 Smadbeck, Louis to Wm. H. Holsten, lot 6794, Sherman Park. 135
 Same to Conrad H. Steinmetz, lots 7460-7463. 210
 Same to Cath. F. Burkhardt, lots 7098 and 7099. 370
 Same to Caroline Ruhl, lots 1160 and 1161. 300
 Same to Alf. Larsen, lots 2581 and 2582. 1,650
 Same to Frances Japha, lots 887-892 and lots 868-873. 1,500
 Same to Melissa Ames, lot 1331. 250

NEW CASTLE.

Dodge, Chas. H. to Louisa I. Seaman, e s road from Friends Meeting House to Chappaqua. 157x260. 900

NEW ROCHELLE.

Lane, Harriet E. et al. W. T. Emmet ref., to Ella Goffe, lot 32 Residence Park. 2,750

Fitzgerald, Michael P. to The Atlantic Co-operative Savings and Loan Assoc. Warren st. No. 580, s s, 430.10 w 4th av, 17x100. Dec. 31, installs. 400

Fox, Catherine A. to Irving S. Sammis, Huntington, L. I. Hull st, n s, 250 e Rockaway av, 25x100. Dec. 20, 3 years, 5%. 1,000

Frazier, George K. to South Brooklyn Co-operative Building and Loan Assoc. 6th st. P. M. Jan. 3, installs. 7,500

Freidmann, Becky and Isaac Silberstine to Abraham Ruth. Sackman st. P. M. Dec. 14, installs. 950

Gelbard, Erhard and Hulda to Theodore Sattler. Throop av. P. M. Dec. 31, due Jan. 1, 1893, 5%. 1,100

Gerdes, Margretha or Margarette wife of Henry to Elizabeth Glauder. Kosciuszko st, s s, 39.8 w Lewis av, 18.6x100. Jan. 3, 3 years, 5%. 1,000

Gibbons, Michael to The South Brooklyn Savings Inst. 4th pl, s s, 175 w Smith st, 25x100. Dec. 16, 1 year, 5%. 2,000

Gomes, Mary to The Equitable Building and Loan Assoc. Fleet st. P. M. Dec. 29, installs. 4,000

Gossmann or Goesmann, Katharina wife of Kaspar to Charles Engert. De Kalb av, s e s, 125 n e Knickerbocker av, 25x100. Jan. 3, 3 years, 5%. 3,000

Same to same. De Kalb av, s e s, 150 n e Knickerbocker av, 25x100. Jan. 3, 3 years, 5%. 3,000

Gottschald, Paul H. to Theresia Bill. Bleecker st, e s, 425 n Evergreen av, 25x100. Dec. 31, 1 year, 5%. 500

Graber, John J. to Friederich M. Kalb et al. trustees Johan J. Graber. 4th av, e s, 30 n Pacific st, 60x80. Dec. 29, demand, 5%. 7,000

Graeff, George to Lucy H. Quinn. Fountain av. P. M. Dec. 24, installs. 575

Green, Thomas to The South Brooklyn Savings Inst. St. Johns pl, s s, 235.5 w 7th av, runs south 86 x east 0.5 x south 13.11 x west 19.2 x north 100 to st, x east 18.9. Dec. 29, 1 year, 4 1/2%. 6,000

Gruener, William to Jacob Cane. Knickerbocker av, n e s, 75 n w Harman st, 25x100. Jan. 3, 3 years. 1,000

Griffin, William H. to Phebe A. Davis. Taylor st, n e cor Wythe av, -x8x17x80. Dec. 31, 5 months. 500

Grimm, Simon to John Neger. Powers st, n e cor Judge st, 25x70x28.1x70. Jan. 3, due Jan. 1, 1896, 5%. 1,000

Grunendahl, Carrie A. to David S. Beasley. Greene av. P. M. Dec. 31, installs. 3,535

Guggenheimer, Randolph mortgagor with Edwin D. Phelps. Extension of mort. Oct. 15. nom

Gunstone, Ida to Susan P. Du Bois as trustee Susan P. Du Bois the younger. North 2d st, n s, 129.4 e Kent av, 75x100. P. M. Dec. 29, due Jan. 1, 1893, 5%. 2,000

Same to Susan P. Du Bois as trustee Frances E. Du Bois. Same property. P. M. Dec. 29, due Jan. 1, 1896, 5%. 2,000

Guttenberg, Virginia wife of Frederick to Marion Grimes. Madison st. P. M. Dec. 31, 1 year, 5%. 400

Hall, Isaac to James A. Hamblin. Ocean pl, e s, 18.6 n Atlantic av, 48.4x100. P. M. Dec. 31, installs, 5%. 2,000

Hamburger, Alfred to Alexander Hamburger, Chicago, Ill. Lot 201 block 4, and lot 423 block 8 map W. Ziegler's 597 lots, Gravesend. Dec. 30, 3 years. 800

Herbst, Samuel to August Todebush and Daniel Maher. Nassau av. P. M. Sub. to mort. \$4,000. D. c. 3, due Jan. 1, 1901. 2,400

Haller, Peter to Joseph C. Taylor. Lexington av. P. M. Jan. 3, 2 years, 4 1/2%. 2,000

Heyse, Mary wife of and Henry C. to Charles Van Wageningen, New York. Arlington av, s s, 25 w Linwood st, 50x100. Dec. 30, due July 15, 1894. 1,000

Hobbs, Robert E. to The Ninth Street Savings and Loan Assoc. 12th st, n s, 149.3 w 6th av. P. M., Nov. 28, installs. 2,500

Hollings, Bertha to Richard D. Robbins. Ralph av. P. M. Dec. 29, 3 years, 5%. 2,750

Hover, Lorinda widow to Marie E. Davis trustee. Penn st, n w s, 243.1 n e Wythe av, 20x100. Jan. 4, 1 year. 550

Hunter, John T. to Richard Goodwin. Atlantic av, n e cor Sherlock pl, 122x98.7. Sub. to mort. \$28,000. Dec. 11, 6 months. gold, 5,000

Same to same. Same property. P. M. Dec. 11, 6 months. gold, 28,000

Israel, Abraham L. to Leopold J. Lippmann. Eldert st. P. M. Dec. 29, installs. 1,300

Jaeggi, Agnes and Joseph Graf to James W. B. Rockwell and ano. exrs. Catherine E. Rockwell. St. Marks pl, No. 400, s s, 341.2 w 5th av, 20x100. Jan. 3, installs, 5%. gold, 4,500

Jewett, Joseph E. and Sidney G. Bedell to The Broadway Bank of Brooklyn. Lawton st, n w s, 150 n e Broadway, 50x90. Aug. 5, note. 1,200

Johnson, Albert F. to Sarah M. Striker, Tribes Hill, N. Y. Elmwood av, s s, 100 e East 4th st, -x- to centre East 5th st; Elmwood av, n s, 200 e East 3d st, 20x129x20x-, New Utrecht. Jan. 2, 1 year. 600

Johnson, Belle wife of William W. to Ann R. Roberts. Ross st, n w s, 54.4 s w Wythe av, 18x35.5x18x35.4. Jan. 4, due Jan. 1, 1896. 1,500

Johnston, Oliver to The Title Guarantee and Trust Co. Nevins st, n w s, 128 n e Livingston st, runs northwest 86 x northeast 22 x northwest 4 x northeast 40 x southeast 90 to st, x southwest 62. Jan. 4, 3 years, 5%. 100,000

Joost, Martin to The Kings County Trust Co. guard. Henry P. and Katharine Journey. Fulton st, n s, 233.1 e Nostrand av, 100x100. Jan. 4, 1 year, 5%. 15,000

Kain, Mary wife of and John to Francis H. Weeks, New York. President st, No. 495, n e s, 300 s e Nevins st, 20x100. Dec. 28, due Jan. 1, 1895, 5%. 500

Kaplan, Nathan to Robert W. Gleason. Clason av, Eastern Parkway. P. M. Dec. 28, 2 years. 6,000

Karcher, Wilhelmina wife of Louis to Ernest W. Tabor and Orville H. Allerton, of Tabor & Allerton, Jersey City. Secures debt of Louis Karcher. Central av, n e s, 43.9 n w Ralph st, 18.9x100. Nov. 12, due Dec. 1, 1893. 2,255

Keegan, Edward and Margaret his wife to The Greenpoint Savings Bank. Broome st. P. M. Jan. 3, 1 year, 4 1/2%. 2,440

Keenan, Matthew T. to Kings Co. Trust Co. guard. of Henry P. and Katharine Journey. Clinton av. P. M. Dec. 17, due Dec. 29, 1893, 5%. 10,000

Kelly, John to Louis De B. Kuhn. Hancock st, n s, 450 e Reid av, 25x100. Jan. 4, 1 year. 2,000

Kelsey, Jessie wife of and Myron C. to South Brooklyn Savings Inst. Clinton st, e s, 40 n Baltic st, 20x63.6x20x63.4. Dec. 31, 1 year, 5%. 500

Kenney, Mary A. wife of Charles E. Kenney to John Bergland. 32d st, n e s, 100 s e 3d av. P. M. Dec. 30, 2 years, 5%. 800

Kinderman, Friedrich W. to Anna C. Eden. Warren st, n s, 92.6 e Bond st, 17x100. Jan. 4, due Jan. 1, 1898, 5%. 1,600

Klauber, Emma to John J. McMillen. Saratoga av, w s, 50 s Sumpter st, 25x75. Jan. 4, 3 years. 3,250

Klein, David, New York, to William G. Schmidt. Johnson av, No. 192, s s, 50 w Humboldt st, 25x75. Nov. 29, installs, 5%. 1,425

Knapp, Emma E. to Wilmot D. Losee. Barbey st. P. M. Sub. to mort. \$3,500. Jan. 3, installs. 2,100

Kober, Louisa wife of Leonard to Valentine Kober. Scholes st, s s, 125 e Humboldt st, runs south 100 x east 25.3 x north 25 x west 0.3 x north 75 to Scholes st, x west 25. Jan. 2, 5 years, 5%. 4,000

Kozicki, Antonio to Alonzo E. De Baun. Atlantic av. P. M. Dec. 31, due July 1, 1893, 5%. 500

Krieg, Charles to Carl A. Mertz. Troutman st, s e s, 100 s w Hamburg av, 25x100. Jan. 3, 3 years. 1,000

Kurlandzik, Meyer to Abraham Ruth. Belmont av. P. M. Dec. 29, due June 29, 1894. 150

Kunkel, Ferdinand to James Bolton. Hendrix st, w s, 285 s Hegeman av, 20x100.11x20x101.3. P. M. Dec. 29, installs. 75

Lackemacher, Frederick L. to The Suburban Finance and Construction Co., New Jersey. 41st st, e s, 300 n 12th av, 50x100. April 25, 5 years, 5%. 2,500

Langston, Frederick B. to Charles Frazier. Glenada pl, s w cor Decatur st, 50x85. Jan. 3, 6 months. 4,000

Same to Charles D. Rust. Same property. June 15, installs. 8,500

Le Roy, David to The Manhattan Savings Inst. Hart st, n s, 185 w Throop av, 20x100. Dec. 27, 1 year, 4 1/2%. 3,500

Leffer, Fannie M. wife of William H. to The Suburban Finance and Construction Co. 82d st, s w s, 280 s e 23d av, 60x100. Sub. to mort. \$4,450. Dec. 5, 1 year, 5%. 800

Livingston, Ollie C. wife of Erle S. to Sebastian T. Hollister. Ashford st. P. M. Oct. 25, installs. 1,250

Locke, John N. to Dorothy Stryker. 12th st, n e s, 184 s e 6th av, 16.8x100. Jan. 4, 2,000

Losee, Wilmot D. to Edward F. Linton. Ridgewood av. P. M. 1,200

Luchs, Julia to Anton Vigelius. Willoughby av, s e s, 80 n e Broadway, 20x73.6. Dec. 21, 2 years, 5%. 3,250

Mackey, William to South Brooklyn Savings Inst. Court st, e s, 66.1 n President st, 22x96.4x31.10x93.6. Jan. 3, 1 year, 4 1/2%. 4,000

Martin, Thomas F. to Germania Savings Bank, Kings County. 4th av, s w cor Union st, 20x80. Jan. 3, 2 years, 5%. gold, 8,000

Martin, Stephen and Oscar Abrams to Rushmore G. Williams. 2d av, s e cor 50th st. P. M. Jan. 3, 2 years, 5%. 1,100

Martyn, Annie F., Flatbush, L. I., to The Flatbush Co-operative Savings and Loan Assoc. Bergen st, n s, 225 e Schenectady av, 25x107.2. Dec. 17, installs. 1,100

McGrath, Peter to The Title Guarantee and Trust Co. Henry st, e s, 75.7 n Cranberry st, 25x61. Dec. 31, 3 years, 5%. 7,000

McGowan, Patrick to John H. Woolley. 3d av, s e cor Degraw st, 20x97.10. Dec. 29, 3 years. 2,500

McKenna, John H. to Catherine I. Mackay. Mackay pl, n s, 195.10 e Narrows av, 60x100. P. M. Dec. 29, 5 years, 5%. 1,000

McKeon, Catharine wife of and John J. to Albert C. Woodruff and ano. exrs. Albert Woodruff. Degraw st. P. M. Jan. 4, 3 years, 5%. 1,500

Mehling, Sebastian to John Rohl. Troutman st, s e s, 225 n e Knickerbocker av, 25x100. Dec. 29, due Jan. 1, 1894, 5%. 1,000

Mergler, Salomea wife of and Philip, Mount Carmel, Ohio, to Catharine and William Pfarrer, Elizabeth, N. J. Marion st, n s, 175 w Patchen av, 25x100. Dec. 1, due Feb. 1, 1895. 500

Meyer, Fanny wife of Louis to John H. Vanderveer. Lots 163-171, Vanderveer Homestead. P. M. Dec. 27, 5 years, 5%. 1,750

Morgan, Agnes wife of and George Morgan to Annie C. Wilson. 16th st, n s, 124 e 8th av, 18x100. Dec. 30, due July 1, 1893. 300

Morris, Benjamin V. to James H. Rich. 23d st, n s, 125 e 4th av, 25x100. Dec. 3, 1 year, 5%. 857

Morris, Solomon and Etta his wife to Adolphus Gload. Thalford av. P. M. Sub. to mort. \$1,400. Dec. 29, installs. 630

Murphy, Catharine to Mary Cain. Roebling st. P. M. Jan. 3, 3 years, 5%. 1,500

Murray, Margaret to Benjamin Andrews. Hicks st, e s, 80 s Rapelyea st, 25x86. Jan. 3, 5 years, 5%. 5,000

Neily, John W. to Earl A. Gillespie. Schaeffer st, s s, 155 e Evergreen av, 18x100. Sub. to mort. \$3,000. Dec. 27, 1 year. 700

Nelson, F. H. to Sarah A. wife of John S. Bennett, Gravesend, L. I. 17th st, n e s, 490 n w 3d av, runs northeast 200.4 to Prospect av, x southeast to Hamilton av, x south 70.4 x west 90 x southwest 85.6 to st, x northwest 25. Jan. 4, 3 years, 5%. 2,500

O'Brien, Owen to Walter S. Weeks, of Sprout Creek, N. Y. Eagle st. P. M. Jan. 2, 3 years, 5%. 1,500

O'Brien, Patrick T. and Edward D. Fox to Theodore P. Jenkins, New Rochelle. Livonia av, n e cor Christopher av, 160x90; Livonia av, n w cor Sackman st, 20x90. Dec. 21, 6 months. Correction. 2,300

O'Brien, Patrick T. and Edward D. Fox to Horace F. Burroughs. Livonia av, n s, 20 w Sackman st, 20x90. Nov. 1, 3 years. 630

O'Neil, John M. and Margaret E. his wife to Augusta A. Roby. 4th av, n e cor Butler st, 59.6x98.4; 2d st, n s, 251.9 e 5th av, 17.6x100. July 29, demand. 3,000

Park, James H. to William J. Kaiser and George W. Dalton. East 16th st. P. M. Jan. 6, 3 years, 5%. 300

Perkinson, Margaret to J. Grattan MacMahan. Warren st, n s, 160 w 3d av, 20x100. Sub. to mort. \$2,600. Dec. 31, due Jan. 1, 1894. 250

Peper, Edward mortgagor with Meta Doscher. Extension of mort. Nov. 15. nom

Pickarby, William to James S. Suydam. 41st st, n e s, 144.4 n w Fort Hamilton av, 75x100.2; 41st st, s w s, 500 n w 12th av, 125x100.2, New Utrecht. Jan. 3, 5 years. 4,000

Rausch, Anthony F. to The Henry Elias B. Co. Gold st, e s, 150 s Concord st, 30x104.3x30x104.6. D. c. 23, 2 years, 5%. 1,500

Reilly, Edward to Adelaide E. Payne. Schenck st, w s, 175 n Myrtle av, 25x100. Dec. 29, 3 years, 5%. 2,500

Reynolds, William H. to Thomas H. Lowrer, Jr. Hancock st, n s, 335.6 w Tompkins av, 19.6x100. Dec. 31, 1 year, 5%. 9,000

Riley, Julia N. widow to Catharine Ferris. Fulton st, n s, 80 e Gates av, 30x70.1x30.2x67.9. Dec. 29, 3 years, 5%. 3,000

Rogers, Richard P. to The Equitable Co-operative Building and Loan Assoc. Adelphi st. P. M. Dec. 31, installs. 5,500

Roth, Arthur and Joseph Cohen to Max Cohen. Myrtle av. P. M. Dec. 28. 500

Ryan, William P. to William J. Moran. Bedford av, n e cor Lynch st, 71.8x-x-x100. Nov. 30, 1 year. 2,700

Scherzmann, Johannes to James Bolton. Hendrix st, w s, 265 s Hegeman av, 20x100.6x20x100.11. P. M. Dec. 29, installs. 75

Schindler, Barbara formerly Scheele to William G. Pierson. Marion st, n e cor Stuyvesant av, 18.9x100. Dec. 1, due Jan. 1, 1893. 2,500

Schlesinger, John B. to Margaretha Moeller. Jay st. P. M. Jan. 3, 2 years, 5%. 2,000

Schwarz, George to Henry Seiler. Liberty av, n w cor Linwood st, 20.6x80; Linwood st, w s, 80 n Liberty av, 21x77.6. 1/2 part. Jan. 4, 1 year, 5%. 2,000

Schweber, Samuel, New York, to William Meyer. Monteith st. P. M. Dec. 27, 4 years. 1,900

Scott, Edward S. to James D. Lynch, New York. 25th av, 86th st to Benson av. Dec. 31, due Jan. 3, 1894, 5%. See Conveys. 4,600

Seaman, Albert W., Jerusalem, L. I., to William F. Jones exr. Philip R. Robert. Dean st. P. M. Dec. 23, due Dec. 31, 1895, 5%. 3,500

Shaffer, George L. to The Title Guarantee and Trust Co. Baltic st, n s, 289.6 e 4th av, 7 lots. 7 P. M. mortg., each \$2,200. Dec. 31, 3 years, 5%. 15,400

Shannon, Hugh to Christian Mayer. Essex st. P. M. Dec. 30, 3 years, 5%. 2,800

Shea, James to William Entwistle. 10th st, n s, 292 e 8th av, 19.6x92.6. Jan. 4, due Jan. 2, 1894, 5%. 2,000

Sherwood, Samuel T. to Sarah A. wife of John S. Bennett. 47th st, s w s, 160 n w 5th av, 20x100.2. Dec. 13, 3 years, 5%. 2,500

Shimko, John to Abraham Ruth. Sackman st. P. M. Jan. 3, installs. 825

Sibbert, Henry C. to August V. Denis. 12th av, 44th st. P. M. Dec. 29, installs. 650

Smith, Abbie C. wife of Abram L. to Elwin H. Brown. Hancock st, n s, 84 w Lewis av, 18x100. Dec. 16, due Jan. 1, 1894, 5%. 1,281

Sonnenstrahl, Sabra wife of Henry to Edward Peper. Ryerson st. P. M. Jan. 3, installs, 5%. 1,350

Sterling, Lucy A. B. wife of and John H. to Percy G. Williams. Flatbush av. P. M. Sub. to mort. \$20,000. Jan. 3, due May 1, 1894, 5%. 8,000

Same to The Title Guarantee and Trust Co. Same property. P. M. Jan. 3, 3 years, 5%. 20,000

Stevenson, John to Theodore S. Lowndes, South Norwalk, Conn. Manhattan av, n w cor Java st, 50x100. Jan. 2, due June 30, 1897. 5,000

Sturcken, John H. to John H. Splitjen. Stone av, n w cor Pacific st, 20x80. Jan. 1, 5 years, 5%. 3,000

Sullivan, Helen T. mortgagor with Zacheus Bergen et al. exrs. and trustees of Robert A. Robertson. Extension of mort. Dec. 23. nom

Sullivan, Hannah S. wife of and Philip to Albert W. S. Proctor. Vanderbilt av, w s, 50 n Pacific st, 50x75. Jan. 3, due May 1, 1893. 6,000

Same to Sarah J. Vanderveer, Newtown, L. I. Vanderbilt av, w s, 75 n Pacific st, 25x75. Jan. 3, due May 1, 1896. 7,000

Same to Reuhamay Proctor. Vanderbilt av, w s, 50 n Pacific st, 25x75. Jan. 3, due May 1, 1894. 1,500

Summers, Marie A. to Nathaniel Frothingham. Albany av, w s, 69 n Park pl, 16.6x80. Dec. 21. 3 years, 5%. 1,500

Taber, Charles S. to Melvin Brown. Lots 116-123 map John A. Lott, New Utrecht. P. M. Dec. 28, due Jan. 1, 1896. 1,575

Taylor, Sarah wife of and Alexander to William M. Ingraham. Secures debt of grantees and Leopold J. Lippmann. East 5th st, e s, 280 s Av E, runs south 60 x east 243.4 x northeast 7.3 to w s Ocean Parkway, x north 57.1 x west 250. Dec. 3, due Feb. 28, 1893. 2,530

The Brooklyn Baptist Church Extension Society to The Brooklyn Savings Bank. Patchen av, s w cor McDonough st, 100x100. Dec. 31, 1 year, 5%. 15,000

The Rector, &c., St. Barnabas Church to The Kings Co. Savings Inst. Bushwick av, s w s, 328.6 s e Greene av, 67.6x120. Dec. 29, 1 year, 5%. 12,000

Thompson, Alice C. formerly Bradlie to Emma Arnold. Quincy st, n s, 308.4 w Marey av, 16.8x100. Jan. 4, 1 year. gold, 500

Thousen, John R. to Catharina Lipsius. Reid av and Hancock st. P. M. Dec. 27, 1 year, 5%. 11,500

Valentine, William E. to Whiliam J. Fitzpatrick. Clason av, e s, 75 s Bergen st, runs east 95.7 x south 52 x east 4.4 x south 32 x west 100 to av, x north 84. Sub. to mort. \$17,500. Dec. 24. 1,200

Valentine, William E. to Emily Gluckauf. Clason av, e s, 75 s Bergen st, 28x95.7. Jan. 3, due Feb. 1, 1893. 350

Van Horn, Charlotte E. wife of and Andrew to John J. Randall and William G. Miller. Java st, s s, 403 e Manbactan av, 22x100. Nov. 1, 5 years, 5%. 2,800

Vaux, Agnes M. to Charles E. Latimer, New York. 20th av, n w s, 112.7 s w Benson av, 60x62.9 to De Bru ns lane, x61x61.9. Dec. 31, due July 1, 1897. 4,500

Vetterlein, Edward to Sarah F. wife of Edgar B. Mangam. Pacific st, n s, 95 w 3d av, 20x100. Jan. 3, due Jan. 1, 1896. 800

Von Glahn, John and Henry to The South Brooklyn Savings Inst. Washington av, n w cor Park av, runs west 106.1 x northeast 45 x north 58.8 x east 19 x south 11.4 x east 1 x south 27.4 x east 75 to Washington av, x south 85.2. Jan. 3, 1 year. 50,000

Wagner, Charles and Anton Odendahl, Hoboken, N. J., to James Bolton, of Stanton, N. J. Sutter av. P. M. Dec. 1, installs. 550

Weiber, Lorenz to William J. Weller. Bergen st, n s, 150 w Clason av, 50x110. Jan. 3, due Jan. 2, 1892. 7,000

Wendt, Wilhelm to Wilhelmine Schulz. Bay 41st st, n w s, 500 n e Bath av, 40x95.8. Jan. 3, 1 year, 5%. 50

Wexler, George to Valentine and Margaretha Mazzini. Halsey st. P. M. Sept. 28, installs. 3,800

Whittier, Lizzie to Mary A. Lupton. Java st. P. M. Dec. 23, due Jan. 1, 1896, 5%. 500

Wildner, Emil F. to The Title Guarantee and Trust Co. Hamburg av, n w cor Putnam av, 28x80. Dec. 30, 1 year. 1,250

Williams, Percy G. to The Title Guarantee and Trust Co. Rockwell pl. P. M. Jan. 3, 3 years, 5%. 4,250

Williams, Rushmore G. to Frank D. Creamer. 81st st. P. M. Jan. 4, due Jan. 3, 1895, 5%. 800

Williams, Daniel to George H. Smith. Greene av. P. M. Jan. 4, 3 years. 3,000

Winkler, August mortgagor with Margaretha Schneider. Extension of mort. Dec. 30. nom

Willis, Joseph D. to The Brevoort Savings Bank, Brooklyn. Fulton st, s s, 60 e Kingston av, 100x100. Dec. 30, due Dec. 31, 1893, 5%. 8,000

Wokes, George S. to John E. Hoffmire. 1st pl, s s, 124.6 w C urt st, runs south 133.5 x west 0.6 x south 133.5 to 2d pl, x west 75 x north 266.10 to 1st pl, x east 75.6. Dec. 30, demand. 13,000

Same to Lizzie T. Wilkes. Same property. Dec. 27, due Jan. 1, 1893. 5,000

Winkelmann, Dorothea A. to Henry Bell. Grand st. P. M. Dec. 28, due Dec. 30, 1897, 5%. 5,000

Wirth, Peter G. to Anna C. Hull. 57th st, n s, 253.1 w 3d av, 15.7x100.2. P. M. Sub. to mort. \$1,500. Dec. 30, due May 1, 1896, 5%. 800

Wolf, Casper, Sr., to Casper Wolf, Jr. South 1st st, n s, 25 e Keap st, 25x77. Dec. 20, 3 years, 5%. 500

Wolz, Margaretha to Tobias Burger. Boerum st, s s, 50 w Humboldt st, 25x100. Jan. 1, 1 year, 5%. 400

Williams, Percy G. and Thomas Adams, Jr., to The Title Guarantee and Trust Co. Flatbush av. P. M. Dec. 30, due Jan. 3, 1894, 5%. 10,000

Zoble, Josephine widow to Conrad Seimel. Lorimer st, w s, 25 s Conselyea st, 25x100. Jan. 3, 3 years, 5%. 3,000

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

DECEMBER 30 TO JANUARY 5--INCLUSIVE.

Allen, William P. Harrison, N. Y., to Halsey M. Smith, Harrison, N. Y. nom

Beaudet, Eliza to Lucy H. Blood. \$55,000

Betts, George W. exr. Hannah Delavan to Margaret E. Betts and Mary B. Dominick, Englewood, N. J. 12,107

Bond and Mortgage Guarantee Co. to The Title Guarantee and Trust Co. 33,000

Bruggemann, August M., Hoboken, N. J., to Kate M. Roush extr. Luman V. Woodmansee. 2,100

Brown, James M. et al. exrs. James Brown to James M. Brown et al. trustees Sarah B. Brown. 9,300

Buddensick, Sophie, Rahway, N. J., to Munzie Buddensick, Rahway, N. J. nom

Beaver, Emily to The State Bank N. Y. consid. omitted

Cohen, Louis to Minna Krause. 2,000

Same to Babetta Kahn. 8,033

Ford, Theresa extr. Almira Ford to Albert Ford. nom

Same to same. nom

Same to Mary C. H. Tupper. nom

Same to Francis Ford, Rosintcn. Ala. nom

Same to Jane M. Lawrence, Brooklyn. nom

Same to Charles E. Strong. nom

Goodman, Eli D. to Henry D. Goodman. 1,200

Grunbut, Bernhard to Betsey Davis. 7,500

Hardy, John to Adam Geib. 5,700

Hart, Julian B., Boston, Mass., and David B. and John J. Hart to Oliver I. Pilat. nom

Held, John and Adam Geib to John Hardy. 5,700

Hedde, Sophie formerly Schmidt to August Pieper and Margaretha his wife. 2,500

Hyman, Henry to Rosa Schwartz and Gertrude Harburger. Re-recorded. 7,000

Huston, Adam and James R. Corbitt to John, Samuel and Adam Huston. 5,500

Hughes, Richard S. to Bridget Prendergast. 1,000

Kraus, Morris to Julia J. Williams. 1,250

Kaiser, Benjamin to Solomon Wolarsky. nom

Kilian, Theodore and William to Max Schirmacher. 2 assigns. nom

Kudlich, Herman C. to Margaret F. Schwind. nom

Longfelder, Samuel, Irvington, N. J., to Edmund Kohn. 4,000

Leipsiger, Henry M. to Louis Boll. 2,000

Middlebrook, Frederic J. to William H. Jackson. 9,042

Same to same. 15,071

McOwen, Anthony to William C. Trull. 550

Same to same. 700

Same to same. 1,500

Moore, William T. to Katharine T. Moore, Ossining, N. Y. 6,60

Mayer, Morris to James Black. 9,012

Mott, Jordan L. and ano. exrs. Jordan L. Mott to Mary J. Van Doren trustee for Mary J. Van Doren and children. 302,353

McCarg, Edith E. formerly King to The Title Guarantee and Trust Co. 2 assigns., each \$9,000. 18,000

Moore, Lewis to Louis Eickwort. 980

Ormiston, Annie to Caroline M. Phraner. 2,510

Same to Mary M. Stone. 4,517

Same to same. 2,068

Otmanns, Diedrich to August Jaeger. 3,500

Rink, Louise F. to William G. Talman. 1,000

Rhodes, William to Sarah L. Stephenson. 2,500

Russ, Edward admr. Celestine Proglor to Henry Imhof. 5,044

Richards, James and John M. exrs. and trustees Edward C. Richards to Llewelyn D. Bevan, Melbourne, Aus. 8,190

Ross, John to Sophie Buddensick. nom

Rube, Minna et al. exrs. and trustees Francis H. Rube to Charles Brodmann. 9,000

Rhineland, Serena to The United States Trust Co., New York. 24,000

Rieser, Jacob to Michael Cohn. 511

Shanks, Ellen J., Brooklyn, to Ziba H. Kitchen. 1,800

Snyder, E. Walter trustee to Title Guarantee and Trust Co. 2,006

Sattler, Theodore to Jacob Low and Anna M. his wife, Tallman, N. Y. 1,721

Stroheim, Julius to Frederike Stroheim. nom

Stern, Joseph and ano. exrs. Yette Stern to Joseph Stern. 4,000

Same to Pauline Gutman. 5,000

Strong, Charles E. to Theresa and Emily Ford. nom

Siler, George H. and Rose, Brooklyn, to Diedrich J. Bensen. 500

Schieffelin, George R. and ano. exrs. Richard L. Schieffelin to Frances Harding widow, Brooklyn. 16,121

Tuttle, Seth M., Brooklyn, to Marie E. Jacobson. 300

Thomas, Evan individ. and with August L. Martia exrs. Evan Thomas to August L. Martin. consid. omitted

Title Guarantee and Trust Co. to Frederick G. Sutton. 18,000

Same to The New York City Mission and Tract Society. 15,000

Title Guarantee and Trust Co. to Annie Diehl. 10,000

Title Guarantee and Trust Co. to Jonas B. Kissam. 16,000

Same to The Mercantile Trust Co. trustee S. F. B. Morse dec'd. 16,000

Theall, John trustee to William H. Beam, Passaic, N. J. 2,700

Thornburg, Harriet B. formerly Benson to Oliver I. Pilat. nom

The Jefferson Ins. Co., New York, to Robert P. Lee. 2,562

Von Fagen, Susan A., Stratford, Conn., to Edward Schell. 4,000

Vollman, Samuel to Alfred T. Leward. 14,328

Whittier, David L., Indianapolis, Ind., to Franklin N. Billings, Woodstock, Vt. 7,000

Willson, Charles H., Charles L. and Allen W. Adams, Walter W. Watrous and Jacob S. Carvalho, of Willson, Adams & Co., to Elizabeth H. Ashley. nom

Weinheimer, Jacob and Franz exrs. Franz otherwise Francis Weinheimer to Frank L. Weinheimer, Hoboken, N. J. nom

Wright, Sarah K. to William G. Talman. 9,000

Zorn, John exr. and trustee John B. Baader to Adam Wagner et al. exrs. and trustees Adam Schepp. 10,000

Zeller, Chessie E. to Annie Beauman, Brooklyn. 410

KINGS COUNTY.

DECEMBER 29 TO JANUARY 4--INCLUSIVE.

Arnold, Daniel S. to William Arnold. \$2,000

Andrews, William A. to Benjamin Andrews. 1888. 5,000

Aukamp, Charles F. trustee Clarence A. Van Dyke to The Title Guarantee and Trust Co. 3,579

Bernheim, Alfred to Rudolph Bleyer. 500

Burnett, Peter V. to Thomas C. Giroux. 500

Bailey, Eliza M. to William D. Barbour et al. trustees for James A. Barbour. 4 assigns. 3,811

Beasley, David S. to Victoria C. Beck. nom

Beck, Victoria C. to David S. Beasley. nom

Bond and Mortgage Guarantee Co. to The Kings Co. Trust Co. guard. Henry P. and Katharine Journeay. 35,000

Bossert, Jacob to The Broadway Bank, Brooklyn. 6,000

Brunner, Caroline to William H. Baker. 1,500

Corgill, Andrew H., Poughkeepsie, N. Y., to Frederic A. Brown trustee of Mary P. Corgill. nom

Colgate, Cornelius C. trustee for Hannah Colgate to Charles C. Savage, Philadelphia. 1,250

Dean, Sarah to Mary A. Dean. 2,000

Dill, John, Jr., to Dietrich Webner. 600

Dill, William A. to Dietrich Webner. 500

Fleischmann, Aurelia to Emilie Huber. 5,000

Feldman, Israel to Mary R. Bennett, New York. nom

Goodman, Isaac, Max Karol and Wolf Natelson to Henry Roth. 2,400

Hollingsworth, Henry S. and Charles Nacher to The Broadway Bank, Brooklyn. 2,050

Hollister, Sebastian T. to Frederick Middelendorf. nom

Heller, Marcus and Fannie to Victor and Celia Nilson. consid. omitted

Heasly, Irwin to Catharine Vanderveer. 3,250

Hewlett, George M. admr. Frances M. Hewlett to Whitehead H. Hewlett, Merrick, L. I. 3,000

Kurlandzik, Meyer to Abraham Ruth. 400

Kaiser, William J. and George W. Dalton to Kings County Trust Co. 2,000

Kassebaum, Catharina to John Schlunger and Margarethe his wife. 2,900

Kepler, Christian A. to Andrew Schmitt. 500

Klein, David to Morris Roth and William G. Schmidt. 600

Lippmann, Leopold J. to Joseph Ryan. nom

Leyendecker, M. Josephine to Margaretha Wagner. 4,500

Martus, Eugene and ano. exrs. Martin Martins to Eugene Martins. 8,100

Magraue, Thomas to Ellen and Stephen S. Stryker exrs. Sam'l S. Stryker. 3,500

Marks, Isidor to Israel Feldman. 5,200

Mayer, Jacob to Meltzer Bros. 400

Mulvihill, Margaret to Jacob Hentz. 3,600

Nash, William A. to Kate A. Peck extr. William J. Peck. 2,000

O'Donohue, John B. to Oliver D. Burtis, of Comac, L. I. 1,300

Palmer, Lottie N. to August Michel. 500

Peterson, Frank O. to Aibro J. Newton. 2,350

Platt, Isaac H. to Alois Lazansky. nom

Powers, Josephine D. to Henry J. and John E. Smith. 2,500

Parker, Asa W. to Joseph Robley. 3,500

Pickering, John to E. G. Corey. 829

Rodman, Thornton M. et al. trustees Abijah Mann, Jr., dec'd to Newbury H. Frost trustee for Mary R. Frost. 6 assigns. of morts. nom

Same to Thornton M. Rodman trustee for Thomas H., Jr., and William D. Rodman. 7 assigns. of morts. nom

Ryan, Joseph to John G. Price. 1,250

Rankin, James D. and James Ross to Edward A. Everit. 1,000

Sattler, Theodore to Katie Lavigne. 1,100

Seimel, Conrad to Barbara Seimel. 1,500

Suburban Finance and Construction Co. to Pierre L. Ronalds, New York. 2,500

Schlenger, John and Margarethe his wife to The Broadway Bank, Brooklyn. consid. omitted

Schirmeister, Caroline to Catharina Lipsius. 1,670

Smith, Mary W. to Agnes H. Davies. 500

Table listing judgments with names and amounts, including Title Guarantee and Trust Co. to Anna W. Woodbridge, Same to Mary T. Seccomb, Same to Fanny V. Cole, etc.

Table listing judgments with names and amounts, including Crosby, James—Wm Bradley, Day, John W, Day, Charles H, Ducker, William M—Clinton Bank, etc.

Table listing judgments with names and amounts, including Hollenbeck, Lydia H, Hoysradt, Mary, Haws, Mary C, the same—American Soc for the Prevention of Cruelty to Animals, 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 listing judgments for Dec. and Jan. with names and amounts, including Ambrose, Thomas—R E Thibout, Amory, Wm N—F W Steinhardt, Anderson, Walden P—L E Geilfuss, etc.

Table listing judgments with names and amounts, including Ebert, James J—A T Van Nest, Eilperin, Samuel—Harry Adelson, Engelstein, Max—Raphael Gigenin, etc.

Table listing judgments with names and amounts, including Keller, Pierre—Dept of Buildings, Kerstenbaum, Joseph—the same, Kohn, Abraham—Max Drucker, etc.

Table of names and amounts, including entries for Frazey, Guy S., Fitzgibbon, James J., Freitag, George, Froelich, Edward, etc.

Table of names and amounts, including entries for Wolff, Abraham, Wolff, Bernhardt, Whalley, William A., etc.

SATISFIED JUDGMENTS.

NEW YORK

December 31 to January 6—Inclusive

Table of names and amounts under 'NEW YORK', including entries for Aigeltinger, Frederic, Archer, William S., etc.

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

KINGS COUNTY.

Dec. 30 to Jan. 4—Inclusive.

Table of names and amounts under 'KINGS COUNTY', including entries for Bendheim, Henry M., Bennett, Jonathan, etc.

MECHANICS' LIENS.

NEW YORK CITY

Table of names and amounts under 'NEW YORK CITY', including entries for Dec. 31 Sixty-fifth st., No. 129, n s, 110 w Lexington, etc.

Table of names and amounts, including entries for *Eighty-first st., s s, 312 e Amsterdam av., 62.6x102.2, Candee & Smith, etc.

**Editor RECORD AND GUIDE:

We have learned that liens have been filed against the property on the south side of 81st street, between Columbus and Amsterdam avenues, where we are building a church. These liens are against R. & T. Rix, masons, with whom we have a contract. We beg to say that we have fully complied with our contract with them and have paid them all sums due to them up to this date.

THE C. GRAHAM & SONS CO. JOHN GRAHAM, President.

New York, Jan. 6, 1893.

Editor RECORD AND GUIDE:

I was this week served with a mechanic's lien on my building, on West 44th and 45th streets, for a contract. I paid up in September last and for which I can show the receipt.

WILLIAM F. ROHRIG.

KINGS COUNTY.

Table of names and amounts under 'KINGS COUNTY', including entries for Dec. 30 Third av. s w cor 10th st., centre lines, 130x181 Halsted Bros., etc.

Table listing names and addresses in the left column, with corresponding numerical values in the right column. Includes entries like Davis, T A - G Power, East Orange; Day, G E - O E Day, Parkhurst st.

MORTGAGES.

Table listing names and addresses under the 'MORTGAGES' section, with corresponding numerical values. Includes entries like Arnold, C T - N Beardsley, South Orange; Apgar, J W - Prudential Ins Co, East Orange.

Table listing names and addresses in the middle column, with corresponding numerical values. Includes entries like Harrison, S V - Montclair B and L Assoc, Verona; Harrison, Sarah - L Leverich, Warren st.

CHATEL MORTGAGES.

Table listing names and addresses under the 'CHATEL MORTGAGES' section, with corresponding numerical values. Includes entries like Avery, H G - N Richardson, machinery, &c; Barnard, J W - C I Cannon, furniture.

JUDGMENTS.

Table listing names and addresses under the 'JUDGMENTS' section, with corresponding numerical values. Includes entries like Fruhauf, Lizzie - I Rosenstrach; Same - M Young.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses under the 'HUDSON COUNTY CONVEYANCES' section, with corresponding numerical values. Includes entries like Adams, James - P McMenamen; Allen, Robert and M M Forrest - A A Tallman.

Table listing names and addresses in the right column, with corresponding numerical values. Includes entries like Colhonn, W H by exr - Catherine C Smith; Conley, Margaret M - Catharine H Murray.

MORTGAGES.

Table listing names and addresses under the 'MORTGAGES' section in the right column, with corresponding numerical values. Includes entries like Alsberg, Zelina - The Mutual Life Ins Co, Hoboken, 1 year; Baumann, Adam - C F Matlage, Weekawken, 3 years.

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Is superior to any other Portland Cement made. It is very finely ground, always uniform and reliable, and of such extraordinary strength that it will permit the addition of 25 per cent more sand, etc., than any other well-known Portland Cement, and produce the most durable work. It is unalterable in volume and not liable to crack. The foundations of many of the most important buildings recently erected in this city were constructed of the Dyckerhoff Portland Cement, such as the Statue of Liberty, Equitable Life, New York Times, New York World, Puck, Judge, Metropolitan Opera House, Metropolitan Telephone, U. S. Army, U. S. Trust Co., Union Trust Co., Farmers' Loan and Trust Co., Washington Memorial Arch, Brooklyn Soldiers' and Sailors' Memorial Arch, Postal Telegraph Co., Grant Monument, Riverside Park, and others.

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CHATTEL MORTGAGES.

Baer, Frederick—The William Peter Brewing Co, saloon fixtures and lease	500
Bartsch, Arthur—Kraukauer Bros, piano	250
Barck, H L, Jr, Hoboken—D Bernes, saloon	700
Boysen, Herman, Union—J H Schermerhorn, 2 horses, 2 wagons, 2 sets of harness	366
Bunnell, C V—M C Case & Son, piano	110
Coane, R A, Hoboken—Bernheimer & Schmid, saloon	175
Curry, Thomas and Michael Caulfield, Union—The William Peter Brewing Co, saloon, fixtures and lease	225
De Lorme, Charles—The Brooklyn Furniture Co, furniture	263
Dwyer, Anthony—The Malcolm Brewing Co, saloon	150
Fink, Herman, Hoboken—The William Peter Brewing Co, saloon fixtures	475
Geib, Henrietta—Ferber, Becker & Kohl Bavian Brewing Co, saloon	300
Griffin, M D, Harrison—P Hveck, saloon	400
Haley, C H, Hoboken—H Koehler & Co, bar and back bar	250
Kohls, Charles—The Emerald and Phoenix Brewing Co, horse, wagon, harness, bottling business, stock and fixtures	300
Keurz, Eugene—Ferber, Becker & Kohl Bavian Brewing Co, saloon	684
Mayall, J C—The Brooklyn Furniture Co, furniture	250
Matthews, G B—Caroline F Days, furniture	70
Norton, Thomas—The Lembeck & Betz Eagle Brewing Co, saloon	600
Rechert, Heinrich—S Bauman, furniture	350
Reitze, B J and H J, partners as B J Reitze & Bro—J Ruppert, saloon	1,500
Rurch, W F, Hoboken—Annie Corats, furniture	307
Scheid, Charles—R M Scheid, cigar store, stock and fixtures	525
Schultz, Vaentine, Bayonne—Christian Feigen span, saloon and hall	800
Simons, C C—Hagen, Heinrich & Dunham, piano	153
The Berkely Club—A Walker et al, club house, furniture and fixtures	850
Trainer, Charles—P H Hanley, furniture	190
Vignone, Carlo—The Paterson Consolidated Brewing Co, saloon fixtures	125
Von Pless, W B—Bernheimer & Schmid, saloon	585
Wolphin, Louis—W Dohrmann, paint store and wall paper store	400
Wrege, Frederick—The Paterson Consolidated Brewing Co, saloon and summer house, 15 boats, oars and stakes at dock	1,000

BILLS OF SALE.

McDermott, R L—R L McDermott, library, oil paintings, statuary, &c	1
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JUDGMENTS.

Arcangelo, Scatnochio—Philip Schaefer & Son	500
Cowino, Gaetano—Philip Schaefer & Son	1,685
Havill, Owen—H Clausen & Son Brewing Co	4,161
Hergert, Ernst—Lembeck & Betz Eagle Brewing Co	870

BUILDING MATERIAL MARKET.

BRICKS.—The year has opened with a stronger market and prices have taken quite a little hitch upward as the natural sequence of ruling conditions. Supplies from primal points were not so effectually shut off last week as supposed, and even down to the time information was obtained for this report a tow of several barges was expected in, but of course the supply is very precarious at this season and there is danger, in view of the sample of winter weather already given, that river transportation will be positively shut off. Receivers, therefore, have naturally felt their advantage and while not forcing matters too far have considered seasonable features sufficiently in their favor to warrant them in insisting upon more money than could have been obtained a week ago. There seemed to be some little uncertainty as to the exact range shown on actual business this week, but the average idea is about \$6@6.87½ with a possible 12½ cents more for choice goods. So far as can be learned the business has all been done from late arrivals, and nothing taken from stock of stored and covered cargoes, for which holders think they should get a little more money. Consumption is very fair, and while cold days make some difference in the amount of work done, there is an evident desire and intention to push matters on many jobs wherever opportunity admits. No arrivals are reported from outside the Hudson River districts.

GLASS.—On the market for window glass, recent reports have generally been of a more or less encouraging character. Importers have, by agreement, adhered to full former rates, and on the domestic product there is continued firmness, with some talk of another slight advance early in the year. All things considered, business has been good, better than usual at this season, and there are indications promising a full spring trade. The production is maintained well and, so far as known, meets the call at present, but leaves no surplus accumulation, especially of staple sizes. The plate glass situation is said to be very unsatisfactory still, but the continuous cutting and slashing on prices is stirring up manufacturers to devise some means through which it can be stopped. It is said that a general agent has been appointed to sell the product of the various plate glass factories and distribute the orders on basis of production.

HARDWARE.—Dealers who make a specialty of builders' hardware report a rather quiet market at the moment, but not unexpectedly so, as such is a seasonable condition. They are, however, hopeful of a good spring trade not only through the influence of increased consumption, but because the hand-to-mouth policy of small dealers, jobbers, etc., has allowed stocks to run down and replenishment will become necessary to carry on business. In a general way prices may be called steady, though some lists are being revised to adjust the inequalities that have crept in during the past season.

LATH.—No changes of an important character have developed since our last, except the arrival of a trifle more stock. It did not appear to meet with very

prompt attention, but that was accounted for on the assumption that dealers were busy with their books and other work common to the turn of the year, and naturally more or less indisposed to negotiate. Receivers had sufficient hope and confidence in the situation to stand out for about previous rates, or say \$2.70@2.75 per M, and abstain from any special effort to realize. Some of them claim to have very good evidence that several dealers, both in this city and Brooklyn, are quite short of stock and must replenish soon.

LIME.—An absence of general open demand has been noticeable and while one or two receivers were successful in placing quite a fair amount of stock they had to hustle around and find custom. And they undoubtedly were very glad to accept former rates; indeed it is stated on comparatively good authority that a small shading was occasionally made on Recland as an attraction to stimulate buyers who appeared indifferent. That does not coincide with the rumors of a contemplated advance noted last week and repeated again this week. It hardly appears reasonable that with several thousand barrels unsold holders would attempt raising the line of value.

LUMBER.—There has not been much change in the general features of the market since our last report. The distribution from yard is slow, as most building operations have received a check through unfavorable weather influences at the close of the year and the principal work now is to push along such jobs as may be under close contract. Manufacturers also are somewhat indifferent customers and not yet prepared to make any special addition to stocks. Over bulk parcels there has been some negotiation and where any business was accomplished a full line of value was sustained, but for the time being operators act as though disposed to proceed with caution on both sides. There are some excellent indications for an export trade and several large parcels of stock understood to be under treaty with a belief entertained that before spring the supply of shipping grades will become greatly reduced.

Eastern Spruce retains a firm position, goods sold from yard commanding full rates readily enough and the chances favoring a prompt and satisfactory disposition of anything desirable that might happen to come to hand by cargo. Advices from the Eastward, however, indicate moderate unimportant shipments, and there seems to be no idea that there will be much stock available for several weeks. Work in the woods is being pushed with as much vigor as the conditions of weather will admit. Piling is steady and not plenty.

Hemlock is steadily held, with no very great amount of attention given it at the moment, and the market is unimportant. There is, however, a noticeable inclination to talk with some confidence in regard to the future, and the claim is renewed that during the present year the adjustment of supply to demand will be better regulated.

White Pine remains firm, and in all positions the supply seems to be under excellent control. Some stock is coming through by rail, but mainly on old engagement, as there are fair parcels at present available upon which owners are willing to negotiate. The promises for local consumption are looked upon as good on all grades, and the foreign outlet is also cal-

culated upon to take care of a large quantity of stock, some operators even speaking more hopefully of the Australian outlet.

Yellow Pine remains practically unchanged. Offerings are fair, and probably would be increased if there was any necessity for it, but manufacturers in one way or another are commencing to act a little more independent and unwilling to allow themselves to be crowded on prices. On foreign account, the promises are considered good, and some desirable orders are under treaty for shipment from both Atlantic and Gulf ports.

Carolina Pine has undergone no real change. Some operators report a trifle less business, but look upon the shrinkage of trade as only temporary, while on the general market there is a good movement and firm unchanged values. At primal points stocks are said to be moderate, owing to the shipments running close to production.

Hardwoods are quite as active as could be expected at this season, and the market as a whole is in good form. Buyers are looking for car lots of nearly all the leading grades, and paying former rates readily enough, but are somewhat exacting in matter of inspection, and sometimes insist upon terms to which sellers find it difficult to conform. Offerings are not over plentiful, though there is no complaint of actual scarcity in any line of stock. The latest accounts from primal points were strengthening, and the effort of producers will be to keep the output within moderate limits.

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WAREHOUSES, 1503 3d AV.

NAILS.—Here and there evidences of a slightly increased interest in the market were to be noticed, but no general animation follows, and the movement does not run up beyond an ordinary average. Offerings were quite equal to all calls, and some irregularity on cost prevailed, but on general ranges about former figures named. We quote Cut at \$1.60@1.75 per keg for car lots and \$1.80@1.85 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, \$1.50@1.60 at mills, and \$1.75@1.80 from store.

PAINTS, OILS, ETC.—As yet few changes of a pronounced character have taken place in the general methods of buyers. Some goods are being shipped on contracts booked before the close of the year and here and there new demand has shown itself, but as a rule

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is a little slow and of somewhat cautious nature as yet. Holiday influences, in fact, have hardly passed away and it may require two or three weeks to get business in working order again. Nearly all operators, however, seem to think well of the general chances for business and plans are laid for a distribution of staple grades of stock quite equal to last season or even larger. There seems to be a great deal of dependence placed upon the Southern trade, which it is thought will be stimulated by greatly increased buying capacity through good price obtained for cotton, but other localities are carrying scant supplies and must replenish to get even an average assortment. For most of the staple descriptions of dry and oil colors, ready mixed paints, etc., about former rates are asked and on white lead the predicted reduction has taken place, amounting to 1/4c. per M from previous list figures. Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 7 1/4c. net; in lots of 500 lbs. to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons one purchase, 6 1/2c.; 12 tons and over, one purchase, 6 1/4c.; kegs. Lead in oil in 1 1/2 lb. tin pails, add 1c.; in 2 1/2 and 5 lb. tin pails, add 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/4c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2 1/2% per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil holds a demand about in proportion to that directed toward other staple articles and show no special variation in the line of value, though there is some hint of an undertone of weakness. We quote on general range at 46@47c. for Western, 47@48c. for City from domestic seed, and 57@58c. for do. from Calcutta seed. Spirits Turpentine remains practically unchanged. Demand from all sources is moderate, with stock enough for the outlet and the cost of goods stands about as last reported. We quote at 30 1/2@32c. per gallon, according to quality, quantity, delivery, etc.

TAR AND PITCH.—Demand for immediate consumption is quite moderate and generally of an unimportant character, with nothing in the market at present worthy of special note. Nominally unchanged rates appear to be ruling. 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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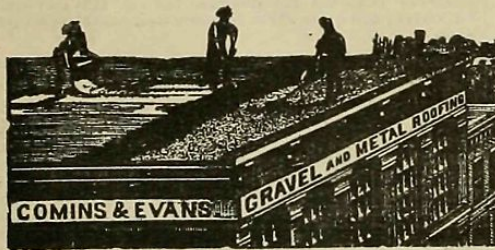
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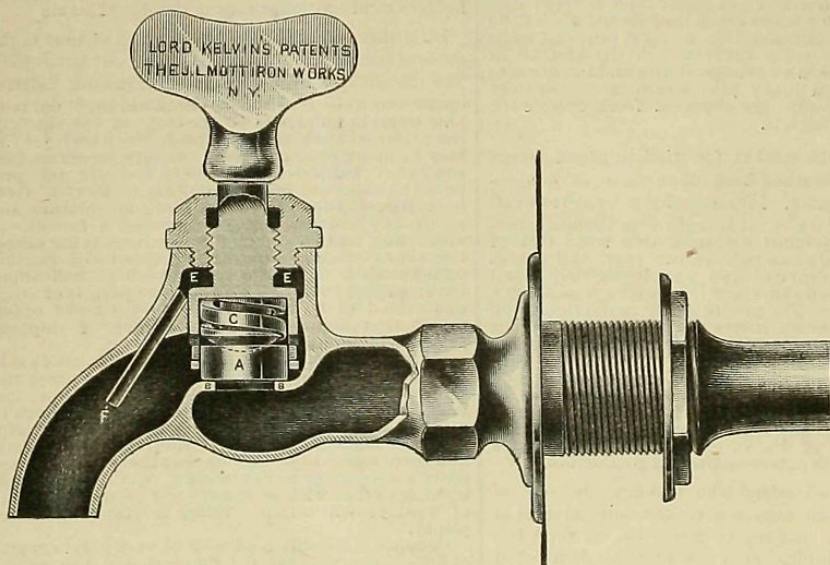
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- C. Spring, non-corrosive.
- E. Annular Space.
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