NEW BOOKS.

Continued from Seventh Page.

dence, at the time when a good many people are already on the Atlantic, while still more are discussing the itineraries of their summer trips. Such persons as are unprovided with friends and acquaintances to advise them as to what they must see and where they must go will find directions of that sort in Mr. Allen's book, directions which they may determine dutifully to follow before starting, and may neglect with an easy conscience as soon as they find out what things they really enjoy on reaching the other side. Mr. Allen thinks highly of travel in Europe; he thinks it preferable to a year or two in college, in fact to the whole of a college education, and asserts that by wandering about for a year or eighteen months through England, France, Germany, Italy and Switzerland, a youth may "store his mind with knowledge of art, knowledge of history, knowledge of geography, knowledge of human nature; and gain an insight into the manner of thought, of speech, of life and of industry among the *living peoples*," as well as "a living interest in the languages, the literatures, the history of Europe." This seems much to accomplish in a single year, and Mr. Allen admits that it has required in his own case a residence of over thirty years in Europe "to slowly learn how to appreciate its educational advantages." His depreciation of the academic system of education is not due to prejudice, as he takes care to explain:

> I certainly am not opposed to it from sheer ignorance. To guard against misapprehension on this score, I will even venture to add that I am an Oxford graduate, a first-class man in classics, and that I was several years of my life a classical master in English public schools and a professor of classics in a colonia college. Therefore, I hope I do not speak with the mere jealousy of the unlearned who think slightingly of arts they have not themselves acquired.

Unfortunately, Mr. Allen does not explain his system of rapid and thorough education while travelling, but devotes his book to a personally conducted art pilgrimage for any one who has six months, more or less, to spend in Europe. This requires the rigid exclusion of anything like nature, or sentiment or the observation of life. He is very severe on a young Pennsylvanian he once knew who wished to eat pork pie at a Liverpool railroad restaurant because "one reads about them in Dickens" and has no patience with people who want to visit the "Land of Scott" or "the Land of Burns." A short time only should be spent in England because Americans "*know it* almost all *already*" and because "England for the most part is horribly *modernized*." That time should be devoted to the country and not to London. "Looking at it in the lump, *London* is almost as *brand new* as Chicago; it contains little or nothing of historical and antiquarian interest, and of local origin, to delay the tourist." "It has one really good and local thing in it—Westminster Abbey." Mr. Allen's tour is England, Paris, Belgium, the Rhine to "*Italy above all things*." "*Italy is the key* by which you may unlock the secret of Europe." He is very free with the use of italics, for picturesque effect on the printed page apparently, rather than for emphasis. He prefers to have the traveller land in England and not at Genoa, as in that case he would come upon Italy suddenly and unprepared. So he takes him through the English country towns and rather contemptuously through Scotland. He mentions with interest that Lord Warwick lives at Warwick Castle and Mr. Astor at Cliveden, but Stratford-on-Avon he dismisses curtly "with its sweet spire and its Old World air, only spoiled for the tourist by the perpetual intrusion of that ineffable bore, William Shakespeare." The London collections, though described, must be looked at only on the return from Italy. On the other hand, according to Mr. Allen, "just as distinctly as the country is England, *Paris is France*." We should say here that Mr. Allen has written a "Guide to Paris" which he recommends. "Normandy and Brittany, it is true, are full of objects of secondary interest—cathedrals, abbeys, churches, castles, many of which are closely connected with the early history of England, and therefore also of the American people. But they are not for the hasty, six months' visitor," who is taken to the south of France instead for his health. The Riviera towns are purely modern, though most of them include an "old town." "But these 'old towns' contain nothing in the way of architecture or painting to detain the visitor; they are interesting merely in a distant view; seen nearer, they become offensive to more than one of the senses." From Paris the traveller is taken to Belgium. "Except Italy there is nothing in Europe so valuable, so instructive as Belgium," after which "*Holland* falls flat." It should be said that Mr. Allen has written a "Guide to the Belgian Cities," which he recommends, but not to Holland. He then goes up the Rhine, putting in a week at Cologne, and leads his followers through the St. Gothard to Italy. Switzerland "*is a snare and a misleader*," for it may tempt the traveller to stay. It has tempted Mr. Allen.

> I thought to myself, "Well, now at least, after Carpaccio and Luini, mere hills and torrents will seem tame to us!" But when we got upon the hilltops—oh, heavens, how I repented that sudden blasphemy! The snow glittered in the sun; the lakes lay spread in sheets of blue below; the air was scented with the mountain perfumes of the sweet-scented daphne; and Italy faded like a dream behind us. We were up among God's mountains, stretched on God's flowery carpet, and man's works were as naught in the dim plains to southward.

That was a momentary lapse into something like poetry! Forgive me! Let us return to our practical duties as guide, and eschew the gentians.

Having selected the Gothard route, Mr. Allen's first Italian city is Milan. He there persuades the traveller to go to Florence before going to Venice, which would be more convenient, but protests emphatically in large capitals that he shall not go first to Rome. This seems needless, for his traveller has already had experience of Italian railways, and, unless he is anxious to get away from Mr. Allen, would never dream of going from Milan to Rome without breaking the journey. Mr. Allen is enthusiastic about Florence, and gives excellent reasons for his enthusiasm. We need not say that he has written a "Guide to Florence" and recommends that it be used in visiting the points of interest. "Florence," he says, "burns itself into one's heart and one's brain. The difficulty is, when once you have seen it, to live elsewhere. You will want to sell all you have and take an apartment for the rest of your life on the western Lung—Lung. Arno." We hardly believe that Mr. Allen intended a pun here—it would be the sole attempt at levity in his book—and it is equally difficult to believe that his Italian is at fault. Disregarding comfort and railroad fares, he leads on from Florence to Venice (he has written a "Guide to Venice"), and from Venice to Rome, which is too big for a guide. After Rome there is Naples, which has nothing but its bay and Vesuvius and nature, and Pompeii, if you will, and then, hurrying back through Germany, Mr. Allen sends his traveller home to ruminate. He will need to, for he will have had a solid dose of art from Mr. Allen's individual standpoint and little else. There are other things in Europe which, Mr. Allen says, he does not despise, rum punch at Milan, strawberry tarts at Brussels, green oysters at Nice and "the Marseillais way of dressing *bouillabaisse*," but his plan does not include them, and there are besides many things of which he speaks contemptuously that are well worth seeing. A young man who should substitute Mr. Allen's tour for an American college education or for part of it might, we fear, resemble Mr. Allen's Riviera towns. He would be "picturesque, but offensive to more than one of the senses."

To save trouble for their future biographers, young French writers have taken of late years to dating their stories and poems and essays. It is possible, of course, that they may never attain the distinction of a biography, but then they are hardly the persons to consider that, and if Maupassant or Pierre Loti dated their efforts, why should not they? Moreover, when one is a symbolist or an impressionist or anything of that sort, the mood he is in at the time of his surroundings may alone account for what he says, and the place and time, therefore, may furnish the only key to his possible meaning for his friends and probably for himself, too. Mr. Robert Herrick in "Love's Dilemmas" (H. S. Stone & Co.) has copied this excellent French fashion, dating some of his half dozen stories from Paris and others from Chicago. The title is misleading, for love has little to do with the tangles Mr. Herrick contrives. They seem to be troubles such as people who do not do much thinking get into and continue in, because they have little character; the sort of things that M. Bourget and his school try to pass off as studies in psychology. In "A Pension Love Story," though bohemian young women of eminent respectability drop into young men's bedrooms to read poetry to them, love is kept carefully in the background, while a young man interferes uninvited in the stupid mess into which a young woman has got herself, and, though he succeeds in extricating her, is not thanked for his pains. The characters and their methods are alike singularly wanting in delicacy. The scene is laid in Paris, though the story is dated Chicago, which may account for the author's placing his pension, in which respectable people board, in one of the few patches of central Paris where it is unsafe to walk in broad daylight, and for making the French boarding-house keeper say, "*Les Américaines achètent choses comme ça!*" and "*brav*," referring to her garden. The garden, by the way, contained an extraordinary historical curiosity. "Marat, so one said, was brought here from the guillotine by some accident," but Mr. Herrick does not tell us whether it was before or after the interview with Charlotte Corday. In "A Marriage by Proxy" he has come for once on a bright idea, and forgets himself and his little affectations of style in the fun of telling it. There is a typewriter who writes verse on her machine in the story, and who says:

> Perhaps the machine isn't good for the poems; they are generally queer, but I have published some of them in the religious papers, and one in the *Century*. I will read you some in the evenings when you are lonely.

Mrs. Wilfred Ward tells us that she has spent seven years in writing "One Poor Scruple; a Seven Weeks' Story" (Longmans, Green & Co.), and that at the suggestion of friends she prints it now. The book is written with a serious purpose, though we fail to see what that purpose is or why it should appear now rather than at any other time. To be sure, it turns about the question of divorce, but as both the author and the heroine are Catholics, the question that is troubling a good many Anglicans should not affect them, while the Catholic view of the matter can hardly be expected to influence opinion in the Church of England. A Catholic woman of the world, not through love, but for the sake of cutting out another woman, determines to abandon her religion and to marry a divorced nobleman. She is held back at the last moment by the vivid presentation of the fact that she will be damned by her conduct and will therefore never again meet in a future life the baby she had lost and loved. As a Catholic she can at no time have had any doubt as to the criminality of the action she contemplated nor as to the penalty reserved for it. Of course, if she had been made an Anglican, there would have been sufficient room for doubt in both respects to make Mrs. Ward's book serve as a plea on one side of the question. The book is well written. A common, if unpleasant, side of British social life is shown up pitilessly, and the characters of the women seem drawn from life. The author's truthfulness in observation leads her, perhaps unconsciously, to expose the singular narrowness of life in English Catholic circles, where converts even are received as unwelcome guests. The story will provoke discussion and is well worth reading.

A love story in the unusual setting of a fight for a Western railroad between two rival corporations is told in "The Short Line War," by Merwin-Webster (Macmillans). The author has succeeded in making the struggle for the control of stock, with its political, judicial and violent incidents, interesting from beginning to end, and has made the love episodes fit in naturally. It is a bright book and worth noting for summer reading.

If proof were needed that it is Rudyard Kipling's eyes and pen that give value to accounts of life in India, it will be found in "On the Edge of the Empire," by Edgar Jepson and Capt. D. Beames (Charles Scribner's Sons), stories of military and departmental life and of Hindu traits, often containing rough material that might have been made much of by competent hands, but which are drearily uninteresting as they are told by the authors.

"By Way of Cape Horn; Four Months in a Yankee Clipper," by Paul Eve Stevenson (J. B. Lippincott Company), professes to be a diary kept day by day on a voyage undertaken by the author and his wife in a sailing vessel going from New York to San Francisco. For many days such a record in the natural course could present nothing more than statements about the weather and the ship's run, but the author is an enthusiastic diarist, though not a nautical man, and employed part of the time that hung heavy on his hands in filling up the pages that would otherwise have been left blank with information derived from various sources, whether pertinent or not. Occasionally he copies out a poem or writes it down from a memory that cannot always be trusted, as we infer from the incorrect German ascribed to Heine. There are ruminations, too, on many indifferent matters that help to swell out the diary to over 400 closely printed pages. The author observed much barbarous treatment of the crew on the part of the officers, which he prudently confided to his diary alone. Only a strong love of the sea will enable the reader to wade through a passenger's view of the petty incidents of a long sea voyage.

It was Mr. W. D. Howells, we believe, who introduced the fashion, since followed by many ambitious young women, of utilizing a summer's visit to a country or seaside resort in making studies, more or less careful, and not always welcome, of the "natives." One such study led to an award of damages for libel to a "native" who considered that he had been held up to the ridicule of his townsmen. To this class of literature must be added now "The Professor's Daughter," by Anna Farquhar (Doubleday & McClure Company), apparently a romantic study of a New England fisherman by a summer boarder, in which the dialect will be sought by the reader as an escape from the uncertain English of the rest of the narrative, and "Sand 'n' Bushes," by Maria Louise Pool (Herbert S. Stone & Co.), an account of a horseback ride around Cape Cod Bay by two young women, in which hoydenish conduct and talk and rather vulgar horseplay take the place of humor.

Under the unpleasant title "The Maternity of Harriott Wicken" (Macmillans) Mrs. Henry Dudeney works out in sordid detail the laws of heredity, according to the conventions accepted in fiction, on an unfortunate girl who is doomed before her birth. People who enjoy the slow torture of animals may find pleasure in the book.

In "Pharos the Egyptian" (Appletons) Guy Boothby lets loose a sort of Wandering Jew of the early Pharaoh period upon modern Europe and particularly upon London. As he possesses hypnotic power, besides the ability to spread the plague wherever he goes, there is opportunity for plenty of gruesome and bloodcurdling episodes before he reaches the end of his tether.

Miss Florence Warden in "Joan, the Curate" (F. M. Buckles & Co.) tells an orthodox tale of smugglers in the last century, with plenty of exciting adventures and no deviations from the accepted traditions of a familiar pattern in fiction.

A successful play has again been turned into a novel in "The Daughters of Babylon," by Wilson Barrett and Robert Hichens (J. B. Lippincott Company). The tale is written in the best Ben Hur style, and will be welcome to the admirers of that classic of the West.

Books on the new possessions of the United States multiply, and probably all find buyers, though trustworthy and satisfactory information can hardly be hoped for till the first accurate survey has been made by the Government. Mr. Charles Morris in "Our Island Empire, a Handbook of Cuba, Porto Rico, Hawaii and the Philippine Islands" (J. B. Lippincott Company) has put together in a readable shape what information he could find in books about these countries, their people and products. His book will be found as useful as any of those brought into existence by the war with Spain.

A new edition of a useful publication, "Cram's Standard American Railroad System Atlas of the World" (George F. Cram), has been issued with many corrections and additions. The atlas, as is well known, marks the railroad systems in different colors, and contains many ingenious devices for convenience in reference. The compiler, like Sancho Panza, seems to have a fondness for islands, and represents many of them on an unusually large scale. As the United States just now shares this fancy the island maps will be found especially useful.

That standard work of reference, the "Statesman's Year Book" (Macmillans), appears for the thirty-sixth time. Mr. J. Scott Keltie and Mr. I. P. A. Renwick are the editors; but Mr. Carroll D. Wright is the editor of an "American edition," the value of which must be proven before it can be accepted as belonging properly to the Year Book. International books or periodicals are generally useless and unsuccessful; they are characterless, pleasing no part of the constituency which they are intended to please. We think, however, that the new departure of the Year Book should be profitable and of value. Mr. Wright's 282 pages of "American matter" contain more information than can be found in any other two American books of reference; and the part of the book that is not American contains all that the Year Book was wont to contain. It is to be hoped that Mr. Wright's "American matter" is incorporated in its alphabetical position in the "British edition;" it will be of value to the few British who wish to know something about the United States. The maps in the American chapter are bad.

We have also received:

"Ickery Ann and Other Girls and Boys." Ella W. Peattie. (Herbert S. Stone & Co.)

"The Financial History of Baltimore." J. H. Hollander, Ph. D. (The Johns Hopkins Press.)

"Wild Life at Home; How to Study and Photograph It." R. Kearton. (Cassell & Co.)

"Theory and Practice of Teaching." David P. Page. Edited by E. C. Branson. (American Book Company.)

"London Guide." Charles Alvin Gillig. Thirteenth edition. (Charles Alvin Gillig.)

"Heaven Opened or Expositions of the Book of Revelation." Rev. A. B. Simpson. (Christian Alliance Publishing Company.)

"Books I Have Read." (Dodd, Mead & Co.)

"Holy Bible, Polychrome Edition," edited by Paul Haupt; Part 12, "The Book of Ezekiel," translated by C. H. Toy; Part 6, "The Book of Joshua," translated by W. H. Bennett. (Dodd, Mead & Co.)

"The Story of the People of England in the Nineteenth Century." Vol. 2. Justin McCarthy. (G. P. Putnam's Sons.)

"Danish Fairy and Folk Tales." By J. Christian Bay. Profusely illustrated. (Harpers.)

TO REFORM NEW YORK'S GHETTOS.

The Jewish Union at Work on a Great Mission Scheme—To Reach the Children.

The New York Jewish Union, formed a year ago, is about to carry out a scheme for the permanent improvement of the Hebrew population west of Eighth avenue, between Thirtieth and Fiftieth streets, and east of the Bowery below Ninth street. A committee on circuit preaching and mission work has been named, composed of the Rev. S. S. Wise, the Rev. D. Whittmere, the Rev. Dr. F. De Sola Mendes and Messrs. Louis Gans, J. L. Buttenweiser and Moses Ottinger, which is to put into effect the ideas of the most progressive of New York Jews for the improvement of conditions in the congested districts.

After studying the problem for a year, it is now settled that on the Jewish Pentecost Day a letter will be forwarded to all rabbis in the city explaining what is to be done and inviting help. The letter will say that, hard as the philosophy may seem, not much can be hoped for from effort among adults. Instead of work among them, a mighty effort must be put forth to reach the children. To do this, eight mission stations will be established in old buildings which will be rented and refitted for the work. A corps of teachers will be engaged, and one or more rabbis will be placed in charge. Education along secular lines will be attempted, and beyond that a religious and home training will be tried, which shall, if possible, get hold of the lives and characters of future generations of the congested quarters.

Dr. De Sola Mendes, speaking for the promoters of the scheme, said of it yesterday: "There rests upon the Jews of New York a grave responsibility to the future. This responsibility can only be discharged by Jews, and the Union of Jewish Congregations was formed to try to solve this problem. A year of study has been bestowed upon it and the belief is general that a campaign among the children is the best means of accomplishing permanent effort and results in all New York, all of the country, for that matter, is deeply interested. We must reform present conditions or they will run over and injure more than themselves. We mean to try to get Jews in every part of New York, everywhere, indeed, to try to help. Schools to the number of seventy-five or eighty will be established, provided sufficient funds can be secured, and in these schools an effort will be made to get hold of the hearts of the children and so make reform permanent."

THE MARSHALL TUNNEL BILL.

Mayor Van Wyck to Give a Hearing on the Measure, in Which There Is Much Interest.

It is expected that there will be a big crowd at the public hearing on Wednesday morning on the Marshall Tunnel bill, providing for a tunnel under the East River, which will give the Long Island Railroad a terminal station in this borough, in the region of Cortlandt and Church streets. The bill was at first intended as an amendment to the General Railroad law, which would have obviated the necessity of its coming before Mayor Van Wyck as a city measure, but pressure was brought to bear to change this, and the bill, after no little delay, reached the Mayor yesterday morning. It is expected that the Long Island Railroad Company, the Brooklyn Atlantic Avenue Commission, and many property owners in Kings county and further down Long Island will appear in favor of the bill, and that the board of Public Improvements and the Rapid Transit Commission will also be represented. All that the bill needs is the Mayor's signature, as it is understood that Gov. Roosevelt favors it. Whether or not Mayor Van Wyck will sign it is a question that causes no little anxiety to the friends of the bill. Two other bills dependent upon the Marshall bill were passed as amendments to the General Railroad law, so that the Mayor might have no chance at them, and this is said to have disposed that official unfavorably toward this bill. Should the bill become a law the Board of Public Improvements will have a degree of jurisdiction, as there is no department of tunnels in the city government. The two dependent bills already passed as amendments to the General Railroad law permit the L. I. R. R. Company to build a depressed road on Atlantic avenue and to operate an electric surface road as feeder thereto.

BROOKLYN REPUBLICAN CLUBS.

Social Organizations to Be Formed in All the Assembly Districts.

Under the direction of Congressman Israel F. Fischer and other Republicans in the Twenty-first Assembly district in Brooklyn, an organization for social and political purposes, taking in the entire district, has just been formed. Although the movement was started only a couple of months ago there are already over 500 names on the roll. The only qualification for membership is that the applicant must be a Republican and pledge himself to sustain the party nominees. There is to be a fine clubhouse in a central part of the district fitted up with a library and billiard and pool tables. The officers are Louis J. Zinfel, President; Joseph H. Adams, First Vice-President; Aaron Koplan, Second Vice-President; Joseph Sulzbach, Secretary; Morris Klein, Financial Secretary; Herman Friedlander, Treasurer; L. B. Balzar, Corresponding Secretary, and George W. McCall, Sergeant-at-Arms.

It is the intention of the true-blue Republicans of Brooklyn to organize similar social clubs in all the other Assembly districts and to have them in full swing before the close of the year. The leaders are confident that such bodies will materially aid in building up the party and putting it in fine shape for the Presidential battle next year.

Striking Brooklyn Painters Win.

The Amalgamated Painters' Society of Brooklyn, which ordered a general strike of its members in Brooklyn early this week to enforce the union wages of $3 a day, reported yesterday that the strike was practically ended, all the employers, with the exception of three or four, having granted the demands.

REAL ESTATE NEWS.

The realty market was fairly active yesterday, but the transactions were confined for the most part to the buying and selling of small properties. These included dwellings, flats, and downtown business properties and small vacant lots in various sections of the city. There were in addition one or two sales of important unimproved properties and a resale of a block front on the lower west side. There were three sales at auction, all in foreclosure proceedings, and the plaintiffs were the buyers in two instances.

In several of the sales of residence property which were reported yesterday the buyers were investors. Although it is late in the real estate season and this movement may therefore have little effect on the market this summer, it certainly gives good promise for the fall business.

Frank D. Ames of Ames & Co. has been elected a member of the Real Estate Board of Brokers.

In view of the seriousness of a situation which has been operative at the salesroom for some time and which has brought misfortune to several voluntary sales, the following statement sent out yesterday by James L. Wells is instructive:

Mr. Sylvester Pope, Mr. William L. Condit and Edward P. Schell, Esq., the executors and trustees of the estate of Josephine L. Peyton, deceased, desire me to say for them in regard to the sale of May 4, 1896, "that the estate had nobody to protect the sale in any way; that nobody was present on behalf of the estate to either start the bidding or to do any bidding of any kind during the entire sale; that the auctioneer had instructions to sell every piece that was put up for sale; that nobody interested in the sale had either bid upon a single lot or purchased a lot at the sale; that the entire sale went to real estate operators and investors; that the public understood that from the beginning, and the result was that the property brought the market value in almost every instance."

It is conceded by every broker who is conversant with the values of property in the Twenty-third and Twenty-fourth wards that the Peyton sale was a success, and this success is attributed to the fact that the bidders knew that they were not being opposed by representatives of the estate.

Private Sales.

Frederick Zittel has sold for Robert Wallace the three five-story apartment houses, each 33.4x99x100.11, Nos. 127 to 131 West Ninety-sixth street, for about $170,000, and for Frances M. Thompson the brownstone private dwelling, 19x49x100, No. 48 West Seventy-sixth street.

M. & L. Hess has sold for Louisa Minturn, No. 23 East Twentieth street, 110 feet east of Broadway, to Heilner & Wolf.

Maclay & Davies has sold for the Pelhamdale Land Company to Louis A. Cushman, seven lots on the west side of Mamdlo street, between Stafford and Lafayette avenues.

Greene & Taylor have sold for the University Real Estate Company the block front on the west side of Park avenue, between Forty-ninth and Fiftieth streets. There is a five-story building on the plot, which is 200x53, and this will be altered for use as an apartment house. The purchase price is said to be about $100,000.

The unfinished building, on a plot 125x100, on the northwest corner of Central Park West and Ninety-first street, is reported sold.

Hamershlag & Oppenheimer have resold the block front, 200x100, between 105th and 106th streets, recently purchased by them.

H. S. Ely and Frederick Southack & Co. have sold the five-story building, on lot 25x75, No. 75 Chambers street.

The Ernst-Marx-Nathan Company has bought the plot, 100x98x99.11x25, on the northwest corner of Convent avenue and 150th street, and has resold it to James McMillen. The same company has sold to Kate Watkins the dwelling, 20x50x100, No. 236 East 112th street.

John M. Gibson has sold for L. W. Mars to S. Silberstein the four-story brick flat, 20x60x80, No. 735 Second avenue.

W. J. Huston & Co. have sold for P. J. H. Whittaker the five-story flat, No. 310 West 148th street; for John Eusner the two three-story dwellings, Nos. 552 and 554 West 173d street, and for the Frank estate the three-story dwelling, No. 229 Edgecombe avenue.

Whitehouse & Porter have sold for Allan Macnaughtan, to Walter P. Bliss the five-story American basement dwelling, No. 73 Park avenue.

Daniel Birdsall & Co. have sold to an investor for W. K. Bloodgood, as trustee, the five-story building, No. 34 Reade street.

Lowenfels & Prager have sold to Matilda W. White the block front on West Fourth street, recently purchased by them.

Jacob L. Lissner has bought the five-story stone and brick flat on the southeast corner of Fifth avenue and 118th street.

L. J. Phillips & Co. have sold for P. M. Stewart and H. I. Smith, the two four-story American basement dwellings, 40x100, Nos. 309 and 311 West 107th street.

John Peters has sold for Martin L. Rickerson the five-story double tenement, on lot 25x100.11, No. 217 East 102d street.

C. M. Rosenthal has bought the flat, 75x100, on the north side of 118th street, 400 feet west of Lenox avenue.

Mrs. Ella J. Breckenridge has bought the brownstone dwelling, on lot 17x100.11, No. 271 West 121st street.

M. L. & C. Ernst have sold to a builder the lot, 25.2x100, on the southeast corner of Second avenue and 107th street. The buyer will erect a five-story flat on the site.

B. C. & F. T. Barry have sold for James B. Fitzgerald a plot 50x100 feet on the north side of East Ninety-seventh street, 200 feet east of Fifth avenue, to an investor on private terms.

Auction Sales.

At the New York Real Estate Salesroom yesterday William M. Ryan sold, in foreclosure, the three-story brick dwelling, on lot 18x85, No. 151 Convent avenue, to the Metropolitan Trust Company for $19,000.

D. Phœnix Ingraham sold, in foreclosure, the five-story stone front flat, on lot 25x99.11, No. 14 West 134th street, to the plaintiff, Michael Feeney, for $17,857.

James L. Wells sold, in foreclosure, the three-story frame dwelling, on lot 50x100, on the south side of Olin avenue, 50.4 feet east of Station place, to William F. Carroll for $3,650.

Official Transfers.

Amderdam av, s e cor 79th st, 51.2x100; H W Stetson, exr, to Dora Osborne	$1
Anna pl, n s, at centre Mill Brook, —x—; Henry L Morris to Anna E M Zborowski	50
Av D, w s, 26 n 9th st, 20.9x70; Benjamin Goldberger to Bertha Feldmark	1
Bailey av, e s, 74.10 s Boston av, 49.11x98.11 x irreg x 5; Caroline O Miller and ano to Joseph S Heal	6,000
Boulevard, s w cor 88th st, 100.8x100; Benjamin Weaver and ano to Peter H Cram	exch
Brook av, w s, 196 n 170th st, —x—to Webster av; John Enos to Geo W Martin	250
Broome st, s s, 65 w Attorney st, 25x75; Fannie Stern, extrx, to Jacob Pomeranz and ano	14,000
Broome st, 508 and 510, 41.10x irreg; John R Bowers to Milton G Butterfield	1
Broome st, s s, 80 w Attorney st, 25x75; Leopold Yesky to Isidore Ginsberg and ano	1
Cannon st, 111, and 282 and 284 Stanton st, n fw cor; Eliza E Schaefer to Rebecca Cohn	1
Cogan's alley, n s, at e s land May Tracey, 104.4 e Riverdale av, 66.6x irreg; John and Thomas Mulligan to James Mulligan and ano	1
Concourse, e s, 225 s 192d st or Primrose st, 50x100; John C Briggs to Eva A Salter	1
Cornelia st, n s, 122.3 e Bleecker st, 42.2x 67.9; Nathanel Mice to Chas E Moses	1
Henry st, s w cor Scammel st, 25.1x77.5x 25.3x78.3; Herman Remmers to Louis Lese	1
Hubert st, s s, 78 e Greenwich st, 22x25; also 407 to 411 Greenwich st, and Hubert st, s s, 53 e Greenwich st, 25x25; Marietta Wilsey to Welsey S Hoel	1
Same prop; Chas F Jr, and Wm M V Hoffman to Marietta Wilsey	1
Interior lot, 500 e 171st st and 90 e Webster av, runs s e 48.5 to Mill Brook x s 50.4x n w 54.2x n 50; also interior lot, 200 n 170th st and 0.5 e w Brook av, runs w 79.8x n 22x e 71.9 to Mill Brook x s 24; Annie F. Vreeland to Geo W Martin	1
Same prop; Chas W Levy to Geo W Martin	1
Jansen av, n w s, at s s Terrace View av, 83x 89.6x100.11, gore; Adelaide A Yeandle to Daniel E Seybel	1
Lexington av, 408, w s, 20x70; Annie Bartels to Sarah I Johnston	12,500
Lincoln av, 165 and 167, n w cor 135th st, 50x100; Mary K Norr and ano, exrs, &c, to John Hartmayer	36,100
Lot 315, map Van Nest Park, 24th ward; Anna C Meier to Charles Forbach	100
Madison st, 174 and 176, s s, 50x100; Jennie Moses to Max Rotwich, 1/2 part	1
Mill Brook, w s, at s s lot 58, map Elliott Zborowski, 50.4x— to Mill Brook; Mill Brook, w s, 200 n 170th st, 24.1x— to Mill Brook; Henry L. Morris and ano, trus, to Geo W Martin	170
Old Albany Post Road, e s, 419.2 n from w s of Bailey av, 25.8x100.5x25x98; John W Bartram, ref, to Patrick J Clocke	400
Park av, n w cor 98th st, 100.4x100; Simon Adler et al to Pyser Bookstaver	44,000
Plot begins at rear line land Mary Tracey, 104.4 e Riverdale av and 32.10 n Cogan's alley, 32.10x72; James and Thomas Mulligan to John and May Mulligan	1
Plot begins at rear and n w cor land Dennis Mulligan, 104.4 e Riverdale av and 66.8 n Cogan's alley, 32.10x72; same to same	1
Potter pl, n e cor Cadiz pl, 21.8 to Mosholu Parkway x 28 2254 gore; Henry M W Harrison et al to James Halpin	1
Southern Boulevard, w s, 25 n Freeman st, 25x100x24.10x104.5; Jacob S Strahl, ref, to Luke Konwenhoven	10,000
Spring st, 75 and 77, 50x112x50x109; Wm H Burgess to Mela Realty Co	1
Stuyvesant st, 38, 24.9x59.3x24.6x62.10; Thos D Holland, ref, to Daniel C Kingsland	11,700
St Ann's av, n w cor 148th st, 49.11x99.4; Dorothea Kuttner, widow, to John Bannen	....
St Paul's pl, n s, 90 e Webster av, 50x—x 100; Margaret McCrea to Geo W Martin	600
St Paul's pl, s s, 100 e Webster av, —x12.8x —x6.2; Thomas C Innd to Geo W Martin	650
St. Paul's pl, n s, at w s Mill Brook, runs n 5.6 to w s Mill Brook x s— x w—; Henry L Morris and ano, trus, to Geo W Martin	26
St Paul's pl, s s, at w s Mill Brook —x—; Henry L Morris and ano, trus, to same	72
Wales av, w s, 187.8 s Westchester av, 25x 144x29.11x127.7; Michael Cowen to Augusta Blumner	1,800
Washington st, n w cor Jay st, 90.1x89.10 x88.4x89.2; John M Bowers and ano, exrs, to Frederic W Blunclander	1
Westchester av, n s, at s e Bergen av, 94.11 x75.5x37.2x107.3; Eliza A Shewell to Nelson D Stilwell	1,000
3d av, 404, 22.9x80x irreg; Mary A La Shelle to Wm I Jenkins	700
5th av, n w cor 112th st, 25.11x100; Samuel W B Smith to Joseph Toch	1
10th st, n s, 300 e 2d av, 25x94.10; Sender Jarmulowsky, et al, to Bernhard Mayer and ano	1
10th st, n s, 363 e Av B, 25x94.9; Ann Sutton to Jonas Weil and ano	1
11th st, 610 and 614 E, 75x94.9; Simon Adler and ano to Harris Goldberg	47,500
11th st, 610 to 616 E, 75x94.9; Pincus Lowenfeld and ano to Simon Adler and ano	1
13th st, 638 E, 25x103.3; Harris Mandelbaum and ano to Rebecca Cohn	1
80th st, n s, 100 w 4th av, 175x31.6; John A King, exr, to Smith Ely	15,000
31st st, 118 East, 20x98.9; Louisa Engel to Jennie M C Parlee	1
40th st, 145 E, 25x99.11; Eliza McMahon to Julia M Phyfe	21,500
61st st, n s, 371.10 w Columbus av, 24x 100.5; Geo H Ebbinghausen to John F Jackson	500
66th st, 160 W, 21x100.5; Fredk A Snow to Elizabeth A Shewell	1,000
76th st, n s, 325.7 w Columbus av, 24.5x 102.2; Warren W Foster, ref, to Merritt Trimble	1,000
84 h st, n s, 304.2 w Columbus av, 39.6x 102.2; The Eagle R-alty Co and ano to Geo F Wilcoxson et al, trus, &c	1
90th st, n s, 150 e 2d av, 25x100.8; Heinrich Petri to Magdalena Petri	100
98th st, n s, 100 w West End av, 100x100.11; John N A Griswold to the Metropolitan Improvement Co	1
106th st, n s, 200 w West End av, 75x 100.11; R Augusta Polhemus to Henry and Edward Hirsh and ano	1
113th st, 328 E, 20x100.11; Mary Karst to Mary A Wynne	10,000
121st st, s s, 187.6 w 8th av, 27x100.11; Barbara Fritz to Tobias Krakauer	exchange
127th st, 127 W, 15x99.11; Lizzie B Stillwell to George G Stillwell	12,000
188th st, n s, 900 e Willis av, 25x100; Frank D Arthur to Herbert Coope	4,150
141st st, n s, 206.6 e Alexander av, 25x100; Julia Ryan to Margaret Shaw	7,800
146th st, n s, 201.8 w Broadway, 16.8x 99.11; John J Buckley to Chas H Knox	9,000
148th st, n s, 308.4 w Broadway, 16.8x 99.11; John J Buckley to Chas H Knox and wife	9,000
151st st, n s, 275 w Morris av, 25x100; Timothy Sullivan to Michael Del Giudice	8,500
165th st, s e cor Tinton av, 25x100; Philip Schnur to Sarah McLaughlin	1

Recorded Leases.

Av A, 1891, s w cor 74th st; Matilda Protzmann to Otto J Kopecky, 18 yrs | $900
Broadway, 2249; Gustav Schneider to Charles S Hofer, 5 yrs | 1,020
Columbus av, 821; Adelaide Comstock, indiv and trus, to Alice Brady, 3 yrs | 1,900
Fulton st, 141; Peter Lorillard et al to Max Lindemann, 7 yrs | 4,500
Park av, n w cor 110th st; Fredk Baar and Henry Scott to Claus Bohling, 15 yrs | 8,600
Thompson st, 97; John W Allyne and ano to Dionisio Catarsi and ano, 5 yrs 15 days | 1,260
Tremont av, s w cor Bathgate av; Gottfried Schulz to Gilbert Van der Smissen, 3 yrs | 1,400
1st av, 305; Otto Hang to Henry F Albert, 5 yrs | 780
2d av, 2105 and 2107; Charles Faas to Frank Pitre and ano, 5 yrs | 8,480
6th av, 432½, n e cor 26th st; Harriet G Coogan to Benedetto Ragusa, 5 yrs | 2,000
8th av, 2202; Henry Menne to Nathan Himmelweit, 3 yrs | 480
11th av, 736; Dora Maas to Thomas Fitzpatrick, 5 yrs | 720
21st st, 34 E; Johanna Steiert to Theodore Blessman, 3 yrs | 528
49th st, 5 W; trustees of Columbia College to Stephen Van R Cruger, 21 yrs | 1,717
84th st, 412, 414 and 416 E; A M Peffer to Geo W Meyers, Jr, 5 yrs | 900
Co, installs | 67,500
142d st, n s, 325 e Willis av; Jeannette Marks to Thomas O'Connor, 5 yrs | 12,500
144th st, s w cor Hamilton terrace; H Wheeler Powell to Jacob D Butler, 1 yr | 5,500
Same prop; same to the German Bank, 1 yr | 1,500
151st st, n s, 275 w Morris av; Michael Del Giudice to Timothy Sullivan, 1 yr | 8,300
159th st, n s, 250 w Amsterdam av; Henry M Denton to American Mortgage Co, 1 yr | 8,000
160th st, s s, 98 w Courtlandt av; Margaret Redican to William W Vaughan, 1 yr | 500
160th st, s s, 123 w Courtlandt av; same to William W Vaughan, 1 yr | 500
165th st, s e cor Tinton av; Sarah McLaughlin to James T Barry, 1 yr | 1,450

Assignments of Mortgages.

Arvine, Earliss P, exr, &c, to Arthur A Herrmann	nom
Barr, Emma D, to Fredk T Mueller	$18,130
Egan, John J, and ano to Adolphus F Quick	20,000
Eccleston, John B, to Mercantile Nat'l Bank; Frohman, Daniel, to Title Guarantee and Trust Co, 8th av, w s, 50 s 133d st	10,000
Herrmann, Arthur A, to Jacob H Westheimer	nom
Haug, Charlotte, admx, &c, to Charlotte Haug	11,500
Kotlowsky, Philip, and ano to John H Burt	4,652
Keller, Adam, to Cath H Martin	2,000
Koch, Frank, to Henry J Braker	3,000
Kurzman, Anna and Helena, to Rosa Strauss	12,258
Lippus, Lillie, to James T Barry	2,000
Mann, Howard, to Robert Boyd	5,000
Same to same	1,500
Middlebrook, Frederic J, to Mutual Life Ins Co	8,000
Pierce, Cornelia, to B