

REAL ESTATE BUILDERS  
**RECORD AND GUIDE.**  
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It is safe to say that the market for the past week disagreed pretty nearly with everybody. With the exception of the Trust stocks prices moved only fractionally, so that neither the bulls nor the bears had anything to make merry over. Conservative operators could regard the spasmodic activity of the Trust stocks only with uneasiness, and it is very probable that the manipulators themselves are far from satisfied with the week's work, for the forced advance in price which took place in the sugar certificates could not be retained any more than froth could be retained on a glass of beer with the north wind blowing. The news of the week was not sufficiently depressing to warrant any considerable selling of stocks, yet the bulls cannot be confident of an advance of prices in face of heavy gold exports and the rate troubles out West. The market has, however, and will probably continue to have as long as crop prospects remain good, a strong undertone.

It would be curious if out of the little storm in a tea-cup over the Samoan difficulty the use of English as the language of diplomacy should arise. Hitherto French has been the language for international bickering, lying and polite incivilities; but in the recent negotiations in Berlin it was agreed for the first time in history, by a vote of 6 to 9, that English should be used instead of French. This must have been an immense comfort to our diplomats. The treaty, too, was written in English. Perhaps it is due to this fact that so much was acceded to us in the conference. A man can be so much more pugnacious and insistent in his own language.

The remarkable difference between the amount of the awards made by the commissioners appointed by the Supreme Court and the estimates made by the Board of Education in the matter of the new school sites shows the wonderful elasticity which the word "value" has when applied to real estate. The law regulating the lending of money on real estate by savings banks decrees that the amount loaned on a piece of property shall not exceed 50 per cent. of its "value." But what is meant by "value?" To set up a 50 per cent. barrier to directorial recklessness without defining "value" is like trying to inclose an open space with merely a closed door.

Economists make a distinction between value in *use* and value in *exchange*. Of course it is only the latter which the law has in mind. Worcester defines the word "the estimated or rated worth or price—cost." But all of these terms are very elastic when applied to real estate. For instance, the property on the northeast corner of Washington and Cortlandt streets, of which we spoke last week, and upon which the Poughkeepsie Savings Bank loaned \$182,500, was "estimated" by some of the prominent real estate agents of the city to be worth over \$360,000. It was "rated" by the city to be worth \$45,000 before the alterations were made to the building the expenditure for which the architect estimates was \$25,000, while the "cost" of the property to its owner was probably not more than \$175,000. Upon which of these would the law have the "value" based.

It may be said that the "value" of any piece of property is what it would sell for. Putting aside the difficulty of determining this, the question remains: Does the selling price represent the value? For instance, what was the value of the fifty-six lots—the entire block between 63d and 64th streets, 10th and 11th avenues, with the exception of the 10th avenue front—which were sold in April of this year for \$300,000, and were resold a few days ago for \$500,000. Accepting one set of figures a savings bank could lend only \$150,000, while accepting the other it might lend \$250,000. No. 53 Suffolk street, near Grand street, was sold on June 6th for \$13,000, again on the same day for \$18,250, and on June 10th, four days later, for \$20,000. What is 50 per cent. of the value of that piece of property? Again, taking property of the most staple kind: In February, last year, No. 42 Broad street and No. 38 New street were sold at auction for \$102,500. Title did not pass to the buyer until March, 1889, when a mortgage was placed on it for \$85,000 at

5 per cent. Yet a few days ago ex-Mayor Wm. H. Wickham contracted to buy the same property for \$135,000. And for another illustration there is the case of Pythagoras Hall at Nos. 134 and 136 Canal street, which was sold last week, on the 20th, for \$57,450. In December, 1886, the New York Protective Association paid \$70,000 for the property. In May last it was sold under foreclosure and fetched \$50,000, but the referee thinking the buyer, who had left the Exchange to get a check for the 10 per cent. purchase, did not intend to complete purchase ordered then and there a resale when the property brought only \$40,500. Basing "value" upon what a piece of property would sell for, what is the "value" of Pythagoras Hall, \$70,000, \$50,000, \$40,500, or \$57,450?

So far nineteen sites have been selected in the city for new school houses. According to the awards of the several commissions they will cost over a million dollars. THE RECORD AND GUIDE showed last week that this sum was considerably too high, and the entire press of the city has joined in denouncing the awards of the commissioners, and now it is reported that the Board of Education has instructed the Corporation Counsel to oppose the confirmation of some of these awards by the Supreme Court. But, apart from the too high price, there is another fact that might be urged as an objection to these sites—the greater number are not in localities where new schools are most needed. Of the 15,000 children which, it is said, are going without education, because the city has not sufficient school accommodation for them, the greater part live north of 59th street, in the newly built-up wards. One would naturally expect to find most of the new school sites in this district. The contrary, however, is the case. Of the nineteen sites selected thirteen are situated south of 59th street, and of these eight are south of 14th street. Yet population is shifting up town, as the election returns show and new building indicates.

In an article elsewhere the delay in opening streets in the 23d and 24th Wards is discussed. From this it appears that it takes from two to six years to open a street properly for public use, owing to the red-tape system which now prevails. In the matter of opening Tremont avenue the commissioners were appointed in the fall of 1884 and that thoroughfare will hardly be open for public use until the fall of 1891. The remedy suggested by a prominent lawyer who has had considerable experience on commissions for opening streets is that streets should be regulated, graded, curbed, guttered and otherwise improved in the very first instance, and the damages and area of assessment settled upon afterwards. At present the tedious and lengthy process usual in these cases is undertaken beforehand, a proceeding which is something like "putting the cart before the horse." We recommend the change to the Mayor, who has taken some interest in this matter recently, and would suggest his consulting with the Corporation Counsel as to measures to change the law on the subject during the next session of the Legislature.

Another case of delay caused by the circumlocution of red-tapism is furnished by the iron viaduct on 155th street, from St. Nicholas place to Macomb's Dam Bridge. This matter was first brought before the Board of Estimate and Apportionment in October, 1887. Plans were made for a structure, costing, as estimated, \$750,000, and submitted to the board for approval, but up to this day no final decision has been reached. For over eighteen months this matter has been under discussion. Boards and commissioners have met, and "resolved" and "laid over," called for "further information," "instructed," "rejected" and "authorized," yet this necessary improvement is as far off as ever. In answer to an inquiry by ex-Commissioner D. Lowber Smith, the counsel of the corporation said that, legally speaking, the matter is "still under consideration," and the only power he had was to call the attention of the board to the plans they had before them for eighteen months. As announced in THE RECORD AND GUIDE last week, property-holders upon Washington Heights called upon the Board of Estimate and Apportionment, and then the board finally decided to reject the old plans, and ordered the new Commissioner of Public Works to have others prepared for a viaduct to cost between \$300,000 and \$400,000. And thus the matter is started *de novo*.

There is not any doubt in the minds of people competent to judge that asphalt properly laid forms a lasting and economical pavement, possessing advantages on the score of cleanliness and quietness not possessed by any other pavement yet devised. In the repavement of a large part of New York, soon to be commenced, it is acknowledged by the officials in charge of the matter that asphalt should be used much more extensively than hitherto, but doubt is expressed as to the wisdom of putting it in any section where the traffic is heavy. On second thoughts this must seem a queer notion even to those who hold it. The chief value of asphalt as a pavement is that it is noiseless and clean. Wherever it is adopted it is because of these qualities, and obviously those qualities are most needed, are of most value, where traffic is heaviest. An asphalt pavement in

Broadway would be of immensely greater value than in a side drive in Central Park. Of course the objection to this is that asphalt, not being so durable as granite blocks, would be a relatively expensive pavement. But so it may be said the electric light is more expensive than gas, yet a large part of the city is lit with the former, and taxpayers do not regard it as bad policy. In these matters the question is not entirely one of cost. Asphalt pavements would add greatly to the habitableness of the city, and the city is rich enough quite to stand the slight extra expense in return for the much extra comfort. It should not be forgotten in considering this matter that the wear and tear on asphalt pavement is not likely to be nearly as great as is imagined; for one of the results which will surely come from pavements upon which traction is easy is a decrease in the weight of vehicles. The heavy, cumbersome vehicles in use in New York to-day are directly due to the wretched condition of our streets. The probabilities are if our thoroughfares were all asphalted to-morrow, within two or three years the average weight of vehicles would be reduced at least one quarter.

Whether or not the Alton Railroad Company cancels its withdrawal from the Interstate Railway Association, the controversy that lay at the bottom of the withdrawal may well raise grave doubts as to the permanency of that organization. Its very necessity renders its existence perilous. The deep-rooted rivalry lying at the bottom of the disastrous war of rates, which called the association into being—a rivalry founded on the overbuilding of many of the roads through unproductive districts—must still exist. A forced organization simply shrouds the fire with smoke. After giving due notice any one of the railways can withdraw from the compact, and excuse for such withdrawals will surely arise. Can they be prevented? If at all, in two ways only. Time might affect a cure by doing away with the disease. Ultimately, of course, the country will provide enough business for all of them. The problem, however, is a pressing one; and means will have to be taken in case the organization shows signs of disintegration to force the companies into a union protected from collapse by placing each road under heavy bonds to keep the compact. It would be difficult, probably quite impossible to do this, unless the roads had some guarantee that in case there was any dispute each should be dealt with fairly. Why should not the Interstate Commerce Commissioners constitute a board of ultimate appeal? Whether this happens or not, the organization, as long as the present differences exist, will have to be held together by bonds less easily broken than those now in force.

It is not improbable that the first step toward making public the advantages of New York as a site for an Exposition in 1892 will be made by an organization composed of a number of the most wealthy men of the city, which, we learn, has been formed lately to protect the great system of parks which has been acquired in the upper wards after so long a struggle. It is easy to see that an Exposition would not only go a long way towards popularizing the parks but would immensely advantage all real estate in the vicinity. The only suitable sites in the city for a great world's fair are these new parks, and the knowledge that a decision had been made to build there would at once stimulate improvements of every kind, while the flocking of hundreds of thousands of people from the four quarters of the globe would be an advertisement for the district quite beyond price. Van Courtlandt Park is spoken of as the most suitable of the parks, but the selection must be due either to misconception of what is needed for a site for an Exposition or to ignorance of the nature of the land in this park. It is mostly hill and valley—a configuration very unsuitable for large buildings, which with their surroundings would require two or three hundred acres. Of all the parks Pelham Bay Park is unquestionably the best for the purpose. There is ample land there of *easy grade*, and the fine water approaches would make transportation of building materials and goods for exhibition easy and economical.

A discussion of the desirability of restricting immigration has been begun in England. The evil, if there be an evil, does not exist in anything like the proportions in that country that it does in this, and it is marked by somewhat different characteristics. In 1881 the total number of people of foreign birth resident in England and Wales was but 118,031, that is only one foreigner in some two hundred and twenty. Hence it is not their numbers that create alarm, but their character, and the peculiar way they concentrate in certain localities and trades. In London, Liverpool, Manchester, Leeds and Hull there are 66,155 inhabitants of foreign birth. Moreover they segregate in a single district in one city, and that generally the worst, as for instance, out of a total population in Whitechapel of 71,363, there are 9,660 foreigners, nearly half of whom are Russian Poles. Further, these foreigners press severely upon a few trades only, such as cabinet making, boot and shoe making, and tailoring. Thus the whole force of the attack is directed against particular points, as may be further seen from the fact that while

the trouser and the waistcoat trade are chiefly in the hands of foreigners, in the coat trade the English have the monopoly. What makes the situation all the worse is that this foreign population is increasing in numbers thrice as fast proportionally as the native born, and that the least desirable class of this foreign population—the Russians, Poles, Hungarians and Austrians—are increasing nearly seven times as fast proportionally. These facts are considered to constitute a strong *prima-facie* case for restriction.

The problem presents itself under a rather different aspect in this country. So far, indeed, as it is an evil, it is an evil for the same reasons that it is an evil in England. Those who favor restriction base their arguments on the undesirability of the immigrants in character, their tendency to concentrate in large cities, and in a certain limited number of trades. It is perfectly obvious that these phenomena exist among us to a certain though not to so great an extent. Right under our eyes we can see plainly enough that the Italian lives near the Italian and the German the German. But the figures which show this are not so very emphatic as those we have given above about England. Suspending for our present purpose all judgment on the controversy as a whole, it would be vain to deny that the process as a whole has been one rather of assimilation than segregation. American society acts like a plane in leveling off differences among the constituent units. It is the negroes only that have distinctly refused to amalgamate. The son of the foreigner is generally more of an American than an alien, a humorous illustration of which may be found in the story of the Italian boy who was seen crying on the streets after he had received a sound trouncing from the hands of his indignant parent. "I didn't mind being licked," the boy tearfully exclaimed; "but it was a blamed foreigner who did it."

#### Our Street Pavements.

Under a recent statute three million of dollars are to be used during the next three years toward the improvement of street pavements in this city. The shameful condition of our streets in many places certainly warrants the total appropriation, and demands that every cent of this large amount should be expended scrupulously and cautiously. The Commissioner of Public Works show, so far as he has expressed himself in the matter, that he is awake to the requirements of this demand, and is anxious to expend the sum placed at his command in the interest of traffic and the taxpaying public.

The question as to what kind of streets shall be constructed has been much discussed during the last two weeks, and there seems to be a unanimity of opinion among the commissioners, the daily press and the taxpayers, so far as their views have been made public, that the pavements should be differentiated in such a way that in places where the traffic is light, asphalt or a smooth and noiseless pavement should be used, and granite blocks or a heavy pavement where the street is exposed to the hardest wear.

It is hoped that now, having labored several weeks in demonstrating the axiomatic so-called problem that a heavy pavement is best adapted to hardest wear and that a lighter pavement may be used where traffic is not so heavy, that our newspapers will, in the interest of the taxpayers of this city, take up and discuss the real question to be considered in connection with the movement to repave our streets, and one not of so obvious a solution, viz.: How can the constant tearing up of the streets by gas, electric light, street car, etc., companies be prevented?

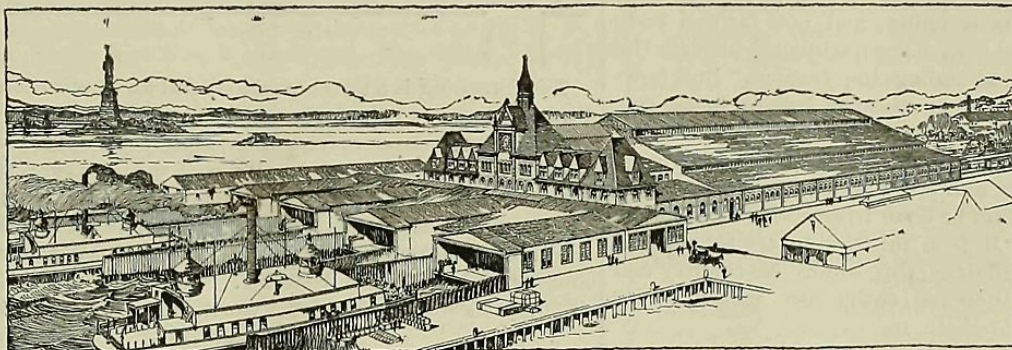
It obviously makes little difference what kind of material is used in reconstructing our streets if, every time a gas main springs a leak or a new pipe is laid, the pavement sometimes for blocks is ripped up by these monarchs of the street. These companies have the right and, so long as they continue to control these natural monopolies they must hold the right, of tearing up the streets. Single blocks in this city are supplied with light by half-a-dozen private gas and electric light companies which fill the streets with their mains, pipes and wires. The numerous repairs which the multiplication of these private rival lines occasion keep our streets constantly out of order, and often seriously disturb the traffic. During the last year it is estimated that 27,238 openings were made to repair mains, other than Croton water, and make repairs and connections for gas, steam, water, electric lights, etc., in this city. The pavements torn up by these companies are never adequately repaired and our streets have consequently become rough and uneven, and are filled here and there with weak spots over which it is difficult for heavy loads to be drawn. In places where traffic is light a smooth and noiseless pavement is recommended by the commissioners, as has been said. Pavement made of asphalt would undoubtedly answer this requirement, but it is folly to think of constructing a pavement of such material so long as half-a-dozen private companies occupying the street possess the right to break open this pavement whenever and wherever they choose. The street would soon be a piecework of alternate hard and soft patches.

Has the idea never entered the mind of the Commissioner of Public Works, or of our taxpayers, that this constant tearing up of

our pavements would be checked by the city assuming control of these street monopolies, viz., gas, electric lights, street car lines, etc. It is clear that if we are to have sound and well-ordered streets, a plan must be devised which will allow the mains, pipes and wires of but one gas, electric light or water system to occupy a given street or district. A plan which empowers a private corporation with the monopoly of furnishing gas, or any like convenience to the consumers of a given district, would not be tolerated for a moment. The only rational plan would be for the city to assume exclusive control itself of such lines. A single line for the supply of such convenience is all then that would be necessary to each street. A great part of the mesh-work of mains, pipes and wires, which now underlie our pavements could be cleared away, and a plan for repairing these single lines, by means of fixed openings in the pavement, could easily be arranged. Municipal control of such works of a public nature as these mentioned is entirely practicable, as the experience of European local authorities and of many cities in this country sufficiently show. It would seem that the consideration of a proposition for the City of New York to assume control of these street monopolies is especially appropriate at the present time.

#### The Communipaw Station.

The Central Railroad of New Jersey has lately built a terminal station at Communipaw, which is not only very extensive, as is shown by the cut, but which is also of a considerable architectural interest, as any single cut would show very imperfectly, since there is no such thing to be had as a general view of the building. A railroad station which is merely such, that is to say, which is not connected with a suite of offices more extensive than is needed for the mere service of the trains, and which consists only of waiting rooms, passages and train sheds, is a difficult problem of



design, for a reason precisely opposite to that which makes a main difficulty of modern commercial architecture in general. In the latter case the trouble is apt to be a disproportionate height in proportion to area. In stations, on the other hand, the area is very great in proportion to the height, so that the building or group of buildings, if it be planned with strict and exclusive reference to its practical requirements, is a sprawling and ineffective congeries of sheds. In order to focus it and to give it unity and importance, without which dignity is impossible, it is necessary to supply some dominating feature, and this commonly takes the shape of a tower, to which a clock-face gives a sufficient pretence of utility. This architectural necessity is supplied, in the Communipaw station, by the central feature of the front, and a picturesque and pretty feature it is, which forms an agreeable object almost from the New York side of the North River. What can be seen of it from the ferry-boat is an upper story of three triplets of plain arched openings in good common brick, crowned by a steep four-hipped roof with a crested ridge, crowned at the centre with an open polygonal cupola in metal. At the centre a tall dormer, steeply gabled and pinnacled, and with judicious ornament in sandstone and terra cotta, is relieved against this dark roof and this gable carries a clock-face.

Abreast of the upper story of this central pavilion, and on each side of it, is a range of four plain peaked dormers, and the top of the pavilion with these dormers, constitutes for architectural purposes the front of the station. What is below them is completely masked by the ferry slips and sheds, for the designers of one of these riparian stations has the difficulty, in addition to the difficulties that beset other designers of stations, that he cannot even make a front which can be fairly seen and seen all at once. The detail of the wall, when one arrives at it, is inoffensive and unpretentious, and the same may be said of the long flanking walls of the train shed, but neither is an object of strictly architectural interest.

It is the interiors that are mainly interesting and noteworthy. The mere magnitude of a modern station, with the height to which, for light and air and also for constructional reasons, it is necessary to carry it, make it an impressive object when viewed from the inside. The train-shed of the Communipaw station has cathedral dimensions, and also the germ of a cathedral arrangement in a

nave and two aisles. Its total length is something like 480 feet, and its total width 220, divided between a nave of 150 feet and aisles of 35 feet each. The arched iron trusses of the roof spring from iron posts corresponding to the pillars of a church, separating the nave from the aisles and forming longitudinal bays. There are sixteen of these bays, and each is accordingly about 30 feet long. Such an arrangement on such a scale must needs be impressive. It seems, however, in the main, a piece of engineering which is only in a small measure architecturally developed. The riveted posts look workmanlike and straightforward, and so do the longitudinal trusses that sustain the clerestory, a perfectly plain series of openings, and the aisle roofs. The arched trusses that span the nave are very good and expressive taken singly, but the perspective effect is by no means what it might have been if they had been arranged so as to enhance it. There is nowhere, indeed, except at the exact centre, any sense of that lengthening and dwindling vista that exaggerates the apparent length of an architectural interior. The result is that the interior does not look its length, and the construction is in this respect not so effective as the round arches of the Grand Central station, which certainly have the force of repetition. The construction here is entirely different, being of few and large parts, and more resembling an open timber roof, while the length of the bays prevents each truss from carrying on the line of the next, so that the total effect is confused and jumbled. In spite of this the shed is impressive, as has been said, and it is only the trained observer who sees how much more impressive it might have become.

A much more satisfactory and more architectural piece of design—the best in the building, indeed—is the main waiting-room, which gives direct access to the train platforms. It is more than 70 feet wide, and longer, and very lofty. The height is divided, more than half way up the hall, by a continuous gallery carried on iron corbels.

The roof is timbered, or rather the ceiling is, in Georgia pine, the roof structure being three metal trusses, with a straight bottom chord. These are powerful and satisfactory features. The ends of the room are carried up to the roof in gable walls of buff glazed brick, with wrought work of Dorchester stone, with which the whole interior is lined. The openings of the lower story, below the balcony, are simple round arches filled with sashes. The upper openings are arcaded between the piers that sustain the roof trusses. In the east gable wall there is an additional gallery above, opened upon by three openings at the centre. In the west wall are three large openings at the gallery level, while above a large clock face supplies a central feature, with a group of three small arches above. The room is very successful, the more because it eschews all ornament inconsistent with its utilitarian purpose, and gains its effect by careful adjustment of proportions and relation of masses.

It is time an Exposition "boom" of some proportions was started in this city. The citizens of Washington have already organized and are taking energetic steps to create a public opinion all over the country in favor of the National capital as the location for a Pan-American Exposition on the 400th anniversary of the landing of Columbus. The metropolis can present very weighty claims for consideration in the matter of selecting this location. The question as to the propriety of holding such an Exposition in the most populous and wealthy city on the one hand, or the capital on the other, has not arisen in other times and in other countries, because hitherto the two places have been identical. Now that it has arisen, it is the duty of every New Yorker to see that it is settled in his favor. That it would be a good thing for the property owners of this city does not admit of a doubt. It would be money in the pockets of retail and wholesale tradesmen; it would benefit the boarding houses and hotels; it would act as a spur for the making of improvements of which we could be proud; and it would give the city what every American city needs, the benefit of a good advertisement. Further, it would be an acknowledgment, on the part of the country at large, of the supremacy of New York which could not fail ultimately to bring us business and population.

It is not only, however, that New Yorkers should favor New York for New York's sake. Americans should favor our city for

the sake of the success of the Exposition. The district within a forty miles radius of the City Hall is the most densely populated section of the country. It is far more accessible than Washington, both from all parts of the Americas and from Europe. The recent Centennial ceremonies clearly showed with what perfect ease large numbers of people can be accommodated within our bounds. Moreover, most of the Central and South American States have their business connections with this city, so that if they came to New York they would simply be traveling over a road which has already been built. Finally, if New York is not the most beautiful city in the country, she certainly possesses many facilities for amusement which a smaller and less well-located city would not. Her theatres are numerous, even in proportion to her population, and well-appointed; within a few hours' ride a visitor could find opportunities for driving, bathing, boating of wonderful variety and attractiveness. The Exposition grounds will adjoin, even if they are not situated in, a group of parks, which by that time and for that purpose could be made of surpassing beauty. In short, of all the circumstances which would make a desirable location for an Exposition, New York lacks nothing but municipal distinction, which is desirable, but not for the moment essential.

Without intending to be at all pedagogical, perhaps a little advice to New Yorkers as to what may be done to deserve the privilege, should it be bestowed upon us, may not come amiss. For one thing, we should frankly recognize our limitations. Our strength consists in our wealth and our population. Both should be utilized to the utmost to make the Exposition a success. There is now taking place in Paris probably one of the first Expositions that has ever paid expenses, and this in spite of the fact that money was spent lavishly to make the exhibit attractive. A lesson should be learned from this. It is impossible to foresee at present what body will carry its financial responsibility, and how far this body will be assisted by the State and National governments towards the necessarily enormous expenses attending the festival. But, however this expense is contributed, or whoever has to incur this responsibility, New York should not be backward in volunteering money and time. Europe should be shown that if the Americans know how to make money they also know how to spend when the occasion demands it. This should be done irrespective of what the actual return in cash may be. It is a mistake to try to make a speculation out of a national affair of this kind. No country can lose ultimately by stimulating national enthusiasm untainted by national bigotry.

Many complaints are being heard about the work of the State Assessors. There are great inequalities among different towns in the county and among different counties in the State. Says the *New York Times*: "Though the assessors have sworn to assess property at its actual value, they do not scruple to admit that they assess as low as half its value or even less." These complaints arise almost inevitably from the fact that the State derives its revenues from a taxation of real property. Injustice seems to be the inevitable result of this system. According to Professor R. T. Ely, "there is no State in the Union where such inequalities do not exist." It is a difficult enough matter to value the different parcels of property in the same county in an equitable manner, as the recent dispute over a proper valuation of the school-house sites shows. How much more difficult is it then to make proportionally just estimates over so much wider an area as a State? Of what use a Board of Equalization is under the circumstances may be seen from the treatment which New York City has received from the hands of our State Board. There is no remedy but an absolute divorce of the State and local sources of taxation.

The discussion started by Bishop Potter's Centennial address, and continued by the newspapers ever since, contains about the same proportions of sense and nonsense as are usually present in a widely-extended controversy—a minimum of the former and a maximum of the latter. By making the discussion general instead of specific, the opponents of the Bishop charge a redoubt which the enemy have never occupied. The question never was: "Are we as a whole any better morally than our ancestors of one hundred years ago?" The world can afford to leave such profitless discussions as that to the Twilight Club, which must talk about something every two weeks. It is the plainest fact that the seven devils of selfishness and untruth are as rampant now as then. The question is only as to their manifestations. Selfishness nowadays is charged with a political and economical power it never possessed before. Hence it is far more dangerous. That was the pith of the Bishop's protest.

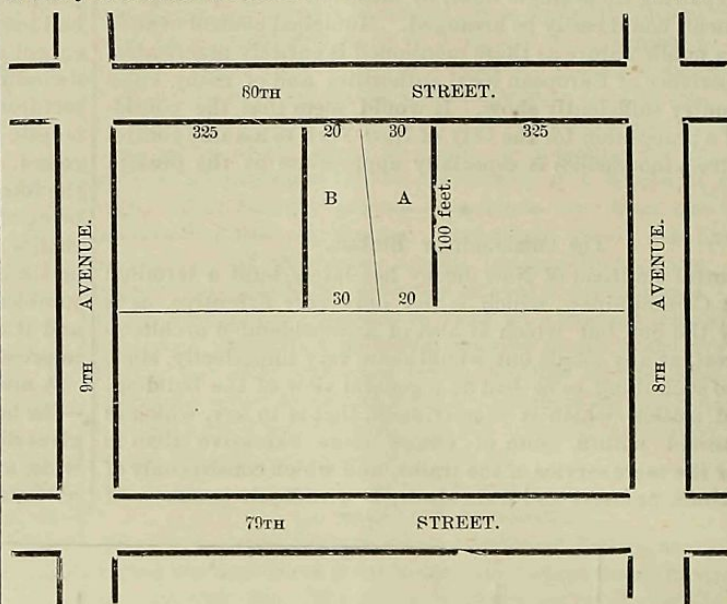
It is worth noting that the bill exempting grain elevators from the fire-proof conditions of the Building law in New York City was passed with remarkable rapidity through both Houses. The rules were suspended in order to expedite the measure, in which the New York Central Railroad, who are about to rebuild their eleva-

tors recently destroyed by fire, are greatly interested. What a pity it is the New York Central is not behind the Grant Rapid Transit bill, the cable scheme, and the Battery loop and the third track on the Manhattan Co. Rapid transit might not then be the dim and distant blessing it is to-day.

### A Problem in Lots.

Editor RECORD AND GUIDE:

Granting that A and B, respectively, control the lots as per diagram, and desire to equalize their holdings. On this basis what money difference would exist supposing a lot, 25x100 feet, to be worth \$10,000. Please observe that these lots would be located in Manhattan square. My object is that your decision will affect no one. J. J. S.



The foregoing is a novel question, and an application to a dozen brokers as to the rule governing such a computation would bring forth different answers from each, if they did not say at once that there was no rule to govern. We will say, however, that one foot front is worth three feet of rear generally, but in this case this is neutralized by the utility of the lots, therefore a fair division on a common-sense basis would be to square lot A by making it 27x100, and lot B by making it 23x100. Supposing a lot, 25x100, worth \$10,000, this would make lot A worth \$10,800 and lot B worth \$9,200.

### Men and Things.

Among the official filings of the week are deeds which show the transfer of No. 34 Catharine street, on June 24th, to Wm. Hart at \$14,000. Another deed discloses the sale of the same property in 1800—eighty-nine years ago—at £166 13s. 4d., or about \$833.

There seems to be a building boom of some size and importance making headway in Nashville, Tenn. There are at present 50 per cent. more buildings in the course of construction than there were at this time last year. And they are to be erected at a cost of fully \$1,000,000, not at all bad for a city of less than 50,000 inhabitants.

The committee who have charge of the Washington Memorial Arch have not yet instructed Stanford White to prepare the necessary drawings, nor is it likely that they will until the total amount of the subscriptions can be approximately gauged. From inquiry at the offices of McKim, Mead & White, architects, of which Mr. White is a member, it is learned that the arch will be exactly similar in design to that now at the entrance to 5th avenue, at Washington square, and that the only changes likely to be made are in the mouldings.

A prospectus has been issued for a new periodical to be started shortly by Jennie C. Croly. Its purpose, according to the circular, is "to represent the life, and particularly the associative life, of the modern woman, its interests and its working activities, literary, social, and industrial. The occupation of women, the industries, education, modern, social and associative life, art interests, literary work, health and new openings, will receive attention." This periodical will have the advantage of a good name—the *Woman's Century*—and good contributors.

The Madison Square Garden Company is hesitating between boldly erecting a new and fine structure on the site which they own, or quietly beating a retreat and selling the property to whomsoever will buy. Their original intention was to build, but their ardor for this purpose was cooled by their inability to raise the necessary money. They offered their stock at 75, and less than half of it only has been subscribed for. If they build they will erect a handsome structure costing somewhere between \$800,000 and \$1,200,000. There is talk about an English syndicate wishing to buy the property.

The "pressure test" system, now in operation under the Health Department plumbing rules, has been a sad blow to the cultivation of a taste for diamonds among the plumbing fraternity. By the time a job of iron pipe-work is now through the ordeal of an air or water test there is a goodly slice of the old-time profit gone, which in those "good old days," when it did not take much time to do the "roughing" of a building, went into the bank account. There is a great improvement already in the "testing"

process, and one up-town firm of plumbers states that there is now a spirit of rivalry among their best men to see who will do work which will bear the greatest test. If one man in charge of the plumbing of a new building can test his pipes at the rate of ten pounds to the square inch, his fellow workman on another building will bring the mercury in the testing gauge an inch higher, and so on until some of their latest jobs in joints in iron pipe have been tested as high as a pressure of fifteen pounds to the square inch.

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The sanitary aspect of life in the New York tenement districts is much more encouraging than might be expected as viewed from the standpoint of Dr. Tracey in his recent report to the Health Department. The estimated population of New York City is over 1,500,000, and that of the tenement house dwellers nearly 1,100,000, or nearly 72 per cent. of the entire population. The decrease in the death rate in this large class of the community within the last twenty years shows unmistakably that life in the tenements of New York City has equal chances with others, the death rate of 1869 among the tenement population which shows a percentage of 28.35, while the figures of 1888 show a reduction to 22.71. In fact, notwithstanding the pessimistic view taken of tenement house life generally by the theoretical reformer of the present day, there is more sturdy health to be found among that class than in the higher grades of New York City life, removed as they are from the close supervision of the Health Department.

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The Thursday Afternoon Club promises to develop into quite an institution. The members are all wealthy and belong to what is considered the best social life of New York. Some of the members are now seeking a plot on the west side, with the object of building a club house, stables and sheds, where they may have the same conveniences which they now secure by hiring Claremont every Thursday afternoon. A plot on Riverside Drive, between 84th and 96th streets, and possibly an entire front, will be purchased, and a picturesque building erected on the site, to contain a restaurant, cafe, etc. The idea is to make the place something like the Washington Park Club, Chicago. The proposition is to issue stock for the cost of the undertaking, which it is estimated will be about \$150,000 to \$200,000. About \$50,000 has already been promised. Among the members of the club are Wm. Waldorf Astor, Ward McAllister, Henry Le Grand Cannon, Mrs. De Peyster, Stuyvesant Fish, Mrs. Elliott F. Shepard, Col. J. M. Varnum, Mrs. Cornelius Vanderbilt, Lispenard Stewart, W. E. D. Stokes, Mrs. Wm. Astor, Mrs. W. D. Sloane, Mrs. Jas. P. Kernochan and others.

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The recent inspection of the Croton Water-shed by the State Board of Health reveals a condition of affairs that is not comforting from a sanitary point of view. The area included 361 square miles, and the report of its condition made by Mr. Charles C. Brown, Civil Engineer, shows that at the present time there are about 18,500 cows, pigs, horses and sheep on the water-shed in barns and yards located near the water; that the entire number of domestic animals is about 33,000. There were found 2,843 houses that directly drained their filth into the streams supplying our city reservoirs, and more than three thousand barns and barnyards which sent their refuse into the water. The towns within this district pour all their filth into the small rivers, and stables and privies are built on pilings out into the streams. Photographs of glaring cases of pollution accompany the report, and taken altogether there is not much comfort for cold water drinkers. One of the results of the survey and inspection is the formulation by the State Board of Health of a series of rules for the sanitary protection of the Croton River and its tributaries in Westchester, Putnam and Dutchess Counties. The enforcement of the rules under the law depends on the Commissioner of Public Works of this city, with the co-operation of the State and local Boards of Health, but the methods provided under chap. 543 of the laws of 1888 are so roundabout in their operation, that in the opinion of Commissioner Gilroy some more speedy method must be devised for the punishment of parties concerned in the water pollution.

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By way of illustrating the means of preventing this pollution of the water supply, the following will be read with interest as showing "how not to do it." After an inspection is made of any locality where the law is violated, the violator is served on behalf of the commissioners with a notice and a copy of the State Board's rules, and indicating the particular rule broken in his case. If the notice is unheeded the commissioner notifies the State Board of Health. The State Board is then to notify the Local Board of that particular locality, and this latter body is to go to work to enforce the rules and collect the penalties. If it is unsuccessful then the Commissioner of Public Works takes the matter in hand, and the offender is prosecuted in a Court of Record in the county where the violation occurred, before a jury from that county, with a chance of being fined \$300 or sent to jail for six months. Meanwhile the pollution will go on while the question is being tried, and the residents of New York will have the full enjoyment of a contaminated water supply.

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The American Fine Arts Society are negotiating for the purchase of four lots on which to erect their building. They are situated on 43d and 44th streets, between 5th and 6th avenues, west of the St. Louis College. Two are on the former street, and are 50x100 in size, and two on the latter street, 55x100 in size. The trustees have not definitely decided whether they shall purchase the property, owing to the price demanded. Chas. H. Butler, one of the attorneys who is acting in the matter, said: "We are prepared to give upwards of \$100,000 for the property, and should we purchase it we will build a handsome building on the site. This will contain an art gallery, offices for the different societies, class rooms for the Art Students' League, etc." The offices already contracted for will yield a rental of over \$10,000 per annum. The contractors are: The Society of American Artists, devoted to painting and sculpture; the Architectural League, devoted to architectural and decorative design; the Art Students' League, devoted to instruction in all branches of graphic art; the Society of Painters in Pastel, and the New York Art Guild. Messrs. Hy. G. Mar-

quand, William Allen Butler, Louis C. Tiffany, W. E. D. Stokes, H. J. Hardenbergh, E. H. Kendall, Chester Loomis, Howard Russell Butler and others are interested, and are subscribers to the Life Fellowship fund, which will go toward creating a capital stock of \$50,000, in shares of \$100 each. The cost of the land and building is estimated at \$250,000.

### That Remarkable Loan.

The article which appeared in the last issue of THE RECORD AND GUIDE, setting forth the facts in the matter of the 4½ per cent. loan of \$182,500 made by the Poughkeepsie Savings Bank on the northeast corner of Washington and Cortlandt streets, has received the prompt attention of the State Bank Superintendent, Mr. Willis S. Paine.

A representative of THE RECORD AND GUIDE called upon Mr. Paine, who had already read the article, together with one which appeared in Tuesday's *Tribune*, reprinted below.

"What action, sir, will you take in the matter?" asked the writer.

"We have forwarded the articles which appeared in THE RECORD AND GUIDE and the *Tribune* to the officers of the Poughkeepsie Savings Bank, asking them for an explanation of the matter. We shall take no action until we hear from them. Of course, there are always two sides to a question, and if the loan made is too high it may possibly be owing to an error of judgment on the part of the bank officials. Cases have come under our notice of high loans made in perfect good faith by officers of savings banks on the information and belief that the money was safely placed. This does not make the officers culpable for anything but a mistake of judgment."

"Of course, THE RECORD AND GUIDE has made no charges," said the writer. "It has merely presented facts. But might not a number of savings banks make dangerously high loans, and then, when called to account for them, urge that they had made errors of judgment and had acted in good faith? This would not make the depositors' funds a whit the safer."

"That is true," replied Mr. Paine; "but unless a loan was made with the knowledge that the property was not worth the amount stated, there would be no cause for serious action being taken by me."

Mr. Paine was asked what course would be taken if it was discovered that a savings bank had made an unreasonably high loan on real estate.

"The matter would be laid before the Attorney General," was the reply.

"And then?" asked the writer.

"Well," added the Superintendent, "the Attorney General can bring an action to make the trustees of the bank personally liable, or he can take measures to put the institution in the hands of a receiver."

The State Bank Superintendent has supervision of all banks of discount and deposit, savings banks, loan, trust, mortgage and safe deposit companies, and of all monied institutions doing business in this State, except the National banks. Under the law savings banks must be regularly examined, at least once in two years, and are subject to special examinations at any time. The following is the *Tribune* leader referred to:

#### TRUST FUND INVESTMENTS.

A detailed statement in THE REAL ESTATE RECORD AND GUIDE of last Saturday about a loan recently made by a savings bank in this State upon a piece of New York City property amounts to a severe criticism of the methods of the institution in question. Upon the authority of that journal it appears that the savings bank loaned at 4½ per cent. a sum of money exceeding any reasonable estimate of the present value of the property, considering the price at which it was transferred a year ago and the improvements which have since been made upon it. The law requires a certification by the proper officers of every savings institution that property upon which it proposes to loan money is worth at least twice the amount of the proposed loan. In this case it is asserted that the property lately cost actually less than the sum loaned, and moreover that the consideration stated in the deeds by which the property was recently transferred was erroneously stated. These are pretty serious accusations to bring against the caution and intelligence of men who have been placed in charge of other people's savings. It will, perhaps, be represented that the owner of the property made a remarkable bargain when he acquired it a year ago, but as THE RECORD AND GUIDE, which states the price paid (or said to have been paid), the amount of the loan and the location and character of the security, remarks, it is hard to figure out its value at any such sum as the officers of the savings bank must, under the law, have supposed it to be worth.

We allude to this occurrence not because we doubt the solvency of the institution in question, but because overvaluations are too often made in this era of abundant money for the sake of putting idle funds at interest. It is a custom which ought to be as strenuously discountenanced by public opinion as it is forbidden by the law. Numerous efforts, generally unsuccessful, have been made in recent years to enlarge through legislation the scope of trust fund investments. It would be unfortunate if the safeguards established by the law should be maintained in theory only to be disregarded in practice.

### The New Parade and Rifle Ground.

#### A TALK WITH GEN. FITZGERALD.

No improvement in which the public is interested has been taken in hand more vigorously, or pushed forward more quickly, than the new parade ground in Van Courtlandt Park. Directly the new park lands became the property of the city the Commissioners of the Sinking Fund were applied to and \$25,000 was advanced to commence the work, the money to be returned to the Park Department when the Legislature made the necessary appropriation. A bill was at once introduced to obtain an issue of bonds to the amount of \$100,000, and the signature of the Governor was hardly dry when Gen. Louis Fitzgerald, with his chief of staff, engineer and rifle inspector, together with Col. Robb, the then president of the Park Department, and Engineer Kellogg, met together and went over the ground to determine what was required, and at the very next meeting of the Park Department resolutions were passed requesting Engineer Kellogg to prepare plans, specifications, etc., accordingly. He is now at work on the matter, and has promised to have his report ready in two or three weeks. When that is presented the contracts will be let out, and thirty days will suffice to put the parade ground in condition and sixty days the rifle range.

"The general idea," said Gen. Fitzgerald, "is to drain the lake and to take away all the buildings, except the old Van Courtlandt mansion and

barn. The latter will be required for the staff, artillery and cavalry horses. The rifle range will be 500 yards long, to allow of ranges anywhere between 100 and 500 yards. It will be in a valley surrounded by hills, so that there will be no danger to person or property from stray shots. The parade ground will contain 120 acres, and will enable me to handle the entire brigade of some 6,000 men without difficulty. The site is well chosen, as the hills which encircle it afford room for 100,000 spectators to witness the manoeuvres."

The parade ground will be ready in October, when the entire brigade, almost equal to a division of the army, will be put through a series of interesting evolutions.

### The Delay in Opening Streets.

THE RECORD AND GUIDE has for several years urged upon the authorities the necessity of quickly opening streets in the 23d and 24th Wards. Our neighboring cities and suburban towns and villages have deprived us of a large population that might have remained within the city boundaries, and it is quite clear that if New York is to receive her proper quota of residents a great deal more building will have to be done in the upper wards in the way of small cheap cottages and low-priced apartment houses. But this cannot be done on an extensive scale until the streets are opened, graded, regulated, curbed and guttered, and the sewers, gas pipes and water mains runs through them. All this is contingent upon a comprehensive plan for opening the streets, and that, too, with the utmost speed.

The first drawback in the way is the present mode of proceedings when streets are to be opened. This is long and tedious, and takes from two to six years from first to last. A great many streets in the trans-Harlem wards should be opened immediately, even if it takes a special law to do it. There is sufficient legislative influence in these wards to carry a measure with this object, and it may be suggested without impropriety that the property owners and residents up that way would do better to take some practical steps in this direction instead of sitting down and bewailing their fate.

An official in the Park Department, in a talk with a reporter of THE RECORD AND GUIDE, said: "The method adopted in proceedings to open streets is very red-tape. It takes anywhere from two to six years before streets are finally opened from the date of the first proceedings. The great difficulty is to get to the end of the legal processes. But when the streets are once declared opened the department loses no time in improving them."

"What is the regular process through which every proceeding to open streets has to pass?" asked the reporter.

"Well," said the official, "the Board of Street Opening and Improvement first lays out the streets, roads or avenues to be opened. They then direct the Corporation Counsel to initiate proceedings for acquiring title to the property required for the purpose. The Corporation Counsel then applies to the Park Department for a rule map and a technical description of the land to be taken. The Park Department then has the map and description prepared and supplies him therewith. The Corporation Counsel then applies to the Supreme Court to appoint three commissioners, and in due course the court appoints these gentlemen. The latter then apply to the Park Department for a damage map, and the department in due course furnishes this to them, with a map showing the property benefited by the opening. The commissioners then hear evidence pro and con, and finally award damages accordingly, stating what property should be assessed for the benefits derived from such opening. They then send their report to the court, which the latter confirms, and the street is then legally opened. Hereupon the department comes in and takes the ordinary proceedings for opening a street through the property and improving it in the usual manner, regulating, grading, paving, flagging, curbing, guttering and sewerage it."

"What remedy do you propose to shorten the time now occupied in opening streets?"

"Well, I have not thought about it. Of course, the 23d and 24th Wards are a new city in themselves, being about as large in area as Manhattan Island, and, while I think the streets should be opened more expeditiously, it can't all be done at once. Another point of complaint is about the sewers. These are built on a regular system, in accordance with the fire plans. No street can have sewers put in it before it is legally declared open. So that if streets are delayed in being opened, it often holds back an entire district, sometimes for years. An instance of this was seen in the matter of Railroad avenue East. The proceedings in this case commenced in 1882 and were not ended till 1887. All this time the sewerage of an entire district, one of the most important beyond the Harlem, was kept back. Property owners on many of the adjacent streets would come to us and ask why their sewers could not be used, and they had to be told that it was on account of the neighboring street not being opened, and that the sewer connection, without that street, would be imperfect and useless to them."

One or two instances of the delay in opening streets may be cited. Take the case of North 3d avenue, between 170th street and Pelham avenue. Third avenue is the most important thoroughfare beyond the Harlem. The avenue was to have been opened from the boundary line of the 23d Ward northward. It was a most important and much-needed improvement, and the first proceedings were taken as far back as September 30, 1884, but it was not until April 18, 1889, that the damage and benefit maps, etc., were filed. The commissioners in this matter were Geo. W. McLean, Jas. J. Traynor and Chas. C. Leary. The "dead and alive" condition of North 3d avenue, north of the 23d Ward boundary line, for so many years, was largely due to the delay in properly opening that thoroughfare.

In the matter of opening Courtlandt avenue, between 156th and 161st streets, the first proceedings were taken October 15th, 1885, and they are still in the initial stages. Edgecombe road, between 155th and 175th streets, is in the same position.

Tremont avenue, from Aqueduct avenue to Boston road, should long since have been opened. Proceedings were initiated as far back as September 30, 1884, and the commissioners have not reported to the court yet, though

close on five years have elapsed. The last thing done was to appoint John Kirby a commissioner on February 12, 1889, in place of James J. Kelso, deceased. The other commissioners are John Halloran and John Whalen. The order of the court in every case is that "said commissioners make their report in the premises without unnecessary delay," and it may be well for the several hundreds of commissioners now sitting on the matter of opening streets to be taken to task for the laxity with which they are performing their duties.

Mr. John Whalen, one of the commissioners in the matter of opening Tremont avenue, was called upon. He said: "The average time to open a street is about two years. It depends upon the quickness with which maps are made out by the official surveyors, the length of the street and other causes, all of which are sources of delay."

"When will your report on Tremont avenue be submitted to the court?" asked the writer.

"Probably some time in the fall," was the reply.

"But you and your fellow-commissioners were appointed on September 30, 1884, and according to your own statement the report will not be ready until about five years from that date," said the scribe.

"Well, Tremont avenue, from Aqueduct avenue to Boston road, is exceptionally long, being some two miles in length. No one who has not gone through the work can realize the amount of figuring and estimating which has to be done by the commissioners in such a case. Not only has the value of every parcel to be fixed, but the area of assessment must be decided upon. This is a long and tedious work when many hundreds of lots are affected. Besides, property-owners often place themselves in our way and cause much delay. I am a member of several commissions for opening streets and have had considerable experience. I find that sometimes only one or two people out of a dozen are willing to favor an improvement, as they object to the assessments for opening, sewerage, etc., when they do not intend to improve."

"How long does it take for a street to be regulated, graded and put in good shape for use after it is declared open?" asked the writer.

"From one to two years," was the reply.

Under these circumstances Tremont avenue will probably be opened about seven years after the commissioners were appointed.

"Don't you think the law should be altered so as to allow of the streets being opened more expeditiously. And if so, what change would you suggest?" asked the writer.

"I certainly do think," said Mr. Whalen, "that a change is necessary. I would propose that when the oaths of the commissioners are filed vesting the fee to the title of the street in the city, that the city should proceed at once to regulate, grade and otherwise improve, and then hear testimony from owners as to damages, and fix the area of assessment, afterwards. At present all the long process is gone through with first and the street then opened. I would suggest that the street be first opened and the long process be gone through with afterward."

"If such a change took place, how long, in your opinion, would it take for streets to be opened?"

"Why, the work of opening could then be commenced within a few months after the appointment of the commissioners," was the reply. "I would also suggest that about a dozen surveyors should be engaged by the city, who should stick at the work of getting out maps continuously. This would enable commissioners to obtain maps in a few weeks' time, instead of waiting their turn for months. The staff of surveyors is too small at present to keep up with the work."

A city employé said that there were many cases in which streets could be opened within a year or two at the outside, and even less, if the commissioners bestirred themselves. It all depended upon them.

In none of the departments could it be ascertained what was the total mileage of streets laid out on the map of the 23d and 24th Wards. The number of streets opened to date is 183 miles, of which 133 90-100 miles are dirt roads, 43½ miles macadam roads, and 5 85-100 paved roads.

### Some More School Sites.

Sites.	Ward.	Estimate B'd of Ed.	Estimate experts emp'd by City.	Award.
O—Washington st. w s, extdg from Carlisle to Albany st, 116.3x92.6 x116x96.	1	\$77,000	\$112,000	\$183,450
P—Broome st, n w cor Ridge st, 125x100.	13	71,000	107,000	120,250
Q—Interior plot in block bet 1st and 2d avs, 1st and 2d sts.	17	.....	28,400	31,750

(O) The very great difference in the figures in this matter are largely owing to the claim made by the owners that the machinery in the buildings, which they valued at \$53,000, was part of the fixtures, and as such should be purchased with the buildings. The Board of Education, and the experts employed by the commissioners, failed to recognize this claim, but later the commissioners did so by awarding \$33,200 therefor. The commissioners also allowed \$150,250 for the land which the experts in their employ valued at only \$112,000. There is about 11,000 square feet in the plot. At the Burke sale on Wednesday a plot on the block below—the northwest corner of Rector street—size 49.3x89.4x38.10x89.5, with two six-story and one three-story tenements, was sold for \$60,000. The property-owner's claim was about \$205,000.

(P)—On this site there is also a very large difference in the figures. The estimate of the Board of Education is \$71,000, while the owners claim \$140,000. An award of \$120,250 was made, while the experts employed by the commissioners valued the plot at \$107,000. We give herewith a list of sales during the past year of parts of the plot under consideration, which may enable our readers to judge which set of figures are the most correct:

Ridge st, w s, 66 feet n Broome st, 34x75, two three-story brick tenem'ts. Sold September 29, 1888.	\$15,250
Broome st, n s, 58.3 w Ridge st, 16.9x66, three-story frame brick front store and tenem't. Sold January 7, 1888.	6,800
Broome st n s, 75 e Attorney st, 25x100, three and four-story tenem'ts. Sold May 1, 1888.	16,000
Sold again June 15, 1888.	18,300

There are 12,500 square feet in the entire plot and the buildings thereon

are old ones. In the parcels quoted above there are 6,157 square feet, which brought a total of \$39,550 against \$140,000 asked by the owners for 12,500 feet and \$120,250 awarded by the commissioners.

(Q)—This is an interior plot and no comparison can be made from recent sales as their exact location is not at hand.

#### Both are Inaccurate.

The *Sun*, speaking of the heavy awards made for sites for the new schools by the commissioners appointed by the Supreme Court, compared to the valuations made upon the same property by the Board of Education, takes it for granted that the latter represent the real value. The fact is, as shown in THE RECORD AND GUIDE last week, the valuations of the board and the awards of the commissioners are alike inaccurate, with this difference, that in the one case the price was as a rule too high and in the other too low. There is no more reason why the city should pay below the market value for property it needs than that it should pay too much. The point of importance about this school site matter that has not been sufficiently considered is that the commissioners awarded in many cases much larger sums than their own appraisers said the property was worth. Upon what grounds did they take this action? Did they consider the testimony and valuation of owners and interested experts worthy of more weight than that of their own experts? Apparently they did. The commissioners, with only one or two exceptions, we believe, are not men who would be regarded as well qualified judges of the value of real estate. It is to be regretted that as a rule commissioners are composed of lawyers with political aspirations and not of men of special experience and judgment who could be of value to the city.

#### Brooklyn News.

At the tax sale held by Registrar Coles of delinquent property, fifty parcels were offered, but only six sold. The amount realized was a little over \$4,000.

The largest transfer recorded this week is that by the Philadelphia and Reading Coal and Iron Company to Theodore F. Jackson, of the property on North 8th, North 9th and North 10th streets and East River, for \$500,000.

Mayor Chapin has appointed Gen. John B. Woodward, the Rev. Dr. R. S. Storrs and Theodore F. Jackson members of the reorganized Park Commission. A bill passed the last Legislature making the board consist of three instead of eight members. The board can now make contracts without the consent of the Aldermen.

Building continues to be active in Brooklyn. The plans filed this week entail an expenditure of about half a million dollars. Buildings larger, more artistic and more expensive than ever are being constructed. In the last few years Brooklyn has greatly improved as a market for building material of all kinds.

The opening of the 5th avenue Elevated road as far as 3d street, and the prospect that in a few weeks the entire line will be ready for traffic, has already beneficially affected real estate in the 8th and 22d Wards. Considerable building may be expected in these wards, which seem destined to become among the best in the city.

In the case of Kane *versus* the City of Brooklyn, the Court of Appeals has decided in favor of the city. The decision is of immense importance, in consequence of its bearing upon the sale of property by the city for unpaid taxes. The action was brought to set aside the certificate issued upon the sale of Kane's property for arrears in 1884, and to restrain the Registrar from issuing a deed. The case really called into question the present method of assessing property, giving notice of the completion of assessment, making returns to the Registrar of Arrears by the Collector of Taxes, and technical points of a like character. The result is a legal indorsement of the methods employed by the city in all these matters.

#### Building Association Notes.

An event happened in building associations last week which, when it becomes widely known and its consequences realized, will create something of a sensation. The Tax Commissioners sent to the East Side Building Association, of No. 189 Bowery, for a statement of the amount of their loans. The president, Mr. Taafe, sent a sworn statement that the amount of mortgages held by the association was \$33,000. Some time later he received word from the commissioners that the association would be taxed at the rate of \$30,000. Astounded at this, he consulted his lawyers, expostulated with the commissioners, and ended by filing a brief at setting forth the reasons why building associations should not be taxed.

This is an important matter for the associations. It has always been the policy of the State to help rather than hamper any institution which tended to make men of moderate means save a part of their earnings; and specifically, in the case of the building associations, they were exempted from taxation by the act of 1887. If they should be thus burdened by obligations to the State, it would mean trouble to all and even disaster to some. Unfortunately most of the associations were organized under the act of 1851, in which there is no exemption clause; and it is upon this ground that the commissioners have taken and refuse to take back this step. The East Side Association is to resort to *certiorari* proceedings in the courts to resist the payment of the tax, and it is believed that the Metropolitan League of Associations will assist the association in its fight against the commissioners. The *Home Seeker* estimates the number of persons in the city who would be affected by the tax, if generally imposed, at 18,000, and the amount of mortgages held at one million dollars.

It is, perhaps, well that the question has come up and can be settled. The associations have nothing to fear from a careful inquiry into the

matter. Even if the decision of the court should be against them it will not probably be a matter of great difficulty to get the Legislature to allow the exemption asked for. It is claimed that since the associations have no capital stock there is really nothing for the State to tax. There is among the papers filed at the Tax Commissioner's office a sworn statement from the *World* Association that it has no taxable assets whatever. The commissioners are in no way prejudiced against the movement, but they want the matter settled once and for all.

#### In the City Departments.

The transverse road through the Central Park should have been ready and running last month, but the contract has not yet been awarded. From present indications it is possible that the road will not be in operation to meet the demands of this summer's traffic. The facts are as follows: The sum of \$12,000 was appropriated last year, and the Park Departments when they came to receive bids recently, found that if they wanted to build the road as they wished to do it the cost would be about twice that sum. The plans and specifications submitted to the bidders were the result of considerable thought as to the best rail and roadway that should be laid down and the board are desirous of keeping to these plans as closely as possible and not to get an inferior road. They have now applied to the Sinking Fund Commissioners to issue bonds for the necessary amount. Should the latter agree to this we will have a first-class transverse road, one that will be superior in character to any street railroad in the city. Should they refuse to grant the extra sum necessary the department will get bids for an inferior road. This should not be allowed to happen, for a city with an income of \$36,000,000 can afford to spend \$12,000 extra to give an important and much required cross-town communication to its population. But whatever the result may be, it should be decided upon immediately, so that the Park Department may at once proceed to let out the contract and have the road finished. There has been altogether too much delay in this matter.

Gas mains are to be laid, lamp-posts erected and street lamps lighted in 108th street, between 9th and 10th avenues.

The building on the south side of 125th street, about 300 feet east of 10th avenue, has been approved as a lodging house, station house and prison, for the Thirtieth Precinct Police.

The Commissioner of Public Works has been authorized to lay a 36-inch main in Mosholu Parkway, from Williamsbridge road to Bronx River Park; in and through that park from Mosholu Parkway to the Boulevard, and in that Boulevard, from Bronx River Park to 149th street.

Permission has been granted to the De La Vergne Refrigerating Machine Company to regulate and grade the south side of 138th street, and set curbstones in front of their property, extending from the tracks of the New York, New Haven & Portchester Railroad east to Long Island Sound, at the company's expense.

What has become of the measure to widen and improve 110th street? Last session a law was passed giving the city authorities power to widen 8th avenue, between 109th and 111th streets, and 110th street, between 5th avenue and Riverside Drive, but little or nothing has since been heard of the matter. The law even went so far as to designate precisely the several parcels to be taken for the purpose. These were seven in number, and the object of the measure is not only to widen 110th street so as to improve that approach to the Central and Morningside Parks, but to create plazas at 5th and 8th avenues. From inquiry at the Park Department it seems that no progress is being made with this important improvement.

The report of Dr. Moreau Morris on the sanitary condition of the docks, piers, bulkheads and water fronts of New York City shows how dangerous to the health of a large population, estimated at over 35,000 people, the vile deposits are that are being daily poured into the water at various points of the East and North Rivers. These deposits of animal and vegetable matter seem to be more numerous and more dangerous to health on the west side than on the east side of the city. The report shows that owners of property and lessees of slaughtering houses, factories, etc., are continually violating the law, and the Sanitary Inspector has advised what measures the Board of Health shall take to abate the nuisance.

Thirteen plans have been sent in for the Criminal Court building, and they have been opened and partially examined by the Sinking Fund Commissioners. They are now deposited with the Comptroller, to be examined by the board, who will determine upon the design to be selected. The following is a list of the plans submitted by the competing architects:

NO.	ESTIMATE.	MOTTO.
1.	\$1,130,000.	"Vici." Inclosed in three red circles.
2.	1,525,065.	"Cross Keys."
3.	1,825,000.	"Justicia."
4.	1,290,133.	"Justinian."
5.	1,000,000.	"Angel with scales and trumpet."
6.	1,340,000.	"Examine me well," with block of squares.
7.	2,000,000.	"Utile Dulce."
8.	1,167,880.	"Two squares inclosed by red circles."
9.	1,227,019.	"Double triangle inclosed in circle."
10.	1,003,268.	"Droit et Avant."
11.	900,000.	"Two circles inclosed in a square, with arrow."
12.	1,375,000.	"Sagamore," inclosed in circle.
13.	1,253,000.	"Fiat Justitia Ruat Caelum," with scales inclosed in circle.

#### New Streets—Proceedings and Hearings.

The Commissioners of Parks, on July 10th, at 11 o'clock, will hear and consider all statements, objections and evidence that may then be offered in reference to proposed changes in the lines of Undercliff avenue in the 24th Ward; and changing the class of Kappock street and Independence avenue, also in the 24th Ward, from third to first class streets.

The bill of costs, etc., in the matter relative to the opening of 139th street, from 8th to Edgecombe avenue, will be presented on July 5th, at 10.30 o'clock, to one of the Justices of the Supreme Court for taxation. At

the same time the bill of costs, etc., in the matter of acquiring title to East 140th street, from Morris to Brook avenue, will also be presented.

### Important Buildings Under Way.

VI.

BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS,  
WEST OF EIGHTH AVENUE.

In our fifth article we dealt with the above section, and this week continue to enumerate the many improvements under way within those boundaries.

The Twenty-second Regiment's new armory is being pushed forward very quickly. The building will occupy the block bounded by the Grand Boulevard, 9th avenue, 67th and 68th streets. The drill room, which will be 175x235 in size, will be one-story high; the company rooms—of which there will be ten, 25x50 each, exclusive of company parlors—will be two stories high, while the administration building will be three stories high. The interior plan of the architect, J. P. Leo, is admirable. As he is a captain in the regiment, he has taken advantage of many points which the non-military architect would fail to see. The east wall of the drill room shed is now up about thirty feet, and the armory is to be ready by April next. James D. Murphy is the mason, and P. K. Lantry the carpenter, while the iron work is being done by the Wallis Iron Works.

On the north side of 88th street, 100 feet east of 10th avenue, nine three-story and basement brick and stone front dwellings are up to their second tier of beams. They are each 16.8x50 and extension, and are being built for William S. Mercer, from plans by F. G. Butcher.

On the southwest corner of West End avenue and 76th street Messrs. Lamb & Rich, the architects, are building, for their own account, six four-story stone front dwellings. They have frontages ranging from 17.2 to 27 feet, with a depth of from 36 to 62.2 feet each. They will be completed in the early fall, and will cost about \$150,000 to build.

On the northeast corner of West End avenue and 87th street W. E. D. Stokes is building five four-story brick and stone front houses, each 20x56 and extension. They are up to their first tier, and will cost about \$100,000.

Five four-story brick and stone front dwellings are up to their third floor beams on the northeast corner of 87th street and West End avenue. They are being built for W. E. D. Stokes, and will cost about \$100,000.

Eight three-story and basement brick and stone front dwellings are being topped out on the north side of 93d street, 168 feet east of 10th avenue. They are being built for Wm. S. Mercer and will cost about \$100,000. They are to be ready by September.

On the south side of 75th street, 200 feet west of 9th avenue, Geo. C. Edgar's Sons are working at the cellars of five houses, to be four stories high and 20x58 in size, exclusive of extensions. They are from plans by G. A. Schellenger, and will cost about \$100,000.

Five four-story and basement stone front dwellings are being built by Messrs. Barney, Stokes and Jencks on the northwest corner of West End avenue and 87th street. They are ready for the white mortar, and will cost between \$90,000 and \$100,000.

On the northwest corner of West End avenue and 86th street five four-story houses are being built for Messrs. Barney, Stokes and Jencks, from plans by J. H. Taft. They will be 20 and 22.8x56 and extensions, and will cost over \$100,000.

Five four-story and basement brick and stone front dwellings are being built by Squier & Whipple on the southeast corner of West End avenue and 88th street. They will cost about \$100,000.

On the northeast corner of Manhattan avenue and 116th street, Simon Haberman has four five-story flats up to about the third floors. They are 27.11, 36.3, 36.9 and 38x78, 54 and 85 in size, and will cost the owner about \$120,000. G. A. Schellenger is the architect.

The three four-story residences which Richard Deeves is building on the north side of 81st street, between Central Park West and 9th avenue, promise to be quite an ornament to Manhattan square. They are each to be 25 feet in frontage and 61, 65 and 69 feet deep respectively, with extensions. They are now up to their third floors and will cost \$150,000.

Ten three-story and basement stone front houses are under way on the north side of 78th street, 250 feet east of 10th avenue. They are being built by McDonald & Stewart, from plans by H. L. Harris. Five are up to their second tier of beams, while the balance only seem to have been excavated for and do not yet appear to have been commenced. Their cost is estimated at \$130,000.

On the northwest corner of West End avenue and 72d street Franklin E. Robinson is building five four-story and basement brick and stone front dwellings, from plans by C. T. Mott. They are of different sizes, and the cost, as estimated in the plans, is put down at \$150,000.

A handsome residence is just being commenced for Chas. H. Phelps on the south side of 90th street, 159.10 east of Riverside Drive. About six months has been taken up in removing 15 feet of rock from the ground and excavating for the foundations, and the house is now at last fairly started. It is to be 40 feet in frontage and three stories high, with an extension from the basement to the roof. A. Namur, the architect, says that it will be ready some time next year.

Two four-story residences are being built for Margaretta Card at Nos. 246 and 248 West 73d street, from plans by C. T. Mott. They are each 24.9x60.6, and will cost about \$50,000.

The foundations have been commenced for a chapel for the West End Presbyterian Church on the north side of 105th street, east of 10th avenue, from plans by Carrere & Hastings. It is to seat 600 persons and will be ready by September. Ch. H. Bunn has received the contract for the entire work.

The three four-story brown stone front residences being built by Fred. Aldous on the north side of 74th street, 281 west of Central Park West, are up to their fourth story. They are to cost \$105,000. J. C. Burne is the architect.

### Important to Property-Holders. BOARD OF ASSESSORS.

NO. 27 CHAMBERS STREET,  
NEW YORK, June 25, 1889.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same within thirty days from date of notice:

#### CROSSWALKS.

- No. 1.—Boulevard, at n s of 84th st.
- No. 2.—Av A, at s s of 80th st.
- No. 3.—Western Boulevard, at n s of 82d st.
- No. 4.—7th av, at n and s s of 123d st.
- No. 5.—Pleasant av, at n and s s of 121st st.
- No. 6.—Western Boulevard, at s s of 75th st.
- No. 7.—Western Boulevard, at s s of 79th st.
- No. 8.—Western Boulevard, at n s of 83d st.
- No. 9.—Western Boulevard, at n and s s of 129th st.
- No. 12.—Pleasant av, at n and s s of 122d st.
- No. 13.—124th st, at e s of 7th av.

#### SEWERS.

- No. 10.—Lexington av, bet 74th and 75th sts.
- No. 11.—90th st, bet 9th and 10th avs, extension from and of present sewer

#### FENCING VACANT LOTS.

- No. 14.—77th st, s s, bet Madison and Park avs.

[The limits embraced by said assessments include all the houses and lots situated as follows:

- No. 1.—To the extent of half the block from the northerly side of 84th st and the Boulevard.
- No. 2.—To the extent of half the block from the southerly side of 80th st and Av A.
- No. 3.—To the extent of half the block from the northerly side of 82d st and the Boulevard.
- No. 4.—To the extent of half the block from the northerly and southerly sides of 122d st and 7th av.
- No. 5.—To the extent of half the block from the northerly and southerly sides of 121st st and Pleasant av.
- No. 6.—To the extent of half the block from the southerly side of 75th st and Western Boulevard.
- No. 7.—To the extent of half the block from the southerly side of 79th st and the Western Boulevard.
- No. 8.—To the extent of half the block from the northerly side of 83d st and the Western Boulevard.
- No. 9.—To the extent of half the block from the northerly and southerly sides of 129th st and the Western Boulevard.
- No. 10.—Lexington av, both sides, from 74th to 75th st.
- No. 11.—90th st, s s, extdg westerly from 9th av abt 150 feet.
- No. 12.—To the extent of half the block from the northerly and southerly sides of 122d st and Pleasant av.
- No. 13.—To the extent of half the block from the easterly side of 7th st and 124th st.
- No. 14.—77th st, s s, abt S1 w Park av and extdg westerly abt 75 feet.]

The above described list will be transmitted for confirmation on the 26th day of July, 1889.

### Notice to Property-Holders.

CITY OF NEW YORK, FINANCE DEPARTMENT,  
COMPTROLLER'S OFFICE, June 25, 1889.

In pursuance of Section 997 of the "New York City Consolidation Act 1882," the Comptroller gives notice to all persons, owners of property affected by the following assessment list, viz.:

#### STREET WIDENING.

5th av, bet 109th and 110th sts, and 100 feet north of 110th st.—which was confirmed by the Supreme Court March 7, 1889, and entered on the 13th day of June, 1889, in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon at the rate of 7 per cent. per annum, from June 13th. Payment to be made to the Collector of Assessments and Clerk of Arrears, between 9 A. M. and 2 P. M.

### Wants and Offers at the Exchange.

(For the week ending Thursday, June 27th.)

The items under the head of "wanted" are condensed statements showing what sort of property the broker, whose "number" precedes the item, wishes to secure for clients. The items under "offered" give the location, size, cost, and a brief description of the property offered for sale by the broker whose "number" precedes the item.

NO. WANTED. PRICE

- 184 South of Canal street and west of Broadway. Property used for wholesale business and now rented preferred... 25,000 to 150,000
- 363 \$12,000 on unimproved property in 23d Ward. First-class loan.....
- 1095 Office building property below Chambers street, Broadway preferred.....

#### OFFERED.

- 35 West 74th street, near 8th avenue. Three houses, 20x60, with two-story extension 10x15, lots 20x100 each. Four-story brown stone, high stoop, basement and cellar, fourteen rooms; latest improvements, hardwood finish. Each..... \$42,000
- 35 West 74th street, near 8th avenue. Lot 22x100, house 22x60, with two-story extension 10x15. Four-story brown stone basement and cellar, fourteen rooms; latest improvements, hardwood finish..... 45,000
- 35 West 74th street, near 8th avenue. Lot 18x100, house 18x60, two-story extension 10x15. Four-story brown stone, high stoop, basement and cellar, fourteen rooms; latest improvements, hardwood finish..... 39,000



35 8th avenue, near 120th street. Plot 201x100, corner building 96 feet deep. Seven five-story brick flats; latest improvements, hardwood finish.....	330,000
35 Wyckoff avenue, East Williamsburgh. One lot, 25x100.....	600
184 Property on Cortlandt street, paying over 6 % net on entire cost.....	140,000
184 On Broadway, near Wall street. Office buildings, well rented. ....	200,000, 675,000 and 1,800,000
1095 On Park place, near Utica avenue, Brooklyn. Five-and-a-half lots at a bargain.....	1,500

**Back Numbers Wanted.**

Fifteen cents apiece will be paid at the office of THE RECORD AND GUIDE, 191 Broadway, for copies of this paper bearing the following numbers :  
 Year 1887.—Nos. 9-1 and 982.  
 Year 1888.—No. 1035.

**Real Estate Department.**

The past week has been a fairly active one on 'Change, and although the attendance has been good, the result of the sales has not been satisfactory. The forced sales, which have been quite numerous, excited no competition and the purchasers were invariably interested parties to the proceedings. A sale of the Burke estate on Wednesday led to the purchase of nearly all the property by the heirs. In the way of public offerings the parcels put up were not in demand, and consequently were secured for the sellers. Private sales are few and far between, and many of the brokers are busy looking up a cool retreat to retire to for the next few months.

The few sales bulletined for Monday were all held pursuant to Court orders in foreclosure proceedings, and only three lots were sold. These formed part of the old Jumel estate, and a comparison of prices realized with those obtained at the Jumel sale in November, 1882, discloses the following: One lot, 25x95, on the east side of Audubon avenue, 25 feet north of 170th street, was sold on Monday for \$1,650, against \$525 for the same lot less than seven years ago. On Monday a plot, 43.9x95, on the same avenue, 25 feet south of 166th street, brought \$3,450; in 1882 the same plot was sold for \$960, an increase of 214 and 259 per cent. respectively.

There was a fair attendance on 'Change Tuesday; the sales were few and consisted entirely of foreclosures. Eight new houses on 7th avenue and 120th street were sold for a total of \$108,900 to the plaintiff or second mortgagee. There is over \$103,000 due on the first mortgages and more than \$25,000 on the mortgages foreclosed. A plot on 9th avenue, north of 99th street, went to the plaintiff for \$25,000, against nearly \$27,000 due thereon.

Wednesday was an exceedingly busy day at the Exchange. The sales were both numerous and important and the attendance was large. A total of \$697,800 was bid for the parcels offered; of this \$21,800 was for out-of-town property. The Burke estate sale, by order of the Supreme Court, was the largest offering of the day and attracted a fair audience, considering the limited advertising it received. Among the audience were very many brokers who have been engaged in estimating the damage to property on the line of the "L" roads, and as several parcels of the Burke property are on Greenwich street they were greatly interested. It took Auctioneer Lalor some twenty minutes to read a description of the seventeen parcels and terms of sale, and thirty-five minutes were consumed in selling the parcels shown on the catalogue. A total of \$507,000 was realized by the sale, and with the exception of three or four parcels the property was secured for the heirs. Five pieces went to E. A. Cruikshank for \$225,500, three to M. Bishop for \$78,000, four to Sidney Ward at \$81,000, and one to E. J. Burke at \$55,000. Mr. Cruikshank represented Mrs. Martin B. Brown, who is a daughter of the late Edward Burke. Some experts said the property was sold at low figures and others maintained that full figures were realized. The competition for the various parcels was generally confined to the parties in interest. The sale of the late Judge Alker's property by Auctioneer Richard V. Harnett was well attended, and among those interested were noticed Amos R. Eno, Judge P. H. Dugro, Newman Cowen, John R. Foley, and Fred. G. Potter, of Potter Bros. The Boulevard and 97th street lots were offered on exceedingly liberal terms, 70 per cent. of the purchase money might remain on mortgage for two years at 4 per cent. interest. Lot No. 1, on the southwest corner of the Boulevard and 97th street, was the first offered, and started at \$8,000. Advances followed until \$12,000 was reached, and the lot sold to Judge Dugro. The adjoining Boulevard lots went for \$7,900 and \$7,500 each, and the street lots at from \$5,000 to \$6,600 each. All except the corner of 97th street were secured for the Alker estate. A dwelling, carriage house, stable, etc., with plot 317x340x417x241, at Far Rockaway, belonging to the same estate, were sold to Judge Joseph McGuire for \$11,800. Before leaving the salesroom, Judge McGuire said he had resold the property to James Kernan at \$1,500 advance.

There was a spirited competition for the four-story building No. 67 Cortlandt street, size 23.8x77.1x19.4x77.3. The first bid was \$30,000, and advances followed in rapid order until \$41,100 was bid, and the property sold to Archibald McInnes, liquor dealer, of No. 85 Cortlandt street. The premises are leased until May, 1891, at \$2,000 per annum, taxes, Croton water rent and repairs. When the sale began there were a number of bargain hunters around, but the first bid sent them scurrying to the other end of the salesroom. It is generally agreed that the figure realized is very high.

The offerings were quite numerous on Thursday, and the attendance at the Salesroom was small. Most of the sales held were pursuant to Court orders, and in nearly every instance interested persons became the buyers. A corner on 9th avenue, 20.1x80, was bid for by the plaintiff and defendant in a partition suit, and after a spirited competition knocked down at \$50,000. The buyer claimed he had made a mistake in the bidding, and the corner was put again and sold at \$34,000 to the rival bidders on the first offering. In the way of public sales there was little actually done. No. 163 Chrystie street, which is mortgaged for \$28,000, was bid in at

\$32,700, and Nos. 459 and 461 West 27th street at \$8,450 and \$13,100 respectively.

Only two sales were held at the Exchange yesterday; both pursuant to foreclosure orders.

**CONVEYANCES.**

Number	1888.		1889.	
	June 22 to 28 inc.	185	June 21 to 27 inc.	266
Amount involved.....	\$2,960,717		\$4,280,614	
Number nominal.....	51		70	
Number 23d and 24th Wards.....	28		53	
Amount involved.....	\$90,392		\$221,803	
Number nominal.....	12		9	

**MORTGAGES.**

Number.....	252	251
Amount involved.....	\$2,202,882	\$3,350,410
Number at 5 per cent.....	111	117
Amount involved.....	\$1,058,675	\$1,587,130
Number at less than 5 per cent.....	22	23
Amount involved.....	\$298,117	\$432,400
Number to Banks, Trust and Ins. Cos.....	44	38
Amount involved.....	\$592,800	\$913,200

**PROJECTED BUILDINGS.**

Number of buildings.....	1888.		1889.	
	June 23 to 29.	83	June 22 to 28.	98
Estimated cost.....	\$1,259,950		\$1,881,372	

**Gossip of the Week.**

The New York Savings and Loan Association has just been incorporated. Edward V. Loew is president; Thos. S. Johnson, first-vice president; Chester Huntington, secretary, and Geo. L. Hutchings, treasurer.

Emanuel Perls, the east side broker, with his family, sailed on the new steamer Augusta Victoria of the Hamburg line on Wednesday for Germany, to be gone until the middle of September.

**SOUTH OF 59TH STREET.**

Ex-Mayor Wm. H. Wickham has purchased from Lewis S. Samuel the premises Nos. 42 Broad and 38 New street, formerly occupied by the Open Board of Brokers, for \$135,000. Mr. Samuel paid \$102,500 for the property at auction in February, 1888.

Daniel Birdsall & Co. have sold for Henry Neustadter the four-story building No. 84 Franklin street, for \$66,000, and for Ascher Weinstein the leasehold No. 65 East 9th street, for \$8,000 to Richard L. Townsend.

Helena T. Gillender Asinari has leased the six story marble front office building Nos. 1 and 2 Nassau street, northwest corner of Wall street, size 25 on the latter street and 80 feet on the former, to the Manhattan Trust Co. for a term of ten years.

W. B. Taylor & Sons have sold for the Benedict estate the four-story brown stone house, No. 57 West 22d street, for \$40,000.

D. J. Fenton has sold the old-fashioned houses Nos. 67 and 69 West 12th street, size 50x103.3, for \$45,000 to a Mr. Hoffheimer. These lots are sold with restrictions providing that the new flats to be erected on the site shall not interfere with the light of adjoining houses.

J. Romaine Brown & Co. have sold for Rosa Levy, No. 228 7th avenue, a four-story tenement, 19.9x50x80, to Robert Henderson for \$21,500.

H. Ludlow Hay has sold for Doctor A. L. Loomis and Doctor A. Jacobi, a lot on the north side of 43d street, 320 feet west of 5th avenue, 25x100.5, to John A. Mitchell, on private terms.

Wm. C. Gysbers has sold for L. and K. Ungrich the five-story brown stone and brick flat, size 20x80x98.9, No. 356 West 41st street, to Eugene L. Louis for \$26,000.

Hall J. How & Co. have sold for the Valloten estate the three-story frame building, and lot, size 17.6x81.4, No. 23 Orchard street, to Ascher Weinstein for \$9,500.

H. V. Mead & Co. have sold the five-story store and apartment house, 25 x90x103, No. 247 West 32d street, for Augustus Opperman for \$35,000, and the five-story brick tenement No. 413 West 26th street, for Mrs. Rebecca Van Ordt to Wm. F. Smith for \$17,300.

**NORTH OF 59TH STREET.**

Thomas Moloney has sold to Jacob Vorhaus the tenements Nos. 306 and 308 East 125th street and 226 and 228 East 118th street at \$147,000.

Brudi & Betty have sold for W. H. Johnson two five-story tenements, Nos. 155 and 157 East 96th street, to Henry Dedel for \$41,500; for Kemper Bros. the four-story tenement No. 424 East 76th street to J. S. Smoot for \$14,500, and for G. W. Williams eight lots in Tremont to Thos. Clarkson for \$12,000.

Louis H. Hallen & Co. have sold for Haskell A. Searle the three-story brown stone, high stoop dwelling, No. 36 West 126th street, size 18.9x50x100, to ex-Coroner John Brady on private terms.

Ketcham & Butler have sold for C. J. Taylor the three-story brown stone private house No. 20 West 125th street, 18.9x50x100.10, to F. Coy for \$25,000.

Frank L. Fisher & Co. have sold for E. Westermayr the five-story brick flat with stores No. 1708 9th avenue to Max Simon for \$23,000.

Bellamy & Winans send us word that the sale of No. 17 East 77th street, as reported in these columns last week, has not yet been consummated. V. K. Stevenson, when interviewed on the subject, stated that there has been a hitch in the negotiations due to the wish of the owner to get additional security for the mortgage, which was to be assigned to him in consideration for his property. He is of opinion that the sale will ultimately go through.

Crombie & McKean have sold a lot on the east side of Park avenue, between 97th and 98th streets, to Mrs. Ringe for \$5,000.

L. Froehlich has sold for Mrs. Teresa M. Daniels the three-story and basement brown stone front residence No. 123 East 74th street, 17x50x100, to H. Levy on private terms.

The Police Commissioners have decided to buy a plot on the south side of 68th street, 100 feet east of 10th avenue, at \$20,500, as a site for a new police station.

**Brooklyn.**

Corwith Bros. have sold the house No. 155 Dupont street for Timothy Desmond to August Horn for \$5,000; the lot and building No. 65 Java

street for R. W. Townsend to Jas. Smith for \$2,500, and the house No. 25 Diamond street for F. Van Houten to M. McGloin for \$1,600.

J. P. Sloane has sold the vacant lot, 25x100, on the north side of Eagle street, 175 feet west of Provost street, to John McGrath for \$685, and for George H. Frew the two-story basement frame dwelling house No. 116 Oak street to Francis D. Thorne, Jr., for \$3,850.

John Auer has sold thirty-nine lots in the block bounded by Greene, Hamburg and Knickerbocker avenues and Bleecker street for \$29,000 to Thomas E. Higgins.

Herr & Kling have sold for Ludwig Bauer the three-story brick store and flat No. 1000 Broadway, 20x55x12, irregular, running through to Wiloughby avenue, to Jacob Mayer, of New York, for \$10,500, and for George Parker the two-story frame flat, 20x48x75, No. 18 Suydam street to Philip Staudermann for \$4,400.

D. B. Treadwell has sold the house No. 43 Broome street, 25x40x100, for Wm. H. Muller to Maria Loesch for \$3,650.

Crombie & McKean have sold for the Hon. John McQuade about 1,100 acres of land in Suffolk county, Long Island, to Mr. Ducharme on private terms.

CONVEYANCES.

	1888. June 21 to 27 inc.	1889. June 20 to 26 inc.
Number.....	206	299
Amount involved.....	\$659,261	\$1,925,690
Number nominal.....	48	78

MORTGAGES.

	1888.	1889.
Number.....	184	258
Amount involved.....	\$656,078	\$1,474,653
Number at 5% or less.....	99	174
Amount involved.....	\$337,010	\$773,336

PROJECTED BUILDINGS.

	1888. June 22 to 28 inc.	1889. June 21 to 27 inc.
Number of buildings.....	45	104
Estimated cost.....	*\$1,801,940	\$458,700

\* The Biblical Institute, cost \$1,500,000, was among the filing. It has not been and will not be built.

Out Among the Builders.

Waldo E. Fuller will improve the block front on Central Park West (8th avenue), extending from 103d to 104th street, with five-story brick flats. The corner houses will be 37.6x85, and the inside houses 25x85. They will cost \$200,000, and will be built from plans by Richard Berger. These lots, which were purchased recently from Ferdinand Kurzman and others for \$120,000, were sold with a building loan of \$170,000.

Arthur D. Pickering has plans on the board for the Sun Fire Office Co., of London, England, for a five-story building, 27x72, which they will erect at No. 54 Pine street. The front will be constructed of Jonesborough granite and light-colored Baltimore brick. The trimmings will be of marble and hardwoods, and one elevator will be erected. The cost has not been estimated.

Flemer & Koehler have plans on the board for eight three-story and basement stone front dwellings to be erected on the northeast corner of Park avenue and 94th street, for Edw. T. Smith, at a total cost of \$112,000. There will be six houses on Park avenue and two houses on 94th street. The site is 100x100.

Charles C. Haight has completed plans for two additional stories to the boiler house of Columbia College. It will be for the use of the Electrical Engineering Department, and will cost about \$20,000. The same architect has finished plans for P. R. Pyne for a two-story addition and interior alterations to his residence, No. 36 East 36th street, the cost of which has not been estimated.

Geo. Keister has plans on the boards for the six five-story brick and stone front tenements and stores, to be built by Wm. Rankin on the east side of 9th avenue, between 52d and 53d streets. Three will have three families per floor and three four families, while the first floors will have ten stores, four buildings having two stores and two one store each. They will be 25x88 each, and will cost about \$100,000. The same architect has plans for a five-story single flat, 16.7x81, to be built by James Anderson at No. 274 West 12th street, at a cost of about \$14,000. It will have six rooms and bathroom per suite.

R. R. Davis has plans on the boards for four five-story brick, brown stone and terra cotta apartment houses to be erected on the southwest corner of 85th street and Boulevard for John Nesbitt. Three of the houses will be double and one a single flat, with stores in the corner house. The cost has not as yet been estimated.

The same architect will furnish drawings for two five-story double apartment houses to be built on the south side of 96th street, just west of 9th avenue, for G. J. W. Van Slingerlandt & Co. These buildings will have all the improvements. The cost has not been estimated.

C. Schildwachter, the carriage builder, will erect a five-story, 75-foot front factory on some lots recently purchased by him on the east side of Park avenue, about 75 feet south of 129th street. His present factory stands on the northeast corner of Park avenue and 129th street, and the new building will act as an extension to his present workshops. No contracts have been let for either architectural or building work as yet, but as the work is to be done this summer it will probably be started very soon.

Geo. Ehret will build a business and flat building on the northwest corner of William and Pearl streets, 17.4x71 and extension. Plans are being prepared by J. Kastner.

Ed. Wenz is the architect for four five-story brick tenements and stores, to be built on 2d avenue, northwest corner of 100th street, for Charles Frank, at a total cost of \$75,000. The corner house will be 25.11x96, and the other 25x89. The same architect will furnish plans for a five-story buff brick front tenement, to be erected at No. 53 Suffolk street, for John H. Parker, at a cost of \$20,000. It will be 25x89 feet in size.

F. Wennemer is drawing plans for five five-story brick and stone front tenements to be erected on the south side of 83d street, 98 feet west of Avenue B, for Henry Knaub, at a cost of \$18,000 each. The size will be 25x68.

Andrew Spence is the architect for four five-story brick and stone front flats to be built for Fernando Yost, at a cost of about \$18,000 each. They will be located on the north side of 105th street and the south side of 106th street, 125 feet west of 9th avenue. The size of the buildings will be 25x84 and there will be two on each street.

J. Averit Webster has plans on the boards for two five-story brick tenements and stores to be built on 10th avenue, southeast corner of 132d street, for John M. Smith, at a cost of \$15,000 each. The buildings will be 25x88.

Louis Wirth intends to improve the lot No. 339 East 65th street by erecting a tenement.

Weber & Drosser have finished plans for a Mr. Geiger, trustee, for two apartment houses on the southwest corner of 3d avenue and 81st street. The corner house will be 22x90, with store on the first floor, and five stories above to accommodate two families on a floor; the other house will be 32.4x80, with store on first floor, and five stories above to accommodate three families on a floor. The fronts will be of buff brick, with bluestone trimmings. No inclosed shafts will be built, but both buildings will have open yards. All modern improvements will be introduced. The cost will be about \$50,000.

Jas. Everard intends to build three five-story tenements, 25x89 each, on the north side of 40th street, 200 east of 2d avenue, from plans by M. V. B. Ferdon.

L. and J. Brandt will build two five-story tenements, 26x80 and 25.4x66, on the southwest corner of Avenue B and 83d street, from plans by J. Brandt. Cost, \$35,000.

Cleverdon & Putzel are preparing plans for two five-story tenements, 25x74.6, to be built by Fredk. Hack on the south side of 102d street, 100 west of 9th avenue.

Thos. Cowman will build two five-story flats, 25x61.6 and extensions, on the north side of 98th street, 150 east of 9th avenue, from plans by J. W. Cole.

B. W. Berger has plans for four five-story tenements, 25x89 each, to be built at Nos. 219 to 225 East 58th street, by Fred. Heerlein.

Peter Herter, of Herter Bros., is going to Europe to-day to the Royal Bavarian Establishment glassworks at Munich to inspect the colored glass windows which have been ordered there for the St. Elizabeth Church in Philadelphia.

Henry W. Deane will erect a five-story flat at No. 218 West 32d street.

Brooklyn.

Hornum Bros. have plans for a two-story brick dwelling, 20x45, to be built on the north side of Monroe street, between 8th and 9th avenues, for M. M. Canda, at a cost of about \$5,000.

Amzi Hill & Son are at work on plans for two four-story brick double tenements, 31x65 each, to be built on the corner of Bedford and Flushing avenues. The corner building will contain store on first floor. The cost will be about \$25,000. Also plans for four two-story frame dwellings, 17.3x34 each, on the west side of Olive place, 98 north of Atlantic avenue, for Thomas H. Smith.

Benj. Finkensieper has plans for a one-story brick varnish factory, 50x50, to be erected on the west side of Kingsland avenue, 180 north of Norman avenue, for Travers Bros.

Out of Town.

FLUSHING, L. I.—J. E. Terhune has completed plans for Francis Carlson for a frame cottage, 48x42, which will cost \$4,000; also for a frame cottage, 48x40, for William J. Roberts, to cost \$3,500. Both will have all modern improvements introduced.

FRANKLIN, N. J.—Arthur D. Pickering has completed plans for James R. Hay for three frame cottages, 35x35, two-and-a-half-stories high, which will cost \$3,000 each.

GREENWICH, CONN.—Rossiter & Wright have plans on the board for a two-story frame cottage, 35x35, which will be built for Miss J. E. Kent. The cost will be about \$5,000.

HOBOKEN, N. J.—Piles are being driven on River street, extending from the ferry approach to Hudson place, where a five-story brick and stone front office building, 88x40, will be erected by the Second National Bank, at a cost of about \$50,000, from plans by H. S. Ihnen, of New York.

LITCHFIELD, CONN.—D. & J. Jardine have completed plans for the Misses Van Winkle for a frame villa residence, irregular in shape, which will be fitted with all modern improvements, at a cost of between \$25,000 and \$30,000.

MIDDLESBURGH, KY.—W. B. Bigelow has finished plans for the American Association for a frame railway station, 38x78, to cost \$4,000, and for a frame office building, 25x60, which will cost \$3,000. He also has plans on the board for a brick and stone office building, 25x60, for the Middlesburgh Land Co. which will cost \$5,000.

NEW DORP, S. I.—J. Averit Webster will furnish drawings for a two-story frame dwelling, size 28x40, to be erected at this place for Captain F. W. Elkington, at a cost of about \$5,000.

RYE BEACH, N. Y.—Miss Fowler will build a two-and-a-half-story frame, shingled cottage, 32x45, to cost \$3,700, from plans furnished by Arthur D. Pickering.

SEABRIGHT, N. J.—The Methodist Episcopal congregation will erect a brick church, 40x60, from plans furnished by W. B. Bigelow. The open roof will be constructed of yellow Georgia pine covered with slate. The seating capacity will be for 250 in the church, and 200 in the school room. They are so arranged as to be thrown into one audience room. The cost will be \$10,000.

STATEN ISLAND.—John C. Burne will furnish plans for a three-story frame club house, 25x50 in size, with a dance hall, 30x40, in the rear. It will be built on St. Mary's avenue, on the east shore, for Saverio Lariaia, at a cost of \$15,000.

Contractors' Notes.

Bids will be received at the Department of Public Charities and Correction, No. 66 3d avenue, until Wednesday, July 10th, at 9.30 o'clock, for

materials and workmanship required for covering with tin mansard roof, and repairing and repainting all of the exterior of the department building, 3d avenue and 11th street.

The Dock Commissioners will receive bids at Pier A, North River, until Monday, July 8, at 1 o'clock P. M., for removing the existing crosswalk, earth, etc., from the newly-made land extending from about 20 feet northerly of pier, old 29, to about the northerly side of pier, new 21, North River, which is to be paved, and preparing for and paving the same with granite or Staten Island syenite blocks, and laying crosswalks.

Estimates will be received by the Commissioners of Public Works, at No. 31 Chambers street, room 6, until Tuesday, July 9th, at 12 o'clock, for sewers in the following streets: Front street, between Fletcher street and Burling slip; Front street, between Dover street and Peck slip; 65th street, between Avenue A and 1st avenue, with alteration and improvement to curve at 65th street and Avenue A; 94th street, between 1st and 2d avenues; for alteration and improvement to sewer in 129th street, between Boulevard and second manhole east of Broadway; 153d street, between 10th avenue and summit west of 10th avenue, with alteration and improvement to curve at 153d street and 10th avenue; West street, between Jay and Desbrosses streets, connecting with sewer to be constructed by the Department of Docks through Pier No. 39; also between Canal and Desbrosses streets, with alteration and improvement to existing sewers in Watts, Desbrosses, Vestry, Hubert, Beach, North Moore, Franklin and Harrison streets.

Proposals will be received by the School Trustees of the 12th Ward, at the Hall of the Board of Education, No. 146 Grand street, until 9.30 o'clock A. M., Wednesday, July 10, for altering, etc., Primary School building No. 23, and by the Executive Committee of the Normal College for making general repairs, painting, etc., and for sanitary improvements at the Normal College buildings.

Bids will be received by the Commissioner of Public Works until Friday, July 12, at 12 o'clock M., for the following work: For sewer in 92d street, between West End avenue and Boulevard; 96th street, between 8th avenue and summit west of 8th avenue, with alteration and improvement to curve at 96th street and 8th avenue; 102d street, between Harlem River and 1st avenue; 107th street, between Manhattan and 8th avenues, and 140th

street, between Boulevard and Hamilton place; also for regulating and grading 147th street, from the Boulevard westerly a distance of 500 feet and setting curbstones and flagging sidewalks therein.

Special Notices.

The Material Mens' Mercantile Association, established a little over a year ago, has proved of great value to such dealers in materials and supplies as have made use of its services by becoming subscribers for the really valuable information they furnish relative to the standing and operations of builders, building contractors, carpenters and builders, and masons and builders in New York and Brooklyn. Among the numerous first-class firms included among its subscribers, many have sent strong testimonials certifying to the promptness and value of the services rendered by this association. An association of this character was long needed by the material men of these two cities, and is receiving their hearty support. The offices of the association are located in the *Tribune* building, 154 Nassau street, where every information will be furnished relative to the plan and scope of their system and method of business.

Among the most enterprising of Yorkville real estate brokers and agents is William S. Anderson, who is now located at No. 1242 3d avenue. Mr. Anderson commenced business about seven years ago in a little frame office about 10 feet square, at No. 183 East 73d street; from there he moved, about three years ago, to occupy a half of the store No. 1258 3d avenue. His business has increased to such a surprising extent that he has been forced to move to his present quarters, which are regarded as among the nicest offices up town. Mr. Anderson is a real estate owner himself with a large capital at his back, and has among his customers some of the richest and most influential men of his locality.

Bound Volumes of the Record and Guide.

Subscribers and others can purchase at this office years 1887 and 1888 of THE RECORD AND GUIDE, handsomely bound in half morocco. This is a rare chance for real estate men who cannot afford to wait while their RECORDS are being bound. Volume XLII., the last half of 1888, or any other single volume, can be had for \$4.75 per volume, or \$9.50 per year.

BUILDING MATERIAL MARKET.

**BRICKS.**—There is really very little that can be called positively new on the market for Common Hards. Sellers retain the advantage and have fortified it somewhat, if anything, since our last report, as values that were at that time just attained and a trifle uncertain, have now become well and thoroughly established with demand submitting in a prompt and satisfactory manner. Indeed, with really liberal receipts some of the trade is full on the average as at any time this season. The outlet has not only afforded a complete balance, but buyers in many cases have continued to engage parcels ahead of arrivals, especially where they were desirous of securing certain favorite and special makes. About all present purchases practically represent an immediate consumption, and we hear less from the grumblers who a short time ago were rather inclined to assume that chances for the season had been over-estimated, the ruling conditions simply indorsing the theory that work was simply under a momentary delay with revival sure to follow in due and proper time. There is as usual a great deal of talk about wanting the best of quality, and a portion of the custom does unquestionably feel willing to pay a small premium for a close selection, but the general conditions of stock are good enough, has wide a distinction between the grades as last season. Advices from along the river indicate that manufacturers are working and shipping as steadily as possible, with a chance that there may be a little lull during the middle of next week on account of the holiday. Pales retain the attention of buyers to a thoroughly satisfactory degree and are reported as commanding full former figures promptly.

**LATH.**—Larger arrivals have taken place, and while most of them were sold without much of a search there was considerable irregularity in prices according to quality. On the best goods last week's figure is reported, and \$2.15 therefore remains far on top, but there has been quite a business done at \$2.10 per M, and some of the poorer lots of Maine stock, understood to be mostly from Machiar, went as low as \$2.00 per M. Dealers as a rule, it is said, have been working supplies into consumption with quite an amount of freedom, and receivers therefore depend upon a continued very good demand, but are making no great claims about scant arrivals to come.

**LIME.**—Further arrivals of Eastern have taken place and found a fair demand; the distribution into consumption being full enough to keep a few dealers constantly on the market waiting for cargoes as they came to hand. So far as known or made public no change has been developed in value. Of State stock the sale is also reported as full and satisfactory, with no difficulty experienced in obtaining full former rates all around.

**LUMBER.**—Between deliveries of late called for upon contract and new demand the movement of stock from yard has increased somewhat, and general local consumption is unquestionably fuller. The reflex upon the market for first hand goods, however, is not very direct, as a great deal of the business is really nothing more than a delayed trade for which dealers have been waiting some little time and were prepared for in the way of stocks and assortments. Bulk parcels, however, are by no means neglected, and offerings from interior and coastwise sources secure about the average measure of attention and reasonably prompt bids where quality is in every way first-class, though there is resistance to all attempts to enhance values. Buyers are not inclined to "bear" the market, but as a rule seem well posted as to position at primary points, and say there is no sound basis upon which an advanced line of value can consistently be claimed except on one or two woods.

Eastern Spruce has about the usual market. If there happens to be a little more stock available than usual buyers find it out as quickly as any one, and are

pretty sure to develop a sudden and somewhat remarkable indifference toward the offering, but on a scanty supply there seems to be always an anxiety to get a little more stock, with an intimation given about bidding fuller rates, and there is slight fluctuation accordingly. Receivers, however, have managed to control the position fairly well thus far this season and say they can do so for some time to come, not so much upon the plea of a scant supply of logs as upon the claim that the mills have been running so much on specials as to prevent any important cut of random, especially in the way of attractive and popular sizes. As quite a strengthening feature to the position at the moment may be noted the condition of affairs at Bagnor, Me. All the steam mills at that city have been compelled to shut down on account of a strike among the workmen over a matter of both time and wages, and the latest advices say that the strikers are now endeavoring to induce similar action on the part of operatives at the water mills up the river, though the latter have no real cause for complaint. If this affair continues for any length of time it must, of course, make considerable difference in supplies of lumber and a natural hardening of value.

Piling retains the confidence of the principal receivers. Demand has not been quite so full as yet as hoped for at the commencement of the season, but there are a great many places where it seems certain stock must be wanted eventually, and with chances against a liberal receipt there is little hesitation about floating out anything desirable for which buyers will not promptly pay full rates.

Henlock is firm, and especially so the Pennsylvania product, for aside from its scarcity the particular favor shown that grade by many consumers gives it additional support. There is no general buoyancy on the market, however, as offerings from the North and even from some sections of Pennsylvania have been rather fuller of late, and buyers would be more inclined to seek substitutes than pay an advance over current rates. Indeed, some refuse to submit as it is, so far as top line of valuation may be concerned.

White Pine really shows no great change. There is considerable talk in one way or another about lessening or increasing demand, but taken all in all the aggregate movement does not vary to any extent, and on cost nearly all grades are running much the same as last year. The increased demand and better prices for Uppers predicted does not as yet seem to have materialized, and for other grades sold into dealers' hands for yard assortments intimations of occasional shadings are given. Desirable box, however, may be depended upon to retain favor at good prices, and also all standard shippers, as the full export movement has kept the supply of such well sold up.

Yellow Pine has very good demand in some quarters, including now and then full orders executed here on Eastern account, and more or less f. o. b. trade in addition to the local call, but the business is not free or entirely satisfactory, nor is it certain that the line of value is fully maintained. Naturally the effort is to give matters as cheerful and promising an appearance as possible, but the market evidently has failed expectations in some respects, and there is probably an unwillingness to admit disappointment, especially after the very elaborate efforts made to control affairs for the season.

Carolina Pine is again spoken of with cheerfulness, and operators do not act as though they had much to find fault with so far as demand is concerned, but some do complain over inability to keep up with their orders, certainly not a bad feature. Buyers make no objection whatever to former cost, but are particular as to quality, and manufacturers who preserve a high standard in that respect, get the cream of the business.

Hardwoods find no increase of animation, and there is little of special interest on the market to which reference has not before been made. Poplar sells somewhat irregularly but runs up a fair aggregate movement from week to week, and ash is also in fair favor, with prices for both kinds of stock well sustained. The offerings of stuff from primary points are not liberal or forced, but buyers know where to find any ordinary assortment or amount if they want it, with manufacturers rather anxiously waiting for the call.

Shingles meet with fair general consumptive demand from all regular outlets and export orders for small lots here and larger parcels f. o. b. are not infrequent. Offerings seem to balance the call and prices rule steady upon about a former basis of valuation.

GENERAL LUMBER NOTES.

THE WEST.

The *Timberman* says:

There are numerous people who seem to be imbued with the idea that because there have been heavy rain storms in Michigan, that the logs cut last winter will be all run out of the streams, boomed out by the boom companies, the mills kept running, the lumber piled on the docks in abundance, and that there is to be no shortage of either logs or lumber this season, with which opinion the *Timberman*, in the light of other facts and sound logic, cannot coincide. That many of the logs which seemed to be hopelessly hung up will reach the boom limits is undoubtedly a fact, and that the different boom companies in Michigan, and especially on the east side, will tie out many logs which were not expected, is also undeniable; but it must not be forgotten that the estimates of shortage in the log crop were based, partially at least, on considerations entirely outside and beyond the question of logs which had been hauled to the banking grounds, and which were possibilities for future operations.

Many millions of feet of logs were left on the skidways on the Au Sable, the Au Gres, and on several streams tributary to the Tittabawassee by the premature and unexpected departure of the snow which necessitated the abandonment of camps by heavy operators. Of course these logs are beyond the reach of floods and dams, and irrevocably lost to the mills for the present sawing season. In the next place the disappearance of the snow prematurely, and the consequent abandonment of camps, before many of the operators had cut their anticipated crop of logs, is another important consideration which must not be lost sight of, for the reason that the log shortage to that extent is final, and "June freshets" are powerless to supply the deficiency. One other feature of this question seems to have been overlooked or ignored in the consideration of this subject by the papers which have been instrumental in establishing the generally accepted opinion that "all the hung up logs will come out of the streams," is that the two months' drought had so dried up the swamps and small tributary streams that the rainfall which promised such prolific results in their theoretical conclusion will fail of extensive practical results, because the water supply will at once exhaust itself on the cessation of the rain and the consequent lack of a continuous source as in the spring months when the melting snow acts as a constant feeder.

And referring to Chicago yard trade as follows:

Good lumber is not very plenty, nor in particularly good demand. Dealers in the East are catering pretty well to their own trade, and not leaving much room for the Western wholesalers to slip in and come out with profit. The handling of good lumber is rapidly becoming a specialty here. One firm now handles nothing but upper grades, and only caters to the wholesale trade, doing what is commonly known as "neighboring," selling to other members of the trade, who, in turn, peddle it out to the retailers and local consumers. This firm spoken of is selling the clearest kind of clear lumber at \$38 per thousand; "D" strips at \$20; "C" strips, \$25; "B" and better, \$24 per thousand. Good No. 1 fencing has been sold for even \$15 per thousand, and No. 2 boards bring \$12.50. Four inch "C" has sold at \$24; four inch "D," \$20; four inch "B," \$29. These prices are above the ordinary, because the stock is so carefully selected.

The *Northwestern Lumberman* as follows:

Log rafting seems to be largely on the increase in the Northwest this season, and, though rafts have been broken up by storms in some cases, leading to expense in gathering the logs up, and actual loss of some of them, the lumbermen do not appear to get discouraged. Rafts containing from 1,000,000 to 4,000,

000 feet are a common thing in these days of patent boom-sticks and powerful tugs.

At initial points of white pine distribution, especially on the great lakes, the condition has but slightly, if at all, improved during the current week.

The lake cargo market is passing through a period of unusual depression, though there is a vast movement of mill product going on all the time.

The most important recent event in the Western lumber trade is the reduction of rates from this city to Missouri River points, including Council Bluffs and Omaha, from 16 to 13 cents a hundred.

The Mississippi Valley Lumberman says of the Minneapolis market:

Some of the dealers were feeling so good the latter part of last week that they got together and talked over a proposition to advance the price of lumber a dollar a thousand.

GREAT BRITAIN.

The Timber Trades Journal reports:

LONDON.

Pine stocks in this market are now lighter than they have been for several years since, being less than half of what was held in the years 1887 and 1888.

American Black Walnut.—Supplies of better-class stock come forward very sparingly, and, in consequence, transactions are much restricted.

American Whitewood.—This market shows considerable buoyancy. A fair amount of business has been done in logs, but the demand for these has not been nearly so active as for lumber, which is moving off well at firm prices.

Sequoia.—There is at the present time no stock in first hands, the recent unreserved public auction sale having cleared the market; but we understand a large parcel, comprising 3,000 to 4,000 prime wide planks, is very shortly expected to arrive in the West India docks, which will in all probability be offered in catalogue at an early date.

GLASGOW.

The fresh arrivals of Quebec deals so far have been very light and confined to the lower grades, and on this account there was less variety to show in a catalogue of fresh goods, and the want of spirit in the sale was, no doubt, partly owing to this.

- Quebec yellow pine deals (unclased), 1,500 pcs. 12 ft. 11x3 at 1s. per cubic foot.
Quebec spruce deals (poor qual.), 1,100 pcs. 9 to 16 ft. 11x3 at 10/4d. per cubic foot.

There was some bidding up to 1s. 7d. per cubic foot for Miramichi 1st yellow pine deals, but these goods were withdrawn, and for various other deals throughout the catalogue offers were made which the brokers were unable to accept, as the lots were held for higher figures.

NAILS.—No changes of an important character can be found on this market, according to the general run

of reports. Local and shipping orders make about an average quantity of stock, which is always found in waiting and available at former rates.

PAINTS, OILS, Etc.—The absence of a speculative element and the conservative manner in which regular operators continue their deals keep the market in an apparently slow condition.

TAR AND PITCH.—Not much animation shown and the demand confined almost entirely to immediate and ordinary wants of the trade.

For tables of Building Material prices see pages v., viii., ix. and x.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending June 28.

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

Table listing real estate sales with columns for address, price, and agent. Includes entries like 'Boulevard, s w cor 97th st, 25.11x101.4. P. H. Dugro. \$12,000' and '135th st, Nos. 12-18, s s, 185 w 5th av, 100x99.11, four five-story brick tenem'ts. John W. Haaren. (Amt due \$22,429; prior morts. \$66,700). 53,320'

Table listing real estate sales by A. H. MULLER & SON. Includes entries like 'Audubon av, e s, 25 s 166th st, 43.9x96.3x59.5x95. William Peters. 3,450'

Table listing real estate sales by JAMES C. LALOR. Includes entries like 'Crosby st, No. 47, e s, 162.4 n Broome st, 24.9x100x25x100, three-story brick building and three-story brick and two six-story brick tenem'ts on rear. Louis Stein. 22,000'

Table listing real estate sales by E. A. CRUIKSHANK. Includes entries like 'Greenwich st, No. 26, w s, 174.8 n Morris st, 30.9x91.7x30.8x89.10, six-story brick tenem't with stores. E. A. Cruikshank. 50,000'

Table listing real estate sales by E. A. CRUIKSHANK. Includes entries like '19.10x72.10x21.8x73.7, three-story and attic brick tenem't. Herbert C. Pell. 10,000'

Table listing real estate sales by SMYTH & RYAN. Includes entries like 'Chrystie st, No. 163, w s, bet Delancey st and Rivington st, 25x146, three-story brick dwell'g with store and five-story brick factory on rear. L. Krulwich. (Bid in). 32,700'

Table listing real estate sales by JERE. JOHNSON, JR. Includes entries like '144th st, Nos. 450-466, s s, 94.5 w Convent av, 155.7x99.11, nine three-story brick dwell'gs William H. De Forest, Jr., defendant. (Amt due \$81,350, on this and Convent av property). 63,600'

Table listing real estate sales by OTHER AUCTIONEERS. Includes entries like 'Cortlandt st, No. 67, s s, 72.9 e Washington st, 23.8x77.1x19.4x77.3, four-story brick building. Archibald McInnes. 41,100'

BROOKLYN, N. Y.

Table listing real estate sales by SMYTH & RYAN. Includes entries like '\* Foster av, n s, 100 w 1st st, 100x100, Flatbush. John J. Fullan. \$800'

Table listing real estate sales by TAYLOR & FOX. Includes entries like 'South 3d st, No. 41, n s, 145 w Wythe av, 25x75, three-story brick dwell'g and one-story frame building on rear. George G. Hallock. \$2,975'

Table listing real estate sales by OTHER AUCTIONEERS. Includes entries like 'Bergen st, Nos. 1838 and 1840, s s, 300 w Howard av, 25x127.9, one-story frame front and one-story frame rear buildings. Alexander Ray. (Morts. \$545). 765'

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.

NEW YORK CITY.

Table listing real estate sales in New York City for June 21, 22, 24, 25, 26, 27. Includes entries like 'Allen st, No. 22, e s, 22x50.1x22.3x50.1, three-story frame (brick front) dwell'g. Harris Shedlinsky and Isidor and Julius Schweitzer to Joseph Whitmore. Mort. \$9,000. June 25. \$13,000'

Bleeker st, No. 126. Party wall agreement. Manhattan Building and Investment Co. (Lim.) to Mary J Jones widow. June 25, nom

Bleeker st, Nos. 357 and 359, e s, 54 s Charles st, 33.11x70x32.9x70, two two-story brick dwell'gs and stores. Margaret wife of and George McGrath, Yorktown, N. Y., to Sophia Ruhl widow. June 22. 17,700

Boulevard, s w cor 70th st, runs west 35.8 s to 10th av, x south 159.10 x east 118 to Boulevard, x north 179, three-story frame dwell'g and store, three-story brick dwell'g and store and three one and two-story frame dwell'gs and stores. Siegmund T. Meyer to John Heyman. 1/2 part. Morts. \$67,000. June 10. 40,000

Boulevard, e s, 100.8 s 92d st, 25x106.1 to Bloomingdale road, x25.1x108.4, vacant.

Boulevard, e s, 125.8 s 92d st, 35.7x102.9 to Bloomingdale road, x42.6x106.1, with all title in road, vacant.

Henry W. T. Mali guard of Isabella M. and Henry L. Cammann to Isabella M. and Henry L. Cammann. June 26. nom

Boulevard, w s, 1,941.1 s 155th st, said point also being 2,074.5 e 10th av, runs 251.8x180.8x 200 to Boulevard, x2x211.3, vacant. Partition. Frederick P. Forster to William Rankin. May 28. 14,075

Bowery, Nos. 186 and 188. Party wall agreement. William T. Innes to Silvanus S. Riker. May 30. nom

Broad st, No. 42, w s, runs south 21 x west 153.9 to New st, x north 32 x east 73.7 x south 76.6; No. 42 Broad st, four-story brick store, and 38 New st, three-story brick office building. Contract. Lewis S. Samuel to William H. Wickham. June 21. 135,000

Broadway, No. 339, w s, 55.6 n Worth st. Party wall agreement. Benjamin L. Swan, Jr., individ. and trustee and William L. Swan, Emily E. and Pauline Post and Adeline E. wife of Jean J. Reubell to Myra Moffat and Cora M. wife of George W. Bramwell. April 29. nom

Broadway, w s, 25 s Academy st, 77x101.3x 92.9x100. Jonas Cole to Josephine M. Brown. June 26. 4,000

Broome st, No. 121, s s, 25x100, three-story brick store and dwell'g with two-story brick stable on rear. William R. Alling, exr., &c., George Haskins to Michael Fay and William Stacom. June 25. 15,000

Same property. Robert I. Vincent, Mary C. Poole and Serena A. Stout heirs Ann E. Vincent to same. Q. C. and correction deed. June 25. 43

Same property. Mary E. Clark, Newark, N. J., to George Haskins. Q. C. and correction deed. March 19. nom

Same property. George Miller heir William H. Elbert to same. Q. C. and correction deed. Mar. 27. nom

Broome st, No. 28, n s, 50 e Goerck st, 25x75, four-story brick store and tenem't. Partition. Augustus C. Brown to William Morris and Morris Franklin. June 14. 10,250

Carmine st, No. 86, s s, 18.9 e Varick st, 20x60, two-story brick store and dwell'g. Richard, Joseph G., Jessie E. and Mary A. Lamb to Joel E. Hyams. All title. Mort. \$6,000. June 24. 2,437

Same property. Maude C. Lamb by D. McLean Shaw guard, to same. 1/4 part. June 19. 813

Catharine st, No. 34, w s, 90.9 n Madison st, 18.3 x 103 x 17.1 x 102.10, three-story brick factory. Mary J. and Horatio W. Brown, Henry A. and Thomas R. Lounsbury and Caroline C. Wilson heirs Peter Woodward to William Hart. B. & S. All title. June 24. 14,000

Catharine st, No. 34, w s, 90.9 n Madison st, 18.3x103x17.1x102.10, three-story brick factory. Edmund W. and Eliza L. Brown and Louise B. Warner heirs Harriet Brown to William Hart. All title. June 8. 14,000

Catharine st, w s, 108.2 s Henry st, 18.1x97.8. Samuel Russel to Peter Woodward. July 16, 1800. \$166 13s. 4d.

Central Park West, n w cor 103d st, 100.11x 100, vacant.

Central Park West, s w cor 104th st, 100.11x 100, vacant.

Simon and Henry S. Herman and Simon Adler and Ferdinand Kuzman to Waldo E. Fuller. Mort. \$50,000. June 21. 120,000

Cherry st, No. 156, n s, 20.2x75, five-story brick store and tenem't. Edward J. A. Norton, Rochester, N. Y., to Mary T., William J., and Alfred J. Norton and Isabella J. Foghill. 1-5 part. Q. C. June 10. nom

Cherry st, No. 156, n s, 20.2x75.

Market st, No. 34, e s, bet Madison st and Henry st, -x86.9x-x86.8.

Release dower. Bridget M. Norton widow to same. June 10. nom

Cherry st, n s, near Catharine st, lot 597 map Mary E. G. Beekman, 22.8x104x24.10 to alley, x104, with use of alley. Edward D. Conolly to Thomas Brown. June 25. 26,000

Christie st, No. 40, e s, 25 s Canal st, 25x60x27 x60, four-story brick store and tenem't. Edward and Meyer Flatow to Edward Levine. Morts. \$15,500. June 24. 17,500

Delancey st, No. 109, s s, 46.5 w Essex st, 24.6x 100.6x24.6x100.4, five-story brick store and tenem't. George Tillmanns to Lisette A. wife of Hans Seitz. Mort. \$12,000. June 27. 27,500

Division st, No. 89, s s, 185.10 w Pike st, 25x 65.1x25x65.4, four-story brick store and tenem't. Peter Herter to Charles Braun. 1/2 part. Morts. \$21,000. June 25. nom

Same property. Charles Braun to Maria A.

wife of Peter Herter. 1/2 part. Morts. \$21,000. June 26. nom

Eldridge st, Nos. 214 and 216, e s, 75.3 s Stanton st, 31.2x88.6, five-story brick store and tenem't. Peter Herter to Charles Braun, Brooklyn. Mort. \$37,500. June 25. nom

Same property. Charles Braun, Brooklyn, N. Y., to Maria A. wife of Peter Herter. Mort. \$37,500. June 26. nom

Elizabeth st, No. 157, w s, 25x93.8, two-story frame store and dwell'g with three-story building on rear. William A. Spencer to George W. Tubbs. May 22. 14,150

Emerson st, e s, 388.11 s Prescott av, 300x100. Emeline Crane widow to Edward Schell. June 17. 3,180

Emerson st, n e cor Vermilyea av, 25x100. Partition. Jacob A. Cantor to Timothy Donovan. June 13. 815

Greenwich st, No. 596, w s, three-story brick store and one-story frame stable on rear. Archibald McGary to Woodbury S. Langdon. Q. C. June 24. nom

Hester st, No. 25, s s, lot 5 on map by W. Bridges, 25x100, five-story brick store and tenem't. Elias Goodman to Nathan Lubetkin. Mort. \$30,000. June 25. 40,250

Houston st, No. 165, s s, 133.9 e Congress st, 23 x76.10, four-story brick store and tenem't. Rosina Vollhart to Albert H. Kehlenbeck. June 24. 15,170

Hudson st, No. 528, e s, 88 s Charles st, 30.6x 101, three-story brick dwell'g and stores. Edwin W. Lovell to Margaret J. L. wife of said Edwin W. Lovell. June 20. 5,625

Same property. Emma L. Lyon to Margaret J. L. wife of Edwin W. Lovell. 1/4 part. June 21. 5,625

James slip, No. 6, e s, 55.11 s Cherry st, 16.10x 20.4x16.10x20.5, four-story brick store and tenem't. Partition. William J. Lardner to Eliza Newell. June 25. 4,200

King st, No. 14, s s, 170 w Macdougall st, 22x75, three-story brick dwell'g. Charles, William H., George A., Theodore, Walter and Edward Bernard and Elizabeth Marshall heirs Henry Bernard to William C. Poppendieck. June 19. 8,500

Same property. George A. Bernard to same. Q. C. June 20. nom

Same property. Theodore Bernard to same. Q. C. June 20. nom

Leroy st, Nos. 48 and 50, s s, 75.1 w Bedford st, 50x90, two five-story brick flats and stores. Karl M. Wallach to Charles Ast. Morts. \$40,000. June 24. 61,000

Madison st, s s, 225 w Jackson st, 20.11x93.2. Release mort. Washington Life Ins. Co. New York to John J. O'Connell. June 24. 5,000

Monroe st, Nos. 19, 21, 23, n s, 276.8 e Catherine st, 75x101.4, three five-story brick stores and tenem'ts. Charles Downey to Henri Strasbourger. Morts. \$60,000. June 24. 94,500

Monroe st, No. 128 1/2, s s, 135.9 e Rutgers st, 14.11x100, five-story brick store and tenem't. Ascher Weinstein to Samuel Kommel. Mort. \$10,000. June 25. 14,500

Monroe st, Nos. 132, 134, 134 1/2, s s, 180.4 e Rutgers st, 45.2x100, three five-story brick stores and tenem't. Ascher Weinstein to Esther Wilner and Wolf Friedman. Mort. \$31,000. June 21. 40,250

Monroe st, No. 126, s s, 105.8 e Rutgers st, 15.4x 100, five-story brick store and tenem't. Ascher Weinstein to Marx Phillips and Lazarus Walfish. Mort. \$10,000. June 24. 13,750

Pearl st, No. 484, n s, 274.11 w Park row, runs north 42.3 x northeast 80.6 x west 25.4 x southwest 77.2 x south 48 to st, x east 25.1, new building projected. Jacob Korn to Peter Herter. Mort. \$9,000. June 21. 18,000

Reade st, s w cor Centre st, 51.1x39.2x39.5x 41.2; Nos. 21 and 23 Centre st, two five-story brick office buildings. Board of Foreign Missions of the Presbyterian Church in the U. S. to Thomas S. Godwin. Jan. 30, 1888. Re-recorded. 70,000

Ridge st, deed says Nos. 112 and 114, map says Nos. 114 and 116, e s, 111.3 n Rivington st, 42.6x100; No. 114, four-story brick store and tenem't with two three-story brick tenem'ts on rear; No. 116, three-story brick store and dwell'g. Peter A. H. Jackson to Alexander Fielite. June 17. 32,250

Ridge st, No. 102, s e cor Rivington st, 20x50, four-story brick store and tenem't. David and Samuel Geizler to Mariane Reich. Mort. \$12,000. June 25. 25,500

Rivington st, No. 54, n e cor Eldridge st, 25x80, four-story brick store and tenem't. Eva wife of and Lewis Myers to Raphael Sturman. Morts. \$20,000. June 3. 40,000

Rivington st, No. 311, s s, 50 e Lewis st, 25x 100.

Rivington st, No. 315, s s, 100 e Lewis st, 25x 100.

Two five-story brick stores and tenem'ts. Robert I. Brown to Ascher Weinstein and Abraham Stern. Q. C. June 26. nom

Same property. Elias G. Brown to same. June 25. 36,000

Roosevelt st, No. 16, 17.4x133x17.4x133.5, two-story frame (brick front) store and dwell'g with two four-story brick tenem'ts on rear. Thomas Brown to Augustus Sbarboro. June 26. 19,500

Spring st, Nos. 67-73, n s, 50.6 e Crosby st, 100.2 x102.7x97.9x109.1, new flats projected. Moses P. Prout, Brooklyn, and Mary wife of Peter M. Pirnie to Louis M. Jones, Hoboken, N. J. Mort. \$50,000. May 29. 79,500

Spring st, No. 22, s s, 71.3 e Mott st, 25.5x80x 25.5x85.10, five-story brick store and tenem't.

Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$20,000. June 24. 32,000

Spring st, s w cor Mulberry st, 25.3x98.9x25x 93.

Broome st, n e cor Marion st, 25.3x71.4x23.10 x65.10.

Release dower. Regina wife of David H. Tolck to Anna R. Fink and Lillie Hull. May 2. nom

Stanton st, s w cor Attorney st, 37.8x62.6x37.6x 62.6; No. 187 Stanton st, five-story brick store and tenem't; No. 185, three-story brick store and dwell'g. Johanette wife of and Solomon Gerber to Jacob S. Baum and William Gross. Mort. \$12,500. June 20. 34,000

Stanton st, No. 308, n s, 50 e Lewis st, 25x75, four-story brick store and dwell'g. John McNulty to Hugh Donahoe. B. & S. June 20. nom

Warren st, Nos. 103 and 105. Party wall agreement. Eppens Smith & Wiemann Co. to Rudolph F. Rabe. June 26. nom

Washington st, No. 471, e s, 60 s Canal st, runs east 36 x southeast 16 x south 14.10 x west 52 to st, x north 24.10, two-story brick store and dwell'g. Timothy, Cyrus, Lorinda widow, Charles S., Samuel T. and Harriet L. Weston, Sarah M. wife of and J. Austin Chamberlain, Bethiah K. Percival widow and Imogen W. Rolfe to Ambrose K. Ely. 17-18 part. May 24. 6,564

Same property. George H. Weston by Samuel L. Rolfe committee to same. 1-18 part. June 4. 336

Water st, Nos. 343 and 343 1/2, s s, 129.3 e Roosevelt st, 25.1x75.11x23.11x75.11, two four-story brick stores and tenem'ts. Louis Goodman to Morris Wolkowitz. Morts. \$5,760. June 15. 16,000

Water st, No. 345, s s, 154.4 e Roosevelt st, 19.5 x85.5x19.1x85.9, four-story brick store and tenem't. Same to same. Morts. \$4,350. June 15. 13,000

Watts st, No. 40, n s, 129 w Varick st, 21.4x80, two-story frame (brick front) dwell'g and portion two-story brick stable on rear. George H. Weston by Samuel L. Rolfe committee to Samuel G. Trusdell. 1-18th part. June 4. 4,255

Same property. Warren, Timothy, Cyrus, Lorinda, widow, Charles S., Samuel T. and Henry L. Weston, Sarah M. wife of and J. Austin Chamberlain, Bethiah K. Percival and Imogen W. Rolfe to same. 17-18 parts. May 24. 7,225

Watts st, No. 34, n s, 88 w Varick st, runs north 80 to an alley, x east 8 x south 16.6 x east 10 x south partly along alley 63.6 to Watts st, x west 18, two-story frame (brick front) dwell'gs and two-story frame stable on rear, with all title in alley, Warren, Timothy, Cyrus, Lorinda widow, Charles S., Samuel T. and Henry L. Weston, Sarah M. wife of and J. Austin Chamberlain, Bethiah K. Percival widow and Imogen W. Rolfe to Daniel Rosenbaum. 17-18 part. May 24. 5,572

Same property. George H. Weston by Samuel L. Rolfe committee to same. 1-18 part. June 4. 328

4th st, No. 221, e s, 25 n Christopher st, 25x86, three-story brick dwell'g. Mary L. Owens, New York, and Sarah N. Owens, Colorado Springs, Col., to Burnett C. McIntyre. June 11.

4th st, No. 61, n s, 142.5 e Bowery, 25x96.2, four-story brick dwell'g. Frank E. Briggs, Brandon, Vt., to Ida M. wife of Carlton R. Fish without power to alienate same except with written consent of her husband. Q. C. May 18. nom

Same property. Carlton R. Fish, Brandon, Vt., to Frank E. Briggs. Q. C. May 18. nom

6th st, No. 234, s s, 130.3 w 2d av, 25x97, five-story stone front tenem't. Henry Roloff to Abraham Cohn. Mort. \$23,000. June 27. 36,300

8th st, No. 329, n s, 213.10 w Av C, 24.9x-x-x 97.6. George Bamberger to Samuel Weil. Mort. \$4,000. June 26. See 16th st. 12,000

8th st, n s, 238.6 w Av C. Party wall agreement. Katharine Schilling to George Bamberger. June 19. nom

9th st, No. 741, n s, 168 w Av D, 25x92.3, four-story brick factory. Joseph Storp to Benjamin Holmes, Brooklyn. Mort. \$4,500. Jan. 4, 1888. 14,000

9th st, No. 743, n s, 143 w Av D, 25x92.3, four-story brick factory. Annie C. Winans to William Winans. June 26. 100

10th st, No. 349, n s, 93 e Av B, 25x94.9, three-story brick dwell'g. Henrietta S. Kaldenberg widow to Adam Moran. June 27. 8,500

16th st, No. 608, s s, 488 w Av C, 25x103.3, five-story brick store and tenem't. Samuel Weil to George Bamberger and Christina his wife. Mort. \$19,000. June 26. See 8th st. 28,500

16th st, No. 234, s s, 309.9 e 8th av, runs south 103.3 x east 30.1 x north 35.3 x west 3.3 x again north 68 to st, x west 27.1, five-story brick tenem't. William F. Lynch to Catharine J. wife of Louis Monjo. Mort. \$23,000. June 21. 39,000

17th st, Nos. 222 and 224, s s, 262 w 7th av, 50x 91.11, two four-story brick tenem'ts with two four-story brick tenem'ts on rear. Mary J. wife of Francis F. Lasala, Danbury, Conn., to John T. Stanley. June 24. 36,500

17th st, No. 34, s s, 496.6 w 5th av, 28.6x92, four-story stone front dwell'g. Jean M. Williams to Perry P. and Stephen G. Williams exrs. Mary M. Williams. C. a. G. Sub. to mort. April 25. 41,000

19th st, No. 353 W., n s, bet 8th and 9th avs,











Union st, n s, 207 w 7th av, 23x90. Abraham, Samuel and Philip Abraham, Hannah and Mary Oppenheim and Caroline Adler to Geo. P. Tangeman. Mort. \$950. 3,250  
 Union st, n s, 230 w 7th av, 23x90. Abraham Abraham et al. to Louise Jones. Mort. \$950. nom

Van Voorhis st, n w s, 150 n e Hamburg av or st, runs northwest 200 to Schaeffer st, x northeast 450 to Knickerbocker av, x southeast 200 to Van Voorhis st, x southwest 450, the lots and dwelling house only. Marion D. Wallrabe widow to David C. Lyall. Mort. \$6,000. 18,000

Vermont st, e s, 50 n Bay av, 20x106. Mary E. wife of Daniel Sullivan to Mary Heyser. 500  
 Vigilus st, n w s, 100 n e Evergreen av, 200x100. Thomas A. Watson to Phebe M. Coffin. Mort. \$4,500. 8,000  
 Vigilus st, No. 73, n w s, 160 n e Bushwick av, 20x100. Robert B. Muller to John J. Barnett. Mort. \$2,500. 5,200

Wallabout st, s e cor Lee av, 116.10x85x24.2x 81.2 to Lee av, x143.8, hs & ls. Release mort. Margaret T. Ludlow to Jacob Bossert. 12,500  
 Warwick st, e s, 106 s Glenmore av, 44x90x56.2 x90.10. Abraham L. Hopkins to George Schade. C. a. G. 900  
 Warwick st, e s, 200 n Eastern Parkway, 50x90. Abraham L. Hopkins to David Hopkins. C. a. G. 900

Washington st, w s, 350 s Union av, 50x100. Wainwright Hardie, New York, to George B. Hardie. B. & S. 300  
 West st, e s, 25 s Freeman st, 25x70, h & l. Isabella wife of and John Gillis to John Frazer. 5,250

Same property. Release mort. The Hilton Timber and Lumber Co., New York, to John Gillies and Isabella his wife. 1,397  
 William st, n s, 190 e Van Brunt st, 16.8x100, with use of alley across rear, h & l. Catherine wife of John Bailey, New York, to James B. Nies. 2,300

Wolcott st, s w s, 90 s e Van Brunt st, 25x121 to centre Red Hook lane, x—x131. Joseph C. Bromell to William H. and Thomas Bromell, joint tenants. All liens. nom  
 Woodhull st, n s, 60 w Hicks st, 20x100, h & l. Catherine wife of Denis M. Hurley to Paul A. Steeley. 6,700

1st st, n s, 70.1 e Hoyt st, 20x81.5x20x80, h & l. Bernd Mehrtends to Henry Vogel. Mort. \$2,500. 5,000  
 1st pl, n e s, 200 n w Court st, 25x133.5. William V. Studdiford to Frank M. Tichenor. Mort. \$21,800. 32,000

North 2d st, s s, 24.9 e of S. Richardson's land, 24.9x75. Foreclos. Clark D. Rhinehart to Elizabeth A. Livingston. Sub. to all liens. 1,725

2d st late Balchen pl, s s, 420 w Hoyt st, 20x90, h & l. Sarah B. wife of and Thomas Jordan to Lydia M. Jordan. nom  
 Same property. Lydia M. Jordan to Thomas Jordan. nom  
 3d st, n s, 420 w Bond st, 40x90. Evelina L. wife of John T. Pinney to David Elston. Mort. 6,000. exch

3d st, n w cor Hoyt st, 46.10x80x39.9x80.4, hs & ls. The Manhattan Silver Plate Co. to Henry L. Young, Poughkeepsie. 15,000  
 3d st, s w s, 100 n w 6th av, 18.4x95. Lewis Bookstaver, Syracuse, to Waldron B. Vanderpoel. 1/2 part. Sub. to mort. \$8,500, taxes, &c. 1,000

South 4th st, s s, 147.6 w Driggs (5th) st, 22x100. Contract. Henry F. Crosby to Julius Siemon. 7,000  
 5th st, s w s, 380.3 n w 7th av, 19.9x100, h & l. Daniel Lamm to James Grange. 9,750  
 5th st, n s, 299 w 7th av, 52.6x100. Herbert Southwick, New York, to Odile H. Southwick. Mort. \$7,600. nom

8th st, interior lot, 75 s of 8th st and 262.6 w 5th av, runs south 25 x west 12.6 x north 25 x east 12.6. Abbie C. wife of Thomas J. Morrow to Mary Black. 1887. nom

South 8th st, n s, 69 e Berry st, 23x1/2 block. Phillip H., William, Julian and Arthur Rockefeller and Imogene wife of Stephen A. Kent to Joseph Heiser. Mort. \$2,500. 5,000

8th st, n s, 178.2 w 8th av, 17x100, h & l. John A. Schilling to Edwin J. Stalker. Mort. \$4,000. 6,500

West 9th st, s s, 80 e Columbia st, 28x83. John Andrews, Jr., to John Byrnes. B. & S. 750

North 9th st, n e s, 100 n w Kent av, 200 to North 10th st, x325 to bulkhead.  
 North 9th st, s w s, 125 n w Kent av, runs northwest 353 to bulkhead, x southwest 200 to North 8th st. x southeast 328 x northeast 100 x southeast 25 x northeast 100; also,  
 North 9th st, centre line, at original high water line East River, runs northwest 327 to w s present bulkhead, x south 260 to centre North 8th st. x southeast 242x265, contains 74,770 sq. ft.; also,  
 North 9th st, centre line, at original high water line East River, runs west 842.4 to exterior pier line, x north 272.10 to centre North 10th st (if extended), x east 963.3 to original high water line, x south —, being 235,448 sq. ft.  
 Philadelphia & Reading Coal and Iron Co. to Theodore F. Jackson. 500,000

Same property, excepting last plot under water which is in this release described as follows: North 9th st, centre line, at w s of present bulkhead, runs west 515 to exterior pier line, x south 270.3 to centre North 8th st (if extended), x east 440.6 x north 260. Release,

&c. Pennsylvania Co. for Insurance on Lives and Granting Annuities, &c., to Theodore F. Jackson. nom  
 Same property, with following added: North 9th st, centre line, at original high water line East River, runs west 842.4 to exterior pier line, x north 272.10 to centre North 10th st (if extended), x east 963.3 x southwest —, contains 235,448 sq. ft. Release mort. Philadelphia & Reading R. Co. and Geo. de B. Keim trustee to Theodore F. Jackson. nom  
 9th st, s w s, 195.9 n w 5th av, 75x72.6, hs & ls. Edwin Packard to Edwin Packard trustee for Clara H. wife of C. L. Fincke. C. a. G. nom

10th st, s s, 209.6 w 9th av, 18.6x100, h & l. Thomas Brown to Seba M. Bogart. Mort. \$5,500. 8,800

10th st, n s, 285.10 w 9th av, 19.6x92.6. Release mort. Kate C. Henderson et al. exrs., &c., Isaac Henderson to Thomas Brown. 1,850

11th st, s s, 240 w 3d av, 20x100. Charles A. Syreen to John and Catherine A. Taafe. Mort. \$1,200. 2,600

South 11th st, n e cor Kent av, about 190x100x 205 to av, x 100. Charles Manning and Edward W. Merrill, of Charles Merrill & Sons to Manning Merrill. B. & S. nom

13th st, n s, 96 w 3d av, 20x100. Solomon Ladowski to Samuel Phillips. 1/2 part. Sub. to mort. \$2,000. 1,000

18th st, s w s, 100 s e 5th av, 25x100. Foreclos. John C. Kinkel to Herrman Schierloh. 1,450

18th st, s s, 266.8 w 6th av, 16.8x100.2. Release tax sales, &c. Benjamin Andrews to Henry C. Bull. 25

18th st, n s, bet 8th and 9th avs, being lot 13 block 136 assessm't map, 8th Ward. Same to same. 910

19th st, s w s, 175 n w 6th av, 25x100. John Andrews to John R. Greene. 1,200

23d st, n s, bet 5th and 6th avs, being lot 19 block 107 assessm't map, 8th Ward. John C. McGuire Registrar Arrears to City of Brooklyn. 235

East 27th st, w s, 478.3 n Emmons av, runs west 57.5 x northwest 145.3 x east 133.7 to East 27th st, x south 120.1, Sheephead Bay. James F. Gillen to Elizabeth T. Gillen his wife. nom

Bay 32d st, s e s, 100 n e Benson av, 100x96.8, New Utrecht. Jas. D. Lynch to Mary S. Tallmadge. 1,750

Bay 38th st, s e s, 160 n e Benson av, 60x96.8, New Utrecht. James D. Lynch to Anson Squires. 1,650

30th st, s s, 175 e 5th av, 50x100. Elizabeth Tompkins to Thomas McGrath. Taxes, &c. 400

41st st, s s, 100 e 1st av, 25x100.2. Peter Jost to Conrad Pfeleging. 1,450

42d st, n s, 126 e 1st av, 24x100.2, h & l. Eliza J. wife of Abner W. Pollard et al. heirs of Caroline A. Morse to Augustus Morse. Q. C. nom

46th st, n s, 180 w 5th av, 40x100.2. Edward T. Hunt exr., &c., Thos. Hunt to Charles Petterson. 330

49th st, n s, 140 e 6th av, 40x100.2. Fannie H. Guy to Flora V. McKenna. 800

52d st, s w s, 80 n w 3d av, 20x20.2. Release mort. Anna M. Bennett and ano., exrs., &c., Cornelius Bennett to Catharine and Daniel Driscoll. nom

55th st, s s, 85 w 4th av, 125x100.2. Henry Slingerland, Coeymans, Albany, to Herman Schierloh. 1,800

57th st, s s, 100 w 2d av, 20x100.2. Anton Oman to Fritz Oman. Mort. \$203. nom

75th st, n s, 310 w 15th av, 20x100, New Utrecht. James V. S. Woolley, New York, to Samuel E. Goodwin, New York. 175

92d st, n e s, 140 s e 2d av, 40x100, New Utrecht. Josephine wife of James E. Turnbull to Sackett M. Olin, Oneota, N. Y. 600

Adams av, n w s, extends from Enfield st to Grant av, 200x131. Foreclos. Clark D. Rhinehart to John M. and John M., Jr., Knox, joint tenants. 4,400

Arlington av, n e cor Essex st, 50x100. Abraham Jacobs to Abraham Addis. 1/2 part. Mort. 1/2 of \$3,800. 2,150

Atlantic av, No. 1776 1/2, s s, 265.4 w Utica av, 16.8x100. Herman Horwedel to Frederick Schumacher. Mort. \$1,000. 1,900

Atlantic av, east cor East New York av, 70.5x 57.1 to East New York av, x90.2. Mary E. wife of Robert H. Metcalf to Henrietta Nager. Mort. \$17,000. 19,000

Atlantic av, n s, 80 w Sackman st, runs north 89.7 x west 10 x north 68 x west 20 x south 68 x east 12 x south 89.7 to av, x east 18, h & l. Mary L. wife of Geo. W. Clark to Thomas Donohue. Mort. \$2,000. exch

Atlantic av, n s, at e s of E. A. Gillespie's land if line was extended, runs north 103.7 x east 75 x north 25 x east 75 to Hamilton av at point 101.4 north of Atlantic av x south to Atlantic av x west —  
 Railroad av, e s, 108.2 n Atlantic av, runs east 100 x north 25 x east 75 to Hamilton av, x north 25 x west 87.6 x north 50 x west 87.5 to R. R. av x south 100.  
 Hamilton av, w s, 276.4 n Atlantic av, 190x— x195x87.6.  
 Simon Nager to Henrietta wife of Simon Nager. nom

Bath av, s w cor Bay 19th st, 50x100, New Utrecht. Ellen Morrissey to Michael Moloughney. 6,000

Bedford av, s e cor De Kalb av, 36.3x100x 33.4x100.  
 Bedford av, s e cor Lafayette av, 40x60.  
 Bedford av, e s, 60 s Lafayette av, 40x100.  
 David Drissler to Anna Stuff. nom

Bedford av, s e cor De Kalb av, 36.3x100x33.4 x100.  
 Bedford av, s e cor Lafayette av, 40x60.  
 Bedford av, e s, 60 s Lafayette av, 40x100.  
 Anna Stuff to Marie wife of David Drissler. C. a. G. nom

Bedford av, e s, lot 15 map G. Nostrand property, 7th Ward, 25x100. Charles B. Hogg exr. Cath. Cooper to Julia A. Battelle. Mort. \$2,000. 3,500

Belmont av, n s, 80 w Montauk av, 20x90. James D. Lynch to Erik Petterson. 250

Belmont av, s s, 50 w Watkins st, 25x100, h & l. Charles E. Maguire to Adolph Pasternack, New York. Mort. \$400. 2,600

Belmont late Bay av, s s, 25 w Ocean av, 23.8 x100x23x100. Gilbert S. Thatford to John Power. Taxes, 1888. 300

Buffalo av, w s, 50 n Bergen st, 16.4x85. Sally A. wife of Thomas S. Denike to William Herod. Mort. \$1,750. 3,000

Buffalo av, w s, 50 n Bergen st, 16.4x85. William Herod to Anna M. Brown. Mort. \$1,750. exch

Buffalo av, s w cor Bergen st, 127.9x138.6 to centre of Hunterfly road, x177.5x241.11. Lawrence A. Whitehill to William Duryea. 7,500

Bushwick av, west cor Van Buren st, 22x82.5x 22x83. John M. Otto to John Wagner, Jr. consid omitted

Bushwick av Boulevard, w s, 75 n Meserole st, 25x100. Eva Timmes, Newtown, L. I., to Mary wife of George Berml. Q. C. nom

Bushwick av, north cor Bleeker st, 25x90.11x 25x90.3. Samuel M. and David E. Meeker to Jacob Murr. 3,500

Carlton av, w s, 395.7 s Fulton st, 22x100, h & l. Elizabeth B. wife of E. Lewis Moore, Framingham, Mass., to Mary E. Drummond. 5,500

Carlton av, No. 251. Party wall agreement. Timothy C. Cronin with Harriet C. Booth, nom

Carlton av, e s, 22 s Warren st, 22x80, h & l. Felix Marcile to Thomas G. Pringle. Mort. \$4,000, taxes, &c. 6,600

Carlton av, e s, 100 s Greene av, 40x100, hs & ls. Maria L. wife of Charles Muntrup to Joseph P. Durfey. Mort. \$3,000. exch

Central av, n e s, 75 s e Grove st, 25x100. Release mort. Mathias Hauser to Henry Vollweiler. nom

Clarkson av, s e cor Irving pl, 20x250; to Crooke st, x— to Irving pl, x—, h & ls, Flatbush. William M. Tebo to Ida L. wife of William M. Tebo. Mort. \$27,000. gift

Clinton av, w s, 281.10 s Park av, 40x100. Norton P. Otis, Yonkers, to Wm. Frank Hall, New York. C. a. G. nom

Cropsey av, s w s, adj other land of grantee, lots 1 to 30 inclusive map G. W. Henning's property, Bath Beach, 200.2x292.6 to Gravesend Bay, x200.2x288.11, with land under water, &c. Alfred F., Camilla J., Clarence H. and Frank G. Hennings and Edwina wife of William C. Brose devisees Geo. W. Hennings to J. Lott Nostrand. 25,000

Same property. Alfred F. Hennings and ano. exrs. Geo. W. Hennings to same. 25,000

Same property. Release dower. Marie S. wife of Frank G. Hennings to same. nom

Same property. 6 releases of mortgages. Margaret Corlett, Rudolph F. Rabe, Margaret Corlett, Henry W. Kellett, Gustave Meiners and Henry W. Kellett to same. nom

De Kalb av, n s, 600 e Throop av, 25x100, h & l. Michael A. Hoyne, Chicago, Ill., to Mary A. Lyon. Mort. \$8,000. 11,000

De Kalb av, n s, 575 e Throop av, 25x100, h & l. Same to Andrew J. Powell. Mort. \$8,000. 11,000

East New York av, s e s, 259.9 s w Williams av, runs south 55 x south 57 to Atlantic av, x northwest 88.5 x north 57.1 to East New York av, x northeast 67.5. Release mort. Paul Engels guard. of Chas. L. Engels et al. to Mary E. wife of Robert H. Metcalf. 7,000

East New York av, s e s, 259.9 s w Williams av, runs south 55 x south 57 to Atlantic av, x northwest 88.5 x north 57.1 to East New York av, x northeast 67.5. Mary E. wife of Robert H. Metcalf to John F. Delaney. 25,000

East New York av, s e cor Bristol st, 50x104.9 x19x50x100x133.1. Oliver F. Mitchell to Ardon M. Mitchell. Q. C. nom

Evergreen av, north cor Palmetto st, 25.3x 82.11x25x79.2. Henry Sahlfeld to John H. Precht. 10,750

Flushing av, s s, 436.2 e Delmonico pl, 25x100. Release judgment. Nathan and Charles May to Charles Ingold. nom

Franklin av, e s, 88.6 n Butler st, 18.6x75, h & l. Edward Driscoll to Carl F. Anderson. Mort. \$4,000. 5,400

Fulton av, n w cor Hendrix st, 100x100. Mary A. Miller to John Von Glahn. 5,500

Same property. John Von Glahn to Joseph A. Cross. Mort. \$4,250. exch

Gates av, s s, 62.6 e Lewis av, 18.9x80. William H. Biers to Clarence B. Smith. Mort. \$5,000. exch

Gates av, s s, 100 w Patchen av, 20x100. Henry Theiss individ. and trustee to George Theiss. Mort. \$3,100. nom

Gates av, n w s, 100 n e Bushwick av, 20x100, h & l. William Wolf and Adam Henrich to Patrick Ryan. 6,650

Glenmore av, s e cor Wyona st, 25x100. Foreclos. Clark D. Rhinehart to Jane L. Smith. 1,025

Glenmore av, s s, 75 w Georgia av, 25x100. Katharina Hahn widow and sole heir John Hahn to Charles Frey. 700

Glenmore av, n s, 75 e Miller av, 25x100. Charlotte D. Hough extr. Charlotte D. Hammond to Michael J. Byrnes. 1,500











Toulmin, Hector to Susan E. Hoyt et al. exrs. J. B. Hoyt. Monroe st, n s, 125.6 e Nostrand av, 74x100. June 24, 3 months. 3,750

The South Brooklyn Dock and Warehouse Co., to The Holland Trust Co. 26th st, n e s, 150 n w 3d av, runs northwest to exterior pier line, x east to s w s 25th st, if continued, x southeast to point 150 n w 3d av, x southwest 200 to 26th st, with land under water, pier and wharfage rights and franchises and privileges. May 1, 1889, 10 years. gold, bonds, 300,000

Vollweir, Henry to Anna M. Budelmann. Central av, n e s, 75 s e Grove st, 25x100. June 19, 3 years, 5%. 4,000

Vanderpoel, Waldron B. to Louis Bookstaver. 3d st, s w s, 100 n w 6th av, 18.4x95. June 18, 1 year, 5%. 600

Van Tuyl, Jr., Andrew P. and Regina Tolck to James H. Mullarky trustees James Sullivan. 7th av, e s, 20 s 8th st. P. M. June 22, 5 years, 5%. 13,000

Same to The Church Charity Foundation, L. I. 7th av, e s, 45 s 8th st. P. M. June 22, due June 24, 1894, 5%. 12,000

Valentine, Clarence K. to Patrick McCulpha. Dupont st. P. M. June 22, 3 years, 5%. 1,500

Wright, Gertrude R. wife of Edgar E. to Adeline W. Hislop, Palmyra, N. Y. Pacific st n s, 208.2 w patent line, 2 lots. 2 P. M. morts., each \$1,250. June 1, due July 1, 1892. 2,500

Same to Anna M. Mentges. Pacific st, n s, 183.2 w patent line, 2 lots. 2 morts., each \$1,250. June 1, 3 years. 2,500

Walters, Samuel R. to John Leech, Jamaica, L. I. Van Buren st, s s, 360.10 e Lewis av, 17.10x100. June 21, due Nov. 1, 1892, 5%. 3,600

Walters, Samuel R. to Catharine E. Raynor and Hannah A. Van Siclen. Van Buren st, s s, 343 e Lewis av, 17.10x100. June 21, due Nov. 1, 1892, 5%. 3,600

Same to George Carpenter. Van Buren st, s s, 325 e Lewis av, 18x100. June 21, due Nov. 1, 1892, 5%. 3,600

Walters, Samuel R. to William J. Sayres. Van Buren st, s s, 378.8 e Lewis av, 4 lots, each 17.10x100. 4 morts., each \$3,600. June 21, due Nov. 1, 1892, 5%. 14,400

Wischerth, John, Frank and Andrew to The Kings Co. Savings Bank. Hamburg av, s e cor Stockholm st, 25x100. June 22, 1 year, 5%. 4,000

Same to same. Hamburg av, s w s, 25 s e Stockholm st, 25x100. June 22, 1 yr, 5%. 3,500

Same to same. Hamburg av, s w s, 50 s e Stockholm st, 25x100. June 22, 1 yr, 5%. 3,300

Same to same. Hamburg av, s w s, 75 s e Stockholm st, 25x100. June 22, 1 yr, 5%. 3,200

Wagner, Jr., Joseph to John M. Otto. Bushwick av, cor Van Buren st. P. M. June 19, 3 years, 5%. 3,500

Watkins, Eugene C. to Clarence Ewen. Fulton st, n s, 108 e Saratoga av, 19.5x82.3x19.11x 77.11. June 1, 5 years. 6,000

Watjen, A. S. Catharine widow and devisee Henry Watjen with consent Henry Steinkamp to The Williamsburgh Savings Bank. Hartst, s s, 118 e Lewis av, 18.6x100. June 20, 1 year, 5%. 2,500

Weed, Hamilton A. to Elizabeth B. Brush. Putnam av, n s, 483.4 e Bedford av, 16.8x190. June 19, due July 1, 1894, 5%. 3,000

Same to George Ashbury. Putnam av, n s, 466.8 e Bedford av, 16.8x100. June 19, due June 1, 1894, 5%. 3,000

Welsh, John J. to The Metropolitan Life Ins. Co. 5th st, n s, 456 w 7th av, 17x100. June 21, due April 1, 1892. 4,000

Wimmarth, Emma B. wife of and Lemuel E. to Andrew B. Kindberg. Adelphi st, w s, 135 s Lafayette av, 22x100. June 5, 3 years, 5%. 2,500

Wilson, Eugene to Dravton Burrill exr. Anna Morris. Herkimer st, n s, 60 w Rockaway av, 20x80. June 20, due July 1, 1890. 5,000

Same to same. Herkimer st, n s, 20 w Rockaway av, 20x80. June 20, due July 1, 1890. 5,000

Same to Drayton Burrill and ano. trustees for Sophia M. Burrill. Herkimer st, n s, 80 w Rockaway av, 20x80. June 20, due July 1, 1890. 5,000

Same to Mary M. Burrill, Pelham, N. Y. Herkimer st, n s, 40 w Rockaway av, 20x80. June 20, due July 1, 1890. 5,000

Witte, Jennie M. wife of Theodore to John L. Voorhies, commr. invest. Gravesend. 56th st, s w s, 160 s e 2d av, 20x100.2. June 20, 5 years, 5%. 1,600

Wolff, Joseph to German Savings Bank of Brooklyn. Adams st, s s, 150 e Washington st, 50x100; Bushwick av, n w cor Jefferson st, 51x88 x—x86.6. June 20, 1 year, 5%. 5,000

Woodford, Stewart L. to Rebecca and Edward R. Ladew trustee Rebecca Ladew. Lincoln pl. Nos. 183 and 185. P. M. June 20, 3 years, 4 1/2%. Secures bond of mortgagor and David A. Boody. 20,000

Zaengle, Robert to Theresia Schaefer. Hopkins st, n s, 425 e Marcy av, 25x100. June 19, due July 1, 1894, 5%. 3,000

Zimmerman, Emil J. to Samuel E. Goodwin. South Elliott pl. P. M. June 20, 2 years, 5%. 4,000

Same to Julia Aikman. nom

Same to Caroline Aikman. nom

Appleton, Daniel F. to Francis M. Jencks. 14 assigns. nom

Baremore, Mary R. to Henry Randel trustee Mary R. Baremore. \$1,000

Baum, Fanny to Solomon Gerber. 5,000

Benedict, Sarah S. et al. trustee for H. B. Cromwell to Sarah S. Benedict et al. trustee H. B. Cromwell. nom

Bloodgood, William to Mary M. Sullivan and Alfred Jaretzki. 2,500

Bernheim, Isaac to Leopold Weil. 2,081

Blodgett, Mary E. et al. exrs John H. Sherwood to Nancy L. Sherwood and Mary E. Blodgett. nom

Bunn, Charles H. to Julia A. Bunn, both of Shrewsbury, N. J. 9,000

Crane, Sarah H. and Zilla K. Napier, Newark, N. J., to Henry W. Lee. 2,010

Carlew, James to James Morrow. 4,500

Clark, Farley and ano. trustees for Virginia Clark to Elizabeth B. Lienau. 10,000

Cammann, Isabella M. to Henry W. T. Mali and ano. trustees Isabella M. Cammann. nom

Camp, Hugh N. to The Mutual Life Ins. Co. of New York. 1,216

Same to same. 6,495

Cooper, Charles W. and ano. exrs. A. C. Cooper to Morris S. Thompson. 123,708

Croker, Richard, as Chamberlain of New York, to Susan L. Smith exr. H. W. Smith. 8,000

Carrigan, Alice M., Rochester, N. Y., to The Female Academy of the Sacred Heart. 10,570

Ehrich, Julius S. to Jonas Bunzel. 5,000

Faulkner, Frank G. and Emma and Sarah E. Stoutenburgh to William H. Higbee. 12,150

Faulkner, Edward H. and ano. exrs. John Faulkner to Frank G. and Emma Faulkner and Sarah E. Stoutenburgh. nom

Faulkner, Emma, Glen Head, L. I., to Henry A. Stoutenburgh. 5,000

Fay, Michael and William Stacom to Charles Rensch, New Orleans, La. 6,000

Franck, Johanna to John H. Sturk. 1,500

Fox, Joseph to Charles Rosenbaum. 1,400

Same to Elias Jacobs. 1,400

German-American Real Estate Title Guarantee Co. to Joanna Levy et al. trustees Theodore Levy. 7,500

Healy, Berintha and Emma A. West to Sarah R. Hay. 3,000

Hutchinson, Horace F. exr. Simon Schwartz to Otto Hoeffel. 3,000

Hendricks, Joshua et al. exrs. Selina Hendricks to Blanche Hendricks. 8,170

Same as trustee Selina Hendricks to Joshua Hendricks et al. exrs. Selina Hendricks. 8,000

Hannah, John G. guard. Mary S. Lunt to said Mary S. Lunt. nom

Hallaran, Samuel F. to Edward F. Brown-ing. 20,000

Hess, Alexander to William Bubler, Jr. 5,000

Ingersoll, Horace to Jacob D. Butler. 8,000

Jaretzki, Alfred and George H. Sullivan to Mary M. Sullivan. 1,800

Jones, Louisa wife of Louis M., Hoboken, to Charlotte L. wife of Moses P. Prout, Brooklyn. 16,000

Keogh, Christopher B. to Floyd T. McConnell. 500

Kip, Isaac L. and ano. exrs. William V. Brady to Charles H. and John F. Scott. 10,000

Levi, Joseph C. trustee to Samuel Untermyer. 7,500

Lee, Henry W. to Frederick Middendorf, Brooklyn. 2,010

Lord, George de Forest to Susan A. wife of John H. House. nom

Ludington, Charles H. to Francis M. Jencks. 33,000

Lyon, Katherine C. et al. exrs. S. E. Lyon to William B. Cooper, Jr., and ano. trustee Alice B. Cooper. nom

Lienau, Elizabeth B. to Drayton Burrill exr. Anna Morris. 10,000

Mali, Henry W. T. individ. and guard. Isabella M. and H. L. Cammann to Isabella M. and Henry L. Cammann. nom

Same individ. and as guard. Isabella M. Cammann to Isabella M. Cammann. nom

Myers, Eva to Lewis Myers. 15,000

Morris, Lewis H. to Ignatz Hoff. 8,161

Mack, James to John M. Stewart. 16,500

Meyer, Siegmund T. to James and Jesse Seligman. 2 assigns. nom

Marks, Constance to Florence G. Joseph. 3,700

Same to same. 2,000

Morrow, James to Frederick W. Jockel. 4,300

New York Life Ins. and Trust Co. trustee for Frank D. Heyward to Henry G. de Forest, Oyster Bay, L. I. 7,866

O'Rorke, Margaret A. to Hugh O'Rorke. 4,500

Ogden, David B. trustee Effie K. Haight to David B. Ogden and ano. trustee for Effie K. Haight. nom

Ogden, Aaron exr. Louis Brosi to Mary M. Hopkinson. 12,660

Philips, William H. admr. Susan D. Philips to William H. Philips. nom

Pooler, Louis J., mortgagor. with William W. Johnson and ano. exrs. A. J. Johnson. Extension of mort. June 17. nom

Roll, George to John Betzer. 4,000

Rilliet, George K. and Zelia Daly, Brooklyn, to The Nursery and Children's Hospital, N. Y. 10,000

Ryon, Augustus M., Brooklyn, and George Hertzels exrs. Mary A. Ryon to John R. Ryon. 10,000

Rosenkraus, Charles W. to Eliza A. Rosenkraus. nom

Read, Oscar and ano. exrs. Emma Dean to Robert Boyd and ano. exrs. James B. Warden. 4,026

Schulz, Emilie wife of Theodore H. to James A. Trowbridge. 7,109

Sullivan, John to Jacobina Peters and Annie Gough. 1,500

Schneider, Otto, Francis M. Jaeger and Martin Schrenkeisen to Pauline K. Schneider. 10,000

Seeber, Margareth, Middletown, N. Y., to Louis Kreuder. 7,500

Shaw, John C., Finderne, N. J., to James H. and William H. Heroy. nom

Stryker, Mary R., Newtown, L. I., to Frank R. Lawrence. 1,655

Scott, Charles H. and John F. trustee to Louisa Dash. 5,000

Sands, B. Aymar trustee Fanny Jaques to M. Adele and Andrew W. Smith trustee Samuel Smith. 12,043

Settle, William trustee Nathan Starr to Mary E. Birch. 9,500

The Home Life Ins. Co., Brooklyn, to Ferdinand R. Minrath. 20,000

Thompson, Smith, Hudson, N. Y., trustee Maritta B. Mummy to Matthias V. D. Crusser, Brooklyn. 5,184

Tallman, Jacob B. to Arthur L. Meyer. 5,000

Thompson, Morris S. to Charles W. Cooper, Brooklyn. 54,866

Same to Eliza Lockwood, Brooklyn. 68,842

Title Guarantee and Trust Co. to The Peekskill Savings Bank. 2 assigns. 14,000

Same to same. 12,000

Same to same. 40,227

Van Tine, Collin to Amelia A. Scranton. 8,000

Winans, Annie C. to William Winans. nom

Wise, Nathan to Robert Froese. 3,000

KINGS COUNTY.

JUNE 20 TO 26—INCLUSIVE.

Aldrich, Spencer to Eugene G. Blackford. \$3,000

Allee, William H. exr. Zalmon Bonnet to Rector, &c., St. Johns Church, New Rochelle. 2 assessm'ts. nom

Beaudet, Homer J. to Joseph M. De Veau. nom

Betts, George D. to Henry E. Bowns. 3,378

Brooklyn Trust Co. to Cornelia M. Burley. 2,926

Bowers, Elizabeth H. to Amanda M. Jarman extr. Zadok H. Jarman. 9,225

Buggey, Alvina to James Martin. 1,000

Bushnell, Ezra D. to Adelaide E. Bushnell. 8,000

Calkins, Daniel O. and Lyman exrs. L. Edwards to Lewis E. Sparrow. nom

Cooper, Alice B. to Mary P. B. Mitchell. 2,000

Cooper, Charles W. and ano. exrs. Alfred C. Cooper to Morris S. Thompson. 14,056

Daly, Maurice to Casimer Hartmann exr. Frank Ficie. 1,000

Doolittle, Oscar H. to Richard Hassard. 525

Driscoll, Edward to John Andrews, Jr. 1,200

Fisher, John to Charles H. Meyer. 1,750

Flaherty, Marie K. to Sarah M. Shotts, Yonkers, N. Y. 1,650

Godfrey, Phebe A. to Robert Wallace. 1,150

Green, Theodore E. and ano. exrs. Samuel Delaplaine to Corinne Bulkeley. 3,600

Green, Theodore E. and ano. exrs. Samuel Delaplaine to Phila A. Gray. 300

Same to same. 700

Same to same. 1,100

Same to same. 1,200

Same to same. 300

Same to Catharine J. Mooney. 1,600

Same to same. 500

Same to same. 400

Same to same. 1,000

Same to same. 500

Same to same. 1,400

Same to same. 1,300

Same to same. 650

Hawkins, Elias H. to Spencer Aldrich. 14,500

Henderson, Mary J. to Margaret Patterson. 600

Hendrickson, William to Smith E. Henderson. 1,200

Same to same. 600

Same to William Green. 1,000

Hennings, Alfred F. and ano. exrs. G. W. Hennings to Alfred F., Camilla J., Clarence H., Frank G. and Edwin W. Hennings. 13,000

Hickcox, Maria to Anna Hickcox. 2,000

Hurlbutt, Annie E. and Ella I. to Mary E. Brush. 980

Jackson, Theodore F. to Theodore F. Jackson et al. exrs, Loftis Wood. 17,500

Keogh, Edward to The Plymouth Memorial Fund Soc. 6,000

Lloyd, Mary wife of James to Louisa Schmidt. 950

Moses, Morris to Isaac Greenwald. nom

Phillips, Frederick W. exr. A. H. Phillips to The Brooklyn Trust Co., exr., &c. nom

Powell, Sarah H. to Edward Hopper, Philadelphia, Pa. 5,000

Pollard, Eliza J. wife of and Abner W., and Harrison A., Julius T., Joseph H., and Eldridge W. and Carrie F. Morse heirs Caroline A. Morse to Augustus Morse. nom

Protor, Albert W. S. guard. William J., Eveline F., Herbert and Arthur Magrath to Lawrence A. Whitehill. nom

Reilly, Patrick to The Communipaw Coal Co. nom

Schmitt, Mary to Caroline Hoffmann. 5,000

Stuart, Thomas M. to John S. Darcy, Mountain View, N. J. nom

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY

JUNE 21 TO 27—INCLUSIVE.

Aikman, Walter M. exr. Robert Aikman to Robert Aikman, Madison, N. J. nom



Table with 2 columns: Debtor Name and Amount. Includes entries like Thompson, Morris S. to Charles W. Cooper. 14,056

Table with 2 columns: Debtor Name and Amount. Includes entries like Dorf, Joseph—Harris Beaver. 1,362 58

Table with 2 columns: Debtor Name and Amount. Includes entries like Jones, Franklyn E } C E Nellman. 128 22

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 with 2 columns: Debtor Name and Amount. Includes entries like Adams, George W—Elsha G Selchow. \$165 18

Table with 2 columns: Debtor Name and Amount. Includes entries like Edin, Edward—C M Marsh. (D) 1,758 43

Table with 2 columns: Debtor Name and Amount. Includes entries like Jones, Samuel } C E Nellman. 128 22

Table listing names and amounts, including Perkins, George W—Fritz Hoeninghaus, Parraga, Fernando—J J Lawrance, Prichard, Charles A—W B Thompson, etc.

Table listing names and amounts, including The Met Elevated Railway Co, The Manhattan Railway Co, The Canfield Publishing Co—O A Kingsbury, etc.

Table listing names and amounts, including Lowrie, William and William, Jr—J D Cochran, Le Francois, Victor F—Robt McIntosh, Mersereau, Jr, John W—A E De Baun, etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Allen, Uriah—R Sharp, Andresen, John C—M Feigel, Autenreith, Gustave—Edward Kane, etc.

SATISFIED JUDGMENTS.

NEW YORK.

Table listing names and amounts under Satisfied Judgments, including Adler, Bella, by guard ad litem—Albert Bloch, Angle, Isabella—Ernest Henriot, etc.

Table listing property owners and amounts for various locations including Kleinke, Ernest; Knieb, Jacob; and McCaughan, James.

\*Vacated by order of Court. †Suspended on Appeal. ‡Released. §Reversed. ¶Satisfied by Execution. \*\*Discharged by going through bankruptcy.

KINGS COUNTY.

June 21 to 27—inclusive.

Table listing property owners and amounts for Kings County, including American Central Ins Co, Greer, Peter, and Wheeler, George S.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including One Hundred and Thirty-fifth st, n s, 110 w 5th av, and Alexander av, w s, extd, from 132d st.

Table listing property owners and amounts for various locations including Baxter st, Nos. 126 and 128, w s, abt 50 s Hester st, and Second av, n e cor 93d st.

EDITOR RECORD AND GUIDE:

In regard to lien filed against us on June 21st by Messrs. Gouldsbury & Son, would say it is an imposition, as they failed to complete their contract.

KINGS COUNTY.

Table listing property owners and amounts for Kings County, including Nostrand av, w s, 20 s Prospect pl, and Blake av, s w cor Elton st.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including Simpson st, w s, 75.8 n Lyon or Home st, and Sixty-seventh st, s s, 100 w 10th av.

Table listing property owners and amounts for various locations including Madison av, s e cor 116th st, and James slip, No. 6, n s.

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

KINGS COUNTY.

Table listing property owners and amounts for Kings County, including De Kalb av, n s, 125 e Stuyvesant av, and Same property, De Witt C. Sage agt William J. Connolly.

BUILDINGS PROJECTED.

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

Copies of the laws relating to the construction of buildings in this city can be obtained at the office of THE RECORD AND GUIDE in pamphlet form. Price, 25 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Essex st, No. 9, six-story brick workshop, 20x













Table listing names and addresses, including Avellaneda, Bethel, Bullard, Brown, Carter, Cohen, Cohes, Crowe, Cabbie, Darnley, Dingee, Dobson, Davis, Elliott, Finnerty, Frazy, Graham, Koch, Lamb, Le Count, Lethbridge, Morse, McEhmerney, Morrison, Maguire, Marvin, Nulty, Page, Pease, Paterson, Renny, Reeves, Rush, Raymond, Schoenaker, Siegman, Smith, Vaccas, Whitlock.

MISCELLANEOUS.

Table listing names and addresses under the MISCELLANEOUS section, including Ash, Baumann, Bates, Cordes, Curtis, Cincotta, Egerton, Foran, Frankel, Glaser, Grieco, Hardy, Hechler, Hopkins, Heath, Hilker, Hamp, Janssen, Krauss, Keyes, Kreitzer, Lambert, Malone, McArdle, Moore, Morgan, McCloskey, Merck, Mott, Mulvehan, Mann, McGuire, Newman, Robinson, Rocco, Riley, Robinson, Reichert, Reilly, Royce, Scheff, Spencer, Schoen, Wehde, Wilson.

BILLS OF SALE.

Table listing bills of sale with names and amounts, including Ahlers, Barclay, Cohen, Crockery, Douglass, Grenner, Hilker, Hood, Hardy, Maschmedt, Meinerz, Sneed.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Harrison, J F to N T Devlin.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County with names and amounts, including American Water and Gas Pipe Co, Atwater, Baldwin, Bataille, Baxter, Beach, Benson, Berman, Butler, Canniff, Castle, Coe, Corde, Condit, Corse, Duren, Dennis, Edwards, Fayerweather, Ford, Furman, Gerst, Glennie, Griffith, Griffith, Halsey, Halsey, Hay, Hayes, Heath, Hitchcock, Hobbs, Hooker, Jackson, Jaques, Johnson, Kissel, Leggett, Lehmann, Leonard, Levin, Lindsley, Lindsley, Lister, Lombard, Lyon, Matthews, Meeker, Mitchell, Moore, Moore, Moran, Morton, Munn, Palmer, Pierson, Porter, Riker, Robinson, Rutan, Sayre, Schlegel, Schoch, Shanley, Sigler, Smith, Smith, Stager, Stager, Stickler, Taylor, Teed, The Rector, The State of N J, Tichenor, Ure, Van Deventer, Van Geison, Voigt, Ward.

Table listing names and amounts, including Whiting, Wilde, Wilson, Younger.

MORTGAGES.

Table listing mortgages with names and amounts, including Barton, Benson, Benson, Bray, Brooks, Brower, Burns, Cadmus, Carroll, Clark, Cook, Corless, Cross, Cullen, Dewitt, Dickson, Dorschug, Dougherty, Dowden, Eckert, Ellor, Ehrichs, Ehrlich, Emerson, Garrigues, Gilbert, Gill, Gray, Green, Griffith, Harrison, Hartmann, Same, Same, Hassinger, Hanser, Hedden, Huether, Kern, King, Klein, Lang, Lushear, Lynch, Maynard, McDowell, McDuff, Moran, Morris, Morse, Neder, Nelson, O'Brien, O'Neil, Osborn, Pfeil, Phillips, Place, Rose, Rudolph, Rummell, Schaen, Same, Same, Schill, Sedgwick, Seidler, Shannon, Shugard, Simmonds, Singer, Smith, Smith, Storch, Storch, Tillard, Toney, Uhlman, Valentino, Same, Vossmeier, Warner, Watkins, White, Wilderman, Williamson, Wood, Same, Same, Same.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names and amounts, including Brown, Buchanan, Durst, Fallon, Guthmann, Keller, Orgelman, Robinson, Roehri, Schmidt, Schupe, Snyder, Van Ness, Von Pussinger, Jones, Weigel, Moffat.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and amounts for Hudson County conveyances, including Adams, Samuel-T C Brown, Bayonne, nom; Bacet, R B-Beta Leymann, J City, \$1,041; Bliss, Hattie A-R J Crocker, J City, 250; Blodgett, Kate A B, by exr-G D Mackey, Kearney, 800; Bodevin, Henry-Sarah B Kelso, J City, 4,850; Bodine, Mary B-Adelheid Seger, J City, 3,200; Bostwick, Frances M-W L Maloy, J City, 600; Brown, T C-S Adams, Bayonne, nom; Burne, W C-Flora A Hawkes, J City, nom; Butler, Susanna E-M Joyce, Bayonne, 125; Same-T Welsh, Bayonne, 125; Same-Elizabeth Robinson, Bayonne, 100; Clark, William-Mary J Beach, J City, 1,800; Cook, Adeline-Frances M Bostwick, J City, 675; Dakin, C P, by exr-A B Campbell, J City, 380; Same-M A Bachelul, J City, 700; Same-A Theurer, J City, 445; Same-Henri Prunaret, J City, 350; Same-C Theurer, J City, 305; Same-G Steimann, J City, 605; Same-H Helmick, J City, 1,570; Same-J Randall, J City, 735; Dezarinaud, Susie-J Oxley, J City, 3,000; Earle, F H-C T Harvey, J City, 29,400; Edwards, E I-J J Voorhees, J City, 1,150; Same-W H Sandford, J City, 575; Emmons, John-A Wetterer, Union, 950; Farrant, Maria L-J H Farrant guard, Bayonne, 3,000; Fenton, Lucy A-W Trodden, Bayonne, 400; Freimuth, Margarethe-T McNally, Hoboken, 1,700; German, Anton-J Baer, North Bergen, 2,100; Gillean, Ella W-P Brennan, Union, 550; Gleeson, T E-Elizabeth Sheedy, J City, 425; Hallinan, Catharine-Mary L Clark, Union, nom; Harney, William-W W Hatfield, J City, 3,200; Harrington, T F-Catharine O'Hara, J City, nom; Heil, Margaret-J Ruch, Guttenberg, 500; Hoboken Land and Improvement Co-C A Hexamer, Hoboken, nom; Same-Elizabeth L N Tierney, Hoboken, 9,000; Same-M Tierney, Hoboken, 3,300; Howell, G P-J Weixel, J City, 1,750; Hubbert, J A-Minnie Abbring, J City, 3,150; Illingworth, Benjamin-F H Earle, J City, 20,000; Johnston, Caroline W-E Sargent, Kearney, 462; Karlstrom, Magnus-J F Midland, Kearney, 2,550; Lienau, Michael-E Hoos, J City, 300; Lienau, Pauline-same, J City, nom; Lienau, Louis, by exr-same, J City, 800; Lindsay, John-W G Bumsted, J City, 3,200; Livingston, J W-J J Hogan, West Hoboken, 550; Madsen, Peter-C Fleck, Hoboken, 6,800; Miller, Thomas, Jr-S H Besson, Hoboken, 300; Murphy, Rose-J E Russ, West Hoboken, 1,200; Mutual Benefit Life Ins Co-H D Weston, J City, 2,250; Same-same, J City, 2,250; Nichols, E H-A L Brown, J City, 300; Same-Elizabeth Alton, J City, 250; Same-Rosina Pia, J City, 350; Nichols, E H-P O'Keefe, J City, 100; Oberteiffer, R M-Caroline F Okie, Bayonne, 1,800; O'Hara, J V-T F Harrington, J City, nom; Okie, Caroline F-Mary A Gilbertson, Bayonne, 2,000; Reubell, J J-G Focht, Hoboken, 1,700; Riker, Richard et al, by master-Mary Baier, Harrison, 450; Ritzer, J W-J Fachiener, Union, 1,775; Russ, Edward-W E Gerdtf, West Hoboken, 1,200; Saalfrank, John-Catharine Schmuker, J City, 300; Scanlan, John to Louisa Kloeber, J City, 2,475; Schmuker, F W-J Saalfrank, J City, 300; Schuyler, J R, by exrs-W Herbert, Bayonne, 125; Schuyler, Sarah E-J Lynch, Bayonne, 120; Same-C Trivomey, Bayonne, 125; Same-D Sheehan, Bayonne, 125; Sheppard, William-H W Farrant, Bayonne, 525; Sip, Sarah E-Billingworth, J City, 500; Skinner, J A-P Babcock, Kearney, 100; Smith, C R-Buffalo Chemical Works, Bayonne, nom; Same-Bayonne Chemical Works, Bayonne, nom; Smith, Jno-F J Ehrhardt, J City, 20,000; Smith, Phillip-P N Baldwin, J City, 200; Same-Eliza Murphy, J City, 200; Songuere, A L-J Jetter, Guttenberg, 1,706; Spier, T H-Hannah B Cooke, J City, 570; Thomas, Emma E-J Chapman, J City, 200; Toffey, J J, by sheriff-J J Toffey, J City, 5,420; Tompkins, Gettianna to Anna L Vreeland, J City, nom; Tompkins, Jennie A-G Tompkins, J City, nom; Van Count, J P-A Falls, J City, 290; Van Glahn, H H-R Williamson, North Bergen, 490; Van Horn, Garret-A Creed, J City, 550; Same-P C Kuerderly, J City, 600; Vreeland, Michael, by exrs-Jennie A Tompkins, J City, 300; Waters, Benjamin-H Hill, J City, 1,300; Watt, Mary J-Ellen J Bosdern, J City, nom; Weil, S M-B Randall, J City, 1,600; Welzter, Albert, by exr-same, J City, nom; Welzter, Anna-same, J City, nom; Wetzler, Washington, et al-C Weber, J City, 2,000; Whelan, J W-A Ziegeler, J City, 1,235; Willis, T B-Catharine Hallinan, Union, nom and exch; Woolon, John-J Gillen, J City, 300; MORTGAGES. Bagley, Mary-P Caynor, Hoboken, 3 years, 300; Begiebing, Emil F-Hudson Co Cald B & L Assoc, Union, installs, 5,420; Bodine, Mary B-Fairmount M B & L Assoc, installs, 1,000; Buchman, Chas-A Kremer, Union, 1 year, 175; Buffalo Chemical Works-Atlantic Trust Co, Bayonne, 10 years, 250,000; Chapman, James-O P Vreeland, 3 years, 1,500; Close, Teresa M F-D H Glase, 5 years, 1,741; Conroy, Peter-Bradley & Currier Co (Lim), Hoboken, 1 year, 1,000; Cook, Lydia A-L F Betcher, installs, 300; Crocker, R J-Madison B & L Assoc, installs, 800; Crud, Albert-W P Kirby, 2 years, 500; Deutschmaner, William-J C Crevier, 1 year, 300; Dubnar, J W-Georgianna Theurer, 3 years, 1,200; Durand, Andrew-L Kerakela et al, Hoboken, 2 years, 500; Earle, F H-B Illingworth, 3 years, 16,000; Egan, Bridget-W G Bumsted, 3 years, 11,000; Ehrhardt, F J-J Smith, 2 years, 1,500; Flynn, Patrick-J E Andrews, installs, 4,000; Fuchs, Gustav-L Emmerick, Guttenberg, 3 years, 1,100; Gillen, John-Bergen Land and Impt Co, 13 yrs, 2,350; Hanlon, Peter-J M Brill, 1 year, 500; Harvey, C T-F H Earle, 2 years, 15,000; Hexamer, C A-J C Ins Co, Hoboken, 5 years, 1,500; Hill, Henry-J City B & L Assoc, installs, 1,000; Same-B Waters, installs, 800; Kelso, Sarah B-A Mandeville, 3 years, 2,000;

Table listing names and amounts for Hudson County mortgages, including Kuerderly, Chas-Rebecca C D Burger, 3 years, 2,000; Malloy, W L-Bergen Land and Impt Co, 13 yrs, 2,820; McCluskey, James-Mary J Hay, Kearney, 1 yr, 1,000; McGee, William-E M Shanley, 3 years, 1,500; Oxley, John-Susie Dezarinaud, 3 years, 2,500; Quinn, Virginia J-Mutual Life Ins Co, Bayonne, 1 year, 4,000; Sabatin, Peter-F Charlin, West Hoboken, 2 yrs, 1,800; Schaefer, C A-Julia Van Vorst, 5 years, 12,000; Schlemm, Richard-E W Wolf, 3 years, 3,500; Schubnell, Wilhelma-Town of Union B & L Assoc, Union, installs, 5,000; Seger, Adelheid-Mary B Bodine, 1 year, 300; Seniza, Anna K-German Liederkrantz Society, Hoboken, 1 year, 5,000; Sheedy, Elizabeth-Catharine E Hahn, Harrison, 250; Stone, Robert-W H Cummings, 400; Terhune, J H-Howard Savings Inst, Kearney, 1 year, 1,800; Thorp, Ezekiel-Exrs J N Scott, 3 years, 643; Tietje, Emil-Hoboken Land and Improvement Co, Hoboken, 4 years, 4,000; Toffey, J J-J H Lippincott, 1 year, 3,000; Van Sant, J H-Howard Savings Inst, Kearney, 1 year, 1,800; Weber, Christian-T Hannil, 1 year, 500; Weir, Alexander-Helen Wallace, West Hoboken, 3 years, 1,500; Weston, H D-Mutual Benefit Life Ins Co, 3 morts, each \$1,750, 1 year, 5,250;

CHATTEL MORTGAGES.

Table listing names and amounts for Hudson County chattel mortgages, including Bals, S C-Maria Bals, grocery store, 400; Bischoff, Wilhelmina, Hoboken-Rubsam & Hornmann Brewing Co, saloon fixtures, 750; Bohn, Louis, West Hoboken-J H Meierderich, saloon fixtures, 500; Boylan, M J-Nuffer & Lippe, undertaking wagon, 461; Carpenter, E T-G H Young, furniture, 350; Condon, John, Hoboken-The Knickerbocker Brewing Co, saloon fixtures, 150; Dubois, Rynear, Weehawken-A Burley, shad fishery business, 200; Frances, Chas and Jane-The Fidelity Indorsing and Guaranty Co, furniture, 260; Gallivan, Catharine, Harrison-A H Van Horne, furniture, 84; Keane, Norah-Seaman Brothers & Doremus, grocery store, 95; Kenny, John-J Mullins & Co, furniture, 183; Klotz, Charles, West Hoboken-G Schallenmueller, horse, wagon, harness, grocery store, 245; McAlister, Henry-W H Ewald et al, printing business, 200; Neil, Margaret, Harrison-A H Van Horne, furniture, 47; O'Neill, Kate-W J Rouget, furniture, 400; Perna, Pasquale-V Raimo, barber shop, 200; Redmond, Patrick-F Schmears, spring wagon, 40; Ruton, Abraham, Kearney-A H Van Horne, furniture, 32; Schindt, Jacob, Union-M Gundel, horse, wagon, soda water business, 250; Smith, Andrew-M A Adams, horses, carts, harness, 300; Stuff, Eva, Hoboken-G Hauser, saloon, 800; Symes, John-L Fischer, saloon, 689; Theurer, John-J E Connelly, frame buildings, 193; Waller, J F, Union-W Peter, saloon, 400; Warhurst, John, Harrison-C Trefz, saloon, 250;

BILL OF SALE.

Table listing names and amounts for Hudson County bills of sale, including Halbohn, H W, Sr-H W Halbohm, Jr, horse wagon and harness, 1,000;

JUDGMENTS.

Table listing names and amounts for Hudson County judgments, including Buddenbaum, William-T J Stewart, 507; Butts, Frank-O Taussig trading as Joseph Taussig, 283; Conklin, J H, SR and Mary R Christie and S A Brewster-I I Vanderbeck et al, 742; Drake, C E and W H Smythe-L A Hincq, 126; Eckhardt, John-W Peter, 470; O'Keefe, Bridget-I I Vanderbeck et al, 82; Patrick, James-H Wehrhan, costs, 24; Scharf, Henry-L Kirchner, 338;

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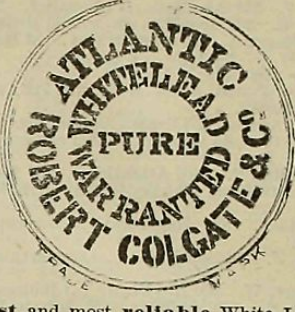
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