

# REAL ESTATE RECORD AND BUILDERS GUIDE.

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*Accompanying this number of THE RECORD AND GUIDE will be found a sixteen page supplement, giving an illustrated and descriptive account of the progress and present condition of the west side. Every purchaser of the paper should see that he is supplied with the same.*

Just as the average operator had firmly made up his mind that it was impossible for the stock market to turn—and, by the way, the market always waits for the average operator to reach this conclusion—it surprised everybody by doing the very thing which everybody had been predicting it would not do—it did turn. The next problem is, will this strength continue? The first intimation of a turn of affairs came from the Southern stocks and, curiously enough, Richmond Terminal furnished the lever. There is no reason why the Southern stocks should not continue to be in the lead at advancing prices. The greatest crop of cotton for years is being gathered and sold at extremely satisfactory figures. Not only this, but the South has raised more corn this year than ever before, so that the South will keep her money to an extent not ordinarily the case. Moreover, such is the general prosperity of this section of the country, so rapidly are its manufactures increasing and its mines being developed, that it is doubtful whether there could be a better region in which to make investments. And this is particularly the case with railroad securities, because the railway building has not been so much overdone in that region as elsewhere. It would not be surprising if in the future the Southern securities would lead what advance there is in the market. The advance, however, has not been and will not be confined to Southern securities. Lake Shore promises a 7 per cent. dividend on its common stock and has earned 12 per cent. on both preferred and common. If the dividend is declared it will make a pretty little Christmas present for the market—one which, perhaps, will find a parallel in kindred actions by the other Vanderbilt companies. This much is certain, we have had an advance and should have a still larger one. Business in some directions is not all that it might be, but there is nothing to justify a decline.

The Committee on Revising the Building Law, consisting of the members of the Board of Examiners, including Superintendent Brady of the Bureau of Buildings in the Fire Department, assisted by Mr. Findley the attorney to the department, and Chief Clerk Shields, the latter acting as secretary to the committee, are holding tri-weekly meetings, Monday, Wednesday and Friday afternoons, in the rooms of the Fire Underwriters, in the Mutual Life Insurance Company's building on Nassau street. A public invitation has been extended to all persons who have suggestions to make to submit the same in writing, or to appear in person and be heard between the hours of three and four o'clock on the days stated, during the present month of November. Special invitations have also been extended to ex-Superintendents Esterbrook and D'Oench, and to a number of architects and builders whose experience and knowledge qualify them to make valuable suggestions. The Architectural League and some other societies have appointed certain of their members to appear before the committee. Thus far only a few amendments have been agreed upon, and these not important ones, although quite important ones have been under consideration. The committee has deemed it the wiser plan to first hear as far as possible the wishes of the public before adopting ideas of their own. We need hardly repeat what we have said before in these columns, that it is the duty of all persons interested in building operations to aid the committee with all the suggestions that can be offered towards making the law complete, clear, and free from requirements that may work hardships to individuals or classes of men. The committee are not paid for the arduous labor involved in the work of revision, and they deserve all the help that an appreciative public can extend.

During the past week a letter was written to the Mayor by Wilson Godfrey, who, as he himself declares, has been canvassing the lum-

ber trade for subscriptions for the guarantee fund. Until this week he has met with good success, but it seems that lately he has been hampered by a "so-called Committee of the Arts and Industries of the Building Trades." Mr. Godfrey is evidently a mild-tempered man, but he became annoyed at the way his movements have been shackled by this so-called committee. Hence he writes to the Mayor and accuses these gentlemen of cooking their fish before digging the bait to catch them. We very much fear that Mr. Godfrey has been a little hasty. Could he not have done this so-called committee the justice to communicate with them and learn their intentions, instead of writing an unnecessary and unjust letter to the Mayor? Did Mr. Godfrey find anything in the temper or in the resolutions of the meeting which appointed this so-called committee antagonistic to the general committee? Was not that meeting addressed by Roswell P. Flower, who certainly does not lack zeal in furthering the interests of the Fair? Did not the resolution that was passed explicitly state that the committee of nine and the sub-committees of three were to confer with the Finance and Site Committees of the World's Fair in respect to the adoption of measures best calculated to give us a good Exposition and a good building exhibit? We think if Mr. Godfrey had looked into these matters as seriously as he would have solicited a subscription, he would have addressed himself to the committee instead of to the Mayor, and learned from them how unjust were his accusations. As a matter of fact the "so-called committee" has no fund, and as yet has been soliciting no subscriptions. It exists for the purpose of co-operating with every true friend of the Fair and of hindering nobody. That real estate men and builders are still subscribing is sufficiently proved by the fact that up to the closing hour yesterday \$37,960 was contributed, inclusive of \$25,000 by W. W. Astor.

But enough of Mr. Godfrey. The brewing industry is the first to follow the example of the builders and organize. By the munificence of their subscription they have practically assured the completion of the guarantee fund. In time other trades will see the advantage of doing the same, for it is in this way, and in this way only, that the General Committee can be effectively aided, and the various special industries can see that their money is expended in the way that will best make the Exhibition at once profitable and instructive. Among these special interests there is none more important and more to be benefited by the Fair than the building trade. There is none that should subscribe more liberally or work more energetically for the success of the project. The meeting held last week gave every evidence of widespread interest, both in the Fair in general and in the particular exhibit of the building trade.

The subscription of the brewers came very opportunely, for most people were beginning to be discouraged at the feeble striving the fund was making to reach the necessary \$5,000,000. It probably assures the ultimate completion of the amount. Meanwhile it is noticeable that in reality there was but little public opinion behind the newspaper consecration of the park. The fund did not increase a whit more rapidly after the sacred spot was preserved. A logical sequence of the frenzied newspaper talk would be a proposition to appoint a day of thanksgiving for the happy defeat of the vandals. The *Evening Post*, having nothing more to object to in the policy of the committee, returns once again to personalities, adopting the good old policy of "abusing the plaintiff's attorney." The obvious implication is that the paper has "no case." There seems to be a tendency in the later Exposition editorials to abuse the rich men of the city for not responding more generally; but considering that all alike, rich and poor, are sinking alike into a state of indifference, and considering that whatever has been done so far has been done by rich men, the latter might be spared the abuse.

It seems to be very generally felt that Mayor Grant did an excellent stroke of business in getting the managers of the Broadway surface railroad to guarantee to the city the payment of \$150,000 per annum, besides taxes and licenses, in return for permission to change its motive power from animal to cable. No doubt it was a good bargain compared to what the other companies are paying, but that this small sum should be considered satisfactory, in return for the facilities surrendered, is a significant commentary on the small value which is put on our street franchises by the municipal authorities. The fault does not lie with the present Sinking Fund Commissioners, for the company already owns the franchise. Probably they got as much out of the company as was possible in return merely for a permission to change the motive power, although the latter accepted the terms with such marvelous readiness that possibly a still larger sum might have been obtained. At the same time, inasmuch as the franchise is by far the most valuable possession of the company, and inasmuch as the prompt acceptance of the terms shows that with the change of motive power a gross income of some \$3,000,000 per annum is not unexpected by the managers of the company, it would seem \$150,000 in addition to

the taxes is a sum ridiculously small for the privilege. If the laying of a few miles of track and the purchase of cars and a cable plant were the only expenses that needed to be provided for by the capitalization, such is the value of the franchise that the company would earn enough in one year to pay a fifty per cent. dividend. For the very reason that the franchise is so valuable, a corporation that wished it should be made to pay at least 25 per cent. of its gross earnings. Not long since Comptroller Myers made the statement that he could pay all city expenses from the income from such franchises, the dock rent, and other similar items. This was a daring statement, but doubtless he could make it good, if they were sold at their true value.

The *Sun*, apropos of the intention of the Pennsylvania Railroad Company largely to increase their terminal facilities in Jersey City, advises that corporation to adopt the bolder plan of either tunneling or bridging the Hudson River and establishing a terminus on this side. Unfortunately there seems to be but little probability that the Pennsylvania Company will take this advice. They seem to be directing their attention towards improving their present facilities, so that New York will not have the compensation for the loss of residence population due to her own bad facilities which she might have had if the Pennsylvania Company decided to cross the river. With West street bridged, with a more prompt, a more frequent and a more commodious ferry service, the perils and discomforts of a trip across the Hudson River may be very much lessened. Even now the service of this corporation is better than that of any other round about the city. At the same time it is susceptible of improvement, and if the improvement is made it will be but an additional proof of the care with which this well-managed company protects the advantages which it already possesses over its competitors. The fact is becoming more apparent every day that the people doing business in New York are ceasing to live here, consequently the railroad which gives the best local service is creating for itself a traffic which can scarce be equalled in value anywhere in the world. On the one hand, the Pennsylvania, and to a less extent the Jersey Central, are giving business men an excellent opportunity to get out of New York; on the other hand, the Brooklyn Bridge Commissioners are providing accommodations to get out in the other direction. Meanwhile what is New York doing to protect herself and extend her present transit facilities? It is not a difficult question to answer.

It is obligatory, as is well known, that a company in Great Britain before it is allowed to build a railroad must first prove to a Parliamentary commission that the road is necessary. The expense thus caused to a corporation in employing counsel, collecting figures, and even, as is often hinted, in purchasing the commission, is a severe drain upon the resources of a company, and has done much to increase the aggregate capitalization of the British railroad system. This is undoubtedly so. But how much greater and much more costly are the evils of the unrestricted building of railroad lines, which permits any combination of capitalists to swindle investors and blackmail competing lines at its own sweet will. The figures tell the story plainly enough. Of the total capital invested in British railroads, only 7 per cent. failed to receive interest or dividend in 1888, and this included companies whose lines were in the course of construction, whereas 21.69 per cent. of the bonds and 61.44 of the stock of the railroads of this country failed to make any return on the investment. It does not affect the question to point out the larger population to the square mile in Great Britain. It still remains true that we have more railroad tracks than our business requires; that company after company has to submit to re-organization and a continually increased indebtedness. On the other hand, the British railroads are not ruined by competition and cut rates; they are not compelled to reorganize whenever a bad year comes, and this in spite of the fact that they are more heavily capitalized than any other system on earth.

The position of silver in the London market has of late improved steadily and rapidly. It sells now at 44 pence per ounce, which is nearly two pence per ounce above its quoted price of two months ago. A number of causes have contributed to this result. A large part of the decline in the price of the metal was due to the decreased demand from India. In the middle of this century that country occupied the anomalous condition of being a large exporter, but a small importer of commodities. Balances were paid by the shipment of silver bullion, which the people of India can apparently absorb to an unlimited extent. It was this peculiarity of the Hindus that enabled France, in the time of Napoleon, when gold was cheap, to convert an enormous quantity of silver into gold coinage and ship the former to the East. More lately, however, India went into debt to England for railroads, irrigation works and other improvements, the annual interest payment on which considerably decreased that country's demand for silver. This cause, co-operating with Germany's demonetization of that metal and the limitation of coinage by the Latin Union, brought about the low prices

which so long prevailed. Recently, however, the demand for silver from India has been exceptionally large, due possibly to the increased prices its exports have brought in the markets of Europe. During the ten completed months of 1889 the export of the metal from London to India was £1,672,682 more than in the corresponding months of 1888. In addition there has been an increased demand for the metal in England and on the Continent for the purpose of subsidiary coinage. This augmented demand has been supplied by this country, for we have already exported this year \$18,000,000 in silver, a great increase over last year's shipments. If times continue good abroad there is no reason why this advance should not continue.

#### Political Aspects of Local Taxation.

The disciples of Henry George are prosecuting a cart-tail campaign in this and neighboring cities, and are provoking a good deal of tenement house applause. It is not likely that we shall ever see the single tax as we know it enforced; but surely we will deserve no better fate unless we prove ourselves able to devise and put in operation more rational methods of taxation than those now in use. In a recent magazine article a Georgeite urges that the matter of taxing land to its full rent value is a detail at best, and the discussion of it may be very well postponed. All that he at present urges is the imposition of the single tax. Certainly this is all his people need ask, for with land-owners on one side paying all the taxes, and the rest of the community on the other enjoying their expenditure, the entire absorption of economic rent would not be long delayed. Land can never pay taxes; it is the land-owners that must pay them. No surer way can be found of engendering class hatreds and class legislation than to impose on one class of persons all the burdens of government. Fiscal problems cannot be isolated from political and social ones.

As an addition to Adam Smith's much quoted canons of taxation we suggest the following: Under democratic governments taxation, and especially local taxation, should be so imposed that every citizen may bear part of the burden, and that he may know that he bears it. The last clause is necessary in order to provide against such anomalies as those exhibited in connection with our present national tax system. The laboring classes, after listening to interminable discussions of the subject, are unable to decide whether they are benefited or burdened by them. The result is that our national politicians are not rebuked when they squander the revenues in unearned pensions, or in impossible improvements of streams barely navigable for cat fish.

The first part of the suggested rule of taxation is designed to protect society quite as much from the propertied as from the unpropertied classes. Municipal extravagance has been winked at or furthered quite as often by those who felt themselves able to evade taxation as by those who were not liable to it because having no property. The machinations of capitalists, or even of real estate owners, are responsible for as much political chicanery and municipal extravagance as the envy and greed of the poor. If taxes can be so levied that their incidence is at once certain and obvious a useful check will be placed upon useless expenditures.

It may be urged that our city governments are often too parsimonious rather than too extravagant, needed improvements are not made and waste results from stinginess. Certainly no system of taxation ought to be expected to confer business sense upon those that have it not; but the same influences that tend to make an individual thrifty may be trusted to produce a like effect in municipal affairs.

A land tax must be the largest item in any system of local taxation, and if the owners of land could be freed from State taxation they might very properly bear a large share of the municipal burdens. All the revenue needed for State purposes could certainly be obtained by an income tax, a large portion of which could be readily collected through the corporations that earn the incomes. This tax should be collected by and for the States in order partially to prevent tax dodging by a sham residence in the country.

In lieu of the now abortive and mischievous tax on personal scientific writers have advocated for twenty years and more a tax on the annual rental value of the house that a man occupies. This is the basis of the English "poor rate," which practice has shown to be such an equitable tax that a mass of local expenses have been from time to time attached to it. Such a tax if carefully imposed may reach almost every citizen of a municipality and remind him of his interest in good government. In English cities, while the tax on low rentals is scarcely more than nominal, and is hard to levy and collect, yet the fact that the lists of voters for municipal elections are made up from the tax lists, punishes the successful tax dodger with disfranchisement. With the larger rents dodging obviously impossible.

Besides the land and rent tax, licenses on the liquor traffic may yield a very considerable revenue if the city will condescend to accept it, and a system of taxing the monopolies of local service in a way both just and profitable may be devised whenever the dominant influence of private corporations in municipal politics can

controlled. If the city itself managed these semi-public undertakings it would thereby secure a source of revenue that would vary in its fruitfulness with the variations in the administrative skill or awkwardness of the city government; or that might be made to vary as facilities for business or abundant revenue seemed most important.

### For the Great Building Exhibit.

#### IMPORTANT MEETING AT THE REAL ESTATE EXCHANGE.

Since the inauguration of the movement for a World's Fair in this city no more important meeting has been held than that which met at the Real Estate Exchange on Tuesday afternoon, representing the arts and industries connected with the building trades. The hall was well filled with gentlemen who represented firms of importance in the community, some of them employing hundreds of workmen. They also represented literally hundreds of millions of capital invested in real estate, building, and the numerous manufactures and industries allied to the building trades. It was impossible to secure the names of all those present, but among them were Cornelius J. O'Reilly, Charles Buek, James M. Varnum, Geo. S. Lespinasse, S. F. Jayne, E. A. Cruikshank, F. Seagrist Jr., James D. Lynch, Richard V. Harnett, Thomas Graham, A. J. Bloor, B. S. Levy, R. C. Fisher, Geo. N. Williams, Chas. Buek, Geo. H. Scott, A. K. Murphy, Heim & Burt, P. A. Nebeling, Gustav Staiger, H. M. Smith & Son, Robert L. Pirsson (Pirsson & Renwick), Aloha Vivarttas, W. H. Blackwell, Walter Stabler, Captain S. Wise, Patrick Hartt, Stent & Lang, Holmes Bros., Geo. N. Manchester, Richard Deeves, Horace Winans, T. Hugh Boorman, Dale Tile Mfg. Co., C. W. Smith, Henry Keasbey, Radley & Greenough, Hiram Snyder, Cyrus L. W. Eidlitz, and about two hundred others.

The meeting was formally opened by E. A. Cruikshank, president of the Real Estate Exchange, who, with a few well-chosen words in favor of the object of the meeting, called James M. Varnum to the chair.

Col. Varnum, who was received with applause, said: "This is one of the most sensible, practical and intelligent movements which has been instituted in connection with the World's Fair. I was present at the organization of the Real Estate Exchange, and real estate men will recognize the wisdom of having formed this Exchange. They should now even more quickly, gladly and earnestly contribute to the great building in which the building trades and kindred industries could exhibit their work to the world." After quoting John Clafin's letter, in which he asked how it could be expected that those who would gain little by the Fair should contribute when those who would gain most did not contribute, and referring to the apathy of the great real estate owners, Mr. Varnum continued: "We want to try to weld in one homogeneous body the men connected with every art and industry in building—the architect who draws the plans, the mason who builds the walls, the men who put on the mortar, those who supply the iron, the terra cotta and the tiling, and those who furnish the decorations, the glass and the furniture, as well as those who decorate the interior. We mean business, and we intend to act without delay. (Applause.) The proposed building will show the magnitude of the real estate interests of New York; the successive progress of its houses and business buildings from beginning to end. You don't want your tiles and stained glass and your numerous other exhibits mingled up miscellaneously with exhibits of a totally different character. You want the architects and others, who wish to see your improvements and your goods, to be able to come to one building and see them all grouped in their proper places, instead of having to hunt all over the Exhibition for them. You also want the building to be erected so that it will endure not only as a remembrance of the World's Fair, but as a monument of American skill and American industry. Its foundations should be built of the marbles, granites and other stones of our native land; the iron, tile and woodwork should be turned out by our own industries, and every article possible should be shown, including the light that Edison has brought down to us from Heaven." (Applause.)

On motion H. W. Desmond was then appointed secretary.

Congressman Roswell P. Flower, who was called by the chairman, said: "I am glad to see so many far-sighted business men in this Exchange to-day. When you combine the industries of New York City in one grand whole, you combine six thousand millions of capital. One of the most important of these is the building industry, and one of the grandest ideas connected with this Fair is that of the Building Exhibit for which you have met this afternoon. We want to have all our goods besides those of foreign nations. We want to compare ourselves with them. Look at our grand buildings on Wall street and Broadway. We want to show foreigners what we can do. I am in favor of New York for the Fair, not because I will gain anything by it, but because I am a New Yorker. A hundred years from now I promise to vote for Chicago." (Laughter and applause.)

A number of letters were here read from firms unable to be present or represented. Among these were J. C. Cady & Co., the architects; Heim & Burt, the New York *Lumber Trade Journal*, Ogden & Co., Geo. Kramer Thompson, Geo. B. Post, Gen'l Jas. S. Negley, P. H. Mahony, Allen & Co., A. F. Schwannecke & Co., Wm. H. Piper, N. Le Brun & Sons, Henry B. Van Benschoten, Otis Bros. & Co., R. W. Kane & Co., J. W. Fielder, Abraham Steers, E. P. Walling, Wm. H. Day and Thomas C. Walsh.

The chairman then said: "This is a meeting called for business and I therefore move the following resolutions:

WHEREAS, This meeting is heartily in favor of the effort making to secure the Exposition of 1892 for New York City, and it indorses the action that has been taken so far by the committees into whose hands the matters were put by his Honor Mayor Grant; and

WHEREAS, This meeting is strongly of the opinion that the arts and industries connected with the building trade should be represented at the forthcoming Exposition in a manner commensurate to their importance and wealth, and believing that it cannot be done better than by erecting a building hall that shall be permanent, and wherein the building exhibits may be classified and properly displayed; therefore be it

Resolved, That the chairman of this meeting appoint at once a committee of nine, whose duty it shall be to appoint three sub-committees of three

each, one on finance to confer with the World's Fair Finance Committee about obtaining the necessary money by subscription from the trades concerned for erecting a building hall; one on building to confer with the proper authorities to determine the character, dimensions, etc., of the edifice to be erected, and one on site to confer at the proper time with the proper authorities to secure a site for the building hall.

Resolved, That the committee of nine and the three sub-committees are to form one general committee to obtain plans for the building hall by open competition upon terms approved by the American Institute of Architects, and to make whatever arrangements may be necessary for the construction of the aforesaid hall.

The resolutions were then unanimously adopted, and the chairman appointed the following gentlemen on the committee of nine: The President of the Mechanics' and Traders' Exchange, the President of the Building Material Exchange, the President of the Real Estate Exchange, the President of the American Institute of Architects, the President of the Real Estate Owners' and Builders' Association, and Cyrus Clark, Hiram Snyder, R. C. Fisher and Roswell P. Flower.

On the motion of Geo. S. Lespinasse the meeting adjourned.

The sub-committees and the Committee of Nine will meet at once to take further action in the matter.

### Re-organization of the Brooklyn Real Estate Exchange.

A special meeting of the directors of the "Brooklyn Real Estate Exchange and Auction Room (Limited)," was held at No. 30 Court street, Monday evening last. Messrs. Wyckoff, Johnson Jr., Ferry, Newkirk, Lovett, Tate and Haviland being present. At this meeting it was decided to postpone action toward establishing permanent headquarters for the Exchange until after the election for directors in December. The above-named members, and others of the board, have expressed a willingness to surrender entire control and to join with other stockholders in giving new men such a representation in the board as shall enable the new element to control the organization.

It was announced at this meeting that several capitalists and leading brokers were ready to unite if such a re-organization could be effected. The store No. 393 Fulton street was thereupon designated as the temporary headquarters of the Exchange, and the secretary was ordered to give notice of the annual election to be held December 9th.

### Copies Wanted.

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### The McClellan Anti-Siphon Trap Vent.

[COMMUNICATED.]

Dr. Geo. W. Hosmer, one of the sanitary inspectors of the New York Board of Health, under the novel title of "The Hidden River," in *Harper's Weekly* of the 2d inst., discusses at considerable length the subject of sewer construction, house drainage, traps and trap ventilation. On the latter subject he holds the following language in regard to the McClellan anti-siphon trap vent.

"The recently introduced McClellan trap vent produces an automatic ventilation. Each trap is provided with a ventilating pipe the opening of which is near the trap, and which is closed by a cap, the edges of which are set in mercury. In the equilibrium of atmospheric pressure the cap remains in place; but if a vacuum is produced in the pipe then the pressure of the atmosphere outside the pipe lifts the cap, the air rushes in and prevents siphonage; and the equilibrium being thus restored, the cap drops into place again. If this trap vent shall prove to be as good in practice as it appears to be in theory it will revolutionize the ventilation of traps, and solve some other problems."

If one is to judge from the comments and opinions current among sanitary authorities it is evident that this device is destined in the near future to revolutionize the method of trap seal protection.

We learn that it has been substituted for the orthodox method of pipe ventilation in a number of new buildings (public and private) in this city during the past year. Among them may be mentioned a block of five private houses on the south side of 74th street, between 9th and 10th avenues, and the new Army building of the Eighth Regiment N. G., on Park avenue and 94th street, now about finished.

The indorsement of this device by such eminent authorities on sanitary engineering and plumbing as Col. Geo. E. Waring, Mr. Jas. C. Bayles, late president of the New York Board of Health; John M. Hazen, Inspector of Buildings, Minneapolis, Minn.; Mr. Carroll Phillips Bassett, Col.; Geo. D. Scott, Messrs. Edw. Murphy, R. Napier Anderson, Dr. A. N. Bell and others, which appear in another department of this paper, seem to leave no question as to the merit of this device and the important part it is destined to play in the plumbing of the future.

### Two Handsome Corners to be Sold.

A sale of unusual interest will take place on the Real Estate Exchange on Thursday next, the 21st inst. It comprises the St. Charles apartment house on the northwest corner of 72d street and 9th avenue, and a new five-story hotel on the southwest corner of 3d avenue and 34th street. The St. Charles sale will be an interesting one, as it is the first time a building of this character has been offered for sale at auction. It is a six-story building, the first floor of which is leased by the Hudson River Bank, exclusive of several stores; the second floor is used for offices, and the four floors above are rented as first-class apartments, the whole yielding a rental, it is said, of \$20,000 per annum. The 3d avenue property is a modern building, recently elected, and is used for store purposes on the first floor and as a hotel above. Adrian H. Muller & Co. will be the auctioneers.

### The Union Trust Company's New Building.

ONE OF THE HANDSOMEST ON BROADWAY.

The number of high and costly office structures south of the City Hall is increasing year by year. Vandal or no vandal, the old buildings in which our fathers toiled and grew rich have been torn down one by one, until scarcely a remnant of them remains. Newer buildings, more attractive to the eye, more imposing in dimension and more productive of income, have taken their place, until a few years hence not a vestige will remain of an old building on Broadway, within a mile north of the Battery, which the eyes of our fathers will recognize.

One of the latest of the new structures to make its appearance on one of the old sites is that which has for some time been in course of erection for the Union Trust Company at Nos. 78 to 82 Broadway, near Wall street. Its gradual progress skywards has been watched with interest by the crowds which passed it by day after day, and it is now nearly up to the roof. It is to be eight stories high, exclusive of a basement, ground floor, banking floor and roof story—in all, practically twelve floors. It will be 196 feet high from the level of the curb on Broadway and 206 feet high on New street. The frontage is 72.3½ feet on the former and 77 feet on the latter, while the average depth is 106½ feet.

The building has one distinguishing feature. Although not on a corner it has two frontages, both of which are equally valuable; for the one is on Broadway, the greatest thoroughfare in the city, while the other is just opposite the Stock Exchange, the most important centre of the metropolis. The tenants on the Broadway side will have the advantage of nearness to the Stock Exchange, while those on the New street side will be within hailing distance of Broadway. The building will have exceptionally good light, even on the lower floors, for the Stock Exchange is very low on the New street side, thus offering no impediment to the full light on that street above the second story, while on the Broadway side the building fronts Trinity Churchyard, which will give it perpetual open light from the west. All this makes the offices unusually attractive, and therefore so much more valuable for renting purposes. There is also to be an open court, 20x50 in size, which will extend from a skylight over the banking room, referred to below, to the top floor, thus giving direct sunlight and ventilation to all the inner offices.

The Broadway front of the building is of granite, considerable iron also being used. The New street front is to be of buff brick and terra cotta. The construction is of a fire-proof character throughout, and there will be

practically nothing in the building to burn, except it be the furniture and possibly the doors and trimmings. The floor construction is of steel beams, while the supporting columns are of wrought iron, encased with burnt clay coverings, thus making them absolutely fire-proof. The staircases are to be of ornamental wrought and cast iron, with marble and slate treads. The halls and toilet rooms are to have tile floors, while the wainscotings of the latter are also to be in tile. The entrance halls are to be wainscoted in rich foreign marbles.

The building is to be heated by steam throughout, and is to have three Otis elevators, there being an elevator car arranged to carry safes to the upper floors. The plumbing is to be of an elaborate and highly sanitary character, so President King says, and the ventilation to every room will be unsurpassed, owing to the arrangements of the plan.

Some of the general features include mail-chutes with letter-drops on each floor; electric lights, supplied from a special plant in the building, and other modern conveniences.

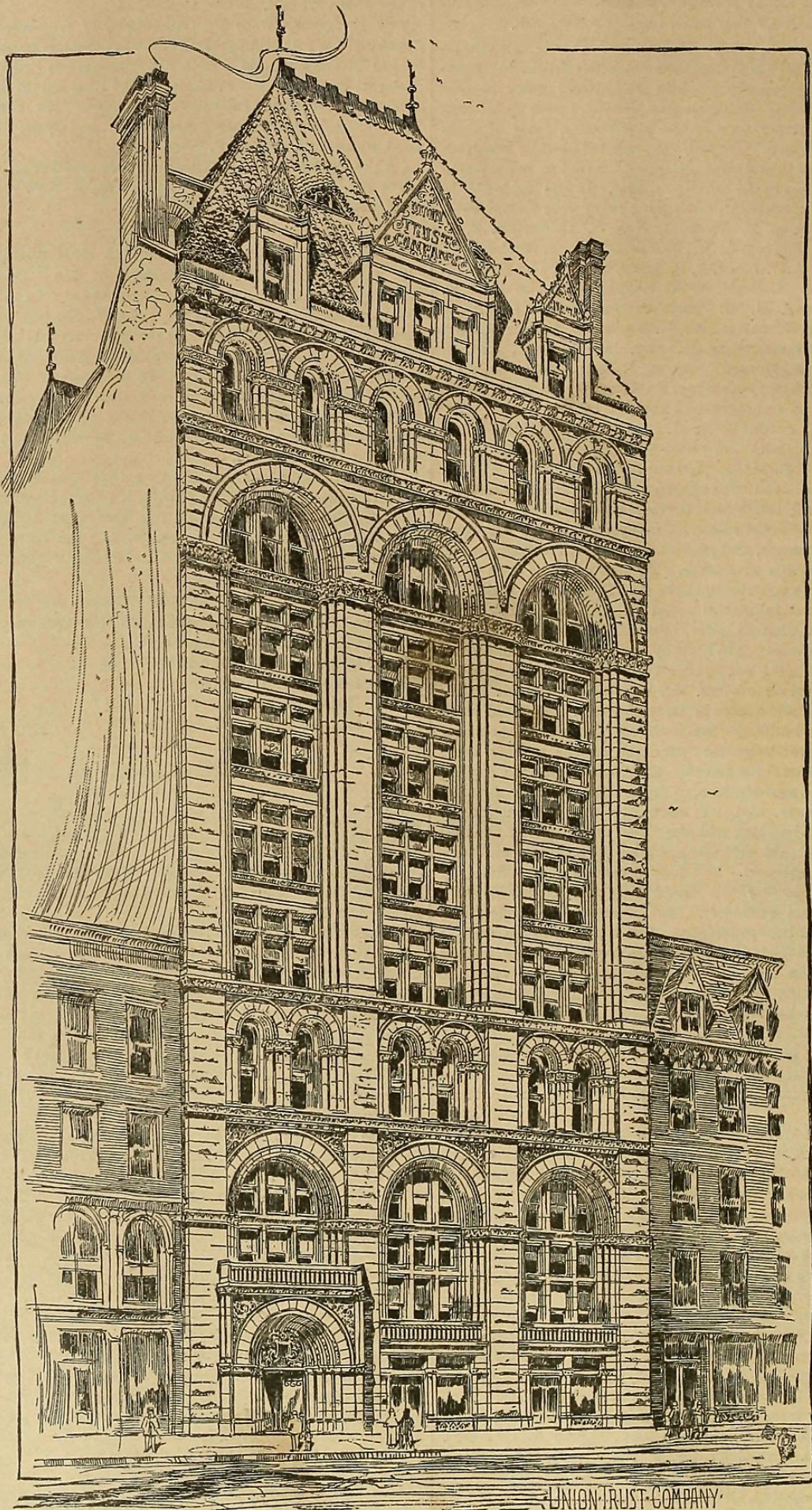
The most important floor in the building, the "Banking Floor," will be occupied by the company. It is to be 28½ feet in height, with a gallery 14½ feet high, the room being covered with a skylight. The eight floors and the roof story vary in height from 12 to 13½ feet, and will contain single offices and suites. The plans of these are now in the hands of the agents, Messrs. E. A. Cruikshank & Co., and show that there are about eighteen rooms per floor, five on each of the two fronts and eight on the open court.

The price paid by the Union Trust Company for the property was \$1,175,000. The two buildings which were then on the site were torn down, and the present magnificent building, the cost of which is estimated at \$600,000, was erected in its place. It is to be ready for occupancy by May 1 next, and is already partly rented. When the building is finally completed it will certainly be one of the handsomest ornaments to the lower part of Broadway. It

will have an imposing entrance and will tower high and above its immediate neighbors. Its offices will no doubt be largely tenanted by Wall street's stock brokers, who will find in its proximity to the Stock Exchange and its superb appointments, two sources of attraction that will prove well-nigh irresistible.

With what amazement a New Yorker who had been absent from the city for ten or fifteen years would gaze upon the enormous buildings which have arisen on lower Broadway, of which the Union Trust Company's new structure is an example. Here is a building the cost of which, including the ground, amounts to close on \$1,800,000.

OBSERVER.



THE UNION TRUST COMPANY'S BUILDING.

**Real Estate Exchange Notes.**

The balance sheet for the financial year ending yesterday will show a surplus of about \$23,000, upwards of \$6,000 more than last year. The Finance Committee will meet on Monday and will no doubt declare a dividend of 4 per cent. on the capital stock, and apply \$2,000 or \$3,000 to the sinking fund.

The Nomination Committee met yesterday and discussed several names. The full ticket to be presented at the annual election will be made public next week.

The Exchange subscriptions to the World's Fair yesterday received a little boom, William Astor having sent in his signature for \$25,000. Among the other sums subscribed since our last are the following: Per F. R. Houghton: Frank L. Fisher, \$500; Wm. S. Patten, \$200; J. Edgar Leaycraft, \$200; Michael Brennan, \$250, making \$500 in all; and G. M. Taylor, \$10. Per C. W. Luyster: Oppenheimer & Metzger, \$1,000; Allen & Stevens, \$500; Terence Farley's Sons, \$500, and Edgar Tucker, \$200. Clifford Coddington signs for \$500 and Chas. Buek for \$300. The total sum reported up to the closing hour yesterday was \$37,960.

**Real Estate Department.**

Business has been more active this week than for some time past. The sales include down-town offices and business parcels, dwellings in the residential districts and vacant lots for improvement, as is shown by our "Gossip." The list given, however, does not embrace all the transactions closed, for we hear of several important ones completed and under way which cannot be mentioned this week. Taken altogether there is a better feeling and continued activity is looked for. The auction market has been fair, as the daily summary which follows shows.

There was very little business completed Monday on 'Change, although the announcements were fairly numerous. Three of the five sales bulletined were adjourned, and only two carried out. Considerable competition was developed by the offering of a three-story dwelling with store at No. 205 Bleeker street, and extending to Minetta street, which was finally secured by Ottinger Brothers at \$18,200. Messrs. Ottinger own the adjoining plot on the corner, hence their anxiety to secure No. 205.

On Tuesday there was a great crowd at the Exchange, called together by announcements both numerous and important. The Countess H. De Moltke-Huitfeldt's sale of the block between 121st and 122d streets, Manhattan and St. Nicholas avenues, was particularly well attended. Nearly all the building loan operators were present, and several ladies were also in the crowd. The lower half of the block was sold for a total of \$103,500, and the balance was not offered. Taken altogether fair prices were realized; the street lots were sold best, and the inside lots on Manhattan avenue went cheap. In May, 1886, at an auction of the Hutton estate, the twenty-six lots shown on the catalogue of sale brought \$151,450, and considering that fourteen of them brought \$103,500 on Tuesday it must be acknowledged that prices have advanced materially. Only one of the building loan dealers became a purchaser, viz., Newman Cowen. He secured four lots on Manhattan avenue for \$32,650, although closely pressed by Oppenheimer & Metzger for the corner lot, which brought \$11,650. Messrs. James J. Coogan, Jewett H. Shafer, J. W. Teets, Morris Steinhardt and Jacob Korn were noticed in the crowd which surrounded Auctioneer Harnett's stand. A partition sale of No. 100 6th avenue, near 8th street, was also well attended, and the bidding, which was started at \$15,000, was rapidly advanced by about a dozen bidders until \$30,600 was reached, at which figure John W. Theisz was the buyer. There is a three-story brick store and dwelling on the lot, which is only 20x77.4 in size. A contest for a plot of two lots with brick building, on 24th street, close to 8th avenue, resulted in their sale to Morris Steinhardt at \$37,750. Lots hereabouts are in demand for building purposes. The dwelling No. 412 East 116th street was not offered, having been previously disposed of for \$10,900 at private sale to the tenant. Three lots on the south side of 81st street, 125 feet east of 10th avenue, were withdrawn, having been sold at private contract to James Rufus Smith.

On Wednesday there was a large business transacted at the Exchange, but with a single exception the offerings were quite unimportant. There were several bidders for the five-story store No. 28 Reade street, size 25x77.8, and although started at \$40,000, the advances were so rapid that \$65,000 was soon reached, and the property sold to W. L. Suydam. The annual rental is \$4,800.

The sales on Thursday were with very few exceptions unimportant. There was a very large crowd present, including many ladies, and as they remained after the regular sales were over, it was shown that the Hunt estate sale of Brooklyn lots, which was commenced at 12.30 o'clock, was the card which brought them together. In the way of city realty a four-story dwelling on West 14th street, No. 133, was the most important parcel offered. It was a Court sale in partition and Joel B. Wolfe, a party in interest, became the buyer at \$30,500. This property was sold in January, 1856, at \$23,000 to Udolpho Wolfe.

The Hunt estate sale was a great success, and Auctioneer Peter F. Meyer disposed of 597 lots for a total of \$261,955. Among the largest buyers were James Cassin, C. J. O'Brien, E. J. Kelly, John J. Depp, John F. James, J. M. Kaufman, C. M. Detlefsen, Oliver E. Edwards, H. Ahrens and Geo. W. Wettje. The prices realized are given in the regular column.

Yesterday was a dull day on 'Change. Three sales were announced, all foreclosures, and of these two were postponed.

On Tuesday, November 19th, Adrian H. Muller & Son will sell nine lots on the northeast corner of West and Horatio streets peremptorily; also ten 8th avenue lots, between 113th and 115th streets, by order of the trustees.

On Tuesday, November 19th, Jere. Johnson, Jr., will hold a sale of 135 lots on the Michael Bergen estate, near the well-known Hunt estate. The property is located on 7th and 8th avenues, 60th and 61st streets, and the

sale is to be positive. The titles are guaranteed. He will also sell at the same time fifteen building lots on 4th avenue, between 331 and 34th streets, Brooklyn. Both sales will take place at the Brooklyn Real Estate Exchange, 393 Fulton street.

On Tuesday, November 19, L. J. and I. Phillips will offer a number of vacant lots in the upper wards. They comprise eight on the western front of Lenox avenue, between 133d and 134th streets; eight on the northwest corner of 10th avenue and 122d street; four on 141st street, near 8th avenue, and six of irregular size on the eastern front of St. Nicholas avenue, between 112th and 113th streets. These properties include four corners, and the lots are all well situated for improvement. They are to be sold by order of the executors, and the sale will be positive and without reserve.

On Tuesday, November 19, Richard V. Harnett & Co. will offer the three-story building at No. 61 Elizabeth street.

On Wednesday, November 20, Richard V. Harnett & Co. will offer the flat and store No. 2175 3d avenue, near 119th street; four lots on 62d street, west of 9th avenue; and under Supreme Court orders, Nos. 309 Bowery, 217 and 218 East 53d street, 127 East 87th street, and a gore on Lexington avenue and 93d street.

Thomas Pettit will sell on Wednesday, November 20th, on the premises, the homestead farm of the late Richard P. Betts, located at the corner of Betts avenue and the Bushwick and Newtown turnpike road, in the town of Newtown, Queens County, with the dwelling house and farm buildings thereon, consisting of over forty-eight acres, together with other property in that vicinity. The terms are easy.

On Wednesday, November 20th, John F. B. Smyth will sell the property at No. 1894 3d avenue, between 104th and 105th streets, New York, and the buildings at No. 149 Conover street, corner Sullivan, and at Nos. 158 to 160 Hull street, Brooklyn. This is to be a peremptory sale.

On Thursday, November 21, Richard V. Harnett & Co. will offer the Hamilton Fish leasehold property at Nos. 362 to 372 2d avenue, on the northeast corner of 21st street, with about twelve years to run, exclusive of the privilege of renewals.

On Thursday, November 21, Adrian H. Muller & Son will sell two very choice avenue properties, both of them corners. One of these is the handsome "St. Charles" apartment house on the northwest corner of 72d street and 9th avenue, taking in Nos. 1187 to 1191 on the avenue and No. 101 on the street. It is a six-story building, built by Chas. Buek & Co., with two floors of stores and offices, the corner being occupied by a bank. This sale will be watched with interest, as it is the first property of the kind on the west side ever offered at auction. The other parcel to be sold is that at Nos. 501 and 503 3d avenue on the southwest corner of 3d avenue and 34th street, and comprises a new five-story store and hotel building. The sale of both properties is to be peremptory.

On Thursday, November 21, Adrian H. Muller & Son will sell sixteen lots on 5th, Madison and New avenues, and 91st, 94th, 103d, 104th, 105th and 150th streets, by order of the executors of the late Girardus A. C. Van Beuren.

On Thursday, November 21st, John F. B. Smyth will offer an investment property at No. 2015 Fulton street, Brooklyn. It is a three-story and basement brick flat, with iron girders, ready to be made into a store at nominal cost. The titles are guaranteed, and the property is within a stone's-throw of the elevated road.

**CONVEYANCES.**

	1888. Nov. 9 to 15 inc.	1889. Nov. 8 to 14 inc.
Number.....	232	267
Amount involved.....	\$4,016,752	\$3,159,340
Number nominal.....	66	57
Number 23d and 24th Wards.....	41	94
Amount involved.....	\$111,874	\$199,149
Number nominal.....	12	17

**MORTGAGES.**

Number.....	262	300
Amount involved.....	\$2,974,311	\$4,803,126
Number at 5 per cent.....	103	143
Amount involved.....	\$1,197,500	\$2,343,591
Number at less than 5 per cent.....	32	34
Amount involved.....	\$670,000	\$399,812
Number to Banks, Trust and Ins. Cos.....	56	42
Amount involved.....	\$954,250	\$2,172,356

**PROJECTED BUILDINGS.**

	1888. Nov. 10 to 15.	1889. Nov. 9 to 15.
Number of buildings.....	50	42
Estimated cost.....	\$722,625	\$586,280

**Gossip of the Week.**

**SOUTH OF 59TH STREET.**

We hear that a large parcel on Broadway, adjoining the Standard Oil Company building, and extending to the Tower building and running through to New street, has been sold. The figures have not been made public, but it is said they aggregate over \$2,000,000. The purchasers of the southerly 46 feet frontage are said to be the Standard Oil Company, while the remaining lots are reported to have been secured by the United States Express Company. The price realized is quoted at \$65 per square foot.

Kalley & Benner have sold for the Alanson Trask estate the four-story brown stone front office building, Nos. 60 and 62 Liberty street, size about 46.6x83, to Wm. Ziegler, of baking powder fame. The price is said to be \$240,000. Mr. Ziegler, it will be remembered, exchanged the "Montague" apartment house in Brooklyn for the "Stone" building, Nos. 32 to 36 Liberty street, some time ago, and now we hear that he has resold the latter to the Mutual Life Insurance Co., whose building it adjoins. The latter sale could not be verified.

Frederick Southack has sold for Mr. Lyle a plot, 75x100, on the northwest corner of Broome and Wooster streets, with small buildings thereon, for \$115,000. We hear that S. Goldenberg is the buyer.

Edward P. Hamilton & Co. have sold to Mrs. Catherine Linde Nos. 239, 241, 243, 245 and 247 West 33d street, known as the "Piermont" tenements, for \$100,000.

Gordon Wendel, a son of John G., has purchased from Mrs. Wade the three-story dwelling No. 126 East 35th street, lot 24x93.9, at \$40,000.

Gonon & Macdonald have sold for the Palmer estate the four-story brown st one dwelling No. 40 West 32d street, 20.8x60x98.9, for \$40,000 cash; and for Mrs. Solomon the four-story, big a stoop, brown stone dwelling, No. 11 West 18th street, 25x60x92, on private terms.

Douglas Robinson, Jr., has sold for the Williams estate the four-story dwelling No. 20 West 21st street, to John Gellatly.

Sir Roderick W. Cameron has purchased from D. S. McElroy the house at No. 83 West 3d street, with lot 25x109, through F. R. Houghton, on private terms.

Bernhard Galewski has sold to Joseph Metz the property situated at No. 63 Sheriff street, lot 25x100, for \$27,500.

Morris B. Baer & Co. have sold for Alex. Moore the five-story brown stone front tenement No. 445 West 35th street, 25x87x100, for \$32,750, and for Mrs. Margaret Fogarty, the dressmaker, the four-story English basement brown stone front house No. 149 East 21st street, 16.8x50x98.9, for \$16,000. The house has the privilege of entrance to Gramercy Park.

Builder Michael H. Gillespie has sold the five-story flat No. 132 West 13th street, size 25x90x103.3, at \$47,500 to Dr. Foster.

NORTH OF 59TH STREET.

H. H. Bliss has sold for Builders Moore & McLoughlin the five five-story and basement brick and stone apartment houses on the northwest corner of 82d street and Park avenue, with a frontage of 115 feet on the street and 102.2 feet on the avenue, to Norman L. Munro, the publisher, the consideration being \$37,500. Mr. Munro sells in exchange to Moore & McLoughlin at \$50,000, the passenger steamer "Shrewsbury," which was built at Bath, Maine.

Edward Livingston has sold a plot of four lots on the southwest corner of 9th avenue and 85th street, 102.2x100, for \$80,000 to Bernhard J. Ludwig. The entire westerly front on 9th avenue, between 84th and 85th streets, together with seven lots adjoining on 85th street, making fifteen lots in all, were purchased by Mr. Livingston just ten years ago for \$45,000.

Frank E. Davidson has sold for Terence Farley's Sons one of their row on West 72d street, No. 70, size 23x60x102.2, a four-story brown stone dwelling, for \$70,500 to Henry Y. Robinson.

Hall J. How & Co. have sold for the Lenox estate a plot 66x102.2, on the south side of 72d street, between Madison and 5th avenues, on private terms. The buyer D. H. Bultmann, of East 34th street, a wealthy sugar refiner, will improve the plot at once by the erection of an elegant dwelling for his own occupancy.

The Occident Club are negotiating for the purchase of a site on the southwest corner of the Boulevard and 72d street. There is a plot, 115x144, on this corner owned by Robert Lenox Kennedy, and it is whispered about that the club will buy a plot with a frontage of 50 feet on the street and 115 feet on the Boulevard at about \$85,000. Nothing definite, however, was decided up to yesterday noon. Messrs. Deeves, Colcord, Farley and Luyster compose the Building Committee.

F. Zittel has sold for Andrew Mills to Henry Decker, No. 171 East 64th street, a three-story dwelling, 16x50x100, for \$15,000. The same broker has sold to Ottinger Bros. two lots on the north side of 116th street, 150 feet west of 8th avenue.

Walter Lawrence has sold for Chas. H. Welling the plot, 80x100.11, on the south side of 104th street, 295 feet west of 9th avenue, to John Schnoeering for \$33,000.

Julius Lipman has sold to Michael P. McDonough a plot of four lots on the northeast corner of Madison avenue and 116th street, 100x110, with a loan, for improvement.

F. R. Houghton has sold for the Manhattan Savings Bank two lots on the north side of 96th street, 100 feet east of 4th avenue, 50x100, to Francis J. Schnugg for \$12,000.

Patrick H. McManus has purchased a plot of four lots on the northwest corner of 8th avenue and 104th street at \$50,000. Seller, Henry M. Bendheim.

The sale of vacant lots belonging to the estate of Emanuel Knight to be held next Tuesday is creating much talk on 'Change. The lots are all ready for building and are offered on exceedingly easy terms.

J. H. Hunt has sold for the Bradley & Currier Company the three-story brick and brown stone residence, 20x60x80, No. 132 West End avenue, to H. P. Hubbard for \$23,000.

Barnett & Co. have sold for John Gallagher the three-story and basement brown stone dwelling, 22x45x100, No. 56 West 127th street, for \$13,650.

Wm. W. Hall has sold to Adolph S. Ellison the five-story and store brick and stone building No. 1639 9th avenue, 24.8x89x100, accommodating four families on a floor, for \$33,000.

J. A. R. Dunning has sold for Margaretta Card the four-story brown stone dwelling No. 164 West 73d street, 18.7x102.2, to Mrs. Clara Bryce on private terms.

C. L. Mead & Son have sold for Wm. W. Boyle the five-story double brick flat, 25x80x100, No. 266 West 131st street, to private parties for investment for \$25,000.

Lewis & Holder have sold for Mrs. E. Dolen a plot, 40x148x irregular, on the north side of Tremont avenue, 71 feet west of Washington, for \$15,250.

Herman Schmidt has sold for Heilner & Wolf the premises No. 1849 9th avenue at \$24,000.

Wm. Kennelly & Bro. have sold for W. B. Nivin the three-story and basement brick and stone dwelling No. 177 West 97th street, 19x50x100, at \$14,700 to Mrs. Kelly, widow of the late Tammany chieftain.

Mrs. Harriet B. Ranney has sold two lots, with small buildings thereon, on the north side of 85th street, between 5th and Madison avenues, at \$34,000 to the Harlem Railroad Co.

D. Shea, the misfit clothier, is the purchaser of the dwelling on the southeast corner of 78th street and Lexington avenue, reported sold last week. The price was \$19,000. Broker, John J. Kavanagh.

Morris Steinhardt has sold a plot, 50x80, on the east side of Park avenue,

50 feet south of 94th street, to James W. Brockway, with a loan, for improvement.

Pierre G. Carroll has sold for Mary Pine the five-story brick tenement No. 204 East 108th street to James J. Cavanagh, on private terms.

Van Axté & Haaren have sold for J. B. Beatty to Geo. W. Godward, No. 250 West 128th street, a four-story brown stone, single flat, 25x70x99.11 feet in size, for \$22,250.

J. Romaine Brown & Co. have sold for Chas. W. Sloan five lots on the south side of 149th street, 300 west of 8th avenue, to Virgilio del Genovese for \$7,250.

LEASES.

The two blocks of land between 8th and 9th avenues, 157th and 159th streets comprising 128 lots, have been leased by Alden & Sterne for the Lynch estate to John M. Ward for five years at \$10,000 per annum, with option of five years additional. Ward is the well-known short stop of the New York Club, and he will assign the lease to the new baseball club when organized. Besides all the players of the New York Club, Postmaster Van Cott, E. A. McAlpin and E. B. Talcott are sureties on the lease.

The large corner store in the new office building on the northeast corner of Cortlandt and Washington streets has been leased for a term of five years to Messrs. J. H. Bunnell & Co., the leading electrical supply dealers. They are now having it fitted up and will soon occupy the same. The fifty odd offices in this building are partly occupied by firms engaged in the machinery, metal and electrical lines and allied interests.

Brooklyn.

J. P. Sloane has sold for Edmund Johnson the two-story dwelling house No. 15 Box street with gore lot running through to Commercial street for \$3,150.

Corwith Bros. have sold the three-story and basement brick dwelling, 25x40, on lot 25x100, No. 127 Noble street, for the estate of Isaiah E. Stuckey to George Frew for \$8,500.

H. F. Schellhass has sold for Howard M. Smith a plot, 140x100, on the north side of Bergen street, 95 feet east of Bedford avenue, for \$17,500.

CONVEYANCES.

	1888.	1889.
	Nov. 8 to 14 inc.	Nov. 7 to 13 inc.
Number .....	242	304
Amount involved .....	\$992,469	\$1,189,701
Number nominal .....	60	65

MORTGAGES.

	1888.	1889.
Number .....	223	281
Amount involved .....	\$773,711	\$1,416,122
Number at 5% or less .....	137	157
Amount involved .....	\$586,276	\$600,777

PROJECTED BUILDINGS.

	1888.	1889.
	Nov. 9 to 15 inc.	Nov. 8 to 14 inc.
Number of buildings .....	95	120
Estimated cost .....	\$505,700	\$607,300

Out Among the Builders.

James Henderson has the plans under way for three handsome flats to be built for Martha Gelston on the northwest corner of Manhattan avenue and 121st street. Two will be 40x80 each, and one, the corner, 20x90. They will contain all improvements, including steam heat, and will cost \$130,000. These are the first flats to be built in this immediate locality, the surrounding improvements being confined to private houses.

R. R. Davis is the architect for three five-story brick and terra cotta flats, 27.8x87.5, to be erected for Bertha Rodding on the north side of 27th street, 368 feet west of 9th avenue, at a cost of \$90,000. The same architect will finish for Henry Bergman the six five-story flats and stores on the northwest corner of 10th avenue and 98th street, begun some time ago. The alterations to these buildings will cost \$60,000. The corner house is 25x80; four inside houses are 25x67, and the remaining house is 14.5x65 feet in size.

Builders Moore & McLoughlin have commenced work on the southwest corner of Avenue A and 84th street preparatory to building six five-story single flats on a plot 102.2x119. Four of the houses will face on the avenue and contain stores, and two will be on the street without stores.

Adam Munch intends to build three five-story and basement brick and marble front flats, 25x90, with improvements, to cost about \$60,000, and is now preparing plans for the same.

R. R. Davis will furnish plans for a five-story brick, stone and terra cotta flat, 31x87.4, to be built for John J. Briery on the north side of 127th street, 115 feet west of Lexington avenue, at a cost of \$32,000.

A. B. Ogden & Son have plans on the boards for two five-story brick flats, 26x75, to be built on the east side of Park avenue, 25 feet north of 88th street, for Elizabeth Johnson, at a cost of \$34,000.

E. Wenz has plans for five five-story brick and stone flats, to be built on the northwest corner of 81st street and Avenue B., for Schreiner Bros., at a cost of \$95,000. The corner house will be 26.2x72, the other avenue houses 25x64, and the street house 18x72 feet in size.

William N. Sternkopf will alter the present building at Nos. 187 and 189 Mott street from plans by Wm. Graul into a five-story and basement building, the first story and basement to be 50x100, and the upper lofts, 50x90, with an elevator, at a cost of \$30,000.

John E. Kerby has plans under way for nine two-story frame dwellings, each 16.8x32 and extension which Fernando Wood will build at the northeast corner of Andrews avenue and 184th street, Sedgwick Park, Fordhan Heights, 24th Ward. Cost, about \$1,600 each, and corner house \$2,000.

Ralph S. Townsend has plans for a five-story and basement brick livery stable and storage warehouse to be built on the south side of 100th street, 108.4 east of 10th avenue, for E. W. Ostendorff, at a cost of \$23,000.

Rentz & Lange have plans for two five-story and basement brick and stone tenements, to be built on north side of Remington street, 25 feet east of Columbia street, 52.6x100, tin roof, to cost about \$19,000; owner, J. Schmitt.

James W. Brockway is about to build two flats on the east side of Park avenue, 50 feet south of 94th street. One will be a double flat, size 31x72, with accommodations for two families on each floor, and one a single flat, 19x72. The houses will contain all the improvements.

Michael P. McDonough will build five five-story flats on the northeast corner of 116th street and Madison avenue, on a plot 110x100. The corner house will be 30x96 and the four adjoining about 20x80 each.

Anthony Smyth will improve a plot of four lots on the south side of 128th street, 110 feet east of 5th avenue.

Joseph O'Connor has secured a building loan for the improvement of four lots on the southwest corner of 8th avenue and 103d street.

R. S. Townsend will furnish drawings for a five-story brown stone double flat, 25x88, to be built at No. 416 West 25th street for Havens & Winters, at a cost of \$22,000.

Ascher Weinstein is about to build a five-story brick and stone flat, 25x76, on the northwest corner of Scammel and Monroe streets.

Francis J. Schnugg intends to improve two lots on the north side of 96th street, 100 feet east of 4th avenue.

Fred. Ebeling has the plans for extensive alterations to the building No. 153 Clinton street, and the addition of a 22-foot extension for Meyer Cohen at a cost of \$8,000.

James W. Ramsey, the Harlem builder, is in financial difficulties. Over \$16,000 worth of mechanics' liens have been filed against him within a short period. His liabilities are about \$45,000, while his unencumbered assets are only nominal. A meeting of his creditors was held quietly a day or two ago, but it is understood no definite arrangements were made.

Mr. Ramsey is now building four flat houses on 134th street, west of 8th avenue, and it is against these that the liens have been filed. For some time back Ramsey has been raising money on notes—borrowing from Peter to pay Paul. Among his creditors are Walter Scott, decorator and paper dealer; Abraham Steers, lumberman, and the Mount Morris Bank. Mr. Ramsey recently built on 103d street, between 9th and 10th avenues. Formerly he was a prominent builder of Newark, N. J. He came to this city to superintend the erection of the "Osborne" apartment house on the northwest corner of 7th avenue and 57th street.

Can this be true? A reporter of THE RECORD AND GUIDE was informed that the property on the east side of Park avenue, between 43d and 44th

streets, where the machine shops of the New York Central Railroad partly stand, is to be vacated, and that the railroad is to move its locomotives to its depot at 138th street. He was also told that the fee of the property belongs to the Golet estate, who intend to build a hotel on the site when the shops are removed. Inquiry at the office of the Golet estate yesterday failed to elicit a substantiation of this report, though a representative of the estate, who declined to talk, would not positively deny that there was something to the rumor.

Out of Town.

JERSEY CITY, N. J.—Rose & Stone have plans for alterations to be made in the First Presbyterian Church, on Jersey City Heights, the walls of the present edifice to remain intact. A new tower will be built of brick and stone, the roof changed and the church re-decorated. Cost, \$40,000.

Contractors' Notes.

Bids will be received at the Department of Public Works until 12 o'clock Friday, November 22d, for laying crosswalks of two courses of bridge-stone, with a row of paving-blocks between the courses on the Western Boulevard at north side of "Circle," between 59th and 60th streets; at south side of 61st, 62d, 63d, 64th, 66th, 69th, 72d, 73d and 141st streets, and north side of 64th, 66th and 74th streets; for sewer in 10th avenue, west side, between 146th and 148th streets; in 52d street, between Hudson River and 11th avenue; and in 103d street, between Boulevard and 10th avenue.

Bids will be received at the Department of Public Charities and Correction until 9.30 A. M. Tuesday, November 26th, for the materials and work required for a steam boiler and cooking steam-heating apparatus, etc., on Hart's Island, New York, and for the reconstruction and additions to North Hospital, Randall's Island, N. Y.

Special Notices.

Maclay, Davies & Co. make a specialty of the "prompt purchase of city real estate at its actual value." They have bought and sold for customers no less than \$3,000,000 of real estate during the past year. They have offices in the Equitable building and at No. 57 West 10th street.

Wm. Berrian, of No. 9 West 17th street, offers to rent, in our advertising columns, a number of properties worthy of the consideration of prospective tenants.

BUILDING MATERIAL MARKET.

[For Prices see pages ix., x., xi. and xii.]

BRICKS.—In all essential particulars the market for Common Hards has been much the same as last week. Demand ran comparatively moderate and cautious, the supply was full enough to be at times a little excessive, and prices have eased up somewhat more, especially on the medium and lower grades where buyers naturally found it the easiest matter to insist upon allowances. The weather has proven a considerable factor in curtailing the volume of business, rains interfering with a great deal of work, and no one caring apparently to invest in supplies they could not use to immediate advantage, dealers it is said storing but little, and as for some time past only an odd cargo now and then that from its extra desirable character was worthy of putting away against the probabilities of the future. Indeed, there is what seems to be a considerable amount of indifference regarding the accumulation of supplies, which, if adhered to, may place dealers at a disadvantage should this happen to be a year of early-closing navigation. Even with the river open, however, there is reason to expect a falling off in receipts within a few weeks for reasons already explained; and with that in view, commission men do not allow themselves to become much demoralized or inclined to grant concessions further than may be necessary to move immediate surplus cargoes. Manufacturers have kept on shipping since our last, as it was expected they would, but, it is understood, are commencing to grumble somewhat about returns, and this may lead to more careful forwarding as their stocks work down into more shapely proportions. Pales meet with usual proportionate demand and remain steady at former basis of valuation, with no great amount of stock in first hand accumulating.

CEMENT.—It appears to be a pretty good market all around and reports are cheerful. Domestic grades have a full, and in some cases quite hurried demand, especially where buyers are anxious to secure their pet brands, and between the local and shipping orders most leading manufacturers have about all they can attend to. The same general conditions prevail on foreign stock, the heavy run of arrivals of last month having been succeeded by a much lessened quantity thus far, but better than all by a large and broadened demand that is taking stock away about as fast as it can be landed and handled, with several of the leading importers asserting that they have now in hand a greater number of orders than it seems likely will be filled before the close of navigation. A considerable proportion of the stock is going to the Westward, but the nearby and local trade wants its usual proportion.

LATH.—There is just a faint evidence of disappointment in some of the comments upon the market this week, owing to the absence of further actual gain in value. The market, however, has really held its own in first-rate form, and not only have the current arrivals been placed about as quickly as tendered, but buyers were again found willing to enter upon engagements of stock afloat, more especially where there was any assurance of really good quality. The present consumption is fair, and be it said that dealers are pretty much all willing to lay away a little stock at about current cost.

LIME.—In asking a receiver about the condition of the general market he dropped into slang and called it a "chestnut." That seems to cover the situation pretty well, however, as there is practically nothing new since our last, except a larger arrival from the Eastward, which met a demand sufficiently broad and prompt to exhaust the supply without difficulty, and of course the range of price is considered fixed until next June.

LUMBER.—A very good general distribution is taking place, probably somewhat fuller if anything in

some sections of the city with about the usual average assortment required to meet the calls of buyers, a little more stiff for trim having been among the latest additions. For bulk or wholesale parcels, however, there is an indication of shrinkage, partly because the season has worked so far along that shipments and deliveries from many points are now a matter of some doubt, and partly because a great many dealers have about secured their quota of certain grades and no longer feel an inclination to negotiate. Some descriptions, however, such as desirable spruce and hemlock and really first-class selections of hardwoods are calculated upon to retain attention whenever they can be tendered without adding materially to the present line of cost. From pretty much all primary points the advices indicate increasing firmness, but no more if as much as ordinarily noticeable at this season. Present indications convey the impression of full winter stock at most Western depots.

Eastern Spruce is holding up well to the good general form predicted for it and there is little or no complaint from the selling side except the apparent impossibility of getting forward all the stock that might be placed. It is said that even many of the latest arrivals went directly into consumption, some on waiting jobbers, and receivers claim they can pick out numerous yards in this and adjoining cities where the accumulation and assortment, still fails anything like a showing that would seem necessary to carry dealers through the winter. Such features coupled with a natural tendency toward a shrinkage of production and increased cost of transportation would appear to build up the main line of advantage upon the seller's side, against which no ordinary assault is likely to prove successful. Preparations for work in the woods are upon about the ordinary scale in most localities.

Piling still fails to give the buyer much of a chance unless there happens to be an odd lot upon which necessity for realizing is a little extreme. Stock in chains and whatever there may be expected forward unsold is offered indifferently and generally only at extreme figures with receivers still confident that everything desirable will find a market. For such stuff as scaffolding, clothes poles, etc., the position is also well held and without signs of abatement in valuation.

Hemlock is firmer owing in part to reduced offerings of stuff of such character as the bears have been using to talk cut rates upon, or probably, more properly speaking, the natural firmness of the market stands out more prominently as standard desirable sizes become the principal article for negotiation. Representatives of the Pennsylvania producers, in fact, not only claim full former top rates, but have evidence that it would not be very difficult to obtain some little advance owing to the anxiety manifested on the part of some buyers.

White Pine is losing no ground in point of average relative sale, but many operators somewhat reluctantly admit that they find little if any gain, and, in fact, there are just about the old unsatisfactory features ruling and so likely to continue for some little time to come, the absolute close of navigation being about the only juncture at which a steadier feeling might be expected. Even then, however, supplies will remain available should anyone want them at only about the difference of cost between that of water transportation and deliveries in car lots by rail. Chances for increased distribution are improving and in part already realized, and dealers who make a specialty of the export trade calculate upon increased orders, as the Eastern ports close and orders have to come in this direction.

Yellow Pine may not be called for with quite so much freedom as heretofore, but it has a way of securing a goodly portion of the current line of general trade, and, all in all, is doing just about as well as any other class of lumber. There is, of course, the usual difficulty encountered in the attempt to get close information on this market, owing to the stolid reticence of a portion of the trade, who thus tacitly admit fear of having their doings made public, but there is nothing to indicate that sellers lose advantage on either first or second hand dealings,

Carolina Pine is finding a smooth working market apparently, and few if any complaints are to be heard from the selling side. The distribution is somewhat more closely confined to local custom, as out of town buyers are reasonably well stocked up, but there seems to be no excess of offering and full former rates are insisted upon.

Hardwoods work out into consumption somewhat more freely though this is about in accord with the season and simply realizes calculations. Most operators have a special good word to say in favor of some particular wood and in this way one may hear on a trip through the market commendation of nearly all staple descriptions, though as leaders there can be placed ash, quarter-sawed oak, fine cherry and first-class poplar. Values are well sustained and while agents from interior points are ready or a little anxious to operate they are unwilling to do so at a sacrifice on value.

Shingles have been somewhat irregular, but on the general range holders do not give way to any extent owing in part to the lateness of the season, and a belief that supplies will not come forward with freedom sufficient to cause much difficulty. Demand fair on the average and now and then a full export order can be placed.

GENERAL LUMBER NOTES.

THE WEST.

The following statistics have been received from Mr. Theo. F. Swan, Secretary of the Chicago Lumberman's Exchange:

TOTAL RECEIPTS SALES AND SHIPMENTS.			
From January 1 to Oct. 31.	Receipts.	Sales and Shipments.	
	Lumber.	Lumber.	
1889.....	1,692,355,000	1,688,318,285	
1888.....	1,745,653,000	1,662,075,000	
Increase .....		26,243,285	
Decrease .....	53,298,000		
Stock on hand Nov. 1 in the years named:			
Lumber and Timber.	Lumber and Timber.		
1880.....	553,459,941	1885.....	665,050,130
1881.....	599,525,483	1886.....	599,877,647
1882.....	706,653,450	1887.....	577,330,746
1883.....	665,947,082	1888.....	644,98,999
1884.....	688,057,336	1889.....	669,951,717

The Timberman as follows:

Minnesota dealers are favored with a very low rate to Eastern cities just now, the South Shore road having made a rate of thirty-three cents from Duluth to New York and Philadelphia, and thirty-five cents to Boston. This is fifteen cents lower than via Chicago and only five cents higher than from Chicago to New York and Boston.

Indications in the St. Croix valley point towards a decreased cut this season from that of last winter and very little has been doing in logging so far, though at this time last year 30,000,000 to 4,000,000 feet were in place. Much, of course, will depend upon whether the season is favorable or not.

THE CHICAGO CARGO MARKET.—Arrivals of lumber the past week have been quite heavy for this time of year, but the number of cargoes of good 4 inch, piece stuff and lath was not sufficient to satisfy the demand. Prices for all grades of good lumber were stronger and buyers plenty. Coarse inch stuff meets with poor sales owing to a light demand. Piece stuff is coming in greater quantity than for some time past, but a great deal of it goes on up the river, without stopping at the foot of Franklin street. A few cargoes were in sight at the close, and prices on piece stuff and good inch held firm, but common boards dragged. Short green piece stuff brought \$9.50 readily, and cargoes containing the scarcer lengths \$10 and \$10.50. No. 2 dry inch \$11.50 and \$12.50.

At the yards:

Stocks of piece stuff are generally quite large, yet there is a marked shortage in some respects, principally in the shorter lengths. There are hardly any 6x8 14 foot to be found in the city, and 3x10 16 foot

are equally scarce. Inquiry between yards for these sizes are frequent, and those who have any are not anxious to sell, preferring to keep the stock for their own regular trade.

That piece stuff is also scarce at other places is indicated by the fact that an inquiry has been received from one firm at a Mississippi river point for prices on thirty-four cars of 2x4, 2x6 and 2x10, nothing longer than 18 feet.

A sure indication that prices are on an even basis all around and that little cutting is done, is the fact that there is very little difference in the estimates made by the different yards, even though the bill under consideration may be a large one.

The Mississippi Valley Lumberman as follows:

Before the end of the coming week, whether the weather be mild or cold, it is probable that production will have ceased except at such of the mills as defy custom in the North and run the mills all the year around.

ENGLAND.

The Timber Trades Journal as follows:

American Black Walnut.—We still hear of frequent inquiries for large and prime logs, of which description the market has been singularly bare for some time past.

A good amount of business continues to be done in lumber; the inquiry, however, is generally for clean, sound boards and planks, without centre (1/4 inches especially being much wanted); we also hear that the trade in inferior descriptions has manifested improvement of late.

American Whitewood.—We notice some very prime large logs have just been landed at the West India docks, but there does not appear to be much inquiry for such; a good trade, however, is doing in boards and planks, of which the recent arrivals have been very considerable.

Sequoia.—The prime parcel of planks ex Don Quixote, which was sold at public auction without reserve, seems to have attracted the attention of the trade in all quarters, and the whole was quickly disposed of at fair prices.

As this wood has now become so widely distributed we should think there is a good prospect before it, and doubtless, as it becomes better known, prices will improve.

For the finely figured fitches in same catalogue there were no biddings at all, but we shall not be surprised to hear ere long of some portion of this parcel being sold privately.

CANADA.

The Toronto Monetary Times, speaking of the Ottawa lumber trade, says:

The dullness indicated last week still continues, although for the most part the mills are still running, and, weather permitting, will continue to cut for three or four weeks.

The manufacture of lumber in the Ottawa valley this season, will, it is believed, not fall much short of five hundred million feet, and most of it was sold, according to the usual custom, early in the season.

Active preparations are now in progress for the winter's operations in the bush, many firms having had men at work since the end of August. Other gangs will of course follow when sleighing sets in. Wages are averaging from \$18 to \$25 per month with board, although some square timber men get more.

According to the St. John, N. B., Sun, the lumber cut up the bay this winter, at points whence it is brought to St. John by schooners in summer, will be about 75,000,000 feet.

A tract of land containing 10,000,000 feet of hardwood timber in Essex County, Ont., has, it is reported, just been purchased by Detroit parties. It is within twenty-five miles of that city.

The Export Lumber Company report the following total shipments from the St. Lawrence to the River Plate during the season of 1889: Pine, 23,025,132 feet; spruce, 11,733,065 feet; hardwood, 33,000 feet; and small stowage, 516,376 feet; total, 35,313,573 feet. In 1888 the total shipments were 18,089,716 feet; 1887, 31,036,076, and in 1886, 29,088,204 feet.

NAILS.—The market retains about former general features. Buyers are fairly independent and fight against suggestions of an advance in value, but manufacturers have matters very well in hand and can, as a rule, support rates without difficulty.

PAINTS, OILS, ETC.—Reports are a little variable and occasional complaint over the condition of trade may be heard. About all really seasonable demand is represented, however, and it is seldom that sellers have to make any positive concession to secure attention; indeed, on really standard goods there is quite a steady tone preserved without difficulty.

make but the city product is kept pretty steady. We quote at 57 1/2 @ 58c. for Western, and 60 @ 62c. for City. Spirits Turpentine has found a sluggish market and prices are lower, closing unsettled. We quote at 47 @ 48c. per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—Some fair deliveries on contract, but new demand not very active at the moment. Holders, however, seem to have stock fairly well in hand and are looking for about former rates. We quote Pitch at \$1.40 @ 1.50 per bbl.; Tar at \$2.62 1/2 @ 2.87 1/2, according to quantity, quality and delivery.

WINDOW GLASS.—The wires have been kept hot this week with dispatches announcing meetings of window glass manufacturers in various sections of the country for the purpose, as was stated, of forming one vast pool of all the makers in the United States, not exactly in the nature of a trust, yet to be a combine sufficiently monopolistic and powerful to control production and fix prices.

For tables of Building Material prices see pages ix., x., xi. and xii.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending November 15.

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

Table listing real estate sales with columns for address, description, and price. Includes entries for Richard V. Harnett & Co., A. H. Muller & Son, and John F. B. Smyth.

Table listing other auctioneers' sales with columns for address, description, and price. Includes entries for Bleeker st., No. 205, and Fort Washington Ridge road.

BROOKLYN, N. Y.

Table listing Brooklyn real estate sales with columns for address, description, and price. Includes entries for Taylor & Fox, John F. B. Smyth, and A. H. Muller & Son.









Connell to Nelson Smith, Jr.  $\frac{1}{4}$  part. May 24. 62  
 Tinton av, n e s, 175 s e 149th st, 16.8x100. James E. Nolan to Charles E. Douglass. Nov. 7. 3,300  
 Valentine av, s w cor Travers st, 121.8x98.9x 121.3x105.6. Twenty-fourth Ward Real Estate Assoc., N. Y., to Tallmadge W. Foster. Nov. 8. 3,120  
 Valentine av, s e s, 155.9 n e Travers st, 25x99.2 x25x99.3. Hugh N. Camp to Edward Sherman. Nov. 9. 415  
 Valentine av, east cor Travers st, runs southeast 51.8 x northeast 92.5 x southeast 50 x northeast 25 x northwest 99.4 to av, x southwest 130.9. Hugh N. Camp to Tallmadge W. Foster. Nov. 9. 1,545  
 Valentine av, s e s, 131.9 n e Travers st, 15x 99.3x25x99.4. Same to Thomas Wilson. Nov. 9. 415  
 Valentine av, s e s, 230.9 n e Travers st, 50x 98.8x50x98.11. Same to Mary A. Kronenbitter and Emma Ward. Nov. 9. 830  
 Valentine av, s e s, 405.9 n e Travers st, 50x 97.11x50x98.2. Same to Daniel Pritchard. Nov. 9. 900  
 Valentine av, s e s, 305.9 n e Travers st, 75x98.3 x75x98.7. Same to Thomas T. Sweetser. Nov. 9. 1,230  
 Webster av, w s, 400.4 n 179th st, 50x180. John J. Brady to John M. Wilson. Nov. 8. 2,000  
 Willard av, s s, 100 w 2d st, 25x101. John J. Lynes, Brooklyn, to John H. Whittle, Mt. Vernon, N. Y. Nov. 4. 262  
 3d av, n s, 202.9 w 1st av, 50x100, 24th Ward. James P. Paulding to Michael E. Dillon. Sept. 25. 600  
 3d av, n s, 352.9 w 1st st, 50x100, 24th Ward. Same to Patrick K. Egan. Oct. 31. 600  
 4th av, s s, 148.4 w of line bet New York and Yonkers, 25x100. James P. Paulding to Carl Schmidtke. Aug. 5. 300  
 Albany Post road, n w s, lot 62 map Mary C. P. Macomb property, Kingsbridge, 37x586x 100 by a proposed road, contains 3 roads and 20 poles, with all title in road, &c. Edwin M. Taylor to Charles B. Meyer. Mort. \$7,000. Nov. 6. other property and nom  
 Bronx River road, w s, 53.3 n Willard av, 53.3 x132.9x50x114.5. William S. and Charles W. Odyke to Charles F. Koenig and Mary A. his wife. Sub. to taxes, &c., since Nov. 9, 1886. Nov. 6. 700  
 Highbridge road, s e cor Fleetwood av, 55x117x 55x125. Charles W. Lowerre and William B. Timpson to Ada E. Howe. Nov. 11. nom  
 West Farms road, s e s, 587.7 n e Lyon st, 81.3x 358.5x50.2x291.8. William J. Barnes and John J. Brady to John Henderson and Anne his wife, joint tenants. Nov. 11. 1,500  
 West Farms to Hunts Point road, w s, adj Andrew Nostrand, runs south along road abt 55 x west 112 x south 30 x west 56 x north 85 x east 159, hs & ls.  
 West Farms to Hunts Point road, e s, adj land formerly of Thos. Walker, runs southeast both out of the water and under the water of Bronx River so far as grantors right extends, x south 50 x northwest to road, x northeast :0.  
 William H. Booth to Lawrence Kelly. August 15. 2,750  
 Williamsbridge road, w s, at cor of lands of Peter Briggs, runs west 515 x south 284 x east 552 to road, x north 150, contains 2 7-10 acres. Release mort. New York Life Ins. Co. to Daniel R. Kendall. Oct. 3. nom  
 Interior lot being part of lot 105 map Grove Hill, adjoins lot of party of second part, 23.2 x25. Pauline Dalmar widow to Adolph Schneider. Nov. 7. 300  
 Lot 2, 089 on map 14 of villa sites of Peter Lorillard dec'd, West Farms. Release mort. Phebe A. Henderson, Brooklyn, to Mayor, &c., New York. Oct. 15. nom  
 Parcel of land under water, begins at high water line on n s of Bronx Kills at intersection with centre line of Willow av at point 246.10 x 130th st, runs south 265 to proposed bulkhead line, x329.2x258x170x300 to high water line, x340, contains 3 409-1,000 acres. State of New York to Port Morris Land and Impt. Co. Mar. 30, 1888. letters patent  
 Parcel No. 52 on Damage map for opening North 3d av from 23d Ward line to Pelham av in 24th Ward. Release mort. James Gribble to The Mayor, &c., New York. Nov. 9. nom  
 Part lot 105 map Grove Hill, being 23.2 n e from n w boundary of Woodstock village, runs southwest 25 x northwest 23.2x25x23.2. Pauline Dalmar widow to Elizabeth Berner. Nov. 7. 300  
 Part lot 37 map Morrisania, begins at s e cor of said lot, runs northeast 25 x northwest to Railroad av, x southwest — x southeast 246. Contract. Eleanor and Anne M. Ford to Richard Walter. Sept. 19. 4,500

LEASEHOLD CONVEYANCES.

Beach st, Nos. 52-60. Assign. leases. August M. Collignon, Passaic, N. J., to Thomas S. Godwin. exch  
 Exchange pl. No. 45. Assign. lease. Anthony L. Laplante to Maxamilian Pause. nom  
 Union sq, No. 2, basement. Assign. lease. Dominick McCaffrey to James Everard. 1,500  
 6th st, No. 329, basement. Assign. lease. August Becker to Louise B. Schlag. nom  
 49th st, No. 53 W., n s, 649 w 5th av, 20x100.5. Trustees of Columbia College to Sarah C. wife of Charles V. Faile. 21 years, from Nov. 1, 1889, per year 713

76th st, No. 430 E. Assign. lease. George Beck to Conrad Muller. nom  
 120th st, No. 202 E. Assign. lease. Catharine P. Bischoff to William P. Baker. nom  
 Boston av, n e cor Teasdale pl, runs northeast 214.10 to 164th st, x east 74.5 x south 100 x west abt 50 x south 100 to pl, x west 104.9. Cancellation of contract to exchange. Patrick Cuff to William L. Dowling. Oct. 22. nom  
 Greenwich av, No. 15. Assign. lease. Charles E. Abbott to Joseph Reynolds. nom  
 1st av, No. 411. Assign. lease. Martin J. Fitzpatrick to James Everard. 3,000  
 1st av, e s, 26 s 16th st, 25.9x66. Arthur A. Carey, Portsmouth, N. H., to Christina Schermann extrx. John Scherman and Joseph Meyer. 21 years, from Feb. 1, 1890, per year. taxes and 500  
 1st av, No. 268, 25.9x66. Same to Charles F. c. the and Bertha his wife. 20 years, from Feb. 1, 1890, per year, taxes and 700  
 1st av, No. 537. Assign. lease. Frank Kammitter to Sovelle Pearson and John E. Warren. nom  
 2d av, n e cor 6th st. Agreement to cancel lease and also mort. for \$4,000 on same. Matilda C. Jantzen extrx. Joseph Jantzen with Ferdinand Ehrhart. Nov. 12. 10,000  
 11th av, s w cor 21st st, 160.10x75. The General Theological Seminary of the Prot. Epis. Church to John Lynch. 21 years, from Dec. 1, 1889, per year, taxes and 3,300

KINGS COUNTY.

NOVEMBER 7, 8, 9, 11, 12, 13.

Adams st, s s, 501.1 w Coney Island plank road, 25x102.2x25x102, Flatbush. Cyrus F. Lou-trel, Orange, N. J., to Paul H. Hinsking. \$1,800  
 Adelphi st, e s, 208 n Atlantic av, 50x100. Tamar and Margaret J. McKenney, Mary A. Waring, Fanny McKenney, Annah M. Biles, Eliza R. Spendlow and Lucy A. Wyman to Paulino Carielli and Francesco Tepedino. B. & S. and C. a. G. nom  
 Amity st, n s, 83 w Hicks st, runs north 80 x west 17 x south 3 x west 44.6 x south 0.7  $\frac{1}{2}$  x west 55.6 to Emmett st formerly Willow st, x south 76.4 to Amity st, x east 117. John Murphy to the City of Brooklyn. 19,000  
 Ashland pl late Raymond st, w s, 515.3 n Fulton st, 20.10x100. Alexander W. Knight to John J. Knight. Mort. \$1,200. 2,500  
 Ashland pl, w s, 515.3 n Fulton st, 20.10x100, h & l.  
 Fernald st, s s, 160 e Albany av, runs south 100 x east 40 x south 100 to Webster st x east 40 x north 100 x east 20 x north 100 to Fernald st x west 100, Flatbush.  
 Mark B. Knight to John J. and James Knight. All title. Morts. \$1,700. 2,500  
 Barbey st, e s, 145 n Stoothoff av, 20x100. William T. Munch trustee to Ira L. Bursley. 125  
 Bergen st, n s, 225 e Schenectady av, 25x107.2. Ellen A. wife Henry J. Cutler to Annie F. wife James F. Martyn. 550  
 Bergen st, s s, 80.7 w Franklin av, 80x134x—x 97.6. Eliza wife of and Robert A. Tilley formerly Cackett to Robert McC. Collins. 4,600  
 Bergen st, s s, 133.4 w Albany av, 16.8x110, h & l. Albert V. Porter to Charles S. Taber and George C. Case. Mort. \$4,000. nom  
 Bergen st, n s, 81.4 e Carlton av, 120.11x135.3x 199.7x110. Release mort. Edward C. Bill extr. Charles E. Bill to Celestine W. How. 5,900  
 Bergen st, n s, 250 w Buffalo av, 25x107.2x 25x—.  
 Bergen st, s s, 157.5 e Hopkinson av, 58.1x—x —, gore.  
 Bergen st, s s, 235.6 e Hopkinson av, 40x127.9 x40x—.  
 Bergen st, s s, 315.6 e Hopkinson av, 9.6x127.9 x9.6x—.  
 Prospect pl, n w cor Howard av, 340z— to Mrs. Maccombers, x—x—.  
 Prospect pl, s s, 100 e Ralph av, runs east to Howard av, x south to Park pl, x west to point 100 e Ralph av, x north —.  
 Prospect pl, s s, 100 w Saratoga av, runs south 20 x east 100 to Saratoga av, x south to line bet Bergen and Powers, x southwest to point 180 w Saratoga av, x north to Prospect pl, x east 80.  
 St. Marks av, s s, 200 e Howard av, runs south 127.9 x east 100 x north to St. Marks av, x west 50 x south 85 x west 25 x north 85.  
 St. Marks av, Hopkinson av, Prospect pl and Saratoga av—the block.  
 St. Marks av, s s, 100 e Hopkinson av, runs east 200 x south to centre line bet St. Marks av and Prospect pl, x west to Hopkinson av, x north 63 x east 100, x north —.  
 Howard av, e s, 62 n Prospect pl, runs east 100 x north to Mrs. Maccombers, x southwest to av, x south —.  
 Howard av, e s, 180 s Prospect pl, runs east 100 x north to centre block, x east 120 x south to Park pl, x west 10 x north to line bet Bergen and Powers, x southwest to av, x north —.  
 Saratoga av, w s, 79 s St. Marks av, runs west 100 x south 78 x—to av, x—.  
 Saratoga av, e s, 67 n St. Marks av, 63x100x 63x—.  
 Saratoga av, w s, 26.6 s Bergen st, 64.3x312x 64.3x—.  
 Melvine Parfitt to Walter E. Parfitt.  $\frac{1}{2}$  part. 25,000  
 Berkeley pl, n s, 300 w 7th av, 20x100, h & l, Ann E. wife of Robert L. Woods to William L. Dowling. Mort. \$8,000. nom  
 Berry st, e s, 25.3 n e North 6th st, 18.6x67.6. George Walker to Eliza A. Fanton. Mort. \$3,000. exch

Bleecker st, n w s, 85.9 n e Wyckoff av, 40x 100. James D. Lynch to Herman Lonzer. 800  
 Bleecker st, s e s, 310 n e Irving av, 60x100. Charles Colne to Harriet S. Colne. 25  
 Boerum st, No. 128, s s, 175 w Graham av, 25x 100, h & l. Albert B. Fleig to Martin Worn. Mort. \$4,000. exch  
 Bond st, w s, 25 s Degraw st, 20x88, h & l. Foreclose. Robert Merchant to Philip Wood, N. Y. 4,000  
 Broadway, n e s, 80 n w Duryea st, 20x80. Sarah C. Ormsby widow to Behrend Doscher. 3,500  
 Broadway, n e cor Wyckoff av, 50x100, being lots 862 and 863, block C. C. on map A. of East New York lots, also lot 860 block C. C. same map, which has been effaced from map. August Heusinger to George Scherrer. All liens. 4,200  
 Same property. George Scherrer to Elizabeth wife of August Heusinger. All liens. 4,200  
 Broadway, n s, 200 w Hewes st, 25x144.6. Leopold Michel and Marx May to Joseph Zirinsky. Contract. 14,800  
 Butler st, n s, 100 e Smith st, 25x100. Andrew Fox to John W. Ahrens. 4,650  
 Carroll st, n s, 289.5 e 5th av, 17.3x100, h & l. James C. Jewett to Job W. Lewis, Washington, D. C. Mort. \$6,000. 12,000  
 Carroll st, n s, 427.11 e 5th av, 34.7x100, hs & ls. James C. Jewett to James Russell. Morts. \$12,000. 24,000  
 Carroll st, s s, 316.8 e 5th av, 2x103.7x2x103.6. William B. Cooper to John Robertson. 300  
 Carroll st, s s, 225 w Court st, 25x100. Clason av, w s, 226.4 n Putnam av 52.4x100x 52.4x100.1.  
 Franklin av, w s, 150 s Gates av, 16.8x95. 5th st, w s, 90 n 8th av, 57.10x100.  
 Carroll st, Nos. 222 and 224, s s, 125 w Court st, 33.4x100. This parcel sub. to life estate of Anna Ogden.  
 Mortimer C. Ogden to William L. Ogden, Warwick, N. Y. nom  
 Central pl, n e s, 109.4 s e Greene av, 111.6x northeast 80.6 x northwest 70.5 x southwest 21.6 x northwest 37.8 x southwest 59. The East River Savings Inst. to August Trenkmann. nom  
 Same property. August Trenkmann to Michael Mulvihill. 8,000  
 Centre st, n s, 175 w Smith st, 25x100. Michael and J. Grady exrs. Elizabeth Grady to Marie M. wife of Isaac C. Simonson. 2,750  
 Cleveland st, w s, 45 s Ridgewood av, 80x100. Edward F. Linton to Julia A. Graham. 2,250  
 Cleveland st, e s, 110 s Ridgewood av, 37.6x100. Same to Thomas F. Parker. 1,025  
 Same property. Release mort. Williamsburgh Savings Bank to Edward F. Linton. 300  
 Cleveland st, s w cor Ridgewood av, 125x100. Release mort. Same to same as last. 1,500  
 Clymer st, n s, 18 e Wythe av, 72x60. William Dick to Anna M. Mollenhauer. gift  
 Concord st, n e cor alley bet Hudson av and Navy st, 21.3x61.3. Mary E. Cotton widow to William Potts. 2,800  
 Cook st, s s, 275 e Morrell st, 25x100. Anna and Thomas Garrison to Joseph Pender. 1,033  
 Same property. Cora B. and Mortimer G. Drewry by Peter Kinsey guard. to same. 517  
 Crown st, n s, bet Bedford and Rogers av, being lot 46 block 5 assessment map 24th Ward. John C. McGuire, Registrar Arrears, to John N. Smith. 70  
 Crown st, n s, bet Bedford and Rogers av, being lot 47 block 5 same map. Same to same. 90  
 Crown st, n s, bet Bedford and Rogers av, being lot 45 block 5 same map. Same to same. 30  
 Columbia st, e s, 40 n Woodhull st, 20x80, h & l. Peter Ewald to James P. Judge. All liens. 9,000  
 Same property. James P. Judge to Elizabeth Ewald. B. & S. All liens. 9,000  
 Cripplebush road, s e s, at s w line of late J. Rappelyea's land, 20x half of the road. City of Brooklyn to Andrew J., John H. and Andrew J., Jr., Smith, J. C. nom  
 Same property. A. J., John H. and A. J. Smith, Jr., to Agnes D. Davies. nom  
 Cripplebush road, s e s, at s w line of late J. Rappelyea's land, 20x100. Andrew J. Smith to John H. and Andrew J. Smith, Jr. B. & S. nom  
 Same property. John H. and Andrew J. Smith, Jr. to Agnes D. Davies. val. consid. and 150  
 Degraw st, s s, 123.8 e 4th av, 32.8x100, h & l. George R. Brown to Henry Dundas. Morts. \$7,000. 14,000  
 Decatur st, n s, 418.6 w Reid av, 18.6x100, h & l. Sarah A. wife of John Gregory to Jane Johnson. Mort. \$4,750. 8,100  
 Degraw st, n s, 410 e Schenectady av, 40x127.9. Theodore N. Melvin to John Loughlin. B. & S. nom  
 Degraw st, s s, 239.7 w 5th av, 115x100. Release mort. James D. Lynch to Michael O'Keefe. 6,000  
 Devoe st, n s, 412.10 e Bushwick av, 25x100. Elizabeth, Katharine and George Freitag by Barbara Freitag guard. to Davis Stern. Infant's share. 4,900  
 Same property. Release dower. Barbara Freitag to Davis Stern. nom  
 Same property. Davis Stern to Leib Hirsch. 5,450  
 Diamond st, n s, 2,287.1 e Main st, 50x200, Flatbush. Marvin E. Romaine to Cora L. Olena. 1,800  
 Dodworth st, n w s, 162.10 n e Broadway, 32.10 x90. Edwin C. Squance to Ellen M. Stevenson. 4,500  
 Douglass st, s s, 225 w Smith st, 25x100. Mary



Edwin C. Squance to Mary A. Schmitt. Mort. \$1,600. 2,300  
 9th st, n s, 155 w 5th av, runs north 80 x east 10 x north 45 x west 40 x south 125 to 9th st, x east 30. Harriet E. wife of Frank R. Bourne, formerly Moseley to Mary F. Burrill. 1/4 part. Sub. to mort. \$4,000, taxes. &c. 1,625  
 10th st, n s, 95.9 w 6th av, 16.8x100, h & l. Dora M. wife of George S. Wolcott formerly Brant to Ann Harrington. 3,750  
 11th st, n e s, 13.6 s e 6th av, 140x62.3x140x62.11. Samuel F. Speir exr. Hannah S. Speir to John K. Brady. 1-63 part. nom  
 Same property. Oliver S., Samuel E., Clarence C. and Robert S. Fleet, Mary A. wife of Edward Kissam, Araminta T. wife of George M. Baxter, Jesse S. Fleet, S. Fleet Speir, Robert F. Speir, Lavinia E. wife of Peter A. Hegeman to same. 6,500  
 13th st, s s, 85.10 w 4th av, 122x100. Release mort. James B. Smith to William Bowers and William H. Norris. 2,900  
 Same property. Release mort. Cornelius E. Donnellon to same. 2,900  
 16th st, s w s, 97.10 s e 11th av, 25x100, h & l. James Ogilvie, Shadigee, Quebec, to Bernhard Monahan. Sub. to mort. 1,900  
 17th st, n e s, 230 n w 6th av, 70x100, hs & ls. George Hermans to Francis A. Hermans. B. & S. nom  
 Same property. Francis H. Hermans to Ellen F. Hermans. B. & S. nom  
 17th st, No. 166, s w s, 140 n w 4th av, hs & ls. Martha A. wife of Hes. E. Byrnes to The Whiting Paper Co. Given as security for debts. nom  
 18th st, s w s, 200 n w 6th av, 16.8x100, h & l. Andrew Erickson to Henry C. Bull. Mort. \$500. 2,000  
 19th st, s s, 430 w 7th av, 20x100. Christian H. Gutekunst to William J. McComb. 900  
 20th st, n e s, 35 n w 4th av, 20x100. Patrick Hubbard, New Bedford, Mass., to Sadie, Lillian, John, Jr., Nellie and James Pickett and Ellen and Winifred Ryan, Catharine and Mary Moore and Ellen and Catharine Hubbard. B. & S. nom  
 Same property. John Pickett and Daniel Ryan to same. B. & S. nom  
 Same property. Partition. Samuel S. Hemingway to Michael T. Greene. 850  
 22d st, n w s, 93.11 s w Bath av, 50x96.8. Release mort. Amelia A. & G. A. Gunther exrs., &c., & C. Godfrey Gunther to J. Bentley Squier. 812  
 Bay 29th st, n w s, 390 s w Benson av, 70x96.8, New Utrecht. Annie L. Bedell, Newtown, L. I., to Henry G. Small. Mort. \$1,120. nom  
 Bay 32d st, s e s, 360 s w Benson av, 60x96.8, New Utrecht. James D. Lynch to George W. Wingate. 1,200  
 32d st, s s, 260 e 3d av, 100x100.2. Tunis G. and F. H. Bergen exrs. Garret G. Bergen to James Gray. Mort. \$1,890. 2,700  
 32d st, s s, 280 e 4th av, 40x100.2. Same to Samuel Kiddle. 1,050  
 32d st, n s, 160 e 3d av, 100x100.2. Same to John Conley, Jr. Mort. \$2,000. 2,850  
 32d st, n s, 320 e 4th av, 20x100.2. Same to Catherine wife of William Beet. Mort. \$350. 505  
 32d st, n s, 240 w 5th av, 20x100.2. Same to Erik Fredrickson, New York. 500  
 32d st, s s, 280 w 5th av, 20x100.2. Same to Mary J. wife of Hermann Lucke. Mort. \$350. 490  
 34th st, n s, 240 w 4th av, 20x100.2. Tunis G. and F. H. Bergen, exrs. Garret G. Bergen to Anton Aman, New York. Most. \$410. 585  
 34th st, n s, 260 w 4th av, 40x100.2. Same to Michael P. Higgins. Mort. \$812. 1,160  
 34th st, n s, 100 w 4th av, 100x100.2. 4th av, e s, 40.2 n 32d st, runs east 80 x north 33.4 x west 81.7 to av, x17.4. Same to William Sanders. Sub. to mort. 3,760  
 Bay 35th st, n w s, 200 n e Benson av, 60x96.8, Gravesend. James D. Lynch to Addie L. wife of Frank B. Colman. 750  
 46th st, n s, 280 w 5th av, 20x100.2. Harry L. Bradley to Caroline wife of Alanson S. Wilson, New York. Mort. \$1,700. 3,500  
 48th st, n s, 260 e 4th av, 20x100.2. Jane E. wife of Patrick J. Kelly to William F. Costello. 625  
 48th st, s s, 360 e 5th av, runs south 100.2 x east 20 x north 59.3 x west 1 x north 41 to st, x west 21. 49th st, s s, 180 e 6th av, 80x200.4 to 50th st. Release mort. 48th st, n s, 200 e 5th av, 184x100.3x189x100.2. Edward T. Hunt exr., &c., Thos. Hunt to John P. Morris. 2,719  
 48th st, n s, 260 e 4th av, 20x100.2. Walter Swan to Jane E. wife of Patrick J. Kelly. 505  
 48th st, n s, 280 e 4th av, 20x100.2. Thomas Swan to same. 505  
 49th st, s s, 220 e 6th av, 40x200.4 to 50th st. Mary M. Goodrich, Akron, Ohio, and John P. Morris, New York, to Austin Barteaux. 1,400  
 49th st, s s, 180 e 6th av, 40x200.4 to 50th st. Same to Guilford R. Barteaux. 1,400  
 51st st, n s, 140 w 3d av, 40x100.2. James D. Grindrod to Mary A. W. wife of Franassovich. 1,400  
 53d st, n s, 383.7 e 3d av, 18.2x100.2, h & l. Anna E. Bigelow, New Brighton, S. I., to Frederick Hopen. Mort. \$2,500. 4,400  
 60th st, s s, 240 e 12th av, 20x100, Bath Junction. James V. S. Woolley to Anna B. Sorenson. 200  
 60th st, s s, 240 e 12th av, runs south 200 to 61st st, x east 23.6 x north 100 x west 3.6 x north 100 to 60th st, x west 20, Bath Junction,

Mads S. Sorenson individ. and trustee of and Anna B. his wife to Hans J. Nielsen. 1,800  
 66th st, e s, 100 n 6th av, 50x100.2, New Utrecht. Joseph E., John R., Susan, Andrew R., James A. and Kitty A. Wainwright and Mary A. Healy to Ann Wainwright. Q. C. nom  
 92d st, n e s, 180 s e 2d av, 40x100, New Utrecht. Patrick McInerney to John Nicholson. exch and 850  
 East 98d st, s w s, 100 n w Av K, — x 100x 80.8x100. Av K, s e s, 100 n e East 94th st, 95.10x121.4 x108.7x124.6, Canarsie. Edward M. Clark to Samuel W. McDonald. 1,250  
 Av A, s w cor East 17th st, 101.6 to Brooklyn and Brighton Beach R. R. x — x 200 x 250, Flatbush. Cornelius J. Bergen exr. John C. Bergen to James Hennessy and John T. Godfrey. 4,000  
 Av A, s s, 105 e Ocean av, 50x150, Flatbush. John B. Hicks to Frank Vinten. Mort. \$1,300. 2,250  
 Av K, n e s, 100 n e East 94th st, 87.5x181.7x 68.4x180.5, Canarsie. Edward M. Clark to Samuel W. McDonald. 750  
 Arlington av, s s, 50 e Ashford st, 100x100. Edward F. Linton to Frank E. Hart. consid. omitted  
 Same property. Release mort. Williamsburgh Savings Bank to Edward F. Linton. 1,200  
 Atlantic av, n s, 100 e Utica av, 50x99.1. Alfred Ogden to William D. Bogart. 2,500  
 Atlantic av, s s, bet Rockaway and Stone avs, being lot 53 block 236 assessm't map 24th Ward. John C. McGuire, Registrar Arrears, to Charles J. Hobe. 76  
 Atlantic av, s s, bet Rockaway and Stone avs, being lot 54 block 236, same map. Same to same. 125  
 Atlantic av, n e s, 382.6 s e Grove av, 106.6x208 x100.7x2.7, New Utrecht. J. Lott Nostrand to John McDonald. B. & S. 125  
 Atlantic av, n w cor Schenck av, 20x85.3x54.6x 20x75x104. John Von Glahn to John H. Strucken. Mort. \$5,000. nom  
 Atlantic av, n e s, abt 382.6 s e Grove av, abt 10.6x208x100.7x227, New Utrecht. Sarah A. Field wife of William D. to J. L. Nostrand. nom  
 Atlantic av, n s, 150.6 e Troy av, 16.8x99. George C. Smith to Catharine M. Hewison. Morts. \$2,500. 3,000  
 Bath av, west cor Bay 28th st, 86.2x95, Bath Beach. Alfred F. Hennings to John F. Morrisey, Jr. 2,400  
 Bath av, west cor Bay 28th st, 86.2x95x10.8x 66.3x96.8x155. Release mort. Rudolph F. Rabe to Alfred F. Hennings. nom  
 Belmont av, n s, 60 e Montauk av, 20x90. Jane L. Smith to Mary H. Crofoot. B. & S. 75  
 Belmont av, s e cor Alabama av, 100x97. Contract. John Schaefer to George W. Henderson. Exchange for No. 1034 Broadway, value \$8,500. Mort. \$6,000, also cost 200  
 Blake av, s e cor Madison st, 23x100, h & l. Heinrich W. F. Schulz, Hoboken, to Wilhelmina Lorenz. Mort. \$1,600. 2,000  
 Bushwick av, s w s, 53.4 n w Dodworth st, 16.8 x74. John Cottier to Kate C. Henderson, Washington, D. C. Mort. \$2,000. nom  
 Bushwick av, s w s, 16 s e Fairfax st, 16x70.4, h & l. Nathan Poons to Edgar A. and Ruelle E. Hendrickson, Charles M. and Antoinette Nolen. Mort. \$2,000 and assessm't \$131. 3,500  
 Bushwick av, s w s, 48 s e Eldert st, 17.1x55.3x 19.4x55, h & l. Rosina L. Conklin to Charles C. Weyant. Morts. \$3,500. 5,000  
 Bushwick av, n e s, 120 s e Halsey st, 20x80. George W. Jackson to Ellen G. Malcom widow. Mort. \$3,500. 6,600  
 Carlton av, 134.3 s Myrtle av, 30x100. Abram B. Lane to George W. Conselyea and Anna M. Irwin. Q. C. nom  
 Central av, e s, bet Palmetto and Woodbine st, being lot 2a block 1270 assessm't map 18th Ward. John C. McGuire, Registrar Arrears, to John Davidson. 155  
 Central av, s w s, 75 n w Woodbine st, 25x100. Jacob A. Davis an heir of Josiah Davis to Henrietta wife of John Weithas. Q. C. Correction deed. nom  
 Same property. Ann E. Davis widow to same. Q. C. Correction deed. nom  
 Same property. Harriet A. wife of Henry T. C. Hopkins an heir of Josiah Davis to same. Q. C. Correction deed. nom  
 Same property. Jeannette wife of William G. Frazer an heir of Josiah Davis to same. Q. C. Correction deed. nom  
 Same property. Henrietta Weithas to Leonard Girbardt. 1,800  
 Clason av, No. 642, w s, 101 n Bergen st, 19.7x 100, h & l. Robert A. Whiteley to William Maddren. Mort. \$3,500. 4,350  
 Clason av, w s, 311.4 s Gates av, 20x100. Elizabeth L. Chinnock to Edwin H. Brown. 7,400  
 Clason av, w s, 25 n Clifton pl late Van Buren st, 25x81. Gertrude B., John A., Jr., and Katharine L. Lott and Maria B. Clarkson widow and heirs of Abraham Lott to Maria Allers. B. & S. All title. 300  
 Clason av, w s, 197.10 s Flushing av, 25x— to Schenck st. Emma S. Marina to Nathaniel F. Griffith. Q. C. 1,500  
 Same property. Nathaniel F. Griffith to Julia A. and Frank C. Herrick heirs Wm. C. Herrick. other consid. and 50  
 Clinton av, e s, 50 n Greene av, 68.3x200 to Waverley av. Joseph P. Fuels to The Brooklyn Tabernacle. Mort. \$31,000. 50,000

Clinton av, n e cor Greene av, 50x200 to Waverley av. Abby wife of Thomas Welwood to The Brooklyn Tabernacle. Mort. \$30,000. 45,000  
 East New York av, n w s, 231.9 s w Pacific st, 18x76.1x18.10x70.7. John W. Davis to Catherine Molloy. Mort. \$3,000. 4,000  
 East New York av, s s, 105.7 w Williams av, 26x91.5x25x99.11. Isaac E. Hoagland, New York, to Eliza M. Hoagland. C. a. G. nom  
 Evergreen av, south cor Jefferson av, 25x80. George D. Meyran to William F. Guilfoyle. Mort. \$5,000. 10,450  
 Franklin av, w s, 62 s Crown st, 50x65.4. John Bates to Gerhard Fortmann. 550  
 Franklin av, e s, 100 n Quincy st, 20x85. Robert E. Topping to Edmund Gould, of Greene, N. Y. 6,000  
 Franklin av, e s, 61 n Madison st, 19.6x85. Elizabeth Clark widow to Robert F. Clark. Sub. to mort. 5,500  
 Gates av, s s, 100 w Lewis av, 19.6x100. Emma J. wife of Eliphalet W. Stratton to Frederick A. Hutchinson. Mort. \$5,000. 6,250  
 Gates av, s s, 119.6 w Lewis av, 19.6x100, h & l. D. Morris Woolley to Herman Desbrock. Mort. \$5,000. 7,000  
 Gates av, n s, 93.6 e Ralph av, 16.6x90, h & l. Herman Desbrock to D. Morris Woolley. Mort. \$1,500. 4,000  
 Gelston av, n w s, 200 n e Atlantic av, 50x116.3, New Utrecht. David M. Kennedy to Daniel Cunningham, New York. 400  
 Graham av, w s, 154.9 s Van Cott av, 24x100, h & l. John H. Scheidt and Leopold Michael to Jonas Feldberg and Sarah Barasch. 2,700  
 Greene av, n w s, 60 s w Evergreen av, 20x80. Elizabeth A. Cornell to Annie L. Bedell. Mort. \$1,000. nom  
 Greene av, s s, 235.8 e Reid av, 19x100. James White to Anna A. Fardon. Sub. to mort. nom  
 Greene av, s s, 254.8 e Reid av, 19x100. Anna A. wife of Alfred A. Fardon to James White. Mort. \$1,600. nom  
 Greene av, s s, 550 e Grand av, 25x100. Arnold W. Catlin to Elizabeth L. Catlin his wife. nom  
 Hinsdale av, n e s, extends from Berdan av to the bay, and bounded on rear by creek; also all title in the oyster pond, &c., Flatlands. Lillius wife of William R. Grace, New York, to Edward Hornbostel. 7,500  
 Jefferson av or st, s s, 560 w Nostrand av, 20x 100. Benjamin Almy, New Bedford, Mass., to Sarah A. Valentine. 8,800  
 Kingston av, n e cor Pacific st, 96x80. Margaret J. wife of William Reynolds to William H. Scott, New York. nom  
 Jefferson av, s s, 250 e Marcy av, 20x100. George H. Stone to Arthur G. Stone. 3,250  
 Same property. Hannah K. Van Vranken to George H. Stone. nom  
 Jefferson av, s s, 210 e Marcy av, 20x100. George H. Stone to Arthur G. Stone. 3,250  
 Jefferson av, s s, 74 e Marcy av, 18x100, h & l. Laura A. wife of William R. Bell to Edward L. Kalbfleisch, Jr. 16,000  
 Johnson av, n s, 185 w Lorimer st, 20x100. Foreclose. Clark D. Rhinehart to Lewis and William Stumpf. 5,225  
 Kent av, No. 823, e s, 114 s Park av, 25x204x25 x204.7. James F. and Garret J. Sullivan and Margaret A. T. wife Peter Comerford to John Botte and Vincenzo Buenegen. nom  
 Kent av, e s, 114.6 s Park av, 25.1x204.6. Peter Comerford exr. Patrick Sullivan to same as last. 3,100  
 Lafayette av, s s, 158.3 w Lewis av, 19.5x100. David S. Beasley to Mary C. Inslee, Boston, Mass. Mort. \$4,000. 8,000  
 Lafayette av, No. 1033, n s, 67.6 e Reid av, 16.1 x100x15.7x100, h & l. Elizabeth R. Coffin individ and exr. of Roland F. Coffin and Charlotte E. Coffin to Samuel L. Pettit, Jr. 2,500  
 Lafayette av, n s, 20 e Reid av, 16x80. Nathan Kaplan to Mary J. wife of Thomas W. Cochran. Correction. Mort. \$1,200. 3,000  
 Lafayette av, s s, 66.8 w Stuyvesant av, 16.8x 83x23.10x100. Alonzo J. Hall to Sarah Hall his wife. nom  
 Lafayette av, n s, 132 e Reid av, 16x100. Foreclose. Clark D. Rhinehart to Emma L. Emmett. 2,100  
 Same property. Clarence F. Birdseye to same. Q. C. nom  
 Lewis av, n e cor Lexington av, 20x80. Contract. Andrew P. Van Tuyl, Jr., to Kaufman and Simon Sasserath. 9,875  
 Lexington av, s s, 205.6 e Reid av, 17x100. Partition. Franklin Bartlett to Marcus W. Littell. 3,650  
 Lexington av, n s, 180 e Lewis av, 20x100. James G. Gowdy to Oliver H. Taylor. Mort. \$5,000 and taxes 1889 nom  
 Miller av, e s, 200 n Liberty av, 29.6x100. Edward F. Linton to William H. Bowlsby. 1,100  
 Morgan av, n w cor Rock st, 63x—x43.2x100. Sale under foreclos. by advertisement. Theodore J. Armstrong, auctioneer, certifies to purchase of above by Theodore F. Jackson, Jr., for 300  
 Myrtle av, cor Hudson st. Deed of right of easement, &c. The Railroad Construction Co. to The Union Elevated Railroad Co., Brooklyn. nom  
 Nostrand av, e s, 60 s Crown st, 20x80. Crown st, n s, 100 e Nostrand av, 60x127.9. John J. Drake to Alethea M. Drake. 1,089  
 Nostrand av, w s, 100 n Pacific st, runs west 45.10 x northeast 48 to av, x south 14.2. Release mort. Church Charity Foundation Long Island to James D. Rankin and James Ross. nom  
 Orient av, w s, 100 n Liberty av, 100x100. Jean-















Table listing names and amounts for various individuals and companies, including Sands, B. Aymar admr., Joseph W. Scott, and The Commonwealth Ins. Co.

Table listing names and amounts for various individuals and companies, including Same to The Mutual Life Ins. Co., Same to Brooklyn Trust Co., and Title Guarantee and Trust Co.

Table listing names and amounts for various individuals and companies, including Bergin, James—N A Smith, Brandt, John—Sweet, Orr & Co., and Bischoff, Frankin J—John Sieling.

KINGS COUNTY.

NOVEMBER 7 TO 13—INCLUSIVE.

Table listing names and amounts for various individuals and companies in Kings County, including Anness, Ida G. to Elizabeth S. Martland, Baird, Andrew D. to Albert G. McDonald, and Bergen, Cornelia J. exr John C. Bergen to Gertrude B. Lott and Maria B. Story.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and amounts for various individuals and companies in New York City, including Nov. 8 Altman, Charles—People of State N Y, 9 Anderson, R Napier—Schillinger Fire-Proof Cement and Asphalt Co., and 9 Aylesworth, Henry D—Mayor, Aldermen, &c, of City N Y.

Table listing names and amounts for various individuals and companies, including 15 Bergin, James—N A Smith, 15 Brandt, John—Sweet, Orr & Co., 15 Bischoff, Frankin J—John Sieling, and 15 Bahruth, Charles—David Stevenson.



Table listing various companies and individuals in Kings County, including 'The Mutual Electric Mfg Co', 'The Broadway and Seventh Avenue R R Co', and 'The Manhattan Railway Co'.

Table listing various companies and individuals in Kings County, including 'Doggett, Jr, Frederick W E', 'Devlin, John-F Stone', and 'Duggan, Nicholas-J Ruppert'.

Table listing various companies and individuals in Kings County, including 'Gorham, Moulton W - Martin Hackett', 'Geideman, Herman-G E Disbrow', and 'Husemeyer, Henry-Gustav Hauser'.

KINGS COUNTY.

Table listing various companies and individuals in Kings County, including 'Arnold, John-C Vaupel', 'Andresen, John C-Foster Merriam & Co', and 'Alexander, Hugh-D A Vanhorne'.

Table listing various companies and individuals in Kings County, including 'Tasker, Geo H-Frank D Creamer', 'The Mutual Electric Mfg Co-The Empire City Electric Co', and 'Vehrstedt, Henry-G J Hauser'.

SATISFIED JUDGMENTS.

NEW YORK.

Table listing various companies and individuals in Kings County, including 'Adams, Julia C-G W Venable', 'Brennan, Thomas-F E Wise', and 'Bonner, Catharine-Chas Hauselt'.

KINGS COUNTY.

November 8 to 14-inclusive.

Table listing various companies and individuals in Kings County, including 'Bain, David', 'Blohm, Frederick-W T Gillott, Jr, assignee', and 'Bischoff, Henry M'.

Table with 2 columns: Name and Amount. Includes entries like 'Schneider, Sebastian', 'Schneider, Flora', 'Slattery, Vincent J.', etc.

Table with 2 columns: Address and Amount. Includes entries like '14 Third av, s e cor 31st st, 19.8x95', '14 Thirty-eighth st, Nos. 26 and 28', etc.

Table with 2 columns: Address and Amount. Includes entries like '11 Jefferson av, s s, 100 e Throop av, 100x100', '11 Atlantic av, n w cor Jerome st', etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, Nov. Includes entries like '9 Av B, w s, 50 s 82d st, 50x85', '9 Eighth av, w s, abt 20 s 107th st', etc.

Table listing mechanics' liens in New York City, Nov. (continued). Includes entries like '14 Mott st, No. 4, e s, abt 60 n Chatham st', '14 Mott st, No. 8, e s, abt 103.1 n Chatham st', etc.

Table listing mechanics' liens in New York City, Nov. (continued). Includes entries like '12 Kane pl, No. 11, e s, abt 98 s Herkimer st', '12 Greene av, n s, 460 e Knickerbocker av', etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, Nov. Includes entries like '7 Stone av, s e cor Blake av, --x100, nine dwell'gs', '7 Thatford av, s e cor Belmont av, one house', etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, Nov. Includes entries like '9 Park row, Nos. 77 and 79, Charles S. Donnar', '11 Sixty-ninth st, Nos. 307-313, n s, 125 w 11th av', etc.

EDITOR RECORD AND GUIDE:

The lien filed against me by Joseph Sica is in every sense an unjust one, his work being still unfinished and his contract in other respects disregarded. I have taken steps to bond the lien.

E. C. BUTCHER, 336th street, New York,



Table listing property sales with columns for address, agent, date, and price. Includes entries for 14 One Hundred and Thirty-fourth st, s s, 375 e 8th av, 25x-

+Discharged by order of Court.

KINGS COUNTY.

Table listing property sales in Kings County with columns for address, agent, date, and price. Includes entries for Nov. 8 Wyona st, e s, 175 s Arlington av, 75x100.

BUILDINGS PROJECTED.

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

Broome st, No. 554, five-story brick factory, 25x82, tin roof; cost, \$15,000; Gustave Helmstetter, 505 Broome st; ar'ts, J. Boeckell & Son. Plan 1848.

Leroy st, No. 32, five-story brown stone tenement, 20x65, tin roof; cost, \$12,000; Wm. Rankin, 253 West 51st st; ar't, J. W. Coke. Plan 1858. Lispenard st, No. 11, six-story brick and stone store, 25x90, tin roof; cost, \$40,000; Alfred R. Conkling, trustee, 27 East 10th st; ar't, W. H. Roystone; m'n's and c'r's, Horgan & Slattery. Plan 1853. Madison st, No. 181, rear, six-story brick workshop, 25x36, tin roof; cost, \$6,000; Wolf Bloom, 195 East Broadway; ar't, H. Horenburger. Plan 1861. 13th st, Nos. 445 and 447 W., two five-story brick flats and stores, 25x93, tin roofs; cost, \$17,000 each; Patrick Gildea, 703 Summit av, Jersey City; ar't, J. W. Coke. Plan 1859. Delancey st, No. 273, five-story brick tenem't, 18.6x60, tin roof; cost, \$14,000; Jos. Rutz, 229 Eldridge st; ar't, L. F. Heinecke. Plan 1865. BETWEEN 14TH AND 59TH STREETS. 29th st, Nos. 240 and 242 W., five-story brick factory, 50x27, slate and gravel roof; cost, \$7,000; ow'r and ar't, Alanson Cary, 234 West 29th st; m'r's, Tyson & Van Alsten; c'r, P. I. V. Outcault. Plan 1854. 58th st, s s, 200 e 10th av, one-story brick storage, 50x25, tin roof; cost, \$800; A. W. & Wm. Zinsler, 501 West 58th st; ar'ts, De Lemos & Cordes; m'n's, J. & L. Weber. Plan 1860. 34th st, No. 518 W., rear, one-story brick workshop, 9x35, tar and gravel roof; cost, \$650; J. C. Chamberlin, 317 West 33d st; m'n, Jas. Hughes. Plan 1866. 55th st, Nos. 424 and 426 E., two-story brick stable with extension, 55x98, tin roof; cost, \$6,000; estate of Henry Elias, 413 East 54th st; ar't and c'r, J. Lanz. Plan 1868. BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE. Madison av, s w cor 106th st, five-story brick and stone flat and stores, 24x95, tin roof; cost, \$22,000; ow'r's and c'r's, J. W. Warner, s s 106th st, bet Madison and 5th avs, Chas. Stevens, 961 3d av; ar't, W. Graul. Plan 1855. Madison av, w s, 24.11 s 106th st, four five-story brick and stone tenem'ts, 19x80 each, tin roofs; cost, \$12,000 each; ow'r's, c'r's and ar't's, same as last. Plan 1856. 111th st, No. 207 E., n s, 125 e 3d av, one-story frame shed, 10x18, felt roof; cost, \$30; agent, G. W. Bryant, 123 East 111th st; m'n, G. W. Bassett. Plan 1862. BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE. 78th st, s e cor 10th av, five-story brick and stone flat and stores, 53.2x96, felt roof; cost, \$75,000; Loton Horton, 1282 10th av; ar'ts, Higgs & Rooke. Plan 1849. 89th st, n s, 125 w 8th av, three four-story and basement brown stone and brick dwellings, 50x60 and 71, slate on mansard tin roof, rear; cost, \$20,000 each; W. Allstone Whaley, 214 Academy st; ar't, J. H. Taft. Plan 1850. 100th st, n s, 100 w Boulevard, three-story stone, brick and terra cotta dwell'g, 25x30.6 with extension, tin and slate roof; cost, \$15,000; Jos. Hassell, 38 bridge st, Mt. Vernon, N. Y.; ar't, A. E. Hudson. Plan 1857. 9th av, n e cor 8th st, one five-story brick and stone flat and stores, 30x96.8 1/2, tin roof; cost, \$40,000; Charles Gahren, 71 West 92d st; ar'ts, Thom & Wilson. Plan 1845. 87th st, n s, 30 e 9th av, four five-story brick and stone flats, 23.2x90.8 1/2 and 25.6x90.8 1/2, tin roofs; cost, \$25,000 each; ow'r and ar't's, same as last. Plan 1846. 110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES. 116th st, n s, 143 w 5th av, stone church, 40x100.11, slate and tin roof; cost, \$30,000; Calvary Congregation, A. P. Ketchum, 32 Mt. Morris av; ar't, R. H. Robertson; m'n's, McCabe Bros. Plan 1864. NORTH OF 125TH STREET. 134th st, s s, 160 e Madison av, two-story brick stable, 25.6x100, tin roof; cost, \$6,000; Jeremiah C. Lyons, 67 East 137th st; ar't, J. Munkowitz. Plan 1852. 154th st, n e cor 8th av, one-story frame store, 20x45, tin roof; cost, \$1,500; Jno. Madden, lessee, 136th st, n w cor 5th av; ar't, T. Sheridan. Plan 1847. Park (4th) av, s e cor 128th st, two five-story brick and stone flats, 24.11 and 25x70; cost, total, \$38,000; P. J. and J. J. O'Brien, 187th st and Kingsbridge road, Richard Kenny, 1982 Vanderbilt av; ar't, A. Spence. Plan 1867. 23D AND 24TH WARDS. Southern Boulevard, n w cor Brown pl, one-story brick workshop, 12x29.8, tin roof, cost, \$1,000; S. Wasle, 61 Delancey st, and A. Doll, 250 Eldridge st; ar'ts, Kurtzer & Rohl. Plan 1820. 142d st, n s, 100 e College av, six three-story frame and brick dwell'gs, 16.8x50, tin roofs; cost, \$4,500 each; Henry G. Cooper, 2662 3d av; ar't and c'r, J. J. Barnes. Plan 1844. Madison av, w s, 80 n Scribner st, one-and-a-half-story frame stable, 15x25, gravel roof; cost, \$300; J. A. Knox, Marion av, Fordham. Plan 1851. 149th st E., n s, 370 e Morris av, two-story frame dwell'g and workshop, 25x100, tin roof; cost, total, \$1,200; Philomene Gamacke, 1358 Av A; ar'ts, Kurtzer & Rohl. Plan 1869. Railroad av, e s, 441 n 138th st, rear, a two-story frame structure, 50x80, gravel roof; cost, \$800; ow'r, ar't and b'r, Wm. H. Hand, 138th st and Motv av. Plan 1863.

KINGS COUNTY.

Plan 2346—Elton st, w s, 100 n Arlington av, one two-story and attic frame dwell'g, 20x30, shingle roof; cost, \$4,000; Frad. J. Swift, 132 Rutledge st; ar't, W. Danmar; b'r, not selected. 2347—Arlington av, n w cor Elton st, one two-story and attic frame dwell'g, 22x40, shingle roof; cost, \$5,000; ow'r, ar't and b'r, same as last. 2348—Arlington av, n s, 25 w Elton st, one two-story and attic frame dwell'g, 20x38, shingle roof; cost, \$4,500; ow'r, ar't and b'r, same as last. 2349—Elton st, e s, 350 n Arlington av, one two-story and attic frame dwell'g, 20x30, shingle roof; cost, \$3,000; Mrs. D. Hermann, Atlantic and Van Sicken avs; ar't, W. Danmar; b'r, not selected. 2350—Flushing av, s s, 25 w Marcy av, one two-story frame blacksmith shop, 25x40, tin roof; cost, \$450; W. H. Hamilton, 592 Flushing av; ar'ts, Schrempf & Loeffler; b'r, J. Dien. 2351—Quincy st, s s, 100 w Stuyvesant av, five two-and-one-half-story and basement brown stone dwell'gs, 18x42, tin roofs, wooden cornices; cost, \$6,500 each; Darling Smith, 825 Herkimer st; ar't, W. A. Bennet. 2352—Linwood st, w s, 400 n Arlington av, one two-story frame dwell'g, 20x33, tin roof; cost, \$2,400; ow'r and b'r, Andrew Walker, 447A Evergreen av. 2353—Dean st, n s, 275 w Ralph av, one one-story frame double store, 25x30, tin roof; cost, \$500; Charles Maier, on premises; b'r, J. Pirrung. 2354—Broadway, n e cor Elm st, one one-story frame photograph gallery, 12x32, glass roof; cost, \$500; C. J. Hohenstine, 910 Fulton st. 2355—Georgia av, w s, 150 n Eastern Parkway, one three-story frame (brick filled) store and tenem't, 25x57, tin roof; cost, \$4,200; Fritz Hohn, 217 Central av, and H. Jansen, 104 Hamburg av; ar't and c'r, H. Jansen; m'n, H. Schlachter. 2356—Myrtle av, n s, 70 e Bushwick av, one four-story brick store and tenem't, 38x52, tin roof, iron cornice; cost, \$12,000; J. T. Story, Bedford av; W. H. Gaylor; b'r, S. Parks. 2357—Wyckoff av, w s, 50 n Grove st, two three-story frame (brick filled) stores and tenements, 25x57, tin roofs; cost, each, \$4,500; Ernst Lorsche, 61 Himrod st. 2358—Madison late Ivy st, n s, 266.10 w Evergreen av, one three-story frame (brick filled) tenem't, 22 and 25x55.4, tin roof; cost, \$5,500; ow'r and ar't, John B. Bear, 74 Woodbine st; b'r, E. Hendrickson. 2359—Lexington av, n s, 275 e Grand av, one five-story brick storage, 50x98, gravel roof, brick cornice; cost, \$15,000; ow'r, ar't and b'r, J. N. Smith, 257 Greene av. 2360—Hall st, e s, 112 s Myrtle av, two three-story and basement brick and brown stone dwell'gs, 12.6x46, tin and slate mansard roofs, iron and brick cornices; cost, each, \$5,000; John French, Clinton av, cor Gates av; ar't, J. Mumford; b'r, C. Cameron. 2361—President st, s s, 38 e 7th av, one four-story brick flat, 17.6x58.6, tin roof, wooden cornice; cost, \$8,000; ow'r, ar't and b'r, C. B. Sheldon, 111 7th av. 2362—St. Johns pl, s s, 295.5 w 8th av, one three-story and basement brown stone dwell'g, 22x48, tin roof, iron cornice; cost, \$17,000; ow'r and b'r, Thos. Fragan, 256 Grand av. 2363—Watkins av, n e cor Sutter av, one one-story frame dwell'g, 18x23, tin roof; cost, \$300; Wm. Hartman, Watkins st. 2364—North Henry st, w s, 100.6 n Van Pelt av, one two-story frame stable, 23x23; cost, \$150; ow'r, ar't and b'r, Kroenke Bros., 123 Eckford st. 2365—Hull st, n s, 100 e Bushwick av, six two-story frame (brick filled) flats, 16.6x40, gravel roofs; cost, total, \$12,600; James Smith, Lawton st and Broadway; ar't, E. Dennis; b'r's, T. G. Triquet and W. M. Van Nostrand. 2366—Macon st, n s, 200 e Ralph av, eleven two-story and basement brick dwell'gs; tin roofs, wooden cornices; cost, each, \$5,000; ow'r and b'r, James J. McCoy, 245 Palmetto st; ar't, H. Vollweiler. 2367—34th st, s s, 160 w 3d av, one one-story frame stable, 40x36, felt roof; cost, \$550; R. Graves & Co., 3d av and 35th st; b'r's, M. Gibbons & Son. 2368—Dean st, n s, 200 w Ralph av, one one-story frame stable, 12x16, board roof; cost, \$50; R. Bonfield, 1763 Dean st. 2369—Lexington av, s s, 275 e Patchen av, three two-story and basement brick dwell'gs, 18 and 19x42, tin roofs, wooden cornices; cost, each, \$3,800; A. S. Walsh, 643 Madison st; ar't and b'r, T. Miller. 2370—Williams av, e s, abt 80 n Sutter av, one two-story frame dwell'g, 17.6x28, tin roof; cost, \$1,500; ow'r, ar't and c'r, John P. Free, 93 Essex st; m'n, D. L. Nash. 2371—St. Johns pl, s s, 273.5 and 317.5 w 8th av, two three-story and basement brown stone dwell'gs, 22x48, tin roofs, iron cornices; cost, each, \$17,000; ow'r and b'r, Thos. Fagan, 256 Grand av; ar't, R. Dixon. 2372—Van Cott av, n s, 22.9 e Newel st, one three-story frame (brick filled) store and tenem't, 27 and 26x55.10 and 63.3, gravel roof; cost, \$6,500; N. Droge, Van Cott av, n w cor Newel st; ar't, F. Weber; b'r's, T. Kepple and P. Newman. 2373—Van Cott av, n e cor Newel st, one three-story frame (brick filled) store and dwell'g, 22.9 and 22x55 and 60.10, gravel roof; cost, \$6,500; ow'r, ar't and b'r, same as last.





Table listing names and addresses such as Marquard, E and V Elsaesser, 405 E 89th... J Ahles B Co. 125; Martin, L. 1617 Park av... G Ehret. 1,600; McCarthy, W. 479 2d av... P Buckel. (R) 500.

Table listing names and addresses such as Eichele, Kate. 278 W 115th... Isabella Long. 250; Evans, Florence. 790 6th av... L Baumann. 423; Ewing, Katie. 400 W 50th... L Baumann. 113; Faswell, Lulu. 228 W 41st... L Baumann. 102.

Table listing names and addresses such as Rush, W F. 206 W 40th... L Baumann. 262; Reilly, Della. 152 E 27th... J Moriarty. 142; Robbins, Mary and Marshall. 148 W 46th... R Brown. 125.

HOUSEHOLD FURNITURE.

Table listing names and addresses under Household Furniture such as Alexander, G. 439 E 53d... Fennell & Pye. 359; Archibald, J P. 240 E 114th... R M Walters. Piano. 205; Amrhein F. 345 E 76th... H Schile. 105.

Table listing names and addresses such as Holman, Adele. 102 W 94th... S Baumann. 110; Hopkins, P H. 217 W 38th... J Baumann. 112; Houliroyd, Jane E. 1780 Washington av... G De W Clocke, trustee. 100.

Table listing names and addresses such as Steinthal, J. 337 E 16th... E D Farrell. 134; Stewart, W R. 123 W 60th... S Baumann. 107; Suarez, V. 2184 3d av... Dreisacker & Co. 121.

MISCELLANEOUS.

Table listing names and addresses such as Abbott, C B. 235 E 40th... H Killam Co. Horses and Carriage. 988; Andree, Amelia. 42 W 41st... M & J Rosen. Diamonds. 668; Abbott, Sarah A. 225 E 40th... Hincks & J. Coupe. (R) 200.



Table listing property owners and addresses in Essex County, including entries for Irish, Catharine, Park pl and Albany av, Weill, Horse and Wagon, Jenkins & McCowan, etc.

Table titled 'BILLS OF SALE' listing various transactions such as 'Bongaards, Mary admr. W Bongaards, dec'd', 'Coles, E.S. 41 Henry', etc.

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, including entries for Abeles, Emanuel—G Kussy, Springfield av, Atwater, Samuel trustee—J W Rich, South 10th st, etc.

Table listing property owners and addresses in Essex County, including entries for Hayes, C D—W Schaeffer, Charlton st, Hedges, A J—R O'Gorman, e s Broad st 30 s land, etc.

MORTGAGES.

Table listing mortgages in Essex County, including entries for Axt, W H—F J Kastner, Prince st, Banks, J M—H Fisher, Jackson st, etc.

Table listing property owners and addresses in Hudson County, including entries for Carr, C H—The Protection B & L Assoc, Rodwell av, Chamber, T R—C A Lindsley, East Orange, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including entries for Augustin, John, 170 South Orange av—C Trefz, saloon, Bolze, John, 81 Garden st—P Sommer, horse, wagon, &c, etc.

JUDGMENTS.

Table listing judgments in Hudson County, including entries for Axt, William—I Neumann, 476, Beck, Edmund—The State Banking Co, 243, etc.

HUDSON COUNTY. CONVEYANCES.

Table listing conveyances in Hudson County, including entries for Allen, R M, et al—Emily Pyne, Kearney, 5800, Appleby, Leonard, by trustee—P Roberts, 450, Asmus, Caroline—Warne Smyth, Guttenberg, 25, etc.

Table listing names and amounts, including Gardner, R E; Gardner, R E; Gardner, John; Gifford, Livingston; Gopsell, T M; Gould, Julia D W; Hamblet, J W; Hausberry, John; Herbert, Thomas; Hayward, S F; Hobbie, Sarah L; Hoefflich, Henry; Hodge, F E S; Honiss, John; Imbrie, Catharine V R; James, Frank; Jung, John; Kearney Land Co; Kelly, J T; Kline, Charlotte; Kneer, John; Knowles, Maria B; Kurtz, Catharine; Lamcken, Christiana; Lavezzo, Geovanni; Mahan, J H; Maxwell, Henry; McEldery, John; McEvoy, Margaret; Miller, Anna E; Morgan, Stephen; Murray, James; Nelson, A T; Newkirk, G M; Olmsted, Julia R; Otte, T A; Pape, Mary; Rauchfuss, Gustavus; Rapp, Adam; Riordan, J W; Robertson, William; Rnbold, Charles; Schultz, Otto; Schuyler, J R; Seeman, George; Seigfried, Adam; Shanley, B M; Smyth, Wm; Spatschel, Charles; Spengler, Frederick; Spring, Abby G; Straub, Alexander; Studwell, E A; Snelgrove, J M; Sullivan, T R; Symes, J H; Tauber, Ida; The Jersey City Land and Basin Co; Van Buskirk, Rebecca L; Van Horn, Abe; Van Horne, Cornelius; Van Vorst, Dickinson; Vreeland, J B; Vreeland, Sarah; Wengle, Christina; Whelan, J W; Wiese, Julius; Wragg, Catharine; Zabriskie, A O; Zabriskie, Lansing; Bille.

Table listing names and amounts, including Hirschberg, Augusta; Hurley, William; Isbills, Edmund; Jungling, W H; Kern, John; Klingberg, William; Lambin, Leonie; Laws, C W; Liliendahl, S W; Martin, Elizabeth; McLoughlin, T J; McMurray, Newell; Monahan, Patrick; Mooney, Mary A; Muller, E J; Mundy, T G; Naurath, J P; O'Connor, Margaret; O'Keefe, Arthur; Oliver, Isaac; O'Mara, Daniel; Opdyke, L Q; Pape, J H; Rey, F J; Rieck, C C; Roche, John; Schmidt, Alfred; Schultz, Otto; Seymour, R B; Smith, E H; Somers, P A; Taylor, Catharine; Thomas, Charlotte; Turpin, Abbie W; Wackerman, Herman; Wall, Elizabeth.

CHATTEL MORTGAGES.

Table listing names and amounts, including Allen, G O and J D; Benbrook, G E and C E; Bergkamp, G B; Brandt, L R; Cadat, Jane; Cheatum, Jere; Ernest, Hills; Fallahee, M F; Fifer, P J; Ganille, Antonio; Geist, Otto; Hausen, William; Herguth, John; Hons, L Cora; Higson, Albert; Honthumb, Dr C A; Hope, Fannie A; Hurd, J M; Hutton, Lindsy; Eckert, Michael; Jaeger, C H; Jansen, John; Kruse, George; Locker, Sebastian; Metzger, George; Pidgeon, J J; Pollard, F A; Schmidt, Martha; Scott, J J; Striebeck, C A; Zellveger, Henry.

BILLS OF SALE.

Table listing names and amounts, including Benevarto, Alexander; Crandall, F C; Crudden, Patrick; Wareing, Robert; Wings, saloon.

JUDGMENT.

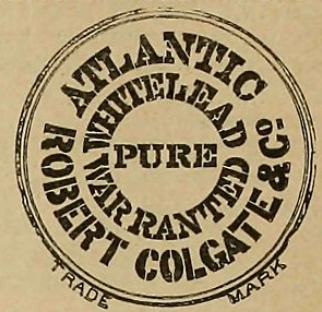
Table listing names and amounts, including Levi, Alexander; Tasker, F H.

MORTGAGES.

Table listing names and amounts, including Anderson, John; Asmus, Ernest; Acheson, William; Baldwin, Michael; Bantz, August; Behrens, Frederick; Bell, Kate; Boehm, Chas; Bonnell, Kate; Broderich, Lawrence; Cleary, D E; Conchie, J E; Dahrmann, William; Daylor, Ellen; Driscoll, Michael; Eller, John; Eudler, G J; Farley, Owen; Fry, A W; Gautz, G F; Gardner, John; Goud, Julia D W; Grum, Chas; Hauck, George; Henry, C P; Hinrich, Bernard.

MISCELLANEOUS

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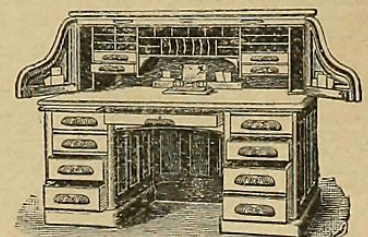
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