

REAL ESTATE BUILDERS  
**RECORD AND GUIDE.**  
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The second number of THE ARCHITECTURAL RECORD is published to-day, and may be procured on the elevated railroad stands or at the offices of publication. Articles appear in this issue from the pens of such well-known writers on architecture as Prof. A. D. F. Hamlin, Barr Ferree and Montgomery Schuyler, the first of whom points out the "Difficulties of Modern Architecture," the second discusses the question of "What is Architecture?" and the third continues his critical account of the "Romanesque Revival in America." A paper by William J. Fryer, Jr., on "Skeleton Construction," one by Harry W. Desmond, a second part of Prof. Aitchison's lecture on "Byzantine Architecture" and the regular departments complete a very interesting number. The magazine is, as usual, profusely illustrated, and in matter and appearance is fully up to the high standard set by the first issue. Subscription for one year, one dollar; single copies, 25 cents.

THE stock market ended a dull week with an upward turn; but the changes have been circumscribed and not particularly significant. The feeling, however, is slightly better than it was a week ago, and an exposure such as that contained in the charges against John Hoey, reflecting as they did on the management of conservative investment property produced absolutely no effect on prices. What is particularly noticeable about the railroad earnings is the way in which the income of the branch lines of the Grangers are picking up. A company like the St. Joseph & Grand Island, which last year was injured by the short crops, has during the month of September increased its gross about \$20,000, and its net \$25,000. But the most encouraging feature of the immediate financial situation is the renewed buying of bonds. The purchasing is of a discriminating order, and is concerned mainly with the many good investment bonds at present selling at cheap prices.

THE state of trade in the most prosperous of European countries at the present time, Great Britain, continues to be far from satisfactory. The downward movement in which the prices of nearly all commodities participated during the first half of this year has been continued throughout the third quarter. It is not a very marked downward movement, but it has been steady and almost universal. Business suffered somewhat from the financial crisis of last autumn, and in certain cases the spasmodic stimulus given to trade before the passage of the McKinley bill has been followed by a severe reaction. This is shown by every known method of testing trade. The freight receipts of the railroads are falling off, and the returns for foreign trade are by no means favorable. For the first eight months of the present year imports showed an increase over the same period last year of  $2\frac{1}{2}$  per cent, but on the other hand exports decreased  $4\frac{3}{4}$  per cent. Most of this falling off has taken place in the last quarter. The returns for bankers' clearings in London to September 30th are less by 13 per cent than during the same interval in 1890. This, however, is testimony rather to the decrease in speculation than to the decrease in general business, so that it is well to add that the same story is told by the clearings of such centres as Manchester. In this connection it is interesting to note that the public revenue, particularly that large portion derived from the excise, is increasing, which, taken together with the increase of imports, indicates that, although trade is not as active as it was, the public have not as yet begun to moderate their expenditure. The domestic demand is just as good as ever; it is the consumption of foreign countries which is falling off. Manifestly, however, this state of things will not continue. In time the home consumption of home and foreign products will decrease also, and business will become far less prosperous than it is at present. The labor situation is already said to be very bad—large numbers of men are unemployed and wages are being cut

down in every direction. The situation may end by being far more serious than it is at present.

THE "position" which the Press of this city has taken concerning the World's Fair and Chicago is an unfortunate piece of folly. The policy they are pursuing is reflecting injuriously upon this city's and even this State's reputation for generosity, magnanimity and patriotism in the estimation of the many millions of people of this country, whose local interests are not confined to Manhattan Island. Despite the sour-grapes cry of the *Evening Post*, that after all the Fair would have been a sort of calamity to the city, the loss of the Exposition was a real misfortune to New York and a gain of incalculable value to Chicago. New York has undoubtedly lost something of its former pre-eminent and uncontested metropolitan reputation, and that which New York lost Chicago gained. Be the Exposition in the end a noteworthy success, or be it the dismal "country fair" failure which our great journalists prophecy, the Exposition is a national undertaking. No amount of talk can make it out to be a little "local celebration;" and it is ridiculous for New York to think that the people of the country and those abroad have valued the fact that this city was superseded by Chicago in a matter of national importance quite according to our own estimation. People have not done anything of the kind. Opinion is not altogether an unimportant factor in the affairs of men, and in this particular affair opinion is not entirely favorable to New York.

BUT the loss of the Fair is now a secondary matter. The thing is done. The lamentable part of the business is that instead of coming forward in a broad-spirited way and giving Chicago a hearty support in an undertaking in which the reputation of the whole nation is concerned, the Press of this city persists in a mean policy of disparagement. Chicago and the Exposition have been turned over to that sad crowd, the funny men, though the most comic efforts of all are the supercilious editorials which appear once in a while to keep New Yorkers informed of the great national enterprise which is progressing steadily in Illinois. The effect of this policy is not only that readers in this city are befogged, for they know no more of what has been done and is to be done in Jackson Park than they do of the local affairs of Honolulu, but it is creating a nasty spirit of resentment against New York throughout the entire West. A Western merchant said the other day: "New York has acted so meanly in this matter that I'd rather pay a little more for my goods than trade in New York." Of course statements of this kind need not be taken at their face value, and we do not give this one as more than an indication of the unfriendly spirit towards New York of which any one traveling in the West just now can find plenty of evidence. And the worst of all is the people of this city have not moved a finger to do the slightest thing that might remove or lessen the unfriendly feeling. While other cities and other States are in some way showing an interest in the Fair, New York has scarcely stirred, has not done a tithe of what London and Paris and Berlin have done—cities which our "brainless" editors have been telling us will have nothing to do with a "way-side show." First and last this Fair business has been a discreditable thing for New York.

THE report of the Manhattan Railway Company for the year ending June 30, 1891, is an impressive tribute to the growth both of the corporation and the City of New York. During the past year the elevated roads earned gross \$9,959,710, against \$9,358,681 for the year previous, an increase of \$571,029. During the same period its increase in operating expenses was only about \$150,000, so that a handsome expansion of net earnings is shown. Few corporations in the country have to spend less in order to meet their increase of traffic. During the past four years, while the gross earnings have been increasing something like \$1,100,000, the operating expenses have increased only \$250,000. The fixed charges have, however, undergone a very heavy augmentation during the past year—increasing about \$300,000, and the capital stock is also larger by \$4,000,000 than it was; consequently, although the same rate of dividend has been continued, the surplus is only \$50,000 more than it was at the end of the last fiscal year. As this surplus amounts to \$976,586, it will be seen that the Manhattan Company is not poor in consequence. Indeed, the way in which Mr. Gould manages some of his properties is so different from the way he manages others that an investor may well be puzzled and ask himself whether book-keeping has not a good deal to do with the apparent difference. The Missouri Pacific pays dividends which it does not earn, while the Manhattan and Western Union earn dividends which are not paid. Ostensibly these second two are among the most conservatively managed corporations in the country. In the case of the Manhattan, however, the wisdom of accumulating a surplus is very obvious. With all these damage suits hanging over the company, payments on many of which cannot be long postponed, if, indeed, they are not already being made, the management is obliged to be conserva-

five. Never, however, was the business of any corporation safer. Notice the increase in passengers and earnings since 1878:

Year ending	Sept. 30. Passengers.	Earnings.	Year ending	Sept. 30. Passengers.	Earnings.
1878-79....	46,045,181	\$3,526,825	1886-87....	158,963,832	\$8,102,662
1879-80....	60,831,757	4,612,976	1887-88....	171,529,789	8,673,871
1880-81....	75,585,778	5,311,076	1888-89....	179,497,433	9,080,881
1881-82....	86,361,029	5,973,633	Year ending		
1882-83....	92,124,943	6,386,506	June 30.		
1883-84....	96,702,620	6,723,832	1888-90....	185,833,632	9,388,681
1884-85....	103,354,729	7,000,566	1890-91....	196,714,199	9,959,710
1885-86....	115,109,591	7,426,216			

How many corporations in the country could show such a percentage of increase with such enormous totals. Nearly 11,000,000 more passengers were carried during the past year than during the year before. This increase has been very unevenly distributed among the different lines of the company. The 2d avenue shows a small decrease, the 3d avenue an increase of about 4,500,000, the 6th avenue an increase of 6,000,000, and the 9th avenue an increase of 1,000,000. At present the 3d avenue line carries nearly nine million more passengers than the 6th, but the latter has been gaining for years and eventually will outstrip the East Side road. It should be remembered, also, that all this increase has been made in the face of conditions that rendered traveling on the elevated lines very unpleasant. If the company was free to develop all the possible business and increase its service even these stupendous totals given could be enlarged by at least 25 per cent.

Parks and Morals.

OPEN places and small parks in the crowded districts of large cities are universally recognized as essential to the maintenance of general health. Statisticians by their figures, not less than theorists by their arguments, have so concentrated public opinion upon this point that not only do new cities expressly provide for parks in their original plans, but old ones, where the problem is one of much greater difficulty, are with scarcely an exception engaged in providing breathing places for the masses. It is, in fact, a condition, not a theory, which confronts every municipal body, and it is one that is daily growing more and more important. Yet the creating of open places is not the only question to be considered; it is necessary not only to supply fresh air, but to provide the means of enabling the people to enjoy it in a suitable manner.

Theoretically, of course, both these functions are performed by every public park, but practically, in New York at least, the public are so far the losers as to render the parks of very doubtful value.

In some respects New York has an advantage over other cities in being tolerably well supplied with parks in the older portions of the city, but this advantage is largely counteracted by the removal of the centres of population to other districts where the parks are not so numerous. The result is well known; instead of being real pleasure grounds for the people they are given over almost exclusively to the most worthless and disreputable part of the population. Battery Park, City Hall Park, Union and Madison squares and many others are the recognized resting places of the great army of hangers-on and people out of work with which New York is infested. This is especially the case with the two lower parks, the crowd of men and boys that fill their benches all day and much of the night, if not composed of the worst of the city are sufficiently bad to make them unpleasant and undesirable to well-behaved people.

The value of these places to the city at large thus becomes a serious question and one that is seldom treated with the importance it deserves. They have not yet lost their whole value as breathing places for the multitude, though they have been deprived of much of it, and are rapidly being transformed into sinks of iniquity for the dissemination of all manner of evil. Every city needs breathing spots and small parks scattered through thickly-built districts have an unquestioned hygienic value, but when they become useless as places of resort for the people and children because they are monopolized by loafers and disreputable characters, it becomes the plain duty of the authorities to take such steps as may be needful to return them to their original purposes or abolish them altogether. And in this consists the great problem of municipal parks. If they are wanting their absence is a serious detriment to the health of the city if they are present they may become sources of moral danger which may more than offset their health-giving qualities. They are most needed in the crowded portions of the city, where the population is densest and most vicious. These do not hesitate to appropriate anything intended for the general public, and thus the parks become the means of spreading all manner of evil with an ease and freedom that would be impossible without them.

The moral element, therefore, enters into the maintenance of public parks as well as the physical. No useful purpose is served by providing open places which cannot be used by those for whom they are primarily intended. The benches of the Battery and of City Hall Park can be much more profitably employed than supporting the bodies of those who now most make use of them, and

these ever-present and useless members of society had much better be otherwise taken care of by the authorities if it is necessary for the city to look after them than by being permitted to be the sole beneficiaries of our expensive park system. The same condition is to be observed in other parks, though perhaps best illustrated in the lower part of the city, so that it is scarcely an exaggeration to maintain that the public parks of New York are very far from fulfilling their natural functions and conferring those benefits upon the masses for which they were designed.

The situation is one that merits careful attention on the part of the authorities. The law cannot make people moral or well-behaved, but the concentration of vice in any form is an evil that calls for public remedies. With proper and judicious police regulations it would be possible to restore the parks to their legitimate uses and very much increase their value. It is true, judiciousness is a quality not always well developed in the average policeman, but it is not wholly extinct in the average man. At all events the attempt is worth a trial, for notwithstanding the changes in the density of the population there are many thousands who would gladly make use of the lower parks if they were respectable places to visit. The city has recently expended large sums of money in acquiring lands for parks in the new districts, but unless some method is adopted to secure these to the people their history will be that of the older parks and the money worse than wasted. Tammany is not perhaps an organization given to studying questions of public morality, but the moral value of parks cannot be overlooked by the intelligent part of the community. The question may be no graver in New York than elsewhere, but it is sufficiently pressing here to call for earnest consideration and energetic reform.

Nine Months of Real Estate.

IT is encouraging to be able to report slightly better totals for the month of September than for any recent month. There is still a material decrease from the figures of 1890; but the decrease fails to reach those serious proportions which characterized it during August. In the September of the present year 702 conveyances were recorded, involving an aggregate value of \$10,585,168; in the September of 1890, 757 conveyances were recorded, involving \$12,987,659—a decrease of 55 or 7 per cent in number, and \$2,402,473 or 19 in amount. That this is encouraging may be gathered from the fact that in August the decreases amounted to 26 per cent in number and 41 per cent in amount. It will be seen that the falling off still consists rather in the large transfers than in the small ones. The figures, however, for the whole nine months are far from stimulating. The year 1891, up to the first of October, can count 10,689 conveyances, involving \$180,416,195, while, during the same period in 1890, 12,230 transfers were recorded, involving \$223,326,413, a decrease of 1,541 in number and \$42,909,218 in amount. The mortgage filings preserve about the same characteristics as they have exhibited for the past few months, the small change being in the direction of greater activity. The building figures for September present a marked improvement. Compared with the figures of 1890 the decrease is slight, but it should be added that the figures for 1890 show a heavy falling off from those of 1889. In September of the present year plans were filed for 185 buildings, to cost \$3,122,635, against 191, to cost \$3,589,725, for the same month in 1890. A monthly total, however, in the matter of buildings, means very little. One-third of the expenditure involved in the plans filed during last month is necessitated by two buildings.

NINE MONTHS OF REAL ESTATE.

NEW YORK CONVEYANCES.						
	No. Conveys.	Amount.	No. 23d & 24th W.	No. Amount.	No. Nom.	No. Nom.
1891.						
Jan.-Aug., inc.	9,987	\$169,831,027	2,854	1,836	\$7,862,794	456
Sept. ....	702	10,585,168	240	143	534,728	57
Total.....	10,689	\$180,416,195	3,094	1,969	\$8,397,522	513
1890.						
Jan.-Aug., inc	11,473	\$210,338,754	2,869	1,888	\$9,886,589	478
September....	757	12,987,659	196	157	856,135	35
Total.....	12,230	\$223,326,413	3,065	2,045	\$10,742,724	513
1889						
Jan. Aug., inc.	10,658	\$193,258,121	2,361	1,952	\$8,626,753	479
September....	743	13,095,222	191	151	463,885	37
Total.....	11,401	\$206,353,343	2,552	2,103	\$9,090,138	516
MORTGAGES.						
	No. Mort.	Amount.	No. at 5 p. c.	No. at less than 5 p. c.	No. to B. T. & I. Cos.	Amount.
1891.						
Jan.-Aug., inc.	10,070	\$123,032,613	5,119	\$62,926,045	888	\$20,020,089
September....	823	8,394,408	383	4,568,430	38	726,350
Total.....	10,893	\$130,427,021	5,502	\$67,494,475	926	\$20,746,439
1890.						
Jan.-Aug., inc.	10,640	\$183,297,308	5,124	\$75,881,657	1,220	\$65,261,680
September....	782	16,781,391	379	10,042,327	73	1,740,656
Total.....	11,422	\$200,078,699	5,503	\$85,923,984	1,293	\$67,002,336



has found sufficient reasons for preferring the shallow tunnel system. One of the principal of these reasons is that the road will have to compete with the cable and elevated roads for the short distance traffic, which is the cream of the intermural transit business, and with a deep tunnel requiring elevators to get travelers to and from the station platforms it would be at a great disadvantage. Most of the other agreeable features claimed for the Greathead system, it is declared by Engineer Wm. Barclay Parsons, will be found in the plans which the commission has adopted.

**North Side Improvements.**

A very important part of the work cut out for the Commissioner of Street Improvements for the 23d and 24th Wards, by the act of the Legislature creating that office, is that which requires him, within two years from next New Years, to prepare new maps of the entire district. Commissioner Heintz inherited from the Park Board, as an unfinished work, the requirement to prepare tax maps of the district, in order to complete the records of the Tax Department; but the new maps of the district required by the act of 1890 are quite different from the tax maps.

The tax maps, upon which Chief Engineer Risse and his assistants are engaged, require only the bringing down to date of the maps of the district as it was, when annexed to the city—a mere matter of skillful draughting, with the maps in the records at White Plains as a basis. But the new maps required by the act of 1890 are designed to serve as the land maps of the district, and in this respect to supersede all previous records.

Their preparation would not involve so great labor and expense but for the fact that as a preliminary work the greater part of the entire north side will first have to be resurveyed and monumented and replotted. It was rather an attractive scheme of the Park Department, which first had jurisdiction of the matter, to lay out a large part of the north side in the semblance of a park, with winding streets and avenues, marking off villa sites and irregular-shaped plots, which in its prophetic eye should become the sites for the residences of the millionaires of the business end of Manhattan Island. It was believed, when this scheme was adopted, that within the portions of the district so plotted there would never be any other species of building constructed than the villa homestead of the wealthy New Yorker.

But the scheme, attractive as it was in the abstract, has been found impracticable. Owners of the property in question have found that the demand for villa sites was exceedingly limited. At the prices at which the property was held there was small prospect of the owners ever realizing, while it was offered in these villa plots. There was opportunity for trading in smaller parcels—building sites, plots for rows of city houses, and for business blocks, but for no villa sites. Then, too, the winding streets and avenues did not prove as convenient in practice as they had seemed attractive on paper. It was found that they would increase distances, and would vastly increase the cost of street improvements.

Commissioner Heintz has therefore undertaken the replotting of the entire district. Owners of the property involved, very soon after his election, gave him to understand that they wanted to be able to sub-divide their land into parcels of a size and shape assimilating with city blocks and lots and capable of the same class of improvements. The prospect of direct rapid transit connection with the lower end of the city has induced inquiries by speculative builders, whose expressed intention it is to extend their operations into these districts as soon as the "first low wash of the waves where soon shall roll a human sea" is heard beating upon their frontiers. Accordingly, the villa style of improvement has been abandoned as a "barren ideality," and the style of improvement characteristic of the rest of the city is being provided for, as far as public improvement, street and avenue lines and the reshaping of the blocks can provide for them.

In order to prepare for the remapping of the district, therefore, the replotting of all the district north of the Kingsbridge road in the 24th Ward; all that part of the north side west of the Harlem Railroad, including West Morrisania, Highbridge, Mt. Hope, South Fordham and Fordham Heights; and on the east side of the 23d Ward, the Hunt's Point District, is to be replotted. Out of the meagre appropriation allowed him by the Board of Estimate and Apportionment last year Commissioner Heintz has already surveyed the Hunt's Point district, and made the preliminary maps. But in discussion with some of the property-owners it has been recommended to him to alter the plan of the redistricting in a significant manner. As originally laid out, Edgewater avenue skirts the Bronx River and the Dutch Kills in the same manner in which West and South streets skirt the North and East Rivers. But the property-owners, profiting by the ill experience of New York, have asked to have Edgewater avenue located 150 feet back from the water front, so that there shall be a strip of land 150 feet wide extending from the avenue down to the water front, capable of improvement for commercial purposes, by the erection of warehouses and sheltered wharves where merchandise can be unloaded direct from vessels without extra cartage—an expensive item—to get it under shelter. To this the commissioner has consented, and the maps will be altered accordingly.

A meeting of interested property-owners has been called for the 19th instant, at 10 o'clock, at Commissioner Heintz's offices, 2622 3d avenue, to examine the changes and revision of the maps thus far outlined as follows:

(1) Change of grade of Willow avenue, from Long Island Sound to East 138th street. (2) Change of location of Dawson street, west of Prospect avenue and the discontinuance of Hewitt place, from Robbins avenue and Westchester avenue to Prospect avenue. (3) The discontinuance of the unnamed avenue between Brook and 3d avenues along the west side of the Port Morris Railroad, and the widening of German place, between East 156th street and John street. (4) A new sewerage plan for district "33 U," bound by Brook, Webster, Pelham, 3d and Washington avenues and 155th street. (5) A new sewerage plan for district "37 A," bound between 144th street, the Harlem River, River avenue, 161st street, Walton avenue, 165th street and Mott avenue. (6) A new sewerage plan for district "33 V," bound by 160th street, Morris avenue, 164th and 165th streets and Railroad avenue West. All of these changes of the grades and lines of streets and

of the drainage of the streets are made necessary by the depression of the tracks of the Harlem and Port Morris Railroads. Since in nearly every instance they will have some effect upon the pocket-books of the adjoining property-owners, there will probably be no lack of interest in the meeting.

Commissioner Heintz expects to have three sections of the redistricting maps ready for submission to the Board of Street Opening and Improvement for its approval by the 1st of January, showing the changes of street lines and grades. The profile maps will show the present grades and the grades as they will be when the depression of the tracks of the Port Morris Railroad is completed. Every street will cross the railroad either above or below the tracks. There are to be no railroad crossings of the streets at grade. All the depression of the tracks west of Westchester avenue has been completed, and the plans are ready for the work east of Westchester avenue.

Notice was sent to Commissioner Heintz last week of the confirmation by the Supreme Court of the report of the commissioners opening Melrose avenue, from 149th to 165th street, through the already densely-populated Melrose district. This is one of the most important improvements in the district. It has been long and anxiously awaited, and now that it is definitely settled, will lead to an extensive system of much-needed street improvements. Plans are being prepared for the sewerage of Melrose, Courtlandt and Railroad avenue East, and for all the side streets between 154th and 161st streets inclusive. Work will be commenced on this system as soon this fall as the contracts can be advertised and let. The grading and paving of all the streets mentioned will follow immediately upon the sewerage. Work was begun last week upon the pavement of Morris avenue, from 139th to 152d street.

Before the Melrose avenue improvement will begin, however, there will be an interesting sale of some sixty frame cottages and dwelling houses, now located on property taken for the street, which have become the property of the city under the condemnation proceedings. Commissioner Heintz will soon advertise them, and they will be sold at auction, for spot cash, and must be removed within thirty days after the sale.

Bids were opened on the 13th instant for three improvements—the regulating, grading, curbing, flagging and constructing of crosswalks in 138th street, from the Southern Boulevard to a point 330 feet east of Locust avenue; regulating and paving with granite blocks 149th street, from the Central Railroad to Mott avenue; and sewerage 170th street, from 3d to Washington avenue. Including these, there will have been awarded since January 1 last fifty-nine contracts for street improvements. Besides these the commissioner has in the hands of the printer the specifications for eleven other contracts, the most important of which are the regulating, grading, curbing and flagging of Burnside avenue, over two miles in length, and the regulating, grading, curbing and flagging of 184th street, from Jerome to Webster avenue.

Since August 27th there have been awarded twelve contracts, aggregating in amount over \$101,000, as follows:

- |   |             |
|---|-------------|
| No. 1. For furnishing and delivering where required, broken trap rock stone and trap-rock screenings and Tompkins Cove blue stone, along certain roads, avenues and streets in the 23d and 24th Wards, in the city of New York..... | \$26,010 00 |
| No. 2. For constructing sewer and appurtenances in 132d street, from Brook avenue to summit west of Trinity avenue, and branch in St Ann's avenue, between 132d street and Southern Boulevard.....                                  | 6,456 25    |
| No. 3. For regulating, grading, setting curb-stones, flagging the sidewalks and laying crosswalks in College avenue, between Morris avenue and 146th street.....  | 2,761 43    |
| No. 4. For readjusting curb-stone and laying crosswalks in and paving with trap block pavement the roadway of 153d street, between 3d and Courtlandt avenues.....   | 5,164 63    |
| No. 5. For constructing sewer and appurtenances in Wales avenue, from summit south of 149th to Kelly street, and in Kelly street easterly to existing sewer.....  | 9,059 80    |
| No. 6. For regulating, grading, setting curb-stones, flagging the sidewalks and laying crosswalks in 163d street, between 3d avenue and Vanderbilt avenue, East.....  | 3,691 50    |
| No. 7. For regulating, grading, setting curb-stones, flagging the sidewalks and laying crosswalks in 163d street, between Brook and 3d avenues.....   | 5,123 00    |
| No. 8. For regulating, paving with trap block pavement and laying crosswalks on 134th street, from the easterly crosswalk of Brook avenue to the westerly crosswalk of the Southern Boulevard.....                                  | 8,153 40    |
| No. 9. For regulating and paving with trap block pavement the roadway of 135th street, and laying crosswalks, between the easterly crosswalk of Brook avenue and the westerly crosswalk of Cypress avenue.....                      | 8,722 00    |
| No. 10. For regulating, grading, setting curb-stones, flagging the sidewalks and laying crosswalks in and paving with granite block pavement the roadway of 143d street, between 3d avenue and 144th street.....                    | 6,951 75    |
| No. 11. For regulating, grading, curbing and flagging 173d street, between the Harlem Railroad and Weeks street.....  | 16,578 90   |
| No. 12. For constructing a sewer and appurtenances in the south side of the Southern Boulevard, from a point west of Willis avenue to the eminence east of Willis avenue....  | 2,888 50    |

An important feature of the redistricting plan contemplated by Commissioner Heintz is the widening of the Southern Boulevard throughout its entire length by taking 30 feet off the blocks on the south and east sides of the Boulevard.

*Every builder in New York City should visit the exhibition of architectural drawings at THE RECORD AND GUIDE rooms, Nos. 14 to 16 Vesey street.*

**Obituary.**

NATHANIEL PLATT BAILEY.

In the decease of Nathaniel P. Bailey the real estate community loses one of the largest owners of vacant property in the metropolis.

Mr. Bailey died at his country house, "The King's Redoubt," Fordham Heights, on Monday last. In this place he had lived for over forty years, the house being situated in the midst of about 100 acres of ground, purchased by him nearly half a century ago.

Mr. Bailey was for many years a member of the Real Estate Exchange, the Union and Union League Clubs, and the St. Nicholas Club, of which he was once president. He was the senior-governor of the Society of the New York Hospital, and at the time of his death was vice-president of that institution.

The deceased, who was eighty-two years of age, was the son of Judge William Bailey, one of the earliest settlers of Plattsburg, N. Y., and a brother of the late Rear Admiral Theodorus Bailey. He was related to the Lorillard, Edgar, Strong, Morris, Cammann and other New York families, and was an uncle of Hermann H. Cammann, ex-president of the Real Estate Exchange.

The funeral services took place on Thursday morning at Trinity Chapel, of which the deceased was for many years a vestryman. The Union League Club and other organizations of which the deceased was a member were represented, and members of many of the oldest families in New York and vicinity were present.

### Cumulative Voting Abolished.

The following circular has been forwarded to members of the Real Estate Exchange :

NEW YORK, October 15, 1891.

To the Stockholders in the Real Estate Exchange and Auction Room (Limited):

GENTLEMEN—The Business Corporation Act of 1875, under which this Exchange was registered, having been amended, the next election will take place under the new law, under which votes cannot be cumulated on any one candidate. The law also forbids the purchase or sale of proxies, or any voting by persons who are not bona fide owners of the stock on which they claim to vote. Nor can any stockholder vote on stock that has not been registered in his name thirty days prior to the date of the meeting.

The directors desire that you be notified in due time of this alteration of the law which came into force May 1, 1891. GEO. R. READ, President.

The effect of the measure is to abolish the system of cumulative voting and to give each member one vote for every director at an election of officers instead of ten.

### About the Projected Broadway Theatres.

It has been currently reported during the week that Abbey, Schoeffel & Grau would build a theatre of their own at the northeast corner of 38th street and Broadway. In the daily newspaper reports it was stated that the firm would not lease the proposed theatre, but would purchase the site and improve it themselves. Inquiry at the offices of Abbey, Schoeffel & Grau, yesterday morning, elicited the information that the firm had not even begun negotiations for the purchase of a site. It was said that they had looked at several available Broadway corners, but that as yet absolutely nothing had been done looking to the purchase of any of them or the erection of a theatre. Mr. Abbey had just returned from Chicago, where he had been since March, and Mr. Grau is still in Paris, and it is not likely that anything definite will be done until the firm is able to come together. It is hardly likely anyhow that the corner of 38th street and Broadway would be improved, except by the lessees of the ground, for the fee is owned by Ogden Goelet, who is not given to selling his holdings. In connection with this report, a remark made by a member of the firm of J. B. McElpatrick & Sons, the theatre architects, to a RECORD AND GUIDE reporter, may be of interest. It was stated by this gentleman that he was pretty certain that at least two theatres would be built on Broadway this fall, between 30th and 40th streets. No further particulars in regard to them could be obtained.

### The Lumber Dealers' Association.

ANNUAL MEETING ON WEDNESDAY.

The annual meeting of the New York Lumber Trade Association took place on Wednesday at 3 P. M. There was an unusually large attendance of members from the Metropolis and vicinity.

Several amendments were made to the by laws, one being that the present number of trustees, instead of being elected for one year should be increased to thirty and be elected as follows: Ten for one year, ten for two years and ten for three years.

The treasurer's report was read and showed a balance of about \$3,500. The membership is now about 140, about double what it was last year, the increase being due to the co-operation engendered during the recent labor troubles in the lumber yards.

The officers elected are as follows :

One-Year Term : For President—Mr. Charles H. Willson; for First Vice-President—Mr. James H. Pittinger; for Second Vice-President—Mr. I. P. Vanderbeek; for Treasurer—Mr. Charles E. Pell; for Secretary—Mr. E. Hudson Ogden; for Trustees—Messrs. John F. Steeves, Abraham Steers, W. W. Kenyon, John Ireland, Russel Johnson, Charles K. Sparks, Charles L. Bucki, John H. Voorhees, Thomas Williams and Charles A. Meigs.

Two-Year Term : Trustees—David M. Ressiguie, J. T. E. Litchfield, C. K. Buckley, W. H. Simonson, Alfd. W. Booth, H. E. Stevens, Geo. Hagemeyer, Jr., Geo. Wanmaker, E. M. Price and Lowell Talbot.

Three-Year Term : Trustees—Sylvester Ross, John S. Loomis, Louis Bossert, Walter G. Schuyler, E. W. McClave, D. J. Carroll, Thos. T. Reid, Louis C. Small, H. D. Steers and W. E. Marsh.

### A New Hotel for the West Side.

The rumor in last week's issue of THE RECORD AND GUIDE to the effect that B. G. Oppenheim, the lawyer, who purchased the northeast corner of West End avenue and 86th street, would improve the same by the erection of a thirteen-story fire-proof hotel turns out to be correct. Mr. Oppenheim, when seen in relation to the matter, said that he was organizing a stock company to carry out the project, but that he could give none of the names of those interested at the present time. The hotel will cost, it is estimated, \$1,000,000. It will have a front of brick, stone and terra cotta, and will be absolutely fire-proof. There will be four passenger elevators in the

building, and bachelors suites of two and three rooms, as well as family suites of fifteen rooms and less. There will be Turkish and Russian, as well as plunge baths on the top floor. Both public and private dining-rooms are to be provided for, and altogether the hotel will contain every conceivable improvement. In the rear of the hotel the management intends to build stables for the use of the occupants of the house. No architect has yet been selected.

### Colonial Club.

The new building for the Colonial Club on the southwest corner of 72d street and the Boulevard is fast approaching completion. The first social meeting of members for the season takes place this evening at the present home of the club, No. 127 West 72d street.

### Our Letter Bag.

Editor RECORD AND GUIDE:

On examining title it appears that the lot in question, located in Westchester County, was sold for taxes some years ago to a stranger, A, who in due time received his lease for 1,000 years. At the tax sale the following year A again bought it and received a second lease, same term. The taxes being subsequently unpaid the lot was sold again some years later and bought by B, who in due time received his lease for 1,000 years. A cannot be found. B is friendly to the owner of the fee and will do anything to aid him to make the title marketable. What would you advise?

A SUBSCRIBER.

[In the case of sales for unpaid taxes, if the requirements of the law were complied with in the levying of the tax, etc., and in the sale, the lease on the last sale would be the better title; in other words, B, if his lease be valid, would be entitled to the possession of the property for the term of 1,000 years granted to him, as against A, and as such 1,000 years will expire after each of the terms granted to A, the effect of the lease to B, if valid, is practically to cut off A, and, therefore, if the owner obtain an assignment of the lease B, taking it so as not to merge the lease in the fee, he can, if that lease be valid, successfully defend against any effort made to obtain possession under either of the leases to A. This, however would not clear the record title of the leases to it. If the owner investigate the tax sales on which leases were given to A he may find enough to justify proceedings to set aside those leases. In the absence of an assignment from A of his leases, or a quit claim from him, or a decree of the court setting aside those sales and the leases granted to him thereon, we think it best to obtain an assignment of B's tax lease, but so as not to merge in the fee, and thus, while not relieving the title of the tax leases to A, practically cutting off those leases by obtaining a title which, if the proceedings and tax sale were regular, will give to the owner a title paramount to the title under A's lease for a term expiring beyond the terms in those leases.—LAW ED.]

Editor RECORD AND GUIDE :

Would you kindly reply to the following in your next issue:

Should a person renting a floor in a flat for a definite period and in the meantime be subject to the following annoyances, such as the parties on the floor above shaking their mats from their windows over our freshly-washed clothes and violently closing our windows in the light shaft by means of a broom and numerous other annoyances of the same character; and should these acts be repeated could the landlord hold said tenant for the unexpired term in case he should at any time vacate, in view of these facts as above stated?

TENANT.

[The acts complained of by "Tenant" were committed by another tenant occupying apartments in the house. The landlord does not warrant against such acts, nor is he responsible for them. They constitute a trespass, and being committed by such other tenant, and for which an action can be brought, and which if persisted in could be enjoined.

The landlord would be entitled to his rent notwithstanding such annoyances.—LAW ED.]

### Visiting the Camp Cement Works.

This past week a large party of architects, builders and others interested in building and building materials visited the Portland and Rosendale Cement Works in the Lehigh Valley. They were guests of Hugh N. Camp & Sons, of this city, and started on Tuesday, reaching Allentown, Pa., in time for a hearty dinner, which was enjoyed by all. A thorough inspection was made of the Allen Cement Works owned and operated by Hugh N. Camp & Sons, and after lunch the party were driven to the Copley Cement Mill, one of the largest Portland mills in this country. But a few years ago American Portland Cement was unheard of, and the little that was manufactured previous to 1885 was used with the greatest of care and precaution by a few builders only. A glance at immense mills, high ledges of rock and acres of quarry soon satisfied the party that things are different. American Portland Cement is now used in the most important engineering work, and is called for by many prominent architects and engineers in their specifications. Thousands of barrels of Portland and Rosendale Cements are shipped from the Lehigh Valley mills each week, and the production and consumption is being increased each year. Among the party were: Chas. Andruss, David Stroud, Dan'l Herbert, A. J. Robinson, Frank N. Howland, of Candee & Smith, Allen Conover, J. H. Deeves, J. J. Bell, of John Bell & Son, J. G. Van Horn, David K. Young, E. Moneck, Rob't Treffenberg, Wm. Brennan and John M. Canda. On arrival in New York, all expressed themselves well pleased with their visit, and each in turn admitted they were astonished at the magnitude of the cement industry in this section of the country.

## Estimates for the Coming Year.

The Board of Estimate and Apportionment has received the preliminary estimates of expenses from all the departments of the city and county government for 1892, except from the Police Department. Compared with the appropriations for 1890 and 1891 they are as indicated in the following table:

Department.	Amount allowed for 1890.	Amount allowed for 1891.	Amount asked for 1892.
Law	\$199,200	\$199,650	\$213,600
Public Works	3,216,315	3,124,470	3,420,176
Parks	1,120,710	931,500	1,074,545
Charities and Corrections	1,949,100	2,166,237	2,577,245
Health	392,200	419,400	444,288
Police	4,647,791	4,777,515	5,000,000
Street Cleaning	1,255,835	1,584,250	2,653,233
Fire	2,188,543	2,145,568	2,677,997
Education	4,224,417	4,267,367	4,627,832
Streets (Annexed District)	.....	260,200	480,866

The board has prepared its programme for the consideration of these estimates as follows:

Monday—Department of Public Works, Department of Charities and Correction.

Tuesday—Health Department, Department of Public Parks.

Wednesday—Police Department, Bureau of Elections, Commissioners of Accounts.

Thursday—Board of Education, Fire Department.

Friday—Commissioners of Street Improvements, Annexed District, Civil Service Commissioners, Commissioner of Street Cleaning.

Monday—Sheriff, Coroners, District Attorney.

The most remarkable increase in the estimates is in the Departments of Street Cleaning, and the requirements of that Department, as shown by the Mayor's Advisory Commission, afford ample explanation therefor. The increase in the estimates for the North Side Commissioner of Street Improvements is made necessary by the work of redistricting the North Side, as described in another column of this issue.

## Real Estate Exchange Matters.

The Auction Room of the Exchange is to be lighted on dark days by means of incandescent electric light. The manner of the lighting has not yet been determined upon by the Auction Room Committee, who have the matter in charge, but it will probably be fashioned after the dining-room of the Hotel Imperial, where the lights are placed at intervals all over the ceiling. The number of lamps used will probably be in the neighborhood of one hundred.

## Contractors' Notes.

Bids or proposals for grading, improving and fencing the grounds at several of the shafts of the New Croton Aqueduct, as called for in the approved forms of contract and specifications on file in the office of the Aqueduct Commissioners, will be received until 3 o'clock P. M. on Wednesday, October 21, 1891, at the Aqueduct Commissioners' Office, Room 209, Stewart Building.

Bids or estimates will be received at the Commissioner's office, Department of Public Works, No. 31 Chambers street, until 12 o'clock M., on Tuesday, October 20, 1891: For alteration and improvement to sewer in 95th street, between 1st and 3d avenues, and in 2d avenue, east and west sides, between 95th and 96th streets, and curve in 2d avenue, south of 95th street; for sewer in 125th street, between present sewer and bulkhead wall at 125th street and Harlem River; for sewer in 185th street, between Amsterdam and Audubon avenues; for sewer in 1st avenue, between 43d and 44th streets; for sewer in 1st avenue, between 42d and 43d streets, connecting with present sewer in 43d street, east of 1st avenue; for sewer in 1st avenue, between 89th and 90th streets; for sewer in Park avenue, east side, between 115th and 116th streets; for connecting new gate-house at 135th street and Convent avenue with the old aqueduct on 10th avenue and the removal of the gate-houses on 10th avenue at 134th and 142d streets; for necessary materials and labor for repairing sidewalks and fencing around the corporation yard, Mangin, Rivington and Tompkins streets; for regulating and paving with granite block pavement, with concrete foundation, the carriageway of 19th street, from Avenue A to 1st avenue, so far as the same is within the limits of grants of land under water; for regulating and paving with granite block pavement, with concrete foundation, the carriageway of 52d street, from the easterly side of 12th avenue to bulkhead line of Hudson River; for regulating and paving with granite block pavement the roadway of 58th street, from 11th avenue to a line about 360 feet westerly; for regulating and paving with granite block pavement the roadway of 58th street, from a line about 360 feet west of 11th avenue to the Hudson River, so far as the same is within the limits of grants of land under water; for regulating and paving with granite block pavement, with concrete foundation, the roadway of 103d street, from 1st avenue to East River; for flagging and reflagging, curbing and recurbing the sidewalks on the east side of 10th avenue, from 29th to 30th street, and on the south side of 30th street, from 9th to 10th avenue; for flagging full width and reflagging the sidewalks on 19th street, from Avenue A to 1st avenue; for flagging full width and reflagging, curbing and recurbing the sidewalks on 116th street, from Madison to 8th avenue; for regulating and grading 127th street, from St. Nicholas avenue to Lawrence street, and setting curbstones and flagging sidewalks therein; for regulating and grading Amsterdam avenue, from 194th street to Fort George avenue, and setting curbstones and flagging sidewalks therein, and for flagging and reflagging, curbing and recurbing the sidewalks on the northeast corner of 5th avenue and 86th street.

Estimates for dredging at sundry-named places on the North and East rivers will be received by the Board of Commissioners, at the head of the Department of Docks, at the office of said department, on Pier A, foot of Battery place, North River, in the City of New York, until 1 o'clock P. M., of Thursday, October 22, 1891.

Sealed estimates for altering the station-houses, lodging-houses and

prisons on the ground and premises situated in the City of New York, at No. 160 East 35th street, No. 137 West 30th street, No. 146 East 126th street, No. 221 Mercer street, and the Thirteenth Precinct Station-house known as "Union Market," will be received at the Central Office of the Department of Police, No. 300 Mulberry street, in the City of New York, until 12 o'clock M. of Friday, the 23d day of October, 1891.

## Notice to Property-Owners.

Owners of property affected by the taking of land for the easterly approach to the proposed bridge over the Harlem River, at 155th street (to replace the old McComb's Dam bridge) are requested to attend a hearing before the Board of Commissioners of Public Parks, No. 49 Chambers street, on Wednesday, October 21, 1891, at 10 o'clock A. M., with reference to the value of the land to be taken for such purpose.

## THE WEST SIDE INDEX.

All persons interested in West Side real estate should possess an Index of Ten Years' Conveyances affecting property between the north side of 59th and south side of 125th streets, from west side 8th avenue to Hudson River. This Index is published by THE RECORD AND GUIDE, and the period covered is the ten years prior to June 30th, 1884, to which has been added a list of the conveyances up to January 1st, 1885. Every transfer of real estate in that section, made between those years, is recorded in the Index, with a description of the property, the price paid for it, the liber and page in which the conveyances are recorded in the Register's Office, and the name of the seller and the purchaser. The volume is of the utmost value to conveyancers, lawyers, real estate brokers, agents and dealers in real estate generally, and we will supply the Index to our readers, if ordered before January 1st next, at the reduced price of \$5.

## Special Notices.

We notice that Isaac Serven, the old-established grate and fender manufacturer, of 1479 Broadway, has taken a partner and the business will henceforth be carried on under the firm name of Serven & Irwin. Isaac Serven was one of the pioneers of the grate and fender trade in this city. During his almost sixty years experience he has witnessed many changes in the arrangement and style of fire-place fittings. The old-fashioned black grate of our fathers has given place to the modern open fire-place surrounded by enamelled tiles of almost every conceivable tint and with designs so varied as to suit all classes of decoration. The artistic improvements during the last few years in this necessary adjunct to our homes have been remarkable, and that they are well abreast of the times a visit to the show-room of the new firm will convince.

Ogden & Clark, of No. 11 Pine street, call the attention of investing syndicates to 143 acres at Mount Vernon, which they are able to offer at such a low price that a handsome return would be yielded. The property is adapted to subdividing into lots.

In another column will be found the advertisement of the well-known firm of Ridley's, on Grand street, of this city. This firm calls attention to its window-shade department. Shades are made to order to suit any kind of apartment, and are guaranteed to be first-class. On all shades they use none but the best quality of Hartshorn's spring rollers. Lettering of the shades is made a specialty.

One of the most reliable firms engaged in the building material business in New York is that of Traitel Brothers, of No. 499 5th avenue, next to 42d street. These gentlemen have on hand at all times a large and attractive stock of tiles—wall tiles, floor tiles, hearth and facing tiles. Consequently there is no delay about securing the execution of an order or obtaining satisfaction for a most exacting taste. Close estimates are cheerfully furnished and all the work is promptly executed.

The Providence Steam Engine Co., Providence, is changing the drums of the Moore boilers (which were recently set up at the Narragansett Electric Light Co.'s station by the National Water Tube Boiler Co., of New Brunswick, N. J.) to the Babcock & Wilcox system. The Babcock & Wilcox Co., of New York, has the contract for the alterations, which have been delayed until the job of putting in of 1,120-horse power of its own boilers was completed.

The designs submitted in competition for the new Protestant Cathedral of St. John's are on exhibition at Nos. 14 to 16 Vesey street.

## Newark News.

The following is a list of the plans filed with the Superintendent of Bldgs. recently: Peter Badewitz, 1-sty fr factory, 14x35, 170 Boyd st; C. Horner, 2-sty fr store, 18x24, 596 Central av; Atha & Hughes, 5-sty brk warehouse, 110x50, Sussex av; W. S. Richardson, 2½-sty fr dwell'g, 26x34, 83 South 16th st; Geo. Price, 1-sty factory, 25x30, 104 Johnson st; F. J. Kastner, 1-sty fr extension, 17x27, 144 16th av; Edward Wagner, 3-sty brk store and dwell'g, 30x59, 15th av and 10th st; D. J. Edwards, 1½-sty fr stable, 18x16, 232 South 7th st; J. Choppa, 2-sty fr dwell'g, 20x27, 298 Broome st; E. G. Heller, t-sty fr dwell'g, 56x63, Elwood av; William Block, 1-sty fr bowling alley, 12x100, 85 Belleville av; H. B. Doremus, 3-sty fr stores, 36x38, Bloomfield av and Garside st; John Eviness, 3-sty fr dwell'g, 24x40, 43 Jacob st; J. Knorr, 1-sty fr shop, 12x20, 245 Ferry st; C. Olston, 3 sty fr store, 22x64, 101 7th av; W. H. Brown, 2½-sty fr dwell'g, 27x34, 123 3d av; E. S. Shawger, 1-sty brk stores, 12x35, Roseville av and Orange st; Jos. Denman, 1-sty fr shop, 15x36, 257 New York av; Helen Camm, 1½-sty fr carriage-house, 27x15, rear, 306 South 9th st; E. J. Baldwin, 2-sty fr dwell'g, 16x42, 211 and 213 Chestnut sf.

## Real Estate Department.

This has been a dull week in real estate circles, a very dull week for this season of the year, and the worst of it is that it promises to continue for some time yet. Not many sales have been actually consummated and but an insignificant number of transactions are under way. In other words, the market, although strong enough as to the matter of prices, too strong perhaps, is very inactive, and the prospects are that it will not improve materially until the spring. The real estate men are trying to account for the quietness of the fall market in various ways, many of them attributing it to the excitement incident to the election. Other reasons more local in their application are advanced, all tending to show that the market is only temporarily at a standstill. The truth of the matter is, however, that owners are holding their real estate at figures that are above what is warranted by the present condition of the market, and until they make concessions there will be no activity. This state of affairs is not at all a new one. Prices have been too high for a year or more past, and during the same period there has been a most persistent inactivity. Owners, quite satisfied that by waiting they would secure their figure, have held on, refusing all offers that did not almost meet their real asking price, and they are still holding on to their property at figures that have not changed to a lower plane. This policy is all well enough in a brisk, lively speculative market, when buyers are quite as numerous as the sellers and very much more anxious, but in a market where there is, comparatively speaking, no speculation going on, and where the buyers, like the sellers, are inclined to wait for prices to run their way, it must be admitted that it is a very poor policy, especially if a man is at all anxious to dispose of his holdings. Taking it altogether the present real estate market is one of the most peculiar that has been seen in years. Of the really good property not very much of it is on the market, and where it is for sale the owners are in no hurry to dispose of it, and so they are asking figures that in many cases are above the real value of their property, while buyers, uninfluenced by the confident position of the present holders of real estate, are offering only what they consider fair prices, content to wait for a market of lower prices.

### THE AUCTION MARKET.

The past week has been an uneventful one in the auction room. Holders of Manhattan Island property apparently do not look to the auctioneers to dispose of their holdings, for the list of offerings is as small and generally uninteresting as it well can be at this season of the year. The parcels that are voluntarily offered, at what is known as public auction, include only real estate that is located in "off color" districts. The consequence is that the outside public who, after all, make the high prices at an auction sale, are not attracted to the Exchange and the bidding is left almost entirely to the dealers and speculators who don't want anything that is not a bargain. The owners do not intend to sacrifice their property, so that they either allow the sale to be concluded and then buy their property in or else, as soon as they see the general feeling, they withdraw it. This happened several times during the week and the present state of affairs is not unlikely to continue. Altogether the auction market for this fall, for which so much was confidently predicted, by those who ought to know, looks exceedingly as though it would amount to nothing, if we except perhaps a few successful lot sales in North New York and the suburbs.

### FORDHAM LOTS SELL WELL.

Monday again saw the conclusion of a successful lot sale, and those who were present at it predicted a pleasant reception for the hundreds of other lots that were to be thrown upon the market later on during the week. The sale on Monday was of what are known as Jerome terrace lots, some of them situated on Jerome avenue and overlooking the racing park of the same name. It forms an outlying section of the 24th Ward settlement known as Bedford Park, where so many successful lot sales have been held. The auctioneer, James L. Wells, had a very good crowd in front of him when he commenced the sale. It was made up of both men and women (and the latter in not a very great minority either) who looked as though they might be people of moderate circumstances. The bidding throughout was not as spirited as that at the Ryer Homestead sale on the previous Monday, but it was nevertheless satisfactory, as the prices quoted in full in another column show. The women present were among the most regular bidders, and some of the best lots were purchased by persons of their sex. This fact calls attention to new a departure in real estate speculation. Heretofore the only real estate held by women has been held simply as an investment. This is changing now, and women are coming into the market in strong numbers as speculators on a small scale. Numerous examples could be quoted in corroboration of this statement, but they are not necessary, the fact is already generally recognized by brokers, and especially by those doing business in the outlying wards and in the suburbs.

These Jerome terrace lots, 196 in number, are situated about 15 feet above Jerome avenue and separated from the same by a retaining stone wall, which is surmounted by a driveway. The highest-priced lots, of course, were those on what is known as Parkview terrace, immediately overlooking the park. Here inside lots sold from \$875 to \$1,350, while the corners were disposed of at \$1,625 and \$2,050 respectively. Immediately in the rear on Kirkside avenue inside lots brought from \$525 to \$800 each, while similar lots on the opposite side of the street brought from \$460 to \$600. The corners on this avenue brought \$1,050 and \$1,075 each. Inside lots on Creston avenue from \$430 to \$775, while the corners brought from \$950 to \$1,025 each. The prices quoted will give a very fair idea of the way the property sold. Competent judges of neighboring values said the prices were very good, and this is especially satisfactory considering the fact that all the lots were sold. The buyers included a great number and variety of outsiders—most of the lots being sold in plots of two or three—with only a few speculators and dealers among them.

### OTHER LOT SALES.

Besides the Jerome terrace lot sale there were four other sales similar in

character. Three of them were in North New York, while the fourth was situated in Flatbush. The largest of the sales in the 23d and 24th Wards was of 12½ lots in the neighborhood of 156th and 163d streets, off 3d avenue. There was a large crowd present, but the auctioneer had difficulty in inducing them to bid, and after selling nine or ten lots at only fair prices he withdrew the rest. The other sales were of a smaller number of parcels and were more successful. The first one on Tuesday, by Smyth & Ryan, was of twenty-four lots, between 134th and 158th streets and on St. Ann's and Marsher avenues. Considering the number of lots offered there was a very good attendance, and if all the lots were really sold, and they appeared to be, they brought very good figures. Auctioneer John F. B. Smyth's small sale of houses and lots at Melrose was also fairly successful. The bidding was perhaps not quite so spirited as in the other 23d Ward sale, but the prices obtained were as good, and that after all is the essential point. These four sales, three of which were successful, strikingly illustrate the vitality and activity of the two wards above the Harlem known as North New York. For a long time now, and when business in the city proper has been as dull as it well could be, there was selling and trading above the Harlem, and the auctioneers have had more success in that section, of late, than in any of the suburbs, or in fact any other part of the city, if we except perhaps the remarkable sale of lots on the Heights last spring. It will be interesting to see whether this comparatively new section of the city will bear up under the flood of vacant lots that is and has for some time been coming in upon the market. The Zabriskie Homestead sale of 350 lots at Flatbush was decidedly not a success. Out of the total number of lots offered only about thirty-five were sold. The inside avenue lots sold at \$230 and \$235, while the corners brought \$240 and \$250 and the street lots were disposed of at \$140 and \$145 each.

### THE CITY PROPERTY SOLD.

The parcels in the city proper that were disposed of this week were of the most uninteresting kind. The list of offerings announced in the first place was short, and it included holdings that had probably been everywhere else in the market before they came to the auction room. Like last week's list, none of it was of the kind calculated to attract outsiders, and the speculators and dealers did not care to take hold of it unless they could secure bargains. The owners were not prepared to sacrifice their holdings, and so the natural consequence of no great anxiety to buy or no pressing need to sell was that some of the property was withdrawn while other parcels were bid in by their owners in order to protect themselves. Some few of the parcels voluntarily offered were sold, it is true, but they mean nothing to the general market. They were unimportant in themselves and the prices obtained for them were in no case remarkable. The details of the several sales will be found as usual in our "Sales of the Week" column. The legal sales dwindled down this week to four or five in number and they were in no case interesting enough to call for special remark. The only instance where the amount due in a foreclosure sale exceeded the selling price was in a house on 92d street, west of 3d avenue, which sold for \$19,550, as against \$19,807 due for mortgages and costs.

### WHAT IS TO BE OFFERED NEXT WEEK.

Next week opens, as the past two weeks have done, with a large suburban sale by Auctioneer James L. Wells. On Monday he will offer 153 lots at Kingsbridge, and this sale will be watched with considerable interest, in view of the number of building plots in North New York that have changed hands recently at auction and otherwise. The list of offerings in the way of city property for next week is very much more interesting than it has been for some time. It includes the Ferrigan estate sale on Thursday by A. H. Muller & Son, when No. 80 Duane street will be offered among numerous other parcels. Then, too, Richard V. Harnett & Co. will sell two plots on Riverside Drive on the same day, and they will doubtless draw an interested audience. The first of these is a lot on the Drive, near 104th street, while the second includes two lots north of 122d street, and about opposite the site of the Grant monument. On Wednesday John F. B. Smyth promises to sell No. 40 West 29th street. The other advertised offerings are very ordinary in character.

On Monday, October 19th, James L. Wells will sell 153 lots, all desirably located on and adjacent to Sedgwick avenue on Kingsbridge Heights in the 24th Ward. Sewer, water and gas pipes are laid, and all city conveniences can be obtained. Two railroad stations are within a few minutes' walk from the property, and 117 trains a day furnish quick transit. The ground is high and healthy, and the location has many advantages. The terms are easy and the title guaranteed.

On Tuesday, Oct. 20th, Jere. Johnson, Jr., will sell, by order of William Zeigler, 150 remaining lots on the Ferguson farm, directly opposite Hiram Howe's and between the Coney Island & Brooklyn Electric Railroad and the Ocean Parkway. The property is easily accessible and has many advantages. The lots may be paid for in monthly installments.

On Tuesday, October 20th, Richard V. Harnett & Co. will sell, by order of trustees, Nos. 210, 212 and 214 West 4th street, three seven-story brick flats; Nos. 70 and 72 Christopher and Nos. 65 and 67 Grove street, with five-story flats thereon, and No. 424 East 48th street, a two-story brick building.

On Wednesday, October 21st, Richard V. Harnett & Co. will sell the two four-story brown stone flats, Nos. 175 and 177 East 93d street, and by order of executors, the two six-story tenements, at Nos. 91 and 93 Sheriff street, and the three-story brown stone dwelling, No. 154 East 78th street.

On Wednesday, October 21st, John F. B. Smyth will sell, by order of the Supreme Court, the five six-story brown stone double flats, on the northwest corner of 3d avenue and 91st street. Four of these buildings, lots 25.3x75, are situated on the avenue, and two lots, 25x100.8½ each, on the street.

On Thursday, October 22d, Richard V. Harnett & Co. will sell a lot, 26x100, on Riverside Drive, north of 104th street, and the plot, 50x100, on Riverside Drive, 550 north of 122d street.

On Thursday, October 22d, Adrian H. Muller & Son will sell, by order

of the executors of Hugh Ferrigan, some valuable improved and unimproved property, situated in various parts of the city. The parcels offered comprise the business buildings at No. 80 Duane street and at No 3505 3d avenue, and fifty-seven desirable lots, situated on 167th and 173d streets, Fulton, Franklin, Washington, Central, Gerard and Inwood avenues and Arcularius place—all of them in the 23d and 24th Wards.

CONVEYANCES.

	1890.	1891.
	Oct. 10 to 16 inc.	Oct. 9 to 15 inc.
Number.....	234	246
Amount involved.....	\$3,506,996	\$3,959,509
Number nominal.....	62	81
Number 23d and 24th Wards.....	64	62
Amount involved.....	\$288,365	\$160,401
Number nominal.....	15	16

MORTGAGES.

	1890.	1891.
Number.....	245	244
Amount involved.....	\$2,745,173	\$2,260,425
Number at 5% or less.....	109	122
Amount involved.....	\$1,363,660	\$1,205,087
Number at less than 5 per cent.....	23	20
Amount involved.....	\$336,000	\$288,000
Number to Banks, Trust and Ins. Cos.....	27	33
Amount involved.....	\$721,300	\$574,540

PROJECTED BUILDINGS.

	1890.	1891.
	Oct. 11 to 17 inc.	Oct. 10 to 16 inc.
Number of buildings.....	39	43
Estimated cost.....	\$608,613	\$1,195,165

Gossip of the Week.

SOUTH OF 59TH STREET.

Christian F. Schramme has sold to O. T. Zollikoffer Nos. 77 and 79 Broad street, running through to Nos. 32 and 34 South William street, with the buildings thereon, for a figure in the neighborhood of \$110,000. Mr. Schramme purchased this property in 1889 for \$90,000. Broker, J. Freedman.

Geo. R. Read has sold for the Presbyterian Hospital Nos. 113 and 115 Cedar street, two three-story brick buildings, on plot 37.6x60, for \$37,500.

Monaghan & Co. have sold for C. T. Barney, No. 108 West 58th street, a four-story dwelling, lot 20x100.5, to Mrs. Danforth for \$39,000.

Robert Auld & Co. have sold for George Raufuss the five-story flat and store property on the northwest corner of 53d street and 7th avenue, for \$75,000.

Peter Herter has purchased from Harris Mandelbaum the plot, 43.9x100, southeast corner of Rivington and Ludlow streets, with the old buildings thereon, for improvement.

M. Kayser has sold for the estate of Samuel J. Solomon to Joseph Beran the lot, 25x100, with the old building thereon, No. 25 West Houston street, 50 feet west of Mercer street, for \$46,500.

Bernard Cohen has purchased No. 14 Morton street. old buildings, on lot 25x90, on private terms.

Benjamin F. Cohen has purchased No. 56 Morton street, a lot 25x100, with the old buildings thereon, on private terms, and No. 308 West 26th street, a three-story dwelling, on lot 18.9x98.9, also on private terms. Mr. Cohen recently purchased Nos. 310 and 312 West 26th street, adjoining, so that he is now the owner of the three houses.

Harris Mandelbaum has purchased from Louis Bernstein No. 111 Henry street, 25x100, with the old buildings thereon, on private terms.

H. Rinaldo & Bro. have sold to Fay & Stacom for H. Mandelbaum the house and lot No. 111 Henry street, on private terms. The purchasers will build a six-story tenement on the plot.

Morris B. Baer & Co. have sold for Joseph Strauss No. 218 West 25th street, a four-story brick and brown stone English basement dwelling, on lot 15.4x98.9, for \$11,500.

NORTH OF 59TH STREET.

Oppenheimer & Metzger have purchased from the estate of Acton Civill the five lots on the southeast corner of Columbus avenue and 84th street for \$85,000.

Robt. Auld & Co. have sold for Mark Brennen the two five-story flat houses known as "The Chetwood," Nos. 133 and 135 West 83d street, for \$80,000.

D. B. Freedman has sold to W. F. Havemeyer, the sugar refiner, a tract of land on the west side of Kingsbridge road, north of Academy street. The plot has a frontage of 300 feet on Kingsbridge road and runs through to the street in the rear. Mr. Freedman has also sold nine lots on Vermil-yea avenue, near Hawthorne street, on private terms.

Oppenheimer & Metzger have sold to James A. Breen their remaining four lots on the south side of 87th street, 150 feet west of Central Park West, on private terms, for improvement.

Judge George L. Ingraham has sold to W. B. Isham No. 15 East 66th street, a four-story brown stone dwelling, on lot 20x100, on private terms.

Frederick Wilant has sold for Baron Jerzmannowski the four-story brown stone dwelling, 16.8x50x60, No. 741 Madison avenue, for \$30,000.

J. W. Stevens has sold for Chas. F. Bauerdorff to Robt. Hanna the lot, 31.6x75.6x37.6x—, on the south side of 95th street, 100 feet east of the Boulevard, on private terms.

F. Zittel has sold for Dr. Edmund Guilbert to William Orr No. 50 West 76th street, a four-story brown stone dwelling, 19x55x100, on private terms, and for Russell Sage to John D. Taylor the lot on the north side of 70th street, 275 feet west of Central Park West, for \$16,000.

Henry Morgentbau has purchased the four-story brown stone dwelling, 20x58 and extension x102.2, No. 33 West 74th street, on private terms. The house is decorated and completely furnished.

Bryan L. Kennelly has sold for the estate of Robert Crowley to Maurice Aaron, No. 58 West 92d street, a four-story, high stoop, brown stone dwelling, 17.6x52 and extension x100.8, for \$24,500.

John D. Dent has sold for Tichborne & Wilson to Mrs. Ella Sugden the

three-story and extension terra cotta and brown stone dwelling, No. 179 West 87th street, on private terms.

Geo. W. Ruddell has sold to a Mrs. Lester the four-story dwelling, No. 61 West 70th street, on private terms. This is the third house which Mr. Ruddell has sold out of an uncompleted row of five.

Wm. H. Scott has sold to Wm. M. Walsh the southeast corner of Columbus avenue and 65th street, 26.2x100x25x86.10, on private terms, for improvement.

Wm. M. Walsh has sold one of his three five-story flats on the north side of 101st street, east of Columbus avenue.

Wood, Whittle & Kennelly have sold for Eva Muller No. 314 East 116th street, a five-story flat, to Babeth Doctor, of Albany, for \$23,000.

W. H. De Forest has sold to J. H. Morrison, Jr., the three-story and basement brick and stone dwelling, 16.6x55x100, on the north side of 144th street, the second house east of Amsterdam avenue, for about \$17,000. Brokers, V. K. Stevenson & Co.

Monaghan & Co. have sold for Mrs. Gordon to Jacob Aberle, No. 169 West 118th street, a four-story brick flat, on lot 25x100, for \$25,000; and for J. B. Bissell to Francis Nugent, No. 115 East 122d street, a four-story flat on lot 25x100.11, for \$17,000.

LEASES.

E. H. Ludlow & Co. have leased No. 10 West 37th street and No. 125 East 34th street, two four-story unfurnished houses, on private terms.

T. A. Burnett has leased No. 53 East 65th street, a four-story dwelling, for A. Schneider, at \$1,800 per annum, and for Alex. McSorley, the four-story dwelling No. 54 East 67th street, at \$2,400 per year.

Brooklyn.

Corwith Bros. have sold the house and lot, No. 198 Oakland street, for Walter Smith for \$1,100, and the three-story and basement frame dwelling, 22x36, on lot 25x100, No. 166 Calyer street, for Ephraim A. Walker to Sedgwick and Sarah F. Barnett for \$6,500.

J. P. Sloane has sold for General J. V. Meserole the plot of ground, 50x100, on the east side of Diamond street, 75 feet south of Calyer street, to Evid Axland for \$800.

CONVEYANCES.

	1890.	1891.
	Oct. 9 to 15 inc.	Oct. 8 to 14 inc.
Number.....	334	314
Amount involved.....	\$1,291,433	\$1,164,682
Number nominal.....	77	81

MORTGAGES.

	1890.	1891.
Number.....	293	262
Amount involved.....	\$1,476,239	\$1,066,566
Number at 5 per cent. or less.....	171	135
Amount involved.....	\$792,810	\$455,300

PROJECTED BUILDINGS.

	1890.	1891.
	Oct. 10 to 16 inc.	Oct. 9 to 15 inc.
Number of buildings.....	120	75
Estimated cost.....	\$449,055	\$489,070

Out of Town.

WHITE PLAINS, N. Y.—The Westchester County Society of Agriculture and Horticulture have bought from Wm. P. Uptegrove the property known for twenty-five years as "The Fair Grounds," on the Tarrytown road, about one mile west of White Plains, where they will continue to hold the County Fair, which has this year been made such a success. Mr. Uptegrove bought this property in 1885 from the estate of Wm. D. Warren for \$16,500, and sells it to the society for \$30,500.

YONKERS, N. Y.—Jos. W. Archer has sold for the Ware estate to James Shipman, of Hartford, Conn., eight acres of land on Kimball avenue, in the 2d Ward, on private terms.

Out Among the Builders.

John C. Burne has plans on the boards for a four-story and basement brown stone front dwelling, 25x60, with an 18-foot extension, which Frederick Aldhous will build at No. 108 West 76th street, at a cost of \$35,000. The same architect will furnish plans for five five-story brick, stone and terra cotta front flats, to be built on the north side of 103d street, 180 feet west of Park avenue, at a cost of \$100,000; the size will be 25x69, with a 13x6 extension.

Wm. M. Walsh will improve the lot on the southeast corner of Columbus avenue and 65th street, probably by the erection of a flat and stores.

James A. Breen will build five four-story brown stone front dwellings on the four lots he has just acquired on the south side of 87th street, 150 feet west of Central Park West.

Ogden & Fountain intend to build two five-story brick and stone flats, one 25x63 and extension, and one 25x71 in size, on the southeast corner of Brook avenue and 149th street, at an estimated cost of \$33,000.

Peter Herter will improve the plot 43.9x100, on the southeast corner of Rivington and Ludlow streets, probably by the erection of a six-story tenement.

Fay & Stacom will improve the lot 25x100, No. 111 Henry street, by the erection of a six-story tenement.

F. Ebeling has plans on the boards for a six-story factory, 26x90, to be built at No. 20 Forsyth street, at a cost of \$24,000; and for a four-story and basement extension, 16x35, to be built to the house No. 217 Henry street for the same owner, at a cost of \$12,000.

Thomas C. Van Brunt will build thirty-five three-story brick and stone dwellings on the north side of 136th street, between 7th and 8th avenues. Architects, Thayer & Robinson.

We are informed that Cyrus L. W. Eidlitz has been commissioned to draw the plans for the Texas State Building at the Columbian Exposition.

Two five-story tenements, 25x80.6, are to be erected for Theodore Van Eupen at Nos. 331 and 333 West 16th street. Max Muller has the plans.





OFFERS.

I HAVE several choice designs on hand for city and suburban residences which I would dispose of at a low figure, or would undertake any work of that class on moderate commission. C. W. MULLIN, architect, 35 Schermerhorn st, Brooklyn.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending Oct 16.

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

JAMES L. WELLS.

Table listing real estate sales with columns for address, price, and agent. Includes entries like Kingsbridge road, Park View terrace, Travers st, etc.

OFFERS.

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

R. V. HARNETT & CO.

Table listing real estate offers with columns for address, price, and agent. Includes entries like 138th st, 149th st, 158th st, etc.

A. H. MULLER & SON.

WM. KENNELLY.

Table listing real estate offers with columns for address, price, and agent. Includes entries like 6th st, 53d st, 60th st, etc.

J. C. LALOR.

Table listing real estate offers with columns for address, price, and agent. Includes entries like 115th st, Bayard st, etc.

OTHER AUCTIONEERS.

Table listing real estate offers with columns for address, price, and agent. Includes entries like Bayard st, 92d st, etc.

BROOKLYN, N. Y.

FOR WEEK ENDING OCTOBER 15.

TAYLOR & FOX.

Table listing real estate offers with columns for address, price, and agent. Includes entries like Broadway, Nos. 1006-1010, etc.

OFFERS.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,

14 Barclay, and 14, 16 Vesey sts.

JERE. JOHNSON, JR.

Table listing printing offers with columns for address, price, and agent. Includes entries like Quincey st, Clark st, etc.

J. F. B. SMYTH.

Table listing printing offers with columns for address, price, and agent. Includes entries like Degraw st, 52d st, etc.

OTHER AUCTIONEERS.

Table listing printing offers with columns for address, price, and agent. Includes entries like Clinton st, Dresden st, etc.

CONVEYANCES.

NEW YORK CITY.

OCTOBER 9, 10, 12, 13, 14, 15.

Table listing conveyance offers with columns for address, price, and agent. Includes entries like Boulevard, Nos. 501-507, etc.

























Same to same. Pulaski st, n s, 125 e Throop av, 169 6x100. Sept. 24, due Jan. 27, 1892. 6,000  
 Same to same. Same property. Sept. 24, due Sept. 1, 1892. 15,000  
 Van Buren, Ansel H. to The Title Guarantee and Trust Co. Decatur st, n s, 100 w Howard av, 10 lots, each 20x100. 10 morts., each \$5,000. Oct. 10, 3 years, 5%. 50,000  
 Van Houten, Henry to John H. Ireland. East 95th st. P. M. Sept. 30, 1 year. 100  
 Vollmer, Henry and Joseph P. Driesel to The Kings County Savings Inst. Monitor st. P. M. Oct. 1, 1 year, 5%. 1,900  
 Same to Charles Engert Same property. 2d mort. Oct. 1, installs. 1,300  
 Von Oehsen, Henry to The Williamsburgh Savings Bank. Powers st, s w cor Olive st, 25x100. Oct. 12, 1 year, 5%. 3,000  
 Vose, Isabel M. to The Dime Savings Bank, Brooklyn. Eastern Parkway, n s, 70 w Utica av, 70x220.7. Oct. 14, 1 year, 5%. 3,900  
 Walbridge, Mary to Sidney Wintringham. 10th st, n e s, 106.1 s e 7th av, 18x100. Oct. 13, due May 1, 1892. 2,500  
 Walker, Mary A. to Charles F. Hitzelberger. Bergen st, n s, 123 e Hopkinson av, 17x107x—x—. Sub. to mort. \$1,500. Oct. 8, 5 years. 1,500  
 Walker, Andrew E. to Rebecca F. Sturgis trustee Lawrence Forbes. Nassau av, s s, 75 w Russell st, 3 lots, each 25x100. 3 morts., each \$4,000. Oct. 14, 5 years, 5½%. 12,000  
 Warner, James to John M. Rich. 8th av, w s, 52 n 19th st, 32x80. Oct. 5, 3 years, 5%. 2,000  
 Watkins, Percy W. to The South Brooklyn Building and Loan Assoc. 39th st. P. M. Oct. 6, installs. 2,750  
 Weber, Henry to Wilhelmina M. Bruns. Elm st, s s, 425 e Central av, 25x100. Oct. 12, 5 years, 5%. 1,500  
 Weinberger, Mathilda and Lena Herskovic to William Bedford. Bayard st. P. M. Oct. 10, 5 years. 1,300  
 Werner, Henry to Louis Heinrich Herbold and Sophia Schilback. Schermerhorn st. P. M. Oct. 7, due Oct. 9, 1892, 5%. 1,000  
 Same to Minerva A. Ketcham. Same property. P. M. Oct. 7, due Oct. 9, 1894, 5%. 5,500  
 Werner, John F. to Ella E. wife of Frank W. Werner. Bedford av, e s, 40.3 n South 1st st, 18 6x81. Oct. 1, due Jan. 1, 1893. 3,000  
 Williams, Mary A. C. to Thomas Stratton. 53d st, n s, 151.9 w 3d av, 17.3x100.2. Sub. to mort. \$1,700. Oct. 9, 2 years. 8,000  
 Wilson, Alexander to Amelia L. Bull. 55th st, New Utrecht. P. M. Sept. 28, installs, 5%. 600  
 Winslow, Harriet A. widow to Cornelius Cowenboven, New Utrecht. Lafayette av, s s, 158.5 e Tompkins av, 19.4x100. Oct. 12, 3 years, 5%. 4,000  
 Winterwerb, Charles to Edmund A. Gearon. Butler st, s s, 309 w Clason av, 25x131. Aug. 15, due Oct. 4, 1891. 250  
 Wood, Herman H. to The Title Guarantee and Trust Co. 8th st, n s, 147.10 w 7th av, 2 lots, each 18.9x100. 2 morts., each \$3,500. Oct. 5, due Oct. 9, 1894, 5%. 7,000  
 Wood, James, New York, to William Flanagan. St. Johns pl. P. M. Oct. 7, 2 years, 5%. 10,000  
 Wright, William S. and James S. to Hattie A. Allen. Carlton av. P. M. Oct. 12, 3 years, 3,000  
 Young, Peter and Joseph to William M. Ingraham. North 8th st, n e cor Kent av, runs north 105 x east 100 x south 5 x east 75 x south 100 to st, x west 175. Oct. 8, 2 years. 15,000

**MORTGAGES---ASSIGNMENTS.**

**NEW YORK CITY.**

OCTOBER 9 TO 15—INCLUSIVE.

Abrahams, Ellen individ. and admrx. Alfred Abrahams to Nathan Federgreen, Monticello, N. Y. \$5,000  
 Baker, John O., Newark, N. J., to Samuel N. Hoyt et al. trustees for Mary I. Hoyt. 50,000  
 Brock, Charles extr. Morton Brock to Jane M. Aspinwall extr. John L. Aspinwall. 15,000  
 Byrne, John J. to Franklin Seymour. 175  
 Bell, Enoch C. to Sarah M. Williams, South Oyster Bay, L. I. 10,000  
 Bowes, John and John Combs, of Bowes & Combs, to Henry Greenebaum. 1,400  
 Bright, Adele, Philadelphia, Pa., to The Title Guarantee and Trust Co. 3,000  
 Berrick, Abraham H. to Xaver Pacher. nom  
 Chegnay, Henri to Isaac N. Heberd. 925  
 Chambers, John A. extr. Helena De Witt Chambers to James, John A., Jeanette D. and Katharine Chambers, Morristown, N. J. Re-recorded. nom  
 Chambers, James, John A., Jeanette D. and Katharine, Morristown, N. J., to William G. De Witt committee of John T. Housman. Re-recorded. 8,521  
 Campbell, John V. to Joseph L. Buttenwieser. nom  
 Davis, Eugene H., Montreal, Can., to Hyman Sylvester. 2,000  
 De-Witt, William G. committee of John T. Housman to James, John A., Jeanette D. and Katharine Chambers. Re-recorded. 10,143  
 Fisher, Frank L. to The Hudson River Bank. 10,000  
 Flake, Albert to Frederic J. Middlebrook, Brooklyn. 6,167  
 Fairechild, Clara to Ella L. Barnes. 1,100

Guggenheimer, Randolph and Salomon Marx to The Amsterdam Impt. Co. 4 assigns. nom  
 Goetz, Samuel to Randolph Guggenheimer and Salomon Marx. nom  
 Gebbard, Michael to Louis Wirth. 6,000  
 Gafney, John H. extr. Arthur J. Donnelly to Peter Donnelly. 430  
 Hall, Thomas R. A. and William H., of Wilham Hall's Sons, to Henry A. Barling and Edward H. Green and ano. trustees Edward M. Robinson. 14,000  
 Hassey, August to Hermann Schneider. 5,000  
 Same to Henrietta Schneider. 8,000  
 Hoyt, Alfred M. et al. trustees for Mary I. Hoyt to Charles T. Barney, Francis M. Jencks and William E. D. Stokes. nom  
 Harbeck, John H. to The Count Charles de Montaulnin and Walker Fearn trustees. 30,617  
 Same to same. 30,617  
 Ivison, Sarah B., Rutherford, N. J., to David B. Ivison. 2,500  
 Kammerer, Robert C. et al. exrs. Louis Kammerer to Robert C. and Lucy Kammerer and Adelheid Liebert. nom  
 Kammerer, Robert C. and Lucy and Adelheid Liebert to Adelheid Liebert. nom  
 Kraetzer, Albert A. to Solomon Jacobs. 4,000  
 Lambias, John F., Brooklyn, to Ada A. Shipman. 546  
 Lambert, Isaac S. and David S. and Arthur and Julius G. Miller, of Lambert Bros. and Miller, Paterson, N. J., to Eva Lambert. 3,500  
 Landon, Charles G. and ano. exrs. Benjamin H. Hutton to Adele Hutton, Marquise de Portes. 14,280  
 Same to same. 24,000  
 Levy, L. Napoleon to William H. Gibson. 1,000  
 Lewis, John A. et al. exrs. Benjamin B. Sherman to John A. Lewis et al. trustees for Cornelia M. Sherman. nom  
 Lyman, William to Margaret O'Connor. Re-recorded. 5,000  
 Lyman, William to Margaret O'Connor. 5,000  
 Moore, Amelia R., New York, and Maria K. Hegeman, Mt. Kisco, N. Y., to Boltis Moore, Mt. Kisco, N. Y. 3,000  
 Mickle, Andrew H. and George B., Flushing, L. I., to J. Albert Lane. 5,237  
 Marbury, Francis F. extr. Caroline D. Langlois to Johann G. Schlingloff. 8,017  
 Same to same. 6,081  
 Murray, Emilie J. to Fannie Metzger. 3,000  
 Middlebrook, Frederic J., Brooklyn, to J. Harsen Purdy et al. exrs. Jacob Halsted. 12,062  
 Mills, Alfred and ano. exrs. and trustees Stephen Vail to Robert Cockcroft, Brooklyn. 5,000  
 Petersen, James, Copenhagen, Denmark, to Waiderama Petersen, New York, and Amanda Wengel, Copenhagen, Denmark. nom  
 Ross, Reuben to Robert W. Stuart. 3,500  
 Rankin, William to Mary S. Good, Brooklyn. 6,000  
 Rogers, Archibald, Hyde Park, N. Y., to Susan C. Herriman et al. exrs. John Herriman. 33,649  
 Rogers, Archibald, Hyde Park, N. Y., to Robert H. Coleman trustee for Anne C. Rogers. 9,169  
 Same to same. 6,135  
 Same to same. 18,337  
 Seaman, Albert W. trustee of Eliza Eagle dec'd to Matilda McLean, Brooklyn. 3,375  
 Serr, Charles and Catharina his wife to Charles G. Neumann. 2,000  
 Sheridan, James F. and Patrick H. and James S. Segrave to Thomas C. Cornell. 250  
 Same to same. 1,450  
 Same to same. 1,170  
 Same to same. 650  
 Same to same. 300  
 Same to same. 670  
 Same to same. 570  
 Same to same. 600  
 Same to same. 350  
 Same to same. 570  
 Same to same. 385  
 Same to same. 285  
 Same to same. 750  
 Same to same. 550  
 Same to same. 600  
 Schermerhorn, William H. and ano. exrs. and trustees Samuel Leggett to Rebecca F. Willets, Queens Co., L. I. 5,382  
 Schlosser, Jacob to Louis P. Bach. 3,500  
 Steers, Abraham to Maretta W. Howard. 3,000  
 Same to same. 3,000  
 Spratley, Henry to Annie E. Whitney. 25,312  
 Title Guarantee and Trust Co. to Jonas B. Kissam. 8,000  
 Title Guarantee and Trust Co. to The Teachers' Building and Loan Assoc. of New York City. 32,500  
 The East River Savings Inst. to Letitia King. 15,000  
 Same to same. 25,000  
 The Lawyers Title Ins. Co. of New York to Charles E. Appleby. 35,513  
 The Lawyers' Title Ins. Co. of New York to Robert S. Bowne et al. trustees Eliza R. Bowne. 9,000  
 The Peoples' Trust Co. to Michael F. Dwyer, Brooklyn. 2 assigns. nom  
 Union Trust Co., of New York, admr. Margaret Langlois to F. F. Marbury et al. exrs. Caroline D. Langlois. 6,000  
 Same to same. 10,000  
 Wise, Nathan to Julius G. Miller. 3,000  
 Weyler, Rudolph or Rudolf to Leon B. Ginsburg. nom  
 Winters, Robert C. to James H. Havens. 2,000  
 Yost, Agnes to Isidor Akus. 3,000

**KINGS COUNTY.**

OCT. 8 TO 14—INCLUSIVE.

Andrews, John to Hannah W. Andrews, Newark, N. J. \$5,000  
 Bearn, William J. G. to Ellen McAree. 800  
 Brouwer, Theophilus A. in trust for Margaret M. Brouwer to Mary T. Suydam. 4,700  
 Same to same. 3,080  
 Beals, Sarah J. to Oliver Moore et al. exrs. Abraham Underhill. 1,000  
 Bisson, Mary E. to The Nassau Trust Co., Brooklyn. 7,500  
 Baird, Andrew D. to The People's Trust Co. 32,000  
 Cook, Mary E., Newtown L. I., to William M. Miller. 1,370  
 Cook, Mary E. to John C. and Herbert C. Smith and Herman F. Koepke, of J. C. and H. C. Smith & Koepke. nom  
 Collins, Benjamin to Mary O'Connor trustee John Purcell. 5,000  
 Cooper, Charles W., Jr., and ano. exrs. William Cooper to Charles W. Cooper. 15,540  
 Dittmar, Jr., William, to John L. Nostrand. nom  
 Doody, Daniel F. to Sophie G. Parker. 4,157  
 Everit, Edward A. to Henry Sahlfeld. 700  
 Egolf, Edward to Henry D. Lott. 1,400  
 Emmerich, Rudolph F. to Auguste C. Barker. 1,000  
 Festl, Joseph to Rudolph F. Emmerich. 1,000  
 Farley, Frederick A. trustee Augustus Graham dec'd to Grindall Reynolds and ano. trustees of same. nom  
 Frothingham, John B. extr. Margaret Cavendy to Mary J. Frothingham legatee Margaret Cavendy. 4,000  
 Grening, Paul C. to Adolph Simis, Jr. 1,500  
 Gutierrez Alonzo R. to Laura E. Mills. 3,007  
 Gutting, George to Charles A. Wagner. 3 assigns. nom  
 Same to Bertha Wagner. 3 assigns. nom  
 Graue, Sarah to Mary W. Smith. 750  
 Halstead, Isaac to William H. Dill. 1,500  
 Hewlett, Van W. and ano. exrs. Elizabeth Hewlett to Mary V. W. Pearsall. 2,000  
 Hazzard, William H. et al. trustees James Brady dec'd to Edward L. Spencer. 8,089  
 Flower, Frederick to Leopold Kahn. nom  
 Same to same. nom  
 Hoyt, Alfred, Stamford, Conn., to Daniel F. Doody. 4,157  
 Kinkel, Louisa M. to Henry J. Koehler. 1,600  
 Kleine, Virginia A. to Thomas T. Barr. 9,000  
 Krebs, Barbara and George to Ignatz Martin. 3,350  
 Kelly, Eugene & Co., New York, to Michael Fennelly. 1,030  
 Ledoux, Paul W. to The Hamilton Trust Co. nom  
 Lemmi, Carmina to Maria G. L. Lemmi. nom  
 Lewis, Daniel F. to Thomas T. Barr. 1,000  
 Lott, John A., Jr., to Abby L. Wells. 1,400  
 Lyons, Catharine to William J. Weldon. 7,000  
 Marbury, Francis F. extr. Caroline D. Langlois to Johann G. Schlingloff. 2,047  
 Meller, Christian H. to Charles J. Patterson. 1,000  
 Martin, Ignatz to The Title Guarantee and Trust Co. 3,350  
 McMillan, Mary J. to Daniel K. Hall, Glen Cove. 2,000  
 Montgomery, Emily F. trustee George C. Montgomery to Charles Michenfelder. 625  
 Menahan, John to William H. Hamilton. 650  
 Nassau Trust Co. to Mary E. Bisson. nom  
 Newman, Henry to Jacob Worth. 2,200  
 Norris, William H. and William Bowers to Albro J. Newton. nom  
 Preston, Sarah J. extr. John Preston to William H. Preston, Newark, N. J. 1,000  
 Same to William H. Preston, Newark, N. J. 3,500  
 Same to Harriet Card, Newark, N. J. 3,000  
 Same to same. 2,000  
 Pierrepont, Henry E., Jr., as trustee to Anne L. Pierrepont. 3 assigns. nom  
 Post, Stephen R. to Martha W. Post, Westbury, L. I. 2,500  
 Raymond, Benjamin C. to Adelbert S. Nichols. 825  
 Rosenfeld, Rose to Lewis Hurst. 200  
 Roth, Henry to The Hyde & Gload Mfg. Co. 1,100  
 Ryan, Phebe to Laura E. Reynolds, Brewsters, N. Y. 4,000  
 Rogers, John C. to Henry McShane Mfg. Co. nom  
 Rose, Kate to Louise Fehlinger. 900  
 Reges, Frederick extr. Barbara Reges to Frank Peterkin. 9,135  
 Stern, David to Nathaniel Conklin, Jr. nom  
 Sackett, Sarah E. extr. Adam P. Sackett to Florentine Petteliet, Plainfield, N. J. 1,423  
 Same to same. 2,042  
 Shreve, Benjamin to Stephen and Ellen Martin. 2,500  
 Simis, Adolph, Jr., to Cornelius N. Hoagland. 1,500  
 Skelly, Mary to Mary A. McGivern. 5,000  
 Smith, Mary W. to Julia A. Swan. 750  
 Smith, Warren E. to Harriet B. Piester. 700  
 Smith, Robert J. to Rebecca Magner. 1,500  
 Sperr, Hermann G. to Albert Keck. 500  
 Stearns, John M. to Charles P. Gilron. 1,000  
 The Brooklyn City Mission and Tract Society to The East Brooklyn Savings Bank. 1,500  
 Title Guarantee and Trust Co. to Atlantic Trust Co. trustee. 3,000  
 Same to Brooklyn Young Men's Christian Assoc. 1,000  
 Same to John R. Willis trustee Mary F. Willis dec'd. 5,000

Table listing judgments with names and amounts, including 'Same to Martin Fallon', 'Same to Robert W. Cooper', etc.

Main table of judgments listing names, amounts, and bank names, including 'Cabrey, Edmund J—Erastus Brainerd', 'Carpenter, Robert B—Washington Nat Bank', etc.

Table of judgments continuing from the previous page, listing names and amounts, including 'Harper, William D—Market and Fulton Nat Bank', 'Hoag, Henry G, individ', etc.

JUDGMENTS.

NEW YORK CITY.

Table of judgments for New York City, starting with 'Oct.' and listing names and amounts, including 'Albright, Charles H—George Tilles', 'Ayers, Charles H—Charles Perceval', etc.

Editor RECORD AND GUIDE: We have satisfied the two judgments for \$1,535.49 in favor of the Northern National Bank, and for \$321.99 in favor of Simon Adler and another, but received the certificate of the Clerk of the City Court too late to have them marked off the docket in the County Clerk's office. Oct. 16, 1891. CAVINATO BROTHERS.







KINGS COUNTY.

Table listing property sales in Kings County, including details like address, owner, and price. Includes entries for 9 Second st, 9 Christopher st, 9 Bainbridge st, etc.

16\*One Hundred and Fourth st, s s, 175 w 8th av, 25x... Phillipp & Charles Bierschank agt Robertson & Gammle. (Aug. 13, 1891) 235 00

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

KINGS COUNTY.

Table listing property sales in Kings County, including details like address, owner, and price. Includes entries for 9 Bergen st, 9 Willow st, 12 Garfield pl, etc.

BUILDINGS PROJECTED.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing buildings projected in New York City, including details like address, description, and cost. Includes entries for Cortlandt st, Crosby st, Orchard st, etc.

BETWEEN 14TH AND 59TH STREETS.

Table listing buildings projected in New York City, including details like address, description, and cost. Includes entries for 21st st, 50th st, 57th st, etc.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

Table listing buildings projected in New York City, including details like address, description, and cost. Includes entries for 100th st, 103d st, 120th st, etc.

BETWEEN 59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE.

Table listing buildings projected in New York City, including details like address, description, and cost. Includes entries for 125th st, Columbus av, 92d st, etc.

and stone flat, 40x90.8, tin roof; cost, \$50,000; ow'r and ar't, same as last. Plan 1325.

West End av, s e cor 77th st. seven three-story stone dwell'gs, irreg. in size, tin roof; total cost, \$118,000; F. M. Jencks, 3 East 45th st; ar't, C. True. Plan 1320.

NORTH OF 125TH STREET.

143d st, n s, 150 w 8th av, two five-story brk and stone flats, 25x72, tin roofs; cost, \$20,000 each; E. J. Kelly, 69 East 100th st; ar't, G. A. Schellenger. Plan 1313.

23D AND 24TH WARDS.

Potter pl, n s, 614 e Anthony av, one-story frame stable, 14x15, gravel roof; cost, \$65; J. Defino, Bedford Park; ar't, F. D. Miller. Plan 1310.

Brook av, e s, 75 n 148th st, one-story frame shop, 25x35, tin roof; cost, \$500; Mary M. Brierly, 777 East 148th st; ar't, M. J. Garvin. Plan 1316.

Decatur av, w s, 150 n Moshulu Parkway, two-story and attic frame dwell'g, 33x51, shingle roof; cost, \$3,000; T. Conlon, 309 East 37th st; ar't, H. S. Baker. Plan 1315.

Kingsbridge road, s s, 100 e Ridge st, rear, two-story frame stable, 12x15, shingle roof; cost, \$200; W. Delamater on premises. Plan 1326.

134th st, n s, 225 e Lincoln av, two five-story brk flats, 25x69, with extension, tin roofs; cost, \$12,000 each; B. Fien, 142 Lincoln av; ar't, F. S. Barus. Plan 1319.

Anthony av, e s, 144 s Burnside av, two-story frame dwell'g, 21x35, tin roof; cost, \$2,500; agent, C. H. McTerney, 139th st and Locust av. Plan 1318.

Grant av, e s, 192.8 n 164th st, two-story and attic frame dwell'g, 20x40, tin roof; cost, \$3,400; E. Biele, College av, s e cor 164th st; ar't, F. J. Miller. Plan 1328.

St. Anns av, n w cor 160th st, one-story frame church, 42x63, shingle roof; cost, \$5,000; Rev. T. Greeg, pastor, Franklin av, n e cor 170th st; ar't, J. McIntyre; b'r, J. Murtha. Plan 1327.

Vanderbilt av, e s, 238 s 169th st, two two-story and basement frame dwell'gs, 14x51, tin roofs; cost, \$3,000 each; K. Hartmann, on premises; ar't, F. J. Miller. Plan 1329.

Vanderbilt av, e s, 400 s 171st st, rear, two-story frame stable, 24x18, tin roof; cost, \$400; R. F. Otto, 172 East 91st st; ar't, C. C. Churchill. Plan 1334.

KINGS COUNTY.

Plan 1868—Dikeman st, s s, 100 w Conover st, two four-story brk tenem'ts, 25x60, tin roofs, iron cornices; total cost, \$17,000; Claus Hohorst, Myrtle av, cor Pearl st; ar't, M. J. Morrill; c'rs, Long & Barnes.

1869—Chestnut st, w s, 125 n Ridgewood av, one two-story and attic frame (brk filled) dwell'g, 16 and 20x52, and extension, 13x14, shingle roof; cost, \$2,300; George Beach.

1870—Himrod st, s s, 201 e Evergreen av, three three-story frame (brk filled) tenem'ts, 26.5x60, tin roofs; cost, each, \$4,800; ow'rs and b'rs, A. Dillman & Co., 72 Hamburg av; ar't, Th. Engelhardt.

1871—Snediker av, e s, 275 s New Lots road, one one-story frame carriage house, 16x20, shingle roof; cost, \$150; Annie Linfelder, New Lots road.

1872—Starr st, No. 106, n w s, near Knickerbocker av, one four-story frame (brk filled) store and tenem't, 25x52, tin roof; cost, \$8,500; Henry Mehrhoff, on premises; ar't, H. E. Funk.

1873—Rockaway av, e s, 200 n Livonia av, one two-story frame carpenter shop, 20x30, tin roof; cost, \$400; J. C. Fletcher.

1874—Powell st, w s, 150 s Glenmore av, one two-story frame tenem't, 25x52, tin roof; cost, \$2,500; Lucinda H. Jones, Powell st, near Glenmore av; ar't, C. M. Thompson; b'r, T. Jones.

1875—Stockholm st, n e cor Knickerbocker av, two three-story frame (brk filled) stores and tenem'ts, 25x60, tin roofs; total cost, \$12,000; A. Fleischmann, 149 Bushwick av; ar't, H. E. Funk.

1876—5th st, n s, 77 w 6th av, one three-story brk and brown stone apartment house, 18.9x55, tin roof, wooden cornice; cost, \$5,000; ow'r and b'r, Louis Bonnert, 528 10th st; ar't, W. M. Coots.

1877—South 1st st, n s, 65 e Hooper st, one two-story brk bottling factory, 31.6 and 60x40, tin roof, brk cornice; cost, \$2,000; Henry Segelke, 391 South 1st st; ar't, H. W. Billard; b'r, not selected.

1878—Varet st, s s, 50 w Ewen st, one one-story brk store, 50x71.4, tin roof, iron cornice; cost, \$8,000; Charles Gomers' Sons, on premises; ar't, Th. Engelhardt; m'ns, Doenecke & Bros; c'r, not selected.

1879—4th av, n e cor 47th st, two three-story brk stores and dwell'gs and tenem'ts, 20x55 and 50, tin roofs, wooden cornices; total cost, \$14,000; James G. Carroll, 45th st, near 3d av; ar'ts, H. L. Spicer & Son.

1880—Myrtle av, s s, 117.4 w Suydam st, one four-story frame (brk filled) store and tenem't, 25x58, tin roof; cost, \$5,500; ow'r and b'r, Chas. A. Wagner, 24 Belvidere st; ar't, Th. Engelhardt.

1881—Myrtle av, s s, 147.2 w Suydam st, three one-story frame dwell'gs and stores, 31.9 and 14 and 25x48 and 17.2x25, tin roofs; total cost, \$2,000; ow'r and b'r, Chas. A. Wagner, 24 Belvidere st; ar't, Th. Engelhardt.

1882—Ralph av, w s, 100 n Park pl, one one-story frame dwell'g, 20x30, tin roof; cost, \$300; Joseph Keever, cor Ralph av and Park pl; ar't, Patrick Fanning; m'n, Thomas Fanning.

1883—Linwood st, w s, 165 n Wortman av, one two-story frame dwell'g, peak roof; cost, \$1,200;

SATISFIED MECHANICS' LIENS

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including details like address, owner, and amount. Includes entries for 12 Eighty-fifth st, 12 Forty-second st, 13\*Thirty-first st, etc.





Myrtle av, n e cor Lewis av. runs east 125 x north

RECORDED LEASES.

Table with columns for location and rental amount (Per Year). Includes entries like 'Bleeker st, No. 127, basement and first floor', 'Boulevard, s w cor 85th st, corner store', etc.

CHATTELS.

NEW YORK CITY.

OCTOBER 9 TO 15.—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures with columns for owner and value. Includes entries like 'Arnold, Conrad. 175 Ludlow ... Feigenspan B Co.', 'Bauman & Graber. 44 Orchard ... Burger & H B Co.', etc.

Table listing various businesses and real estate listings. Includes entries like 'Brehmer, Rudolph. 7 Albany ... Danenberg & C.', 'Brosnan & Bro. 600 3d av ... Bernheimer & S.', 'Brock, Geo. 301 E 81st ... G Ehret.', etc.

Table listing various businesses and real estate listings. Includes entries like 'Rosenhain, M. 1232 2d av ... G Ringler & Co.', 'Roche, Cornelius. 2188 1st av ... H Elias B Co.', 'Rickenberg, Henry. 662 9th av ... Bernheimer & S.', etc.

HOUSEHOLD FURNITURE.

Table listing household furniture with columns for owner and value. Includes entries like 'Alberga, Z. E. 72 E 124th ... G Fennell & Co.', 'Anderson, A. 563 9th av ... O Farrell & H.', 'Austin, H. 23 W 121st ... S Baumann.', etc.

Davis, M L. 1009 6th av...J Baumann. 702
Same...same. 380
Donnelly, Anthony. 482 W 53d...J Baumann. 117
De Palos, J S. 222 Lexington av...L Baumann. 128

Livermore, Ella W. 157 Madison av...A C Peck. (R) 1,500
Lohmeyer, Cora. 853 7th av...J Baumann. (R) 100
Lomax, Annie. 2274 8th av...Wheelock & Co. Piano. 250

Subert, C A. 258 E 74th...Wheelock & Co. Piano. 375
Savage, H. H. 118 E 119th...L Baumann. 200
Sabath, Mrs J. 169 E 74th...H Thoesen. 198



McGinn, Mrs J. 118 President...I Mason. 195
McSwiney, Mary. 1118 Greene av...Jordan, Moriarty & Co. 164
Ossman, Mrs C. 17 Troutman...I Mason. 115
O'Keefe, M. 117 Prospect...L Baumann. 384

Cordes, H and J Bargfriede. 111 Smith...H 2,600
Bargfriede, Grocery Fixtures. 2,600
Dahl, R. 11th av and 61st st, New Utrecht... 2,600
Ann Dahl. Horses and Wagons. nom

Thomas, S M—A Wood, rear Elm st... 1,000
Tichenor, W T—V Denoth, Montclair... 250
Trinoble, J M—W I Sovarel, Montclair... 400
Vogel, Theresa—A Connolly, Lock st... 1,200

MISCELLANEOUS.

Bergen, V. 2043 Fulton... W H Cornwell. Grocery Fixtures. 265
Bernhard, V. G Dessecker. Coach. 625
Burkhardt, R. 1256 Broadway... G Hagemeyer. Store Fixtures. (R) 1,000

ASSIGNMENTS OF CHATTEL MORTGAGES.

Klobutschek, J to Eliz Goetting. (Mort given by L. Kunz, Sept 15, 1891.) 100
Ulmer, W to E Ochs. (W C Fowler, July 1, 1890.) 900
Walker, Barbara A to John C Valentine. (Feb 21, 1891.) 200

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.

Arcularius, W A—E R Arcularius, South Orange \$1
Arnold, T L—B Pearce, Thomas st... 1
Ball, Charles—H E Johnson, Bloomfield... 1

MORTGAGES.

Allen, Joseph—J H Osborne, Bloomfield... 3,000
Austin, William—The Belleville B and L Assoc, Belleville... 1,200
Beek, W F—J S Riker, Orange... 2,600
Burke, Henry—C Sticker, Orange... 8,000

CHATTEL MORTGAGES.

Ackerman, E D—Marvin Safe Co, safe... 80
Barber, G W—G Weigand, butcher fixtures... 350
Bloch, Sander—Muller & Schmidt, furniture... 69





# REGULAR

## Democratic Nominations

FOR GOVERNOR,

**Roswell P. Flower.**

FOR LIEUTENANT-GOVERNOR,

**William F. Sheehan.**

FOR SECRETARY OF STATE,

**Frank Rice.**

FOR COMPTROLLER,

**Frank Campbell.**

FOR ATTORNEY GENERAL,

**Simon W. Rosendale.**

FOR STATE TREASURER,

**Elliot F. Danforth.**

FOR STATE ENGINEER,

**Martin Schenck.**

FOR SUPREME COURT JUDGE,

**George L. Ingraham.**

FOR SUPERIOR COURT JUDGE,

**Henry A. Gildersleeve.**

FOR JUDGE OF THE COURT OF  
COMMON PLEAS,

**Roger A. Pryor.**

FOR CITY COURT JUDGES,

**Simon M. Ehrlich.**

**John Henry McCarthy.**

FOR JUDGE OF THE TENTH DISTRICT  
COURT,

**Christopher C. Clarke.**

FOR CORONERS,

**Louis W. Schultze.**

**John B. Shea.**

**Ferdinand Levy.**

FOR CONGRESSMEN,

*Dist*  
**10 W. BOURKE COCKRAN**

**12 JOSEPH J. LITTLE**

FOR SENATORS,

*Dist*  
**5 WILLIAM L. BROWN**

**6 JOHN F. AHEARN**

**7 GEORGE F. ROESCH**

**8 MARTIN T. McMAHON**

**9 EDWARD P. HAGAN**

**10 JACOB A. CANTOR**

**11 GEORGE W. PLUNKITT**

FOR ASSEMBLYMEN,

*Dist.*

1. PATRICK H. DUFFY.
2. TIMOTHY D. SULLIVAN.
3. PERCIVAL FARQUHAR.
4. PATRICK H. ROCHE.
5. DOMINICK F. MULLANEY.
6. SAMUEL J. FOLEY.
7. JENKINS VAN SCHAICK.
8. PHILIP WISSIG.
9. WILLIAM H. WALKER.
10. WILLIAM SOHMER.
11. HENRY C. JUDSON.
12. MOSES DINKELSPIEL.
13. JAMES H. SOUTHWORTH.
14. WILLIAM SULZER.
15. LOUIS DRYPOLCHER.
16. WALTER G. BYRNE.
17. THOMAS McMAHON.
18. DANIEL F. MARTIN.
19. JOHN CONNELLY.
20. MYER J. STEIN.
21. LOUIS H. HAHLO.
22. JOSEPH BLUMENTHAL.
23. GEORGE P. WEBSTER.
24. THOMAS J. BYRNES.

FOR ALDERMEN,

*Dist.*

1. CORNELIUS FLYNN.
  2. NICHOLAS T. BROWN.
  3. PATRICK J. O'BEIRNE.
  4. ANDREW A. NOONAN.
  5. PATRICK J. RYDER.
  6. WILLIAM CLANCY.
  7. JOHN MORRIS.
  8. CHARLES S. SMITH.
  9. ABRAHAM MEAD.
  10. JOSEPH MARTIN.
  11. JAMES M. MOOREHEAD.
  12. WILLIAM TAIT.
  13. CHARLES W. FERRIS.
  14. CHARLES J. SMITH.
  15. FRANK ROGERS.
  16. WILLIAM H. MURPHY.
  17. PETER J. DOOLING.
  18. JACOB C. WUND.
  19. HORATIO S. HARRIS.
  20. DAVID J. ROCHE.
  21. ROLLIN M. MORGAN.
  22. HENRY C. HART.
  23. SAMUEL H. BAILEY.
- Ward.*
23. AUGUST MOEBUS.
  24. THOMAS M. LYNCH.

claim to have evidence that there will be somewhat larger amounts wanted for building and dockage purposes within a comparatively short time. For yard stocks more or less stuff is inquired after, but with none of the avidity of former seasons, and advices from tributary markets complaining of dull business for most kinds of stock indicate that dealers are not reaching around the tenders brought to their doors in an effort to secure supplies. Conditions prevailing prevent any buoyancy on values, but a fair general measure of steadiness is preserved, and prices on all leading kinds of stock are preserved at last week's level.

Eastern Spruce shows little, if any, change on random cargoes. Buyers generally are evidently indifferent at the best, and if they can catch receivers with a trifle excess of stock on hand, they are very apt to promptly take advantage of them by crowding the price. We quote at about former general range, but it makes a difference of 50c. to \$1.00 per M in cost, up or down, whether the buyer or seller opens negotiations. Specials, however, are pretty firm. Quite a number of them have of late been placed, and manufacturers do not evince much desire to take additional orders, especially as vessels are commencing to haul off, and freights are likely to advance.

Piling has only moderate attention at the moment, and some operators talk as though they rather despaired of gaining the improvement recently calculated upon. Arrivals are limited, but whatever comes to hand is promptly offered, and in common with stock in chains can be reached at about former rates.

Hemlock does not find much attention on local account, but outside custom wants a little more stock for winter accumulation, and now and then quite a respectable sized order can be booked. Buyers find all the supply they require available, and can reach it upon bids at about former figures.

White Pine shows little or no change of a positive character. Demand for the better qualities has continued fair and at steady rates, and there has rather unexpectedly developed an increased amount of attention toward box, though this latter call is a little scattered and apparently mainly to round off the assortments of dealers and manufacturers who have miscalculated as to probable wants. Export chances continue very good and that is causing a somewhat increased demand for shippers, several agents claiming to have secured quite large orders since first of month.

Yellow Pine offered random on open market would in all probability receive only very indifferent attention; but there is some call for specials for yard assortment, and on single jobs that help the tone in a measure, though as yet without lifting the line of values. The market also shows signs of being placed in better form by more harmonious action among operators, and if culmination of present efforts are reached as hoped for the chances are we shall have a healthier market next year.

Carolina Pine is selling very well, and indeed seems to have a rather more snappy movement toward all outlets, local and Eastward. Offerings are full enough to satisfy the developed demand, but not allowed to become excessive, and on all standard stock, kiln-dried stock rough or dressed, prices are fully sustained.

Hardwoods are not active on the movement into consumption, nor is there exhibition of anxiety to secure stock on part of dealers. The latter, however, are picking up such desirable stock as may come under their notice from time to time without increase of cost or may be tendered at a little shading. The latter as compared with last season is most noticeable on quartered oak which at \$52.50 is quoted quite up to the average and for nicely cut stock too. Poplar is steady at \$32.00 by car lot, and finding fair custom. Nothing specially noteworthy in other woods.

Shingles are still without much animation and the market fails to recover decided strength. Nevertheless receivers speak a little more cheerfully over the chances and prospects and some are hopeful of a firmer winter trade. The arrivals of Cypress stock have been cut down a little, but additions can be reached when it is necessary they should come forward.

### GENERAL LUMBER NOTES.

#### THE EAST.

The following is a statement of the amount of lumber surveyed at the port of Bangor from July 1 to October 1, 1891, as compared with the amount surveyed in 1889 and 1890 for the same period:

	1889.	1890.	1891.
Dry pine.....	4,397,048	4,754,707	4,179,069
Green pine.....	3,746,011	3,304,271	2,099,970
Spruce.....	48,197,438	57,032,314	55,128,592
Hemlock.....	7,661,726	8,172,685	7,319,429
Total.....	64,002,223	74,163,397	68,727,066

#### THE WEST.

The Northwestern Lumberman says of the Chicago market:

The commission men announce without reserve that the market is more active than a short time ago. Piece stuff sells on arrival, and there is a good demand for strips, shingles and lath. Shingles have been in good form for some time, and the rising fall trade, with more western demand than has prevailed for two or three years past, is stimulating the requirement. Receipts thus far this season have been much less than last year, which induces a firm condition of prices. There is a new call for medium priced shingles, standards being wanted in excess of the supply. Cedars of a grade that correspond to standards are selling well at a price somewhat better than a short time ago.

Piece stuff is still selling at \$9.75 for short lengths. Slim jims are perhaps a little firmer than recent market reports would indicate.

Inch lumber strips are still wanted, while boards are of slower sale. Cargoes that contain a good percentage of either strips or stock width boards sell quickly enough. But such lumber is mainly sold at the mill or in advance of arrival.

On the whole the market is looking better than in September. Dealers are beginning to have more confidence in lumber than in the summer. They see a good trade ahead, and want to stock up for the winter and spring trade. They certainly do not anticipate any lower prices this fall. Besides recent good sales have put them in funds, and they now feel justified in getting in more stock.

Lake freight rates have been advanced 1 1/4 cents a thousand from all the leading ports on Lakes Michigan and Huron. This is in accordance with what usually takes place about the first of October.

Referring to Chicago Hardwood trade the *Timberman* says:

The more conservative dealers do not look for any marked improvement before next spring, but all are confident that prices are as low now as they will get

nd are showing confidence in the future by continuing to buy all staples and piling the same against the time of need. But after all it does not appear that there is much of a surplus stock of hardwoods in this city. Dealers have been accustomed to sell their oak direct from the cars for so long that they imagine a surplus on hand just as soon as a few cars go into the yard. It must be admitted that the supply of quarter sawed white oak is more than ample for all present requirements, for the demand is by no means heavy, but it should be remembered that the mills have no longer any particular inducement to manufacture quarter-sawed stock, as prices are but little better than for plain-sawed. There are a few weeks of the same active demand that prevailed a year ago this fall would soon make a hole in present stocks, and while there is not much prospect for a scarcity of quartered oak next year, the *Timberman* confidently expects that prices will be some little higher than they have been this season. Dealers are at present paying \$36 to \$38 f. o. b. Chicago for inch quarter-sawed, but are still willing to pay a bonus over these prices for extra wide and well manufactured stock.

Demand for plain-sawed red oak kept well up to the supply until well on into the summer, but for the past two months or so receipts of this wood have been somewhat in excess of rates. Prices weakened somewhat for a time, but an improvement is now noted, and selling prices are about restored to the former basis. Manufacturers are also holding firmer than they did a couple of months since, showing that they also have confidence in the future. Prices are within the range of \$24 to \$26 for green inch and \$25 to \$28 for dry, both white and red.

With respect to the other hardwoods there has been little if any changes. Basswood and elm continue to be free sellers, but at low prices, and the same may be said of maple, particularly such stock as is suitable for flooring.

The Mississippi Valley *Lumberman* furnishes the following items:

A modest estimate puts the cut of the mills below Minneapolis and in the Chippewa and St. Croix valleys at 400,000,000 feet less than it was last year. At Minneapolis there will be an increase of about 100,000,000 feet—to offset the large decrease at other points. This is one of the facts that the bears in the lumber market cannot get over. \* \* \*

Will the mills along the Mississippi river already shut down be operated again this year? The probabilities are that they will not be. Every week the mills are idle now adds to this probability. There has as yet been no rise on the Chippewa river sufficient to carry out logs. Even if rafting is resumed at West Newton this season, the mill men will take advantage of the circumstance to get logs down to their mills for an early start next spring rather than to set the wheels moving again this fall. The sawing season of fully one half of the mills in the Mississippi Valley may be said to be over. \* \* \*

One of the surprising features to the dealers in white pine is the fact that the call for their lumber has been generous along the very border line of the field supplied for a year or two past by the yellow pine men. Upper Mississippi valley lumbermen have had a good trade in southern Illinois and Missouri. The burden laid upon the rail roads is in part responsible for this condition. The northwestern railroad system practically terminates at St. Louis and Kansas City. These cities form also the northern terminus of the southwestern system. The railroads have in their anxiety to get the best results from their equipment restricted the movement of their rolling stock to their own lines. The southern lumbermen are, therefore, practically barred out of fields into which the railroads have permitted them to get in times of light traffic.

**METALS.—COPPER**—Ingot has weakened in price and general tone under an unloading effort on the part of speculators said to have several million pounds coming to them on contract at 13c. They had no use for it themselves, nor could they find any of the regular outlets hankering after the supply, and an attempt to secure custom brought them face to face with the necessity for modification on value. At the close the market is unsettled and somewhat nominal. On an average range of valuations we quote at 12½@12¾c. for Lake, and 11½@12c. for casting brands. Manufactured Copper is without much if any change of a pronounced character. General demand is said to be fair, probably up to average for the season and, so far as known, no variations from list rates are made. We quote as follows: Sheet, not above 30x72 in., 16 oz. and over, 25c.; do, 14 to 16 oz., 23c.; do, 12 to 14 oz., 24c.; do, 10 to 12 oz., 25c.; do, 8 to 10 oz., 28c.; do under 8 oz., 30c. Sheets longer than 72 inches add 1c. for 12@14 oz., 2c. for 10@12 oz. and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz. and over, 22c.; do, 14 to 16 oz., 24c.; do, 12 to 14 oz., 26c.; do, 10 to 12 oz., 30c.; do, 8 to 10 oz., 33c. Sheets longer than 96 inches 22c. for over 32 oz. and add 1c. for 16 to 32 oz.; 3c. 14 to 16 oz.; 5c. 12 to 14 oz. and 13c. for 8 to 10 oz. Sheets, not above 48x96 32 to 64 oz., 22c.; do, 16 to 32 oz., 25c.; do, 14 to 16 oz., 27c. 12 to 14 oz., 29c.; do, 10 to 12 oz., 33c. Sheets wider than 48x and longer, 22@25c. for 32 to 64 oz. and over, 27@28c. for 16 to 32 oz., 29c. for 14 to 16 oz. and 34c. for 12 to 14 oz. All bath tub sheets, per lb., 16 oz., 7c.; 14 oz., 29c.; 12 oz., 31c.; and 10 oz., 35c. Bolt copper, ¾ inch diameter and over, 22c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices, Copper bottoms, 26@32c. per lb. **IRON**—American Pig has no unusual demand, but nevertheless appears to find steady custom full enough to exhaust all the better portion of the supply, and give sellers an advantage upon which a firm tone is preserved without much apparent difficulty. Here and there a weak spot appears to be shown in the market, but it is generally traceable to inferior stock, for which there is no special use at the moment. We quote at \$17.00@18.00 per ton for No. 1 X foundry; 1.50@16.50 for No. 2 X do, and \$14.00@15.00 for Gray Forge. Old material finds little attention outside the general ordinary run of regular orders, and the market is free from particularly noteworthy features at the moment. Supplies do not appear large enough to be forced into notice. We quote at about \$21.50@22.00 for old rails; \$19.50@21.00 No. 1 wrought scrap; \$17.00@18.00 for cast scrap and \$17.00@17.50 for car wheels. Manufactured iron is getting rather tardy demand from pretty much all quarters and furnishes some cause for complaint among sellers. They do not weaken on price, however, and the old line of figures is retained. We quote

Common Merchant Bar ordinary size, at 2.00@2.10c. from store, and refined at 2.30@2.60c.; Rods, round and square, 2.20@2.40c.; Bands, 2.40@2.60c.; Norway Nail Rods 4@5c., and domestic sheet on the basis of 3.00@3.05c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. Steel Rails do not meet with continuous favor, and the general character of trade is slow. There has been an idea that two or three of the large railroads would be in the market before this endeavoring to fix contracts for quite a bunch of stock, but it seems to be rumor only, and ordinary small parcels cover all the perfected sales. We quote standard sections \$30 per ton at mill, with usual advance for delivery at tide water. Pig Lead not much sought after, and with somewhat greater freedom in the offering there was a loss of tone on prices, with slight irregularity at the close. We quote at 4.40@4.45c. per lb. The manufacturers of lead are quoted at 7c. for Pipe, 7¾c. for Sheet, 15c. for Tin-lined Pipe, and 37¾c. for Block Tin Pig. Pig Tin meets with only moderate and uncertain demand from trade sources, but is well under control, and a fairly steady undertone preserved throughout. We quote at about 20.10@20.15c. for round lots, and 20.20@20.4c. for jobbing parcels. Tin Plate has ruled pretty dull of late, and under the circumstances to some extent nominal, but owners' views are confident enough to ask about former figures. We quote prices as follows: I. C. Charcoal, ½ cross assortment Melyn grade, \$6.50@6.55, each additional X add \$1.50; I. C. Charcoal, ½ cross assortment, Allaway grade, \$5.85@5.90, each additional X add \$1; Charcoal terne, M. F. grade, 14x20, \$7.50@7.55; M. F. grade, 20x28, \$15.50@15.55; Worcester, 14x20, \$5.70@5.75; Worcester 20x28, \$11.25@11.30; Dean grade, 14x20, \$5.40@5.45; Dean grade, 20x28, \$10.60@10.65; D. R. D. grade, 14x20, \$5.25@5.30; D. R. D. grade, 20x28, \$10.00@10.05; I. C. Coke, Penlan grade, \$5.35@5.40; J. B. grade, 14x20, \$5.45@5.50; I. C. Bessemer steel, squares, \$5.75@5.80 basis; I. C. Siemens steel, squares, \$5.85@6.00 basis. Spelter has been pretty slow of sale, and in not unnatural sequence the turn of prices was in buyers' favor. We quote \$4.95@5.05c. for Common Western, according to brand

**NAILS.**—Business continues disappointing and complaint is quite general. As for some time noted wire nails get the most direct attention, and now and then secure pretty full orders, but even for those the mar-

ket lacks solidity and on cut seems to have no real strength whatever. We quote Cut at \$1.50@1.60 per keg for car lots and \$1.75@1.85 per keg for parcels from store, for iron, and add 5@10c. per keg for steel; Wire, \$2.60@2.05 at mills, and 2.20@2.35 from store.

**PAINTS, OILS, COLORS, ETC.**—General trade is working along without much, if any, friction, and although some operators occasionally admit a trifling measure of disappointment in number of orders booked they manifest no discouragement. Dry colors have secured a very fair proportion of the passing trade, and Colors in oil do pretty well, while in the general line of ready mixed paints the claim is for a movement well up to a normal season average. Paris White and Whiting get due share of attention, but Block Chalk has been dull with buyers and sellers apart on the value line. Putty has found good trade demand, but with the reduction in cost of oil a little quiet cutting on rates has been going on for some time by outside workers which is now likely to localize. Zincs sell fairly well, but the call not liberal and no inducement given to bring out much imported stock. White Lead meeting with good satisfactory demand from all quarters, and manufacturers are adhering to price list with steadiness. Association Corrodors' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 500 lbs., 7½c. net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 5¾c.; 12 tons and over, one purchase, 6¾c.; dry white lead in bbls. ½ c. per lb. less than price in kegs. Lead in oil 12½ lb. in tin pails, add 1c.; in 25 and 50 lb. tin pails, add ¼c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2½c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2½ per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil still showing a more or less uncertain market. City crushers remain fairly steady in their position, but the Western product continues to be knocked about with average inclination in buyers' favor. We quote at general range at 35@40c. for Western, and 40@55c. for City. Spirits Turpentine has remained quiet and on the whole rather tame. For small lots holders ask about former figures, but in a large way investment could probably be made at some concession. We quote at 37@38½c. per gallon, according to quality, delivery, etc.

**TAR AND PITCH.**—Demand is not active beyond ordinary lines of trade wants, and the market as a whole undergoes little or no change. Offerings fair and available at about rates for some time current. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.50, according to quantity, quality and delivery.

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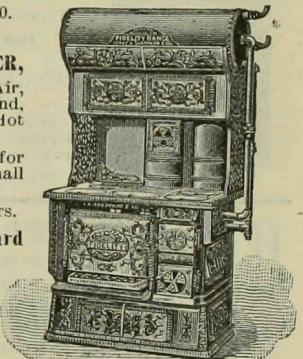
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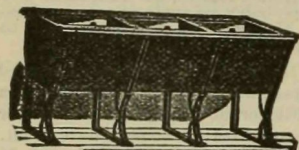
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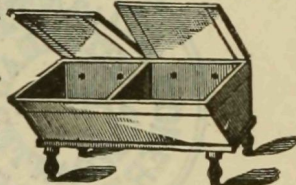
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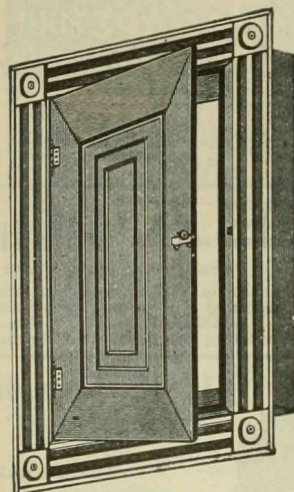
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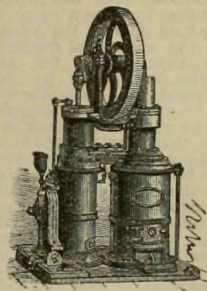
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