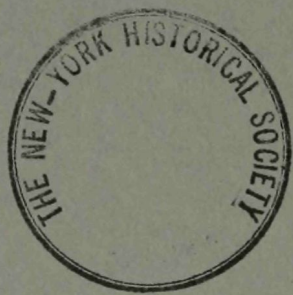


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INDEX TO THE

RECORD AND GUIDE

FOR NEW YORK CONVEYANCES AND PROJECTED BUILDINGS.

Vol. XLVIII.

JULY TO DECEMBER, 1891, INCLUSIVE.

Publication Office,

Nos. 14 and 16 VESEY ST.

NEW YORK.

Subscription Price, \$6 Per Year.

THE LAWYERS' TITLE INSURANCE COMPANY

OF NEW YORK.

120 Broadway, New York.

Jefferson Building, Brooklyn.

[After May 1, 1892, FRANKLIN TRUST CO. BUILDING.]

COMMENCED BUSINESS 3 JULY 18th, 1887.

CAPITAL AND SURPLUS, JANUARY 1, 1892,	- - - - -	\$1,443,715.77
Further Security held in aid of liability of the value of	- - - - -	425,000.00
Permanent Guarantee Fund required by law to be invested in Bond and Mortgage, United States, State, City or County Bonds,	- - - - -	750,000.00
TOTAL LOSSES SINCE THE COMPANY BEGAN BUSINESS,	- - - - -	2,210.00
LOSSES IN 1891,	- - - - -	NONE.

THE LAWYERS' TITLE COMPANY

— IS —

PREFERRED TO OTHER TITLE COMPANIES

— BECAUSE —

1st.—Its *method of examination is the safest*. A comparative statement of losses will show this. The more careful the examination the fewer the losses.

2d.—Its custom of *furnishing abstracts of title and searches* gives the fullest information

An abstract of title *alone* may have little value, and a policy of title insurance *alone* is a mere contract of indemnity; but the *opinion of an expert, examined and approved* by this Company, WITH AN ABSTRACT OF TITLE AND A POLICY OF TITLE INSURANCE, furnishes the *fullest* information and most *complete security*.

The only reasons for refusing to furnish an abstract would seem to be where a monopoly was sought to be acquired in the information or some defect was to be concealed.

3d.—Its *method of insurance is the strongest*. It is based on the *best examination* and is issued only after approval by the law department of the Company and the examination

of the Committee of Counsel, where questions arise, by a *company that does not insure against admitted defects*, that has the *largest capital employed exclusively in title insurance* and is *managed exclusively by those familiar with the business done*.

4th.—Its policies are universally accepted by *individuals, trustees and corporations*, THE U. S. GOVERNMENT BEING AMONG ITS ASSURED.

There is *very grave doubt* whether an individual trustee or a corporation has a right to take title on purchase or mortgage on a policy of title insurance only, and whether it can do so without *risk of personal liability*.

BUT there is *no doubt* that an individual trustee or a corporation has a right to take a title on purchase or mortgage on the opinion of his counsel, approved by this Company *and a policy of title insurance*, and that by so doing he incurs *no risk of personal liability*.

Out of **\$142,000,000** loaned in New York and Kings Counties on bond and mortgage during the six months ending June 30th, 1891, *all but \$8,000,000* was loaned through the attorneys of lenders.

5th.—It offers peculiar advantages to *parties selling land in parcels* as well as to *builders and brokers*.

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INDEX TO THE RECORD AND GUIDE.

VOL. XLVIII.

JULY—DECEMBER, INCLUSIVE.

1891.

The following semi-annual Index of the Conveyances and Projected Buildings in New York City, as published in THE RECORD AND GUIDE during the last half of 1891, will be found of great value to those of our subscribers who have preserved all the issues of this paper during that period. Our usual care has been taken to keep the Index up to the same perfect standard which has characterized it in the past. The pages are given on which all the transfers of realty published in Volume XLVIII. can be found, and the streets and avenues are so subdivided that few references are required. For instance, transfers of property on the Bowery appear in nine issues during the six months. The Bowery in the Index is subdivided into five parts, so that the least possible trouble need be incurred, provided it is known between what streets the property is located. In this volume we have continued to arrange the transfers in such a manner that every street affected can be seen at a glance by turning to the pages which the Index calls for. Take for instance page 11 and find thereon:

2d av, Nos. 2055 and 2057 } begins 2d av, w s,
106th st, No. 248 } 50.6 s 106th st,
runs south 50.3 x west 100 x north 100.9 to
106th st, x east 27 x south 50.6 x east 75.

The above applies when a piece of property is on the corner of any street or avenue and runs in depth upon both streets more than 100 feet, or when a plot has buildings fronting on both streets, and also when the property begins on one street and runs to another. Although many of our subscribers have used the Index for years, some of them do not fully understand the completeness of the work. We are frequently told

of errors that our readers think they have discovered, which, upon investigation, prove to be errors of the searcher—not of the Index. For instance, in the current number appears the following: 76th st, s s, bet 1st and 2d avs, 45, 152, the latter being the pages on which transfers on said street may be found. Now, turning to page 45, the average searcher would fail to find the item referred to, because it does not appear in the alphabetical order of streets. A close search shows the item under the head of Pike st, No. 46, where a contract is made to exchange each for the other. The Index is, therefore, in some cases condemned for a supposed omission which is really the strongest evidence of the thoroughness with which it has been compiled. Where such an omission should occasionally seem apparent to the subscriber, he should search the whole page, and he will then find the item which is referred to. The Projected Buildings are indexed in a similar manner, so that it can readily be ascertained on what streets improvements have been made. Those wishing to keep a file for permanent reference should see that all the numbers are complete and have them bound. A suitable binder can be obtained at the office of THE RECORD AND GUIDE, 14 and 16 Vesey street; price, one dollar.

Annexed will be found a table showing the boundary lines, also the number of blocks contained in each of the thirteen Sections, and under which all property is now indexed in the Register's office by locality on new land maps of New York City, according to law, which went into effect Jan. 1, 1891:

Sec.

- 1.—South of Grand and Watts sts, between East and North Rivers. Blocks 1 to 315 incl.
- 2.—From Grand and Watts sts to 14th st, East and North Rivers. Blocks 316 to 660 incl.
- 3.—From 14th to 40th st, East and North Rivers. Blocks 661 to 992 incl.
- 4.—From 40th to 96th st, west of 6th av and line drawn parallel thereto. Blocks 993 to 1256 incl.
- 5.—From 40th to 96th st, east of 6th av, and line drawn parallel thereto. Blocks 1257 to 1592 incl.
- 6.—From 96th st to Harlem River, east of 6th av, and line drawn parallel thereto. Blocks 1593 to 1819 incl.
- 7.—From 96th to 155th st, at Harlem River, west of Lenox av, and line drawn parallel thereto. Blocks 1820 to 2104 incl.
- 8.—From 155th st to Spuyten Duyvil Creek, west of Harlem River. Blocks 2105 to 2259 incl.
- 9.—From Harlem River to 169th st, west of St. Anns and 3d avs. Blocks 2260 to 2542 incl.
- 10.—From Harlem River to 169th st, east of St. Anns and 3d avs. Blocks 2543 to 2781 incl.
- 11.—From 169th st to Pelham av and Kingsbridge road, bet Bronx and Harlem Rivers. Blocks 2782 to 3245 incl.
- 12.—From Pelham av and Kingsbridge road and city line, bet Bronx River and Broadway. Blocks 3246 to 3401 incl.
- 13.—From Harlem River and city line, bet Broadway and Hudson River. Blocks 3402 to 3428 incl.

CONVEYANCES.

NOTE.—The figures in extra black type—for instance, pages 217 and 518 under the head of Attorney st, from Broome to Delancey sts—denote that the transaction on the pages given is Leasehold, or a lease running for a long term of years. This explanation is made so that subscribers searching for transfers in fee can at once distinguish between the former and the latter without referring to the page mentioned.

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Contains Index to New York Conveyances and Buildings, also our Advertisers.

ADVERTISERS IN THE RECORD AND GUIDE CLASSIFIED.

The names given below will be found of value by Bank, Trust and Insurance Companies, Estates, Builders, Owners of Realty, Real Estate Brokers, Architects, etc., who are continually turning to these pages for reference to the official filings recorded during the last half of 1891, and published in Volume XLVIII. of THE RECORD AND GUIDE. We give below a classified Directory of the yearly advertisers now in THE RECORD AND GUIDE, with the address of each, so that further reference is unnecessary. In a sense this forms a complete select Trade Directory, containing the names of the principal leading houses in the several trades and professions represented.

APPRAISERS.

Bennet, O. G. ...150 Broadway.
Blackwell, Wilson H., & Co. ... 67 Liberty and 259 West 125th.
Carreau, Cyrille. ...Grand st and Bowery.
Fairchild & Yorán... 171 Broadway.
Jayne, S. F., & Co. ...254 West 23d and 59 Liberty.
Kennelly, Bryan L. ...66 Liberty.
Phillips, L. J., & Co. ...149 Broadway, 1195 Columbus av and 149th st and 3d av.
Real Estate Loan and Trust Co. ...30 Nassau.
White, Wm. A., & Sons. ...409 Broadway and 115 Broadway.

ARCHITECTS.

Engelhardt, Th. ...905 Broadway, Brooklyn.
Funk, Hermann E. ...11 Varet st, Brooklyn.
Hauser, John. ...1441 3d av.
Herter Bros. ...191 Broadway.
Hutira, Albert. ...304 East 70th.
Wennemer, Frank. ...204 East 86th.
Wenz, Edward. ...1491 3d av.

ARCHITECTURAL PHOTOGRAPHER.

Darling, C. M. ...122 West 36th.

ASPHALT AND CEMENT PAVEMENTS, SIDEWALKS, ETC.

Hilgers, William. ...163 West 104th.
Lawrence, F. W. ...16 Exchange pl.
Matt Taylor Paving Co. ...15 State.
Tice & Jacobs. ...510 Pearl.

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Mitchell, J. H. ...82 Nassau.

AUCTIONEERS.

Blackwell, Wilson H., & Co. ...65 Liberty and 259 West 125th.
De Waitears, S. ...171 Broadway.
Fairchild & Yorán... 171 Broadway.
Fogz, W. W. ...150 Broadway.
Golding, John N. ...11 Pine.
Harnett, Richard V., & Co. ...73 Liberty.
*Johnson, Jere., Jr. ...60 Liberty st, New York, and 189 Montague st, Brooklyn.
Kennelly, Bryan L. ...66 Liberty.
Kennelly, Wm. ...47 and 49 Liberty.
Ludlow, E. H., & Co. ...47 Liberty.
*Mapes, H. C., & Co. ...59 Liberty st, New York City, and Main st, Westchester, N. Y.
*Muller, A. H., & Son. ...1 Pine.
Phillips, L. J., & Co. ...149 Broadway, 1195 Columbus av and 149th st and 3d av.
Smith, Thomas C. ...111 Broadway.
Smyth & Ryan. ...111 Broadway.
*Smyth, John F. B. ...69 Liberty.
*Stearns, J. Thomas. ...59 Liberty.
*Wells, James L. ...59 Liberty.

AWNINGS, CANOPIES, ETC.

Skelton, F. ...1325 Broadway.

BANKERS AND BROKERS.

Jones, Geo. W., & Co. ...62 Broadway.

BELL HANGERS, ELECTRICAL WORK, ETC.

Haggerty, Geo. A. ...808 3d av.
Ostrander, W. R., & Co. ...195 Fulton st.

BOILERS.

Babcock & Wilcox Co. ...30 Cortlandt.
Franklin, George. ...142 Centre.
Sheppard, I. A., & Co. ...Philadelphia or Baltimore.

BRACKETS.

Koch, A. B. Co., Geo. E. Read, agent. ...90 Nassau st, New York and Peoria, Ill.

BRASS AND BRONZE WORKERS.

Jackson Architectural Iron Works. ...315 East 28th.
Palmer's Son, J. F. ...12 East 17th.
Steutzer, H., & Co. ...474 to 494 Leonard st and 49 to 61 Van Pelt av, Brooklyn, N. Y., and 39 Dey st, New York.
Wagner, J. T. ...108 Chambers.

BRICKS.

Anchor Brick Co. ...Croton Landing, N. Y.
Burns, Russell & Co. ...Baltimore, Md.
Boston Terra Cotta Co. ...Times Building, New York and 394 Federal st, Boston.
Fleming, Howard. ...23 Liberty.
Griffen Enameled Brick Co. ...Times Building.
Hendrickson, I. C., agent. ...237 Broadway.
Klots, Walter T., & Bros. Sons. ...Meserole st and Morgan av, Brooklyn.
Lorillard Brick Works Co. ...92 Liberty st.
Maurer, Henry, & Son. ...420 East 23d, and Maures, N. J.
New York Architectural Terra Cotta Co. ...38 Park row.
Perth Amboy Terra Cotta Co. ...160 Broadway.
Raritan Hollow and Porous Brick Co. ...115 Broadway.
Sayre & Fisher Co. ...Bennett Building, Fulton and Nassau sts.
Schermerhorn, J. M. ...Times Building.

BRIDLE IRONS AND BUILDING ANCHORS.

McDougal & Potter. ...55th st and North River.

BUILDERS, CARPENTERS, MASONS AND CONTRACTORS.

Atlas Iron and Construction Co. ...Times Building.
Lithgow, George W. ...41 King.
O'Toole, James. ...165 Western Boulevard.

CABINET MAKERS AND DECORATORS.

American Encaustic Tiling Co. ...140 West 23d.
Brown, Geo. and Clifford. ...46 East 14th st.
Buffalo Door and Sash Co. ...Columbus av and 124th st.
Graham, J. R., Jr. ...30th st and 11th av.
New York Lumber and Wood Working Co. ...173 Broadway, New York, and Tonawanda, N. Y.
Nimmo, Wilson & Son. ...8 East 60th st and 336 Columbus av.
Schastey, Geo. A. ...489 5th av.
Smith, Jarvis B. ...174 East 116th st.
Wood, Jenks & Co. ...3 Union sq.

CARPETS, OIL CLOTHS, SHADES, ETC.

Rauch, H., & Son. ...24 Av B.

CEMENTS.

Camp, Hugh N., & Sons. ...55 Liberty.
Fisher, Erskine W. ...18 Broadway.

Fleming, Howard. ...23 Liberty.
Johnson & Wilson. ...45 Broadway.
Kanter, Emil. ...126 Liberty.
Klots, Walter T., & Bros. Sons. ...Meserole st and Morgan av, Brooklyn.
New York & Rosendale Cement Co. ...229 Broadway.
Tomkins, Calvin Co. ...150 Broadway.
Thiele, E. ...78 William.

CHIMNEY TOPS AND CAPS.

Lane, Ira G. ...207 East 64th.

CLOTHING DEALER.

Shea, D. ...Cor Broome and Crosby.

CLOTHES LINE FRAMES.

Price Manufacturing Co. ...325 East 16th.

COLORS FOR MORTAR.

Fisher, Erskine W. ...18 Broadway.
Tomkins, Calvin Co. ...150 Broadway.

COMMISSIONERS OF DEEDS AND NOTARIES.

Adams Bros. ...432 5th av.
Brown, J. Romaine, & Co. ...59 West 33d.
Disbrow, Griffin B. ...56 East 23d.
Kempner, D., & Son. ...6 1/2 8th av.
McVay, Geo. P. H. ...258 West 125th.

CONTRACTING ENGINEER.

Franklin, George. ...142 Centre.

CORNICES.

Dreyer, Louis. ...339 West 18th.
Jacob, August. ...260 East 78th.
Schwoerer, Jacob. ...8 2d
Seton, Jno., & Co. ...78 and 80 Washington av, Brooklyn, N. Y.
The Architectural Sheet Metal Works. ...205 East 99th.

DUMB-WAITERS, DOORS, SASHES, ETC.

Brandt, Fred. ...169 East 85th.
Matthews, James, & Son. ...172 East 110th and 510 East 20th.
Murtaugh, James. ...145 East 42d.

ELECTRICAL ENGINEERS.

Leonard, H., Ward & Co. ...Electrical Exchange Building.

ELEVATORS.

Graves, L. S., & Son. ...92 Liberty, N. Y., and Rochester, St. Louis, Cleveland and Boston.
Murtaugh, Jas. ...145 East 4d.
See Mfg. Co., A. B. ...116 Front st, Brooklyn, N. Y., and 32 West Mitchell st, Atlanta, Georgia.
Sommerville, John. ...27 Clark.
The D. Frisbie Co. ...112 Liberty.

FIREPLACES.

American Encaustic Tiling Co. ...140 West 23d.
Conover, J S., & Co. ...28 and 30 West 23d.
Jackson, W. H., & Co. ...Union sq and East 28th and 29th sts.
Serven & Irwin. ...1479 Broadway.
Traitel, Bros. ...400 5th av.

FIRE INSURANCE COMPANIES.

Royal Fire Insurance Co., of Liverpool, Eng....
50 Wall.

FIREPROOF BUILDING MATERIALS.

Bostwick Metal Lath Co....38 Park row, New
York, and Niles, Ohio.
Boston Terra Cotta Co. . .Times Building, New
York, and 394 Federal st, Boston.
De Rache, Leonard.... West 70th st, bet 10th and
11th avs.
Isaacs, Gustavus....21 Bethune.
Lorillard Brick Works Co....92 Liberty.
Matthews, James, & Son....172 East 110th st and
510 and 512 East 20th.
Maurer, Henry, & Son....420 East 23d, and
Maurers, N. J.
New York Architectural Terra Cotta Co....33
Park row.
Perth Amboy Terra Cotta Co....160 Broadway.
Raritan Hollow and Porous Brick Co....115
Broadway.
The Schillinger Co....413 East 91st.
The Van Fire-Proofing Co....92 Liberty.

FLOORING, CEILING, WAINSCOTING, ETC.

Auffermann & Co....211 East 42d.
Bossert, Louis....18-30 Johnson av and 6 and 8
Union av, Brooklyn, E. D., N. Y.
Elterich Art Tile Co....106 Beekman.
Hodson, C. F....738 Water.
Prince, Benj....501 East 70th.
Wood Mosaic Co....Rochester, N. Y., and 315
5th av, New York City.

FURNACES, ETC.

Lane, Ira G....207 East 64th.
Nugent, Thomas....214 East 80th.
The J. L. Mott Iron Works....84 Beekman.

GALVANIZED SHEET IRON, TIN PLATES
AND METALS.

Merchant & Co....New York, Philadelphia,
Chicago, Kansas City and London.
Merry, John, & Co....535 to 547 West 15th.
The Architectural Sheet Metal Works 205
East 99th.
Wagner, J T ...108 Chambers.

GAS FIXTURES, ETC.

Palmer's, J. F., Son....12 East 17th.
Traitel Bros....499 5th av.

GLASS.

Sutphen & Myer....9-13 Desbrosses and 34-38
Vestry.
The Tiffany Glass Co....333 4th av.

HARD WOODS, ETC.

Dannat & Pell....24 Tompkins.
Graham, J. R., Jr....36th st and 11th av.
Hagemeyer, George, & Son....Foot of 10th and
11th sts, East River.
Hermann, H....368 Broome.
Uptegrove, Wm. E., & Bro....Foot of East 10th.
Wood Mosaic Co....315 5th av.

HOIST WHEELS, ETC.

Murtaugh, James....145 East 42d.
Somerville, John....27 Clark.

HORTICULTURAL ARCHITECTS AND
BUILDERS.

Hitchings & Co. . .233 Mercer.

HOT WATER FOR WARMING DWELL-
INGS.

Blake & Williams....197 Wooster.
Franklin, George....142 Centre.
Gillis & Geoghegan....116-122 Wooster.
Hitchings & Co....233 Mercer.

HOT AIR ENGINES.

Rider Engine Co....37 Day.

HOUSE AGENTS.

Appell, Jacob....277 West 23d.
H. V. Mead & Co....422 8th av.

HOUSE MOVERS.

Drew, J. H., & Bro....431 West 17th.

INSURANCE BROKERS.

Auld, Robert, & Co....8th av, cor 56th st.
Barclay, J. Searle....33 Liberty.
Bennet, O. G....150 Broadway.
Corbit, Jos & Co ...212 9th av.

Disbrow, Griffin B....56 East 23d.
Eckhardt, P. C....693 9th av.
Goodrich & Woodcock... 20 8th av and 306 West
12th st.
Holzderber, Wm....155 West 23d.
Hyatt, Geo. E....164 East 84th.
Leist, & Feuerbach....204 East 86th.
Leuly, Jacob....43 Pine.
Livingston & Judson... 71 Broadway and Ards-
ley Park, N. Y.
McKeon, M. J....2312 3d av.
McLaughlin, Thos. F....1252 3d av and 2015 7th
av.
Murphy, Agnes K....3d av, n w cor 177th st.
Presdee & Moore....Columbus av, cor 87th st.
Thomas & Eckerson....35 West 30th.
Ward, Beverley....221 West 125th.

INTERIOR TRIM AND FITTINGS.

Buffalo Door and Sash Co....Columbus av and
124th st.
New York Lumber and Wood Working Co....
173 and 175 Broadway, New York, and
Tonawanda, N. Y.
Pritchard, E. M., & Son....138th st and Mott av.
Plasterine Co....295 5th av.

IRON AND STEEL WORK.

Atlas Iron Construction Co....Times Building.
Conover, J. S., & Co....28 and 30 West 23d.
Jackson Architectural Iron Works....315 East
28th.
Jacob, August....260 East 78th.
McDougall & Potter....55th st and North River.
Richey, Brown & Donald....218-224 North 11th,
Brooklyn, N. Y.
Seton, John, & Co. . .78 Washington av, Brook-
lyn, N. Y.
Standard Iron Works....618 West 25th.
Steutzer, H., & Co....474-494 Leonard st and 49-
61 Van Pelt av, Brooklyn, N. Y., and 39
Dey st, New York.
Taubert, Albert ...1612 Broadway.
The J. L. Mott Iron Works ...84-90 Beekman.
Traitel Bros....499 5th av.

KINDLING WOOD.

Tripler, Thos. E....532-536 East 18th and 301
Av B.

LAUNDRY, WASH TUBS, SINKS, ETC.

Albemarle Soapstone Co ...4 Peck slip.
Bram & Bieg....46-56 Wallabout st. Brooklyn.
Brandt, Fred....169 East 85th.
Empire Granite Works ...509 West 15th.
Lawrence, F W....16 Exchange pl.
O'Neill, Hugh ...Long Island City, L. I.
Penrhyn Slate Co....101 East 17th.
Stewart Ceramic Co....312 Pearl.

LAWYERS, ETC.

Adams, Samuel F....432 5th av.

LINSEED OIL.

Atlantic White Lead and Linseed Oil Co....287
Pearl.

LUMBER MEN.

(See Timber and Lumber Dealers.)

MANAGERS OF ESTATES.

Ashforth & Co...1519 Broadway.
Auld, Robert & Co. . .8th av, cor 56th st.
Brown, J. Romaine, & Co....59 West 33d.
Carreau, Cyrille....Grand st and Bowery.
Corbit, Jos., & Co....212 9th av.
De Walltears, S....171 Broadway.
Fish, Ferdinand...149 Broadway.
Gorsch, Arthur....1444 3d av.
Hollister, Wm H....1475 3d av.
Holzderber, Wm....155 West 25th.
Hunt & Wendell....249 Columbus av.
Hyatt, Geo. E....164 East 84th.
Jayne, S. F., & Co. . .254 West 23d and 59
Liberty.
Kempner, D., & Son...602 8th av.
Leist & Feuerbach....204 East 86th.
Marling, Alfred E....150 Broadway.
Mead, H. V., & Co ...422 8th av.
Merritt, Hiram....53 3d av.
Tanenbaum, L. . .529 Broadway.
Thomas & Eckerson....35 West 30th.
Zittel, F....1026 3d av and 266 Columbus av.

MANTELS, GRATES, FENDERS, ETC.

Buffalo Door and Sash Co....Columbus av and
124th st.
Conover, J. S., & Co....28 and 30 West 23d.
Jackson, W. H., & Co....Union square and East
28th and 29th sts.
Johnson, E. J....18 Burling slip.
New York Lumber and Wood Working Co....
173 Broadway, New York, and Tonawanda,
N. Y.
Penrhyn Slate Co....101 East 17th.
Pritchard, E. M., & Son....138th st and Mott av.
Smith, Jarvis B....174 East 116th.
Traitel Bros....499 5th av.

MARBLE, ONYX, GRANITE, ETC.

Batterson, See & Eisele....425 11th av.
Fisher, Robert C., & Co....97 to 103 East
Houston.
Klauer, A....238 East 57th.
Nichols & Shipway....105 to 111 East 128th st
and 104 to 110 East 129th st.
Vermont Marble Co....35 Hancock pl.

MASONS' BUILDING MATERIALS.

Camp, Hugh N., & Sons....55 Liberty.
Canda & Kane... Main office, foot 53d st, N. R.;
yards, New York and Brooklyn.
Candee & Smith....Foot 26th and 53d sts, E. R.;
135th st and Mott Haven Canal, and 381
South st.
Fleming, Howard ...23 Liberty.
Klots, W. T., & Bros. Sons....Meserole st and
Morgan av, Brooklyn.
Martin & Co....137th st and Madison av.

MATS, MATTING AND ZINC.

Rauch, H., & Son....24 Av B.

MERCANTILE ASSOCIATIONS.

Material Men's Mercantile Association....154
Nassau.

METALLIC LATHING.

Bostwick Metal Lath Co....38 Park row, New
York, and Niles, Ohio.
Hayes Metallic Lathing....71 8th av.

METAL SASH CHAINS.

The Smith & Egge Mfg. Co....62 Reade st, New
York, and Bridgeport, Conn.

MORTGAGES, LOANS, ETC.

Bennet, O. G ...150 Broadway.
Fitzsimous & Smith....67 Liberty st and 1477
Broadway.
Freedman, Andrew....120 Broadway.
Grening, Paul C....420 Gates av, 1161 Fulton st,
and Kingsland av, cor Van Cott av, Brook-
lyn, N. Y.
Hoffman Bros....4 Warren.
Hunt & Wendell....249 Columbus av.
Kennelly, Wm....47 and 49 Liberty.
Libby, Jas. L., & Sons....79 Cedar.
Magill, J. C., & Co....Madison and La Salle sts,
Chicago, Ill.
Maclay, Davies & Co... 120 Broadway.
McLaughlin, A. W., & Co....146 Broadway.
Presdee & Moore....Columbus av, cor 87th st.
Scott Bros....Equitable Building.
Zittel, F....1026 3d av and 266 Columbus av.

NORTH CAROLINA PINE.

Hodsdon, C. F....738 Water.

PAINTING AND PAPER-HANGING.

Oliver, Wm. H....63 University pl.

PAINTS, OILS, ETC.

Atlantic White Lead and Linseed Oil Co....287
Pearl.

PAVING.

Hilgers, Wm....163 West 104th.
Lawrence, F W....16 Exchange place.
Matt Taylor Paving Co....15 State.

PHOTOGRAPHERS.

Darling, C. M....122 West 36th.

PLASTER SLABS.

Curran, Thos....135 Broadway.

PLUMBING, GAS AND STEAM FITTERS.

Backus, Peter, & Son....133 and 135 West 25th.
McShane Co., Henry....625 6th av.

PLUMBERS' SUPPLIES.

Backus, Peter, & Son...133 West 25th.
 Colwell Lead Co...63 Centre st and 681 6th av.
 Du Bois Man'g Co...245 9th av.
 Huber, Henry, & Co...81 Beekman.
 McShane Co., Henry...625 6th av.

RANGES, STOVES, ETC.

Lane, Ira G...207 East 64th.
 Sheppard, I. A., & Co...Philadelphia or Baltimore.
 The J. L. Mott Iron Works...84 Beekman.

REAL ESTATE AGENTS AND BROKERS.

Adams Bros...432 5th av.
 Alden & Sterne...9 East 14th.
 Anderson, William S., & Co...1242 3d av.
 Appell, Jacob...277 West 23d.
 Ashforth & Co...1519 Broadway.
 Auld, Robt., & Co...8th av, cor 56th.
 Barclay, J. Searle...33 Liberty.
 Bennet, O. G...150 Broadway.
 Birdsall, Daniel, & Co...319 Broadway.
 Blackwell, Wilson H., & Co...65 Liberty and 259 West 125th.
 Borchers, William S...1505 Broadway.
 *Brown, Gerald R...120 Broadway.
 Brown, J. Romaine, & Co...59 West 33d.
 Cammann, H. H., & Co...51 Liberty.
 Carpenter, Leonard J...41 Liberty st and 1181 3d av.
 Carreau, Cyrille...Grand st and Bowery.
 Cody, John J...1438 3d av.
 Corbit, Jos., & Co...212 9th av.
 Corwith Bros...309 Manhattan av, Brooklyn.
 Cruikshank, E. A., & Co...176 Broadway.
 Davis, J. C., & Co...149 Broadway.
 De Walltearss, S...171 Broadway.
 Disbrow, G B...56 East 23d.
 Dreyer, Henry H...Amsterdam av, s e cor 81st st.
 *Duff & Conger...1474 3d av.
 Eckhardt, P. C...693 9th av.
 Ely, Horace S...64 Cedar and 103 West 68th.
 Fairchild & Yorán...171 Broadway.
 Fish, Ferdinand...149 Broadway.
 Fitzsimons & Smith...67 Liberty and 1477 Broadway.
 *Foley, John R., & Son...153 Broadway.
 Freedman, Andrew...120 Broadway.
 Froehlich, L...169 East 61st st and 447 Amsterdam av.

Golding, John N...11 Pine.
 Goodrich & Woodcock...20 8th av and 306 West 12th st.
 Gorsch, Arthur...1444 3d av.
 Grening, Paul C...420 Gates av, 1161 Fulton st and Kingsland av, cor Van Cott av, Brooklyn.
 Griffen, C., Field & Co...42d st, opposite Grand Central Depot.
 Harnett, Richard V., & Co...73 Liberty.
 Harrell, C. E...713 Broadway.
 *Hegeman, Adrian G., & Co...1321 Broadway.
 Hoffman Bros...4 Warren.
 Hollister, Wm. H...1475 3d av.
 Holzderber, Wm...155 West 23d.
 Hoyt, Wm. H., & Co...5 Vanderbilt av.
 Hyatt, Geo. E...164 East 84th.
 Jayne, S. F., & Co...254 West 23d and 59 Liberty.
 Kempner, D., & Son...602 8th av.
 Kennelly, Bryan L...66 Liberty.
 Kennelly, Wm...47 and 49 Liberty.
 Kenny, James, & Son...80 East Houston.
 Lawrence, Walter...Columbus av, n w cor 104th st.

Leaycraft, J. Edgar...1544 Broadway.
 Leist & Feuerbach...204 East 86th st.
 Leuly, Jacob...43 Pine.
 Libby, James L., & Son...79 Cedar st.
 Livingston & Judson...71 Broadway and Ardsley Park N. Y.
 Ludlow, E. H., & Co...47 Liberty st.
 Maclay, Davies, & Co...120 Broadway.
 Magill, J. C., & Co...Madison and La Salle sts, Chicago, Ill.
 Mainhart & Lowe...258 West 125th.
 *Mapes, Henry C., & Co...59 Liberty st, New York, and Main st, Westchester, N. Y.
 Marling, Alfred E...64 Cedar st.
 Machette & Kenyon...239 Broadway.
 McKeon, M. J...2312 3d av.
 McLaughlin, A. W., & Co...146 Broadway.
 McLaughlin, Thos. F...1252 3d av and 2015 7th av.

Mead, H. V., & Co...422 8th av.
 Merritt, Hiram...53 3d av.
 *Muller, A. H., & Son...1 Pine.
 Murphy, Agnes K...3d av, n w cor 177th st.
 Murphy & Winfield...Mt. Vernon, N. Y.
 Pehlemann, R...171 Broadway and 379 Amsterdam av.
 Phillips, L. J., & Co...149 Broadway, 1195 Columbus av and 149th st and 3d av.
 Porter & Co...211 West 125th.
 Presdee & Moore...Columbus av, cor 87th st.
 Read, George R...9 Pine.
 Robinson, Douglass, Jr., & Co...55 Liberty.
 Roome, Wm. J...410 6th av.
 Scott, Bros...120 Broadway.
 Schuyler, Chas. E...238 Columbus av and 80 Broadway.
 Seton & Wissmann...11 Pine.
 Shaw & Co...149 West 125th st.
 Smith, Thomas C...111 Broadway.
 Smyth & Ryan...111 Broadway.
 Southack, Fred'k...111 and 401 Broadway.
 Stacey, Henry B...301 1/2 West 16th.
 Swartwout & Co...157 East 125th and 247 West 125th.
 Tanenbaum, L...529 Broadway.
 Thomas & Eckerson...35 West 30th.
 Ward, Beverley...221 West 125th.
 Ware, Wm. R...451 Columbus av.
 *Wells, James L...59 Liberty.
 White, Wm. A., & Sons...111 and 409 Broadway
 Zittel, F...1026 3d av and 266 Columbus av.

ROOFING.

Comins & Evans...81 Fulton st, New York, and 41 Waverly av, Brooklyn.
 Dreyer, Louis...339 West 18th.
 Jacob, August...260 East 78th.
 Johnson, E. J...18 Burling slip.
 Merchant & Co...New York, Philadelphia, Chicago, Kansas City and London.
 Merry, John, & Co...535 West 15th.
 Penrhyn Slate Co...101 East 17th.
 Schwoerer, Jacob...8 2d.
 The Architectural Sheet Metal Works...205 East 99th.

ROOFING PLATES.

Merchant & Co...New York, Philadelphia, Chicago, Kansas City and London.
 Merry, John, & Co...535 to 547 West 15th.

SAND.

Goodwin, M...Foot East 29th.

SANITARY SPECIALTIES.

Backus, Peter, & Son...133 West 25th.
 Huber, Henry, & Co...81 Beekman st.
 McShane Co., Henry...625 and 627 6th av.
 Penrhyn Slate Co...101 East 17th st.

SASHES, DOORS, BLINDS, MOULDING, ETC.

Bossert, Louis...18 to 30 Johnson av and 6 and 8 Union av, Brooklyn.
 Buffalo Door and Sash Co...Columbus av and 124th st.
 Burlington Blind Co...90 Nassau.
 Clark, Bunnett & Co...162 and 164 West 27th st.
 Morstatt & Son...227 West 29th.
 Orr, Wm. G., manager...150 Broadway.
 Pritchard, E. M., & Son...138th st and Mott av.
 Smith, Jarvis B...174 East 116th.
 The New York Lumber and Wood Working Co...173 Broadway, New York, and Tonawanda, New York.

SECOND-HAND BUILDING MATERIALS, OLD BUILDINGS BOUGHT, ETC.

Hausling, F. M...614 to 622 East 14th and 611 to 623 East 13th.
 Macgregor, M. H...160 West 26th.
 Perkins, F. E. & Bro...59 to 73 West st, Brooklyn.
 Reebers, J., Sons...409 to 431 East 107th.
 Seagrist, F. W., Jr., & Co...18th st and Av B.
 Southard, C. H...9th av, 14th and 15th sts.
 Tripler, Thomas E...Av B, 17th and 18th sts.

SILLS, LINTELS, STEPS, COPING, ETC.

Vermont Marble Co...35 Hancock pl.

SKYLIGHTS.

Bickelhaupt, G...243 and 245 West 47th.
 French, J. C., & Son...452 Canal.
 Schwoerer, Jacob...8 2d.

Seton, John, & Co...78 Washington av, Brooklyn.
 Stuetzer, H., & Co...71 Van Cott av, Brooklyn, N. Y., and 39 Dey st, N. Y.
 The Architectural Sheet Metal Works...205 East 99th.
 The Hayes Skylight...71 8th av.

SLATES FOR ROOFING, ETC.

Penrhyn Slate Co...101 East 17th.

SPEAKING-TUBES, DOOR OPENERS, ETC.

Ostrander, W. R., & Co...195 Fulton.
 Walsh, Owen...105 Walker.

STAINED AND MOSAIC GLASS, ETC.

The Tiffany Glass Co...333 4th av.

STAIR BUILDERS.

Ackerly, E. B...48 West av, Long Island City.
 Price, F. R...2 West 129th.

STAIR RAILS, ETC.

Ackerly, E. B...48 West av, Long Island City.
 Buffalo Door and Sash Co...Columbus av and 124th st.
 N. Y. Lumber and Wood Working Co...173 Broadway, N. Y., and Tonawanda, N. Y.

STEAM HEATING APPARATUS, ETC.

Babcock & Wilcox Co...30 Cortlandt.
 Backus, Peter, & Son...133 and 135 West 25th.
 Blake & Williams...197 Wooster.
 Bonner & Van Court...433 and 435 West 42d.
 Franklin, George...142 Centre.
 Gillis & Geoghegan...116 to 122 Wooster.
 The Hall Steam Power Co...211 Centre.

STEAM PUMPING MACHINERY.

Worthington, Henry R...86 and 88 Liberty st, New York, and Boston, Chicago, St. Paul, St. Louis, Philadelphia.

STEEL, IRON AND WOOD SHUTTERS.

Clark, Bunnett & Co. (Lim)...162 and 164 West 27th.
 Mathews, Jas., & Son...172 East 110th.

STORE, OFFICE FIXTURES, SHELVING, ETC.

(See Second-hand Building Material Men.)

STONE WORKS.

Hilgers, William...163 West 104th.
 Moran, John W...Hamilton av, cor Hicks st, Brooklyn, N. Y. (Blue Stone).
 Osborne, Thomas, Steam Stone Works...91st and 92d, East River.
 Vermont Marble Co...35 Hancock pl.

SUBURBAN REAL ESTATE.

Griffen, C., Field & Co...42d st, opposite Grand Central Depot.
 *Hegeman, Adrian G., & Co...1321 Broadway.
 Hoyt, Wm. H., & Co...5 Vanderbilt av.
 Machette & Kenyon...239 Broadway.
 Murphy & Winfield...Mt Vernon, N. Y.

TERRA COTTA, FIRE BRICK, ETC.

Baltimore Terra Cotta Co...535 Columbia av, Baltimore, Md. (I. C. Hendrickson, agent, 237 Broadway, N. Y.)
 Boston Terra Cotta Co...Times Building, N. Y., and Boston, Mass.
 Isaacs, Gustavus...21 Bethune.
 Lorillard Brick Works Co...92 Liberty.
 Maurer, Henry & Son...420 East 23d st, and Maurers, N. J.
 Mathiasen & Hansen...Perth Amboy, N. J.
 New York Architectural Terra Cotta Co...38 Park row.
 Perth Amboy Terra Cotta Co...160 Broadway.
 Raritan Hollow and Porous Brick Co...115 Broadway.
 The Van Fire-proofing Co...92 Liberty.

TILES.

American Encaustic Tiling Co. (Lim)...140 West 23d.
 Conover, J. S., & Co...28 and 30 West 23d.
 Elterich Art Tile Co...106 Beekman.
 Jackson, W. H., & Co...Union square and East 28th and 29th sts.
 Serven & Irwin...479 Broadway.
 The Schillinger Co...413 East 91st.
 Traitel Bros...499 5th av.

TIMBER AND LUMBER DEALERS.

Bell Bros ... 11th av and 21st st.
 Bossert, Louis.... Grand st and Newtown Creek,
 and 6 and 8 Union av, Brooklyn.
 Copcutt, J., & Co.... 432 Washington.
 Crane & Clark.... Foot of 30th st, North River.
 Dannat & Pell.... 24 Tompkins.
 Decker, A. T., & Co.... Foot Bethune st, North
 River.
 Graham, J. R., Jr.... 30th st and 11th av.
 Hagemeyer, George, & Son.... Foot of 10th and
 11th sts, East River.
 Herrmann, H. ... 368 Broome.
 Hodsdon, C. F.... 738 to 744 Water.
 Johnson, A. B., & Co.... Foot of 96th st, East
 River.
 New York Lumber and Wood Working Co....
 173 Broadway, New York, and Tonawanda,
 N. Y.
 Schuyler, G. L., & Co.... 1st av, bet 97th and
 98th sts and East River.
 Simonson, T. H., & Son.... Foot of 100th st, East
 River.
 Uptegrove, Wm. E., & Bro.... Foot of East 10th.
 Wilshaw & Co.... Foot of 8th st, E. R., and 228
 Lewis.

TITLE INSURANCE COMPANIES.

The Lawyers' Title Ins. Co.... 120 Broadway,
 New York, and 4 and 5 Court sq, Brooklyn.

TRUST COMPANIES.

Knickerbocker Trust Co.... 234 5th av, 18 Wall
 st and 3 Nassau st.
 Real Estate Loan and Trust Co.... 30 Nassau.

VAULT AND SIDEWALK LIGHTS.

French, J. C., & Son.... 452 Canal.
 Tice & Jacobs.... 510 Pearl.

VENETIAN ROLLING AND SLIDING
BLINDS.

Albany Venetian Blind Co., Albany, N. Y. (Wm.
 G. Orr, manager).... 150 Broadway, N. Y.
 Burlington Blind Co.... 90 Nassau.
 Clark, Bunnett & Co. (Lim.).... 162 and 164 West
 27th.
 Morstatt & Son.... 227 and 229 West 29th.
 Venetian Blind Co.... World Building.

VENTILATORS.

Merchant & Co.... New York, Chicago, Phila-
 delphia, Kansas City and London.
 Nugent, Thomas.... 214 East 80th.

WALL PLASTER.

Plasterine Co.... 295 5th av.

WATER-TIGHT CELLARS.

Comins & Evans ... 81 Fulton st, New York,
 and 41 Waverly av, Brooklyn.
 Lawrence, F. W.... 16 and 18 Exchange pl.

WHITE AND RED LEADS, OILS, PAINTS,
ETC.

Atlantic White Lead and Linseed Oil Co.... 287
 Pearl.

WINDOW SHADES.

Ridley, E., & Sons.... Grand, Allen and Or-
 chard sts.

WOOD STAINING.

Auffermann & Co.... 211 East 43d.

WOOD VENEERS.

Auffermann & Co.... 211 East 43d.
 Copcutt, J., & Co ... 432 Washington.
 Graham, J. R., Jr.... 30th st and 11th av.
 Hagemeyer & Son, G.... Foot 10th and 11th sts,
 E. R.
 Uptegrove, Wm. E., & Bro.... Foot of East
 10th.

ZINC PLATES.

Rauch, H., & Son.... 34 Av B.