

**REAL ESTATE RECORD AND BUILDERS' GUIDE.**  
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BUSINESS AND THEMES OF GENERAL INTEREST

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Wall street ought to be happy, but it is not. Rates out West are maintained, and about all the roads make a better exhibit than last years. Net earnings show a larger gain than gross earnings. Money is easy, and here we are on the verge of April without any gold shipment to speak of. Europe is certainly buying our bonds and stocks, and is taking more of our provisions and corn than ever before in our history. Notwithstanding all these favorable factors, stocks have been drooping, and it is the bears which is the aggressive party. The fact seems to be that the conservative investor is again proving himself a goose. He would not sell last year when Burlington, Atchison, Rock Island and the Grangers generally were too high. Now that the bad news has been discounted in the price of securities, he is eager to sell his investment stock. It is strange that the most long-headed and prudent men will insist in buying stocks when they are assuredly high, and in selling them when their price declines. Prices ought to be better after the April settlements.

The diplomatic appointments of President Harrison are generally excellent, and Secretary Blaine should get his share of praise for the selections, as it is incredible that his advice should be disregarded in every instance. The son of Abraham Lincoln will not make much of a mark as a speaker at the festive gatherings in London, but he will be an object of interest, and, as he is a man of discretion, will not be likely to compromise the interests of the country he represents.

A great deal has been said since Mr. Gould's letter to Mayor Grant was published, about the "loop" desired by the Manhattan Company to increase their facilities at the Battery Park terminus. It is doubtful, however, whether one person out of ten has any kind of an idea of what the Manhattan Company really asks for, and in return for which they declare the present rapid transit accommodation of the city would be considerably increased. So that our readers can form a sane judgment on the matter, and speak from the merits of the case and not from prejudice and in tune with public clamor, we print elsewhere in this issue a map to scale of the Battery Park, showing the existing elevated lines and the proposed "loop." It will be seen that the Manhattan Company ask for only twenty-four feet of the park, partly parallel to and adjoining the existing structure. The concessions they desire would not materially detract from either the present beauty or serviceableness of the park. It is in no sense the gross piece of vandalism it would appear to be from the tone of the daily press and the idea which the public has of the matter.

Even at the expense of reiterating what has been said before in these columns on this subject of rapid transit we must again point out that the city could not pursue a blinder, a more suicidal policy than its present attitude toward the elevated roads. These roads, and these alone, can give quick relief to a condition of things which has become, not only an intolerable nuisance, but is stunting the growth of the city, damaging its prosperity and driving population to surrounding towns. In saying this we are not condoning any evil done by the Manhattan Company, or holding up Jay Gould as a public-spirited citizen, or ignoring Mayor Grant's project or any of the many excellent transit schemes which have been made public in the last twenty years. We do recognize, however, that even under more fortunate circumstances that experience permits us to imagine, no road not in existence to-day can help us in our immediate difficulties. At best they are all three, four, five or more years away. As Lawson Fuller told Mayor Grant, any scheme yet to be born must go through the measles, whooping cough, scarlatina and other troubles, and about its survival and attainment to maturity there must always be doubt. The best scheme ever proposed—the Arcade Road—that for twenty years was engineered and managed with indomitable courage and remarkable skill was killed when its success seemed most certain. It is senseless to ignore facts which everyone recognizes. The obstacles that beset Bunyan's Christian on his way to Heaven were not more numerous than those which any and every new scheme will have to confront before it goes into

operation. On the other hand, here is the Manhattan Company's system constructed and in operation. It may not be an ideal system, it may be totally inadequate for the future, but it is all we have got to-day, and by slight concessions, and with the work of a few months it can be greatly improved, so that transit will be a more comfortable and more rapid matter than it is. Why not accept the half until we can have the whole?

It is to be hoped that common sense will prevail in this question. The public, of whom Mayor Grant is the representative, should give the Manhattan Company the hearing that has practically been denied to it. Mayor Grant should call back the officers of the company whom he dismissed with the assurance that his mind was so firmly made up that prolonged consideration of their views was useless. By falling back upon the excellent policy outlined in his address, wherein he invited everyone to give him ideas and suggestions for his fullest attention, and by learning what concessions to the public the Manhattan Company are willing to make in return for concessions from the city, some arrangement might be reached which would better subserve the interests of everybody than the present policy of looking to a remote future for the requirements of to-day.

Of course one reason of the unpopularity of the Manhattan Company is because Gould and Sage are its principal owners. Yet the two men had nothing to do with bringing the system into existence. To Cyrus W. Field more than to any one man does that credit belong. We have often condemned Field for his rapacity and for the league he made with Jay Gould and Russell Sage; but his service in laying the first cable as well as in building the "L" roads of this city will be remembered to his credit long after this generation has passed away.

With this hostility to the "L" system, the public naturally turn to the Mayor's plan of a commission to locate a route and organize a company to do the work. But, to begin with, this scheme would require time. The *Evening Post* thinks that Mayor Grant should not be permitted to appoint the commission until he has been a year in office; then there will be fighting in the courts, quarrelling among the promoters, and blackmailing by the lawyers and politicians. After six or eight years had elapsed what kind of a road would be built? A viaduct would be too costly. An underground structure would be out of the question, unless indeed it was an Arcade Road. The traveling public would never go through a noisome hole underground when given the choice of traveling with comfort in the open air. As the underground road would not run for less than five cents, it could get but little business of its own, and its charter would naturally fall into the hands of its rival. Keeping in view all the circumstances of the case, it is our deliberate conviction that the only rapid transit we shall have for the next quarter of a century is that furnished by the elevated roads.

One of the anomalies of our American municipal governments is the efficiency of some of the departments and the wastefulness which marks the control of others. What can be more admirable in its management than our fire department? New York gets a splendid service at a minimum of cost. Our Croton water department is equally well managed. We have a police force we are proud of. Our educational machinery might be improved upon, but there are no monetary scandals connected therewith. But our public markets have always been a scandal to New York. The petty officials employed are recruited from the lowest type of politicians; for half a century the blackmailing of the marketmen has been the rule and not the exception. The revelations brought out in the recent investigation is a pretty good specimen of the way in which public markets have been managed for at least two generations.

Matters will doubtless be better for a little while now that Senator Daly has been made Superintendent of Markets. Although a Tammany Democrat he has made an excellent record at Albany; but, of course, the difficulty has been that in reality we have had no markets. The so-called Washington Market was a collection of broken down sheds in which it was impossible to maintain order or a system. Dealers did not wish to give this market up as it did an enormous business, but its limited area and lack of proper accommodations tended to build up a swarm of little butchery and grocery shops all over the city, which fact has helped to make living very costly in New York. No city can fulfill its duty to its citizens without proper market facilities. Buildings must be provided where all kinds of meats and vegetables can be purchased at the lowest cost and with the least friction.

The time has come when New York should have a system of markets laid out to meet its future requirements. They should be edifices worthy of what will be the most populous and rich city on the globe, for we may take it for granted that some time or another that New York, Richmond, Kings, Queens and Westchester Counties

will all be united under one vast municipal system. Our market places should be superior to those of the mediæval and ancient worlds. They should contain accommodations for armories and places to hold mass meetings and monster musical gatherings. When we have markets that will be a pride to the city there will be no danger of their being mismanaged.

#### The Building Boom—Its Causes and Prospects.

The sharp revival of building activity in New York City this spring, after a period of depression extending over twelve months, has not yet received the serious consideration it calls for. The fact that there has been a revival of industry has, of course, been widely noted, and the figures and other information on the subject given from week to week in THE RECORD AND GUIDE have, as usual, been copied by the daily press. But this has left a great deal of importance unsaid which it is now time to say, for operations are sufficiently far advanced to warrant it and make any general conclusion reached tolerably safe.

Approaching the subject, two matters stand forth as of prime importance for consideration: (1) The cause of the present activity, and (2) its probable financial result. Both may be treated as one, for obviously the latter depends in great part upon the nature of the former. One step, however, is necessary at the outset, and it is to mark the difference between operations north of 59th street and south of that street; for broadly speaking there is a difference in the character of the two. Certain important factors in operation in one section are scarcely existent in the other, and only confusion results from including the two districts in the same purview. For instance, "speculation" has a force upon building north of 59th street immensely greater than it has south of 59th street, where operations depend largely upon changes in the character of localities, the growth and necessities of trade, and similar circumstances. In short, conditions appertaining to the *individual* play a part in operations north of 59th street, which south of it is played by conditions appertaining to *locality*. Consequently we shall separate the two in what follows and confine our view in this article to the section north of 59th street.

*Preceding Conditions.*—What were the conditions amid which the present "boom," as some call it, commenced? In 1886, and especially in 1887, building in this city was phenomenally active. The annual expenditure for new construction, which, since the sudden increase in 1881, had fluctuated between \$42,000,000 and \$46,000,000, rose at a bound to \$58,500,000 in 1886 and to \$66,849,000 in 1887. Beyond a doubt there was over-building in these years, and the condition of the market resulting therefrom was not removed by the return to normal activity in 1888, when \$47,000,000 was expended. The supply of buildings remained greatly in excess of the demand. The proof of this, if proof be necessary, is that on the west side alone, north of 59th street, as late as last fall, of the 1,089 buildings put upon the market from plans filed between April 1886 and April 1888, 603 remained unsold, and the number was undoubtedly increased by the completion of the work commenced later than April. Further proof of the excess of the supply over demand is found in the "difficulties," which in 1888 befell, not only so many "speculative" builders, but some of the strongest men in the trade.

The dawn of the present year promised better things which have not been realized. Even to this day the demand has not improved materially. The numerous "trades" which the official filings reveal, and the difficulty that is experienced in disposing of new dwellings and flats at satisfactory prices on either the east or west sides at auction or by private treaty are evidences of this. Scores of cases to point might be given. Only last month a dwelling was offered at the Exchange for the third time within the last few months, yet the owner had to bid it in, though it is said he is willing to sell it for \$10,000 below cost.

*The Commencement of Activity.*—In spite of these adverse conditions building operations were started in January, 1889, with an energy at least equal to that of 1887; and they have been continued without pause to the present hour. In January and February, this year, the number of plans filed for the entire city was 548 to cost \$9,517,865, against 560 to cost \$8,976,720 in the same period of 1887, and as we are dealing with the upper part of the city it is to be noted that this increase in activity was proportionally greater north of 59th street.

Where are we to seek for the cause of this? In an insufficient supply of houses? On the contrary, we have seen that, if anything, the market is overstocked. In an urgent demand? That cannot exist, when builders are "trading" houses even for suburban property, and a considerable proportion of the parcels put up at the Exchange are bid in for lack of purchasers at reasonable figures. Because of a deficient supply of *suitable* buildings? That cannot be; for the new work is of the same general character as last year's and the year's before. No; it is plain we must look elsewhere for the cause of the present activity; and in surveying the field it seems the "boom" is due principally to (1) cheap money, (2) cheaper material, (3) more efficient labor, (4) the open winter,

*The Causes of the "Boom."*—The first of these, as stated above, is the most important. Probably few persons have given to it the consideration it merits. Everyone knows that a great deal of building, especially in the northern part of the island, is done upon loaned capital. Borrowed money is the sinews of war of the speculative builder. Without it he is helpless; his activity fluctuates with the ease with which he can obtain it. Few, however, know how large a part of the building above 59th street is done upon borrowed capital. In the table below the total number of dwellings north of 59th street, for which plans were filed during February, and their cost are given, with the number dependent upon loans:

	Total No. of buildings and cost.	No. of miscellaneous buildings.	No. bldgs erected with aid of building loans.
No. bet. 59th and 125th sts, east of 5th av. ....	61	8	*25
Cost.....	\$883,125	....	\$440,000
No. bet. 59th and 125th sts, west of 8th av. ....	65	6	145
Cost.....	\$1,348,500	....	\$866,500
North of 125th st. ....	23	4	4
Cost.....	\$322,550	....	*\$87,000
No. bet. 110th and 125th sts, 5th and 8th avs..	8	1	....
Cost.....	\$167,000	....	....
Total No. ....	157	19	74
Total cost .....	\$2,721,175	....	\$1,393,500

\* All flats.

† Nine flats and thirty-six dwellings.

The column headed "Miscellaneous Buildings" refers to small one-story structures and edifices of that character which are included in the total number of buildings, but might have been omitted. As it is, it qualifies the figures. This table has been prepared with a great deal of care. Each plan filed in February has been subjected to investigation, and the result, as given, is practically accurate. If anything, the amount of work done on loans is larger than we calculate it. We see from this that about half the operations in number and amount projected during February for the section north of 59th street were based on borrowed money; and after this it requires no demonstration to show how cheap money and active building are correlated.

The vast building operations of 1886 and 1887, which overstocked the market, pretty well exhausted the financial resources of the speculative builder. He passed 1888 in trying to "hold" his position. But the twelve-month's pause in operations had a double effect; it made capitalists more willing to lend and operators readier to borrow. Supply and demand were created at the same time. Inaction is financial death to the speculative builder. The mere momentum of one transaction often forces him into another. He cannot stand still; for he is working on too steep a grade. Stimulus from any quarter increases his operations. The quieter times in 1888 not only gives him to-day a freer command over money (which, due to the smaller investments made that year in railroad construction, etc., and the natural increase of capital was obtainable on lower terms than ever), but cheapened the cost of both material and labor. Manufacturers, whose sales during 1888 had been greatly curtailed, were willing to make concessions for business; and labor, somewhat pinched by idleness for twelve months, was not only ready to work for less, but to work steadier and to put up with the "driving" of foremen, and exactions which would not be tolerated if employment was not so scarce. We learn that builders have been operating as much as 10 per cent. cheaper this year than last. Along with this state of affairs came the phenomenally open winter, creating an unusual stir which was not without its effect; for builders, like other men, are usually tempted to follow the band that goes by their door-step.

The causes of the revival of activity, then, are plain. It was not an increase in the demand for buildings, or an insufficiency in the supply. The capitalist offered cheap money, the manufacturer cheaper materials, the mechanic cheaper labor. The builder, to whom activity is a vital necessity, though recognizing clearly the true state of the market, felt as most men do, that his chance of scoring some of the successes which are always visible was as good as anyone else's, and was induced to again begin operations. The movement once started increased rapidly, until to-day the building in hand and projected is not a whit less than in the phenomenal spring of 1887.

*The Probable Outcome.*—The cry of people to-day, as of old, is, "Speak unto us smooth things; prophesy deceits." In the past, however, we have rigidly abstained from this course, which has won us too many friends to permit anything to induce us to depart from it now. Every business man must see that such activity in building as now exists in face of a well-stocked market is extremely dangerous. Its continuation means trouble and reaction. The existing demand, or the prospective demand, does not warrant any such extensive operations as are now under way. As to the great future before this city we have no doubt, but a large proportion of the men now operating north of 59th street cannot wait for the future. They cannot carry their investments very long beyond the day of completion. If there were any prospect that the rapid transit problem would be solved immediately their position would be safer; but there is no such prospect. There is nothing that we can see just at present that is likely to turn demand strongly

toward property in the northern part of the island. For that we must wait until rapid transit is assured. Money may become tight; the present work has already increased the price of materials and labor, and with the slack demand for houses and a well-stocked market we think it is time the caution signal was put out all along the line.

### The Corbin Building.

[See Illustration.]

The architect of this very noticeable and noteworthy edifice, with the common misfortune of a 20-foot front on Broadway for an elevator building of eight stories, has had the unusual compensation of a side 160 feet long. This constituted a real architectural opportunity, of which he has availed himself, to produce a building in many points highly successful, and at all points extremely interesting.

The vertical division is rather unfortunate, being into two parts of nearly equal magnitude and importance and similar in treatment. Proportion cannot exist between two members. There must be a third term. In the Corbin building, the first four stories are grouped, with a strong string course dividing them from the superstructure. The lower three are in stone of two colors, and the fourth would be a frieze to this substructure, but that the large opening of the Broadway front and the like openings on the John street side of the corner and at the east end are carried through into the fifth story, where they are closed by large arches. The wall of the long side is slightly recessed between the flanking pavilions, and the fourth story is here distinguished from the wall below by the difference in material, a tawny brick succeeding to the darker stone, by the form of the openings, which are round arched, whereas those of the second and third story are lintelled, though the same grouping is maintained, and by a string course at the summit of the stone work. The arrangement would be admirable in a four-story building, but the eighth story repeats the fourth, with differences of detail indeed, but with the same effect of a frieze to the three stories underneath, and thus strengthens the impression that the front is cut into halves, or rather that one building is imposed on another. We cannot find the disposition happy that produces this impression, and must regard it as a drawback to the complete success of the composition.

On the other hand, the sharp differences of treatment between the lateral pavilions and the central wall are admirably calculated to heighten the impressiveness of the building. A street front 20 feet wide and eight stories high is necessarily a monstrosity. But a tower 20 feet square and eight stories high attached to a long building, even of the same or nearly the same height, need not be a monstrosity at all. The slight projection of the pavilions suffices to account for their development into towers by an additional half-story and by a separate and steep roofing. They are still further distinguished by the difference in treatment. As has been explained, the first four stages of the tower, corresponding to four distinct stories in the main wall, are comprised under single openings. It is questionable whether these would not have been more effective, as the distinction between pavilion and curtain wall would certainly have been sharper, had the arches of the first story in the corner tower been omitted and their places taken by transoms, as in the pavilion at the east end. There can be no doubt, however, that the architect chose wisely in not attempting to give the effect of breadth in the towers, which he could not in any case have attained, and in bringing out and even emphasizing the height as he has done by the accentuation of the angles. For the large arches depend for their abutment on the height of wall above the impost, and this mechanical truth is apprehended even by people who are not aware of it or who do not reflect upon it, when they see a wide arch turned between unloaded or lightly loaded piers, and receive a disagreeable impression of weakness in consequence.

In one respect the treatment of the lower half of the building is reversed in the upper half. Whereas the lower half of the tower is occupied by one large opening, contrasted with separate stories in the wall, the upper half has two stories united under pairs of round arches, over each of which arches a pair of smaller arches is aligned, flanking large round arches running through the three stories and inclosing the projecting oriels of metal which constitute the sashes of the openings. There are six of these openings, and the extent of the front and the size of the openings themselves make the arcade an impressive piece of street architecture. We have said that the architect chose wisely in rather accentuating than dissembling the height of his terminal towers by bringing out their vertical lines. He has chosen as wisely and has produced an effective contrast by accentuating the lateral expanse of the wall between them. Its perpendicular lines are nowhere emphasized, and the continuous piers structurally required are interrupted by moulded string courses, directing the eye to the length of the wall above the first, third, fourth and seventh stories, and by an unbroken cornice further emphasized by a rich shell frieze and by balustrade. The wall thus seems to possess even more than the very respectable dimensions it has in fact,

The detail of the building may perhaps be fairly subjected to the general criticism—that it is too rich for the purpose of a merely commercial building. It is no more liable to this than many, indeed than most, of the current commercial architecture, while in little of that architecture is the detail so good. Moreover, there is a distinction to be drawn, which is observed in this work. Elaborate stone work means costly stone work, while terra cotta is so tractable that elaboration in it is little more costly than plainness, plainness beyond a certain point appears mere negligence, and elaboration up to a certain point merely shows the designer's knowledge of the capabilities of his material. The stone basement here is not ornate, with the exception of the rich and effective entrance on the John street front, while the second and third stories are of a severe and absolute simplicity. The effect of them, which is very good, proceeds merely from the carefully studied relation of the voids and solids, and from the skillful and expressive treatment of the masonry heightened by the slight contrast between the two tints employed in the stone. The terra cotta is much more elaborate, and equally good of its kind. All the detail in it is good, and especially noticeable is the treatment of a flat arch of which the pier is pointed at the top to form the skewbacks of the arches, an expressive bit of design heightened by the decoration. In color the building is very successful. The slight contrast just mentioned between the two sandstones becomes a much sharper contrast between the tawny brickwork and the reddish brown of the terra cotta. In spite of what we regard as a serious mistake in the composition, the Corbin building is a refined and enjoyable piece of architecture.

### Our Prophetic Department.

GOTHAMITE—The sale of ninety-eight lots west of Morningside Park, belonging to the Bloomingdale Insane Asylum, will be a notable event, and will be the beginning of a process that will greatly improve one of the most beautiful sites on the island. It seems to me that in time the costliest and most fashionable houses will be on the avenues extending west and north from Morningside Park. This seems a proper time to speak of the practice of locating charitable and reformatory institutions in fashionable quarters of the city. The fashion of occupying ground which is very costly, thus checking the multiplication of fine residences, is utterly inexcusable. Look at the Roman Catholic Asylum on 5th avenue, the institution on Riverside Drive, the Cancer Hospital, the Bloomingdale Asylum, the Chapin Home, and the swarms of charitable institutions which would be far better placed amid rural surroundings away from the city. On this Morningside Hill there is an Episcopal Home to be located which formerly had very modest quarters in the 9th Ward. It seems to me poor policy and bad taste to situate these homes for the care of genteel paupers in choice localities.

SIR ORACLE—You should bear in mind that the trustees of these institutions are generally rich men who do not take kindly to purchasing property that is undesirable in itself. Then it pays to buy choice locations before they are in demand. See what money has been made by the Columbia College property, the Sailors' Snug Harbor allotments, also this Bloomingdale Insane Asylum. The unearned increment eventually greatly enriches them. Note how wise Roman Catholics have been in purchasing property. Go to any city in the country and you will find Catholic institutions invariably located in sections which are certain to improve very greatly in value. Mark, for instance, the Catholic institutions of this city how wealthy they have become because of the natural growth of population.

GOTH.—The point I wish to make is, that these hospitals and charitable institutions would be better placed out of rather than within the city limits. Of course the emergency hospitals and those in which students are instructed in surgery and medical practice must be convenient to the medical colleges. But the homes for old people, the houses of refuge, the orphan asylums, and those for the treatment of chronic diseases, would do better if situated twenty or thirty miles away from the city.

SIR O.—What you say is worth thinking about. Invalids suffering from lung troubles or diseases of the air passages should not remain in this city or Brooklyn; but the institutions to care for them should be built in Jersey, in the dry pine regions, the air of which is healing and soothing. Tens of thousands of valuable lives might be saved if this natural sanatorium to the west of us were taken advantage of. I agree with you that the location of a cancer hospital in the fashionable quarter of the city was ill-judged and injurious to surrounding property. Cancer could be just as well treated amid country surroundings, where the eyes of the patients could rest on green fields, brown sand and the negative tints of lake and river. Then the pavilion-hospital system could be thoroughly tested. It is a mistake to build great stone or brick structures for permanent hospitals. They become infected in time, and no fumigating or cleansing will purify them. Under the pavilion system the temporary wooden structures, after being used for a time, are destroyed.

GOTH.—The area of our island is so limited that I doubt the

wisdom of taking up large sections of it for reformatory schools, homes and asylums. By the way, I noticed in the report to the Legislature that the Roman Catholics receive twice as much out of the city treasury for their charitable institutions than do the Protestants. Is not this an anomalous state of things?

SIR O.—Yes; I believe that the Catholics get nearly a million per annum and the Protestants about \$500,000. But there is reason for this favor shown to the one Church over many sects. The former is magnificently organized, while the efforts of the latter are dispersed and therefore ineffective. The State and city payments are made on the number of persons actually cared for or benefited by the charity seeking city or State aid. Now, as the Catholic is the Church of the poor it can make the best showing of needy people. Still, it is a pity that some way is not devised by which the public funds could not be used by any Church or sect—Catholic or Protestant. The exemption of Church property is, I think, wrong in itself. All real property should be treated alike in the matter of taxation.

GOTH.—To digress a little from the main subject: What is to be said of the medical profession of the United States as compared with other countries?

SIR O.—I judge that our leading physicians and specialists hold their own compared with those of Great Britain and the Continent. But I am quite clear that the average American doctor or surgeon ranks far below those of Europe. In the Old World the student, to begin with, has to have a good general education, and is generally a graduate of a college. After passing through the curriculum of medical studies he is forced to go before a commission of government experts, who insist upon a high grade of efficiency before giving a diploma to practice. A certificate under those circumstances means something. How different in this country! Any illiterate fellow can become a student in nine out of ten of our medical colleges. At the end of two or three years he is entitled to a diploma, on the payment of a fee, from the college from which he matriculated. This is the fatal weakness of our medical education. Taking the country through the majority of colleges are catch-penny affairs, and their diplomas are given for a fee and not because the owner of it is competent to practice in the medical profession. Hence the swarm of incompetent young fellows sent out yearly with a license to poison and butcher their fellow-men. There are more mortifying failures in medicine than in the ministerial or legal professions. You see a knowledge of anatomy and drugs is not generally useful. Many of the would-be doctors become drug clerks or drift into business. A well-known physician tells me there are probably more suicides among young doctors than in any other profession. Moneyless and friendless in a business in which they are unsuited they are tempted to take themselves out of the world, which they can do under circumstances that tend to a concealment of their crime.

The American newspaper press has been eulogizing the late John Bright in a way his real merits did not warrant. Bright was a Quaker manufacturer who came into prominence in England as an advocate of the repeal of the corn laws. He had some rare gifts as a speaker. His language was idiomatic, and his thought full of fire and passion. His efforts in behalf of free bread have been overpraised; for all he seemed to care for was to reduce the price of the food of the laborer so that he could accept less wages. The play of free competition produced the most revolting results in Great Britain, as is shown by the parliamentary investigation which tells the story of factory life in that country. The world listened with wonder to the stories told of long hours, starvation wages, the forcing of whole families—men, women and children—into factories where their united labor was only barely sufficient to sustain their miserable lives.

The state of things grew so bad that a movement was started in behalf of the working classes to protect them from their cruel taskmasters. John Bright made himself conspicuous by his vigorous opposition to every measure of relief to the working classes. He voted against any reduction in the hours of labor, or any stoppage of the practice of mothers and children being forced into the factories. The Earl of Shaftesbury, who was the leader in this beneficent legislation, was abused roundly by John Bright at one time in so scandalous a manner that he was later forced to make a public and humiliating apology. It is curious to note that the disasters Bright predicted from the shortening and limiting of the hours of labor were never realized, for the market for English goods kept steadily enlarging as the working people were being better treated. Still, John Bright was popular in this country, as he took our side during the civil war. He was bitterly opposed to Irish Home Rule, and went out of his way to insult his old friend, Wm. E. Gladstone, the most magnanimous of men, for the latter's advocacy of the Irish cause. Mr. John Bright possessed a noble style of oratory, but he often put it to the most ignoble uses.

## Men and Things.

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The proposition to place a portrait of the late Edward H. Ludlow in the board room of the Real Estate Exchange deserves the support of every member of that body. Mr. Ludlow was one of the first organizers of the institution which has now attained to such importance. He was its first president, and for that reason alone, if for no other, his portrait should appear upon its walls. But it was the excellent judgment, the executive ability and the kindly courtesy of the man, more than the position he held, that makes those who knew him wish that his portrait should be placed within the precincts of an institution whose welfare he had so much at heart, and to whose success, when it was most needed, he contributed so large a share.

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Mayor Grant impresses one as a man who knows his business. He has a bright, good-natured, intelligent face, and a brusque, decided manner. In his committee meetings he has an admirable fashion of bringing men to the point. All hearings and informal discussions have a tendency to run off on side issues, and a man who appreciates the bearing of the question and knows the value of time is invaluable under the circumstances. This Mayor Grant does, and does effectively. Though, perhaps, as you see him lolling back in the chair, with his hands in his pockets, and a lazy, almost bored expression on his countenance, you would hardly expect decision.

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The residents and property-owners of the 23d and 24th Wards do not like to hear their part of the city called "the annexed district." They prefer the appellation of "North New York." Their contention is that they are part and parcel of New York City, and do not want to be dubbed as though they were a small boat tied to a large vessel. "As a matter of fact," they say, "our two wards are about as large in area as the other twenty-two, and we are destined to be as populous as any of the upper wards of Manhattan Island."

\* \* \*

A well-known citizen the other day pointed out the curious fact that there are certain blocks of private residences in different parts of the city which have been vacated for residence purposes, owing to there being hotels opposite. As an example of this he pointed to the block front on the west side of 5th avenue, between 46th and 47th streets, opposite the Windsor Hotel. The houses there have nearly all been, or are to be, turned into business buildings, while the block fronts north and south of them maintain their private character. When asked for the solution of this problem, our citizen put it down to the lack of privacy enjoyed by people who live opposite hotels. Guests peer through the windows, watch the passers-by, and become too much interested in the doings of the people who live in the private houses opposite. The latter find this offensive; hence their removal to more retiring quarters, and the conversion of their homes into business buildings.

\* \* \*

There are 2,247 houses at present in course of construction in New York City, according to a report drawn up by an official of one of the city departments a few days ago.

\* \* \*

The prospect of having two great music halls, one in Madison Square Garden and the other in 57th street, has again brought to the fore the name of Theodore Thomas. The newspapers complain that he has been trying to popularize classical music for thirty years, but that he has been unsuccessful. The implication in all these articles is that the New York musical public is ungrateful, unappreciative, and does not know what is best in the way of musical entertainments; but is it not barely possible that some of the trouble is in Mr. Thomas himself? He is an admirable technical musician, and to him belongs the credit of being the first to popularize Wagner's music among Americans. But he lacks fire, enthusiasm, inspiration. Those who recall Johann Strauss, who was here during the Centennial year, or even Julien, will remember the wonderful effects produced under their leadership over crowded audiences. Yet Julien was a good deal of a humbug, and Strauss was handicapped by his inability to think out a musical theme without running in a waltz measure.

## The Recent Astor Purchase.

Very little attention seems to have been paid to the large purchase of vacant property by Mr. John Jacob Astor at West Farms, the announcement of which first appeared in THE RECORD AND GUIDE on the 9th inst. The property comprises 207 acres, for which Mr. Astor paid \$500,000. A single sale down town involving such an amount would have received considerable attention, but the expenditure of such a large sum in suburban realty is all the more remarkable.

The property, although outside of the city limits, is four miles nearer to the Grand Central Depot than the extreme northern boundary of the city. It has a water frontage of 1,750 feet on the Bronx River, and is situated opposite Bronx Park, which for natural beauty of scenery is unsurpassed by any of the new parks. It has a large frontage on the east on Westchester Turnpike, which leads to the new race track of the New York Jockey Club, about a mile and a-half to the north. The land is generally level and smooth, and can easily be made available for improvement for villa sites and residences. The time to Harlem River by the New Haven Railroad, Harlem River branch, is eleven minutes and the distance to the City Hall but eleven miles. The land was formerly held at \$4,000 per acre, and recently negotiations were in progress for a sale at a similar sum. The price paid by Mr. Astor was about \$2,415 per acre.

The Astors are very prudent investors. They made another large purchase some seven or eight years ago on Sherman's Creek of 150 acres, for which they paid \$450,000, or \$3,000 an acre. Within a few years the Vanderbilts came along and paid them \$500,000 for a strip of this property for railroad purposes, comprising only 20 acres, which is equal to \$25,000 an acre.

The Manhattan Road's Plea.

TALKS WITH PROMINENT CITIZENS.

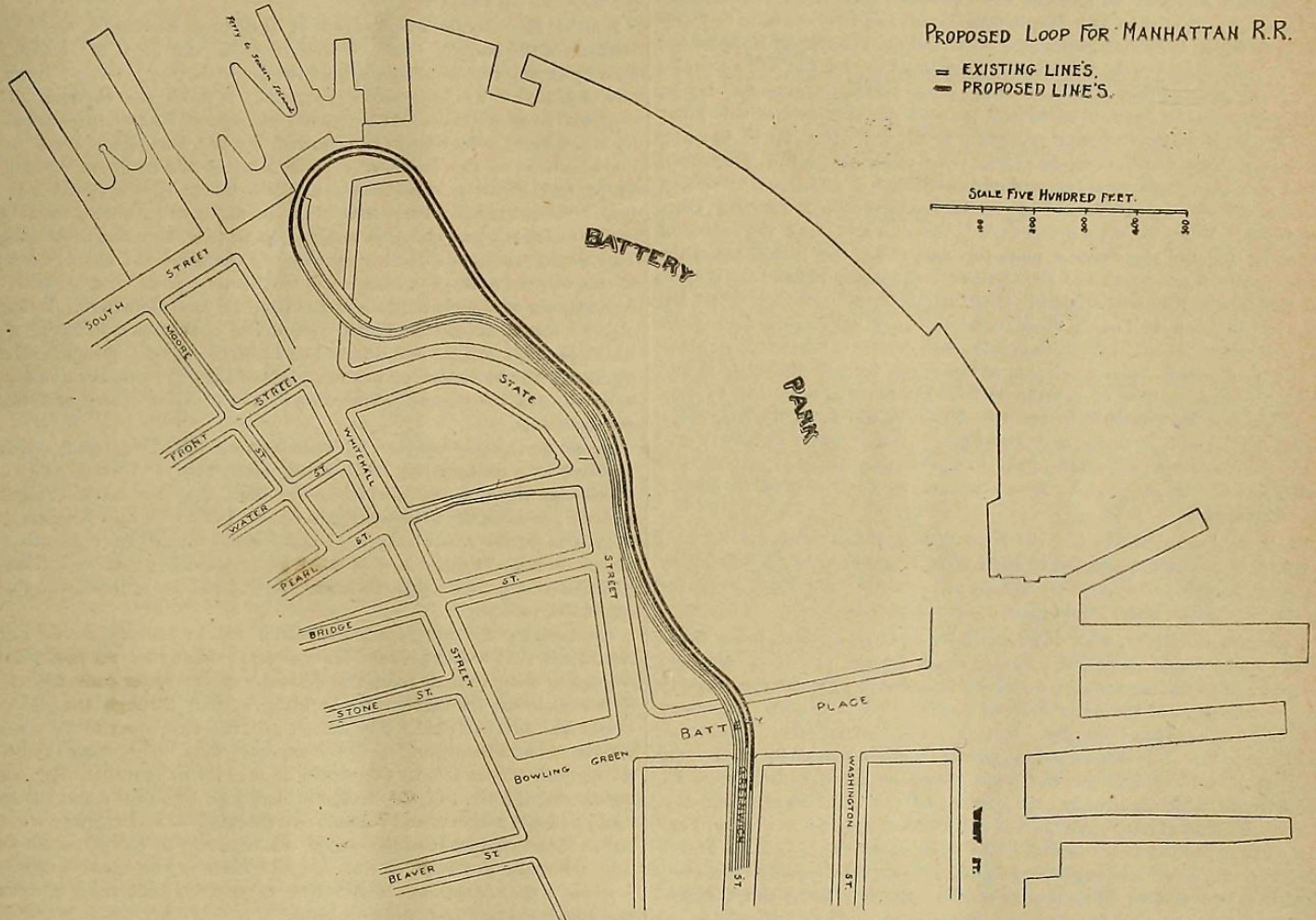
Mr. Jay Gould's letter to Mayor Grant, and the Mayor's interview with the officers and counsel of the Manhattan Road, have roused public interest to such a pitch that THE RECORD AND GUIDE felt it would be of interest to know what some of our prominent citizens had to say about the advisability of granting the concessions requested by the President of the Manhattan Road. In the interesting interview which the officers of that company had with Mayor Grant, the latter laid great stress upon the popular feeling against a further encroachment upon any of the public parks by the elevated roads, and particularly opposed the Battery Park "loop" asked for by the company to increase its facilities at the southern terminus of their four lines. Some of the daily papers have represented that this loop was to completely encircle Battery Park, and so ruin that breathing space. As none of these papers have shown exactly what is asked for, THE RECORD AND GUIDE publishes, in conjunction with this article, a diagram showing the strip of land which the company needs so as to increase its terminal facilities, from which it appears that the park is encroached upon in the southern corner only, and not around the entire distance. The "loop" begins at the thick line on our map. It is 24 feet

"Do you think an elevated road on Broadway should be permitted?" asked the reporter.

"On general principles—other elevated roads having, as a whole, benefited property—I think it would benefit real estate on Broadway; but Broadway property-owners are themselves the best judges of that. We were at first opposed to their running past our place of business; but we soon became accustomed to them, and after two years, when asked for an opinion as to whether they had been a benefit or a detriment to us, unhesitatingly declared they had been a benefit."

"What would you think of a plan to skirt our river fronts with elevated railroads for freight and passenger traffic, the freight stations to be separate from the passenger stations, and the goods to be delivered to and from the stations by means of freight elevators?" asked the reporter.

"I have no doubt," said Mr. Thurber, "that engineering talent, backed with sufficient capital, could devise a system of delivering freight almost at our very doors, and this would be of great benefit to New York; but, judging by what would seem to be practicable now, and not looking too far into the future, I incline to the belief that we will have to depend for our rapid transit upon the present system of elevated roads. A plan for a viaduct, or to run through the blocks, would undoubtedly give faster service; but whether it could be made to pay, or whether we would not



wide, and encircles a space about 300 feet wide at its extreme width, converging to, and running parallel with, the present track for the remainder of the distance.

The talks with prominent men will be read with interest. Each had something different to say. Mr. F. B. Thurber approves, Mr. E. S. Jaffray disapproves, while Mr. John Claffin gives a qualified approval, of the proposals made by Mr. Gould. Officers of banks, presidents of exchanges, and other gentlemen prominent in the community were seen. A few people in less favored circumstances were also interviewed, and their opinions, too, may be read with interest.

F. B. Thurber said: "I don't think that I have ever been accused of being a special friend of Mr. Jay Gould. I have been opposed to him in railroad matters as much as any one. But it seems to me that the privileges asked for by him are reasonable ones, and likely to result in as much benefit to the people as to Mr. Gould and his associates. At the same time all public franchises should be carefully guarded and a reasonable return made to the people for granting them, and if there are provisions regarding improved service or otherwise that ought to be reserved to protect the public interests, I would be in favor thereof. But to say that the elevated roads should not be perfected and extended simply because Mr. Gould is the chief owner in them is, it seems to me, unwise and looks something like 'biting off your nose to spite your face.'"

"Do you regard the elevated road system as in any way permanent?" asked the reporter. "Do you think that New York requires a comprehensive plan which shall solve the rapid transit problem for a generation or two, and would the granting of further facilities to the Manhattan Road result in delaying this comprehensive and more lasting measure?"

"Well, there is that side to it," said Mr. Thurber, "and it ought, no doubt, to be considered. I have not given much thought to that view. I think that the elevated roads are performing a useful purpose and are efficient for our present needs, and so far as the weight of evidence is concerned it seems to me to be in favor of allowing them to perfect their system, with such restrictions as a proper study of the subject would suggest."

have to wait too long before the property was acquired and the road built, are problems which I prefer to leave to others to solve."

E. A. Cruikshank, President of the Real Estate Exchange, said: "I do not favor the granting of the proposed loop in Battery Park to the Manhattan Road. It would not, I think, give us increased facilities. The trains now run so close to each other during the busy hours that I don't see how they could be increased. This can be seen on standing for a little while on any of the Third or Sixth Avenue stations. To run them more closely would be unsafe. No temporary expedients, even if possible, should be considered. Any plan contemplated should grapple with a more permanent solution of the rapid transit problem."

John Claffin, head of the dry-goods firm of H. B. Claffin & Co., said: "I am inclined to give every plan for increasing rapid transit facilities a fair hearing, and I am in favor of anything that will improve the accommodations on the elevated roads. I do not see that Mr. Gould's propositions, if granted, would do any particular harm to the public. I presume that the privileges asked for by him will increase his facilities for accommodating the public, but I also think that Mr. Gould very much overstates the extent to which they will be increased by what he asks for. I am very much opposed to the encroachment by railroads upon any of our parks, and I would require to make a personal inspection of the spot to be able to form an opinion. In view of the slightly increased accommodation which the Manhattan Road would give us temporarily, would it be worth while to give up the strip of land asked for? I do not think we will really have a good and permanent system of rapid transit until we get an arcade road under Broadway. I greatly regret the recent decision of the Court of Appeals which killed the Arcade Railway plan. But as a great public measure I think it should still be built, and it could be under a commission such as is laid out in Mayor Grant's bill. Some more permanent solution of the rapid transit question is necessary, for we cannot look for more from the elevated roads, which have now almost reached their utmost capacity."

The president of a prominent down-town bank, who declined to have his name used, said: "Any temporary facilities given to the Manhattan Road

will only arrest a more permanent system of rapid transit for New York City."

E. S. Jaffray, head of the well-known dry-goods firm, said: "I am not in favor of giving the elevated roads anything. They have stolen almost everything, and it is no wonder to me that they are now trying to steal more. The trains run too close together as it is, and I don't think any better terminal facilities will alter that."

"Have you thought of any plan which would be likely to solve the rapid transit problem for the next thirty or forty years?" asked the reporter, mildly.

"No," was the reply. "I don't care much about that, as I won't be here forty years hence." And with a smile Mr. Jaffray courteously took leave of the scribe.

H. H. Cammann, ex-president of the Real Estate Exchange, said: "I am very strongly opposed to the Manhattan Road being allowed to obtain the strip of land in Battery Park to increase their terminal facilities. If they want room for such termini they ought to purchase property on Greenwich street and State street, or on Whitehall and South streets, or elsewhere. They should not be allowed to further encroach on the public parks. They have watered their stock sufficiently to be able to pay for what they want. No railroad company in any city ever obtained such valuable franchises as have been granted to the Manhattan Road, and they ought to buy any property which they may require for their terminal facilities. Suppose the strip of land is given to them in Battery Park that they ask for, and let us also take it for granted that it will ease the crush during commission hours, how many months will it be in the natural development of this great metropolis before the increased passenger traffic will catch up to the new accommodations and the rush be worse than ever. Will the Manhattan Road then once more come forward and petition for additional facilities, and will the city again be asked to give this stock-watered company more privileges? What we want is more roads through and near the centre of the city. I would also favor a plan for encircling the island along the water fronts of the North and East Rivers, such as was proposed by Walton W. Evans, a well-known engineer, about a quarter of a century ago. His plan was to run a road along those fronts to carry passengers during the day and freight at night, with switch tracks running to the buildings along the line. A comprehensive solution of the rapid transit difficulty should include a consideration of freight traffic. I have had occasion to have parcels of goods forwarded to me for domestic use from Minneapolis, a distance of some 1,500 miles, and it cost me 1½ cent a pound to New York; while the city cartage from the depot to my house, a distance of only five miles, cost ¾ cent per pound. Every one of us is interested in having this remedied."

W. P. St. John, President of the Mercantile National Bank, said: "I am opposed, on general principles, to any railroads going through our parks. I am not prepared to express an opinion as to whether the loop asked for by the Manhattan Road would meet the emergency."

A prominent citizen, who declined to have his name used, when asked what plan he would suggest to solve the rapid transit problem, said: "I would have an underground road under Broadway. I think the property owners who opposed the Arcade Road made a great mistake. Broadway is the central avenue of the city. It is a wide thoroughfare, amply able to accommodate four tracks underground. I am opposed to an elevated road on Broadway, because the posts would interfere greatly with the street traffic, which is already overcrowded at the busy parts of the day. If an underground road were built it could run through the Central Park to the upper portion of the island. The great popular objection is to railroads running on or over any park grounds, because they create an unsightly structure and destroys the beauty of the scenery. But when the road goes underground you don't see anything of it. On the other hand, an underground road does not hurt the appearance of our avenues or streets as the elevated road does. I think the plan to run through the blocks would destroy too much property, and there would be a universal cry against it. I would run an elevated road through West street and South street, along the rivers, near the bulkhead line. This would not interfere with the light and easement of property. I would build such a road for freight as well as passenger traffic. I would also have freight trains on the Manhattan Road during the night and during parts of the day."

R. A. Granniss, first vice-president of the Mutual Life Insurance Company, speaking as a private individual, said: "I think the elevated roads have reached their utmost capacity. I am not prepared to say whether Mr. Gould's proposals would increase their efficiency. I have thought for some time that the Arcade Road under Broadway was about the best plan to meet the future needs of New York. The second plan that suggested itself to me would be to run through the blocks, but I think that would be too expensive, owing to the cost of the right of way. A stone viaduct road would be more expensive still. So that, taken altogether, the Arcade Road seems to me the most reasonable and the least costly."

A. E. Orr, President of the Produce Exchange, said: "I think Mr. Gould's ideas are exceedingly valuable to the people of this city. Individually, as a citizen, I would willingly grant the Manhattan Road any extra facilities which they may think necessary to the development of their lines for the better convenience of the public. The officers of that road were courageous enough to build and extend their system to accommodate the upper parts of the city where it did not pay them to run, and they should be the first to be given an opportunity to see what they can do for the people. This could be accomplished under the supervision of the powers who have the protection of the people's interests in charge. The elevated road system has been of immense benefit to New York, and it is very unreasonable to oppose granting to the only road that is now able to do anything for the people any facilities which competent engineers, whether city or otherwise, may deem necessary. I think the present system of elevated roads can be made to meet the requirements of the next five or ten years. As to a future plan I don't favor an underground plan, nor do I think a road through the blocks will do. Such a road would have to

charge too high a fare to obtain remuneration on the immense cost of buying the right of way and constructing the railway of solid masonry."

Richard V. Harnett said: "I would not be in favor of granting any land in Battery Park to the Manhattan Road. If they require further terminal facilities I think they should acquire them elsewhere by purchase. I think, however, that we should not be unjust to the company, but treat them in a fair manner. I believe the general management of the road is as good as it could be, with one exception. I think that instead of running five-car trains they should run them with three cars and increase the number of their trains. This, in the opinion of railroad experts to whom I have spoken, would obviate the crush which now occurs during the busy hours of the morning and evening. Although we now have five-car trains we seem to have a greater crush during those hours than we formerly had. The reason for adopting long instead of short trains is obviously for economy's sake, for to run three-car trains, and run them more frequently, means more engineers and firemen as well as more engines, and this would increase the cost of operating the road. Besides, we would have quicker transit with three-car than with five-car trains. It is easier to stop and start the former, and they can be run at a quicker speed. If the company will increase their rolling stock and develop their resources to their utmost capacity I think that they can meet the city's requirements for the next ten years."

Donald MacKay, an ex-president of the Stock Exchange, and a senior member of the banking firm of Vermilye & Co., said: "If the public will gain by giving the Manhattan Road the facilities they ask for I don't see any objection to the concessions required. I think the capacity of the elevated road system would be greatly augmented by the loop asked for by Mr. Gould, or by any loop acquired by the Manhattan Road in the neighborhood of the Battery. The termini at the northern ends of the Third and Ninth avenue lines should also be changed to conform to this loop. What I mean is this—that there should be a continuous circle of the roads, instead of there being a terminus at the northern and southern ends. This would practically do away with every terminus and enable the trains to run without a break, without stopping at any point and without any backing out or shuttle business at the Battery and elsewhere. With this object I would extend the Third avenue line at the Harlem River northwards to 155th street, and there build a circle so that passengers could connect with the eastern or western parts of the city, whether going north or south, and they could connect with Sixth, Ninth, Third and Second avenue lines.

An old newspaper reporter, who has been employed on a daily paper for a quarter of a century past, said, in his blunt way: "I wouldn't give the Manhattan Road a cent's worth more than they now have. They have already got more than they ought to have. I don't see how they are going to give us better rapid transit. I don't think we will have it until we go underground. The city is so situated, geographically, that we will have to go under the surface sooner or later. Now, I am one of those who think it ought to be sooner."

The manager of a down-town institution, who knows all about the London roads, said: "I would give the Manhattan Company all the facilities they require to develop their road and give the public better convenience, but in the meantime I would go on building a road through the blocks. I would make such a road a two-storied one, the first story to be used for way trains and the second story for express trains. This road should run through the blocks as near the centre of the city as possible. The cost of purchasing the right of way would probably be \$30,000,000, but the arches could be built as stores and rented, so returning a small interest on the cost. If the viaduct road in London can be made to pay, after the heavy cost of buying the right of way, it could certainly be made to pay here. My idea is that people would rather be in the daylight than in a tunnel, and this is the solution of the problem."

The reporter "pumped" his tonsorial artist while undergoing his daily facial torture. The artist is an ex-shaver of ex-President Cleveland and ex-Secretary Whitney, and is one of the most intelligent of his class. He said: "I read every word of Jay Gould's letter to the Mayor, and I think he's quite right. The city ought to give him the loop in the Battery, if his company will pay for it. I have often stood at Battery place, and I have had to stand there five and six minutes for a train, because it had to wait till some other train backed out. If they had this loop, Jay Gould says people would not have to wait on the platforms, and that there wouldn't be the delay that now takes place. Well, I believe him, because I have seen it with my own eyes. I'd let him run a third track on every one of the lines if he'd give us better rapid transit. I don't believe in running down the elevated roads because Jay Gould mostly owns them."

An Englishman, who is employed in a down-town office, said: "Why don't you make Gould pay for the right of way if he wants anything? The people who built the viaduct road in London had to pay nearly \$15,000,000 for the right of way for a loop through property between Charing Cross and Cannon street, not to speak of other property along their route."

#### Legislation Affecting New York City.

ALBANY, March 29, 1889.

The only bill of importance introduced into the Legislature this week affecting real estate in New York City is No. 565, introduced by Senator Grady. It amends sub-divisions 3, 5 and 6 of section 24 of chapter 342 of 1885—the Mechanic's Lien law of that date. It provides that in case the deposit of money is made with the county clerk the same shall be repaid by the clerk to the party making such deposit upon the lien being discharged by the claimants who have filed a notice of lien or liens, or upon a bond as provided in section 6; also that by order of the court for neglect of claimant to prosecute the same the owner of property affected by notice of lien filed under the act may serve notice in writing upon the claimant requiring said claimant to commence action within not less than thirty days, or show cause why the notice of lien should not be vacated and cancelled of record, and if no action is taken to enforce the claim the

court may cancel the claim or bond, if any has been given, and discharge the sureties; also that an owner or owners, etc., of premises against whom a lien is filed executing with two or more sureties who shall be freeholders a bond to clerk of county where premises are situated may, upon approval of said bond by the court, obtain a discharge of such lien or confirmation thereof, if already discharged and receive the money deposited, according to sub-divisions 1 and 2 of section 24.

The following bills have been reported in the Assembly:

The bill to establish a bureau of street permits in New York City.  
The bill to lay out 116th street.

The Crosby bill concerning the expenditure of the Department of Docks.  
Governor Hill has signed the bill for the completion of the addition to the American Museum of Natural History in Central Park, and the bill for constructing drains and sewers in the 26th Ward, Brooklyn.

**The History of the Measures for Block Indexing.**

On March 14th the New York *Tribune* contained an article, purporting to come from Albany, making a severe attack on the bills before the Legislature in reference to the indexing of instruments affecting New York real estate, according to the block system. This was followed on Friday by an editorial, which, assuming the confused information published the day before to be true, abused Register James J. Slevin roundly in consequence. On Saturday still another article appeared, practically taking back what had been said on the previous day, and giving to a limited extent some correct information on the true nature of the bills before the Legislature and their relation one to another. The whole subject, however, is extremely complicated, and much remains to be said.

The original bill introduced into the Legislature (No. 180) provided for the repeal of the bill of 1887, and the re-enactment of all its essential features, including sections both for reindexing and future indexing according to the block system, with the exception that it left out the objectionable clause making it necessary for the city to get an index-book for every block. It was drawn by Mr. Dwight H. Olmstead, with the assistance of other lawyers. The city authorities, however—particularly Register Slevin—objected to the provision in the bill for reindexing; and as the opposition to the measure was liable to concentrate upon that point, the bill was cut in two and two acts were substituted in its place, one providing for future indexing and one for reindexing. Both of these two bills were referred to the Judiciary Committee, the former having been modified somewhat in order again to suit the wishes of the Register. That official, it seems, wished to keep for himself the preparing of the books, which, by the bill, was put into the hands of a commission, and to have the limit removed from the possible expense of the undertaking. As the bill stated that the Board of Taxes should prepare the necessary maps, and as the cost of the necessary 240 books could not possibly be more than \$30,000 or \$40,000, these alterations were agreed to. The work to be performed was so entirely clerical that a commission was not deemed at all essential.

When these bills came up before the Judiciary Committee four representative New Yorkers appeared at the hearing. They were D. H. Olmstead, J. J. Martin, on behalf of the Register; Edwin W. Coggeshall, representing the Lawyer's Title Co., and P. E. Rochfort, for the Title Guarantee Co. Nobody objected to the bill for future indexing, and the committee agreed to report it favorably. Objections, however, were raised to the other bill by members of the committee, so no action was taken, and the measure still remains unreported. It must be admitted that it contains objectionable features. The commission it provides for contains only three men—Mayor Grant, County Clerk Flack and Register Slevin—and there is no limit put upon their expenditure.

According to Assemblyman Hamilton, the bill for future indexing is about as good as through. It has already been ordered to a third reading and may be passed any day. As Governor Hill signed the bill of 1887 there is no reason to suppose that he will refuse to sign this. Indeed, there seems to be no alternative between the passage of this bill and the permitting the bill of 1887, with its entirely unnecessary expenditures, to go into operation in July. The pity is that this present bill will not take effect until July, 1890.

**Real Estate Exchange Matters.**

**COMMITTEE ON LEGISLATION.**

The usual weekly meeting of this committee took place on Tuesday, Wm. Reynolds Brown in the chair. There was a good attendance.

The Committee on City Improvements reported favorably on Senate bill No. 324, which bonds steam-heating companies and others who open streets to secure the surface being relaid, after the completion of the work, in as good condition as they were before the work was commenced. The committee also reported favorably on Assembly bill No. 687, which bonds contractors who do blasting, so as to secure prompt damages on such bond to citizens injured in person or property, owing to the careless use of explosives. The bill, if passed, will make contractors more careful in blasting. The committee also reported favorably on Assembly bill No. 636, which creates a commission to inquire into the expediency of enlarging the boundaries of New York City. The committee was not prepared to favor such an enlargement of boundaries, but felt that an inquiry would bring out much information which would be of interest to the public. On a vote on the reports, the first two were adopted and the last was ordered to be laid on the table.

Mr. Crimmins proposed a resolution, which gave a qualified and general support of the Mayor's rapid transit bill. The resolution also empowered the Chairman to allow non-members of the committee to present their views next week. It is understood that Corporation Counsel Beekman will be present at next Tuesday's meeting to explain the provisions of the Mayor's bill. An amendment was offered by Thos. F. Murtha to strike out from the resolution all reference to an approval of the bill, which was lost by a vote of 5 to 12. Mr. Crimmins' resolution was then carried without a dissentient vote. The meeting then adjourned.

At a recent meeting of the Committee on Legislation a communication was read from Mr. Cyrille Carreau, in which he suggested that the committee should consider the subject of effecting certain desirable reforms in the collection of taxes which would reduce the staff of assistants, diminish the amount of bookkeeping now required, and save trouble and inconvenience to taxpayers. He also suggests that the city should allow taxpayers to pay their taxes earlier than is now customary, offering as an inducement a reduction similar to the present rebate. This would enable the city to avoid going into the market to borrow all the time, at a large annual cost. He says these reforms would save the city \$1,000,000 to \$2,000,000 per annum. The letter was referred to the Committee on Taxation and Assessment, to be reported upon.

**Wants and Offers at the Exchange.**

(For the week ending Thursday, March 28th.)

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

NO.	WANTED.	PRICE
8	On 9th, 10th or 11th street, near 5th avenue. Private dwelling.....	
184	Between Park and 6th avenues, 14th and 59th streets. Private dwelling, 20 to 25 feet front by 60 or more in depth by 100. Four-story, high stoop, not in business street. Possession May 1. Price not exceeding.....	\$40,000
184	Between Park and 6th avenues, 23d and 59th streets. Extra-wide private dwelling, x60 to 70x100. Corner preferred. Fine order. Price not exceeding.....	175,000
184	Between Canal and Chambers streets, Bowery and West street. Plot 35x80 or 30x100, with or without old buildings, for factory purposes. Price not exceeding.....	45,000
1019	Between 14th and Houston streets, Bowery and Avenue D. Tenement property. Price (or less).....	35,000
1085	Between 30th and 38th streets, Madison and 6th avenues. Two adjoining residences, four stories each. Will pay for both (wanted immediately) \$5,000 rent.....	
OFFERED.		
82	West 49th street, No. 225. Three-story, high stoop, brown stone house, 21.6x50x100. Terms easy.....	21,000
103	137th street, south side, between Lenox and 7th avenues. Lot, 25x100, with frame cottage.....	10,000
184	West 128th street, 125 feet east of 8th avenue. Six five-story flat houses, stone front, covering 125 feet front. Fine order. Asked.....	120,000
184	5th avenue, near 48th street. Four-story, high stoop, brown stone dwelling, full size. Immediate possession, if desired. Asked.....	95,000
184	Near Madison square and Broadway. Plot 80x98.9 with buildings suitable for club, institution, factory, theatre or hotel. Asked.....	115,000
184	\$41,000 trust funds, in one sum, at 4½ per cent. Also other sums in large or small amounts at 4, 4½ and 5 per cent. Light expenses.....	
184	On East 43d street, near Lexington avenue. High stoop, brown stone house, 16.8x60x100, rented until May 1, 1890, at the rate of \$1,100 per annum. Mortgage \$8,000 at 5 per cent.....	13,750
184	East 53d street, near Lexington avenue. Three-story and basement brown stone dwelling, 16.8x50x100.8.....	13,000
2002	To exchange. Brooklyn improved property for New York flat. Free and clear.....	30,000

**New Members.**

H. E. Distelhurst, Samuel Raphael, Chas. Buerman and Edward P. Robinson have been proposed for membership in the Real Estate Exchange.

**Notes and Items.**

The Board of Aldermen passed a resolution recently authorizing the Commissioner of Public Works to have two new elevators placed in the new Court House at an expense not to exceed \$6,000, the work to be done without public competition. Mayor Hewitt, last year, vetoed a similar resolution, and Mayor Grant's action will be widely watched—at least by the builders of elevators.

The New York and New Jersey Permanent Building and Loan Association has just been incorporated by Augustus Hayward, Henry M. Lester, L. Spaulding and six others. The shares are \$250 each, no capital being named in the papers filed.

A deputation from the San Francisco Real Estate Exchange, consisting of Mr. Wendell Easton and Mr. M. H. de Young, of the San Francisco *Chronicle*, and another deputation from the Boston Real Estate Exchange, headed by Mr. Frederick H. Viaux, visited the New York Real Estate Exchange yesterday. They were shown over the building and made a host of inquiries as to the working of the institution, with the intention of applying the experience gained to their own organizations.

**Bound Volumes of the Record and Guide.**

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

The advance in values north of the Harlem since the Suburban Rapid Transit Road was built is instanced in the case of the Dickerson property. It comprises the block bounded by 3d avenue, Prospect place, 177th and 178th streets, in the 24th Ward. There are 3.9-10 acres, and they sold in September, 1886, for \$26,000. The owner has recently been offered \$60,000 for the property, which he has refused. This is an advance of \$34,000 in about two and a-half years.

Real Estate Department.

The auction market has been exceedingly active this week, and the sales on 'Change for the next week or two, especially in vacant property, will be quite large. The results of sales during the current week have not been altogether satisfactory, many parcels having been "bid in," as will be seen from our report below. There does not seem to have been as much done in the brokers' offices as during the previous few weeks, although a few transactions of importance are reported. Private houses are said by brokers to be slow of sale. The figures of conveyances and projected buildings for the week show an increase over those for the corresponding period last year.

There was a fair business transacted at the Exchange on Monday and the attendance was good, the Van Brunt and Brosi estate sales attracting the most attention. The former embraced parcels on Franklin and East 10th streets, for which a total of \$37,350 was realized; and the latter embraced more than twenty-one city lots, with hotel on Jerome and Woodlawn avenues in the 24th Ward. There was considerable competition for the hotel and grounds, and the bidding, which started at \$10,000, was advanced by bids of \$50 until \$15,000 was reached and the property sold to Dederick Heuer.

The volume of business transacted at the Salesroom on Tuesday was simply enormous. Sales were held by thirteen auctioneers and the majority of them had many parcels to dispose of. The attendance was very large, particularly at the stands where the Wittschen and Ayres estate sales were held. A total of \$175,800 was realized for eight parcels belonging to the former, and \$95,700 for seven parcels comprising the latter estate. Alexander Bros. secured No. 11 West 4th street, northeast corner of Mercer street, at \$37,000, and W. J. T. Barnes bid \$66,000 for the northeast corner of Irving place and 18th street, size 27x106.8; both of the parcels mentioned were embraced in the Wittschen catalogues of sale. Among other important sales were: No. 156 Washington street, northwest corner of Liberty street, which R. B. Guion secured at \$51,000; No. 108 East 14th street, for which L. J. Phillips bid \$42,500 for a client; No. 292 5th avenue, near 31st street, was bid in by E. R. Ladew at \$120,000; No. 193 Mercer street, 24.10x100, was secured by L. Tanenbaum for a client at \$27,500; an adjoining lot, No. 191, size 25x100, with four-story brick factory, changed hands last December, the consideration being \$39,500. For No. 57 Bowery the competition was brisk, and \$39,200 is the figure at which L. F. Hoffmann bought it. Eight lots on West 70th street were knocked down to interested parties at from \$12,000 to \$12,500 each. No. 10 East 56th street, 5 East 73d and 15 East 90th street were among the other properties not sold; they were knocked down at \$57,750, \$47,750 and \$43,000 respectively. The easterly front on Morris avenue, between 164th and 165th streets, comprising eight lots, were sold separately, and a total of \$21,325 secured for all.

Wednesday was also a busy day on 'Change, but the sales were not near as numerous as on Tuesday, and only a small number were of an important character. There was some competition for the premises No. 20 East 21st street, size 25x92, adjoining the corner of Broadway, and L. J. Phillips finally became the buyer for Gustave Herter at \$49,950. A. D. Weekes bought two lots on the east side of 9th avenue, 50.5 feet north of 70th street, for \$13,975 each. Mr. Weekes' partner recently sold two lots with partially constructed flat on the corner of 70th street, adjoining the above, for a total of \$42,250. Thos. C. Higgins bid \$48,241 for the flats Nos. 517-521 West 131st street, erected by Builder Meagher.

Thursday was an exceedingly busy day at the Exchange. Sales were numerous, a few were important, and the attendance was large. The result of the day's business cannot be said to have been satisfactory for very many of the parcels offered were bid in. For example, one sale embraced twenty-three pieces of improved and unimproved property in New York and Brooklyn and fifteen or more were secured by parties in interest. Another piece not sold was No. 208 East 25th street, which was knocked down at \$32,700; this property was recently sold at private sale for \$35,000, and the would-be buyer bid it in at \$2,300 less than he had agreed to pay therefor. Among the sales were Nos. 32 and 34 Old Slip to N. L. Cort at \$28,000; Nos. 875 and 873 2d avenue, corner 49th street, for \$32,000 and \$24,100 respectively—the former is a corner lot; Nos. 309 and 311 3d avenue, near 23d street, were bid in by F. Grasmuck at \$110,000. The latter rents for \$9,711 per annum and was started at \$85,000.

Three parcels were sold yesterday at the Exchange, the most valuable being No. 47 West 37th street, for which Douglas Robinson, Jr., paid \$30,500.

On Tuesday, April 2d, Adrian H. Muller & Son will sell the following valuable property, by order of the executors of the late James Brown: Eighteen lots on 12th avenue, 51st and 52d streets, including the entire westerly front on 12th avenue, between those streets, together with bulkhead and water rights extending to the exterior line of 13th avenue. This will afford an unusual opportunity for obtaining a fine water frontage on the North River.

On Tuesday, April 2d, Richard V. Harnett & Co. will sell the four-story and basement, brown stone front, modern residence No. 240 West 72d street, between West End avenue and the Grand Boulevard.

On Tuesday, April 2d, James C. Lalor will sell, by order of the estate of the late George Bradish, about fifty unimproved lots and gores situated on 1st avenue, 108th, 109th and 110th streets. Seventy per cent. of the purchase money will be allowed to remain on bond and mortgage at 5 per cent. These lots comprise several avenue lots and corners, including a block front on 1st avenue, between 109th and 110th streets.

On Wednesday, April 3d, Richard V. Harnett & Co. will offer the two three-story high stoop houses at Nos. 70 and 76 East 90th street; the four-story brick tenement and store at Nos. 1036 1st avenue, near 57th street; five vacant lots on the north side of 97th street, east of 5th avenue; and, by order of the executors, the three-story and basement dwelling at old No. 131 Norfolk street, near Stanton street, with rights of air and light adjoining.

On Wednesday, April 3d, John F. B. Smyth will sell peremptorily the block front on the east side of New avenue, between 147th and 148th streets. The balance of the block is improved.

On Thursday, April 4th, Adrian H. Muller & Son will conduct the much-talked-of sale of vacant property belonging to the New York Hospital Society, comprising ninety-eight lots on 10th avenue, the Grand Boulevard, 112th, 113th and 114th streets. As it is now decided that the Bloomingdale Asylum will be removed to White Plains, the property to be offered will in a few years bring much more than the current values. It is to be sold with restrictions and only private houses will be allowed to be built on the street lots. This ground is high and finely situated, and what with the Morningside Park, the near-by elevator station at 116th street, the Protestant Cathedral and other surrounding improvements, it will be very valuable several years hence.

On Thursday, April 4th, Thomas C. Smith will sell three very desirable building lots at Nos. 28, 30 and 32 City Hall place. The property offers an unusual opportunity for obtaining a good-sized down-town plot for improvement in the very heart of the business centre of the city.

On Thursday, April 4th, John F. B. Smyth will sell the properties at Nos. 2105 to 2109 2d avenue, on the southwest corner of 109th street. They comprise three five-story tenements and stores. On the same day Mr. Smyth will sell the Brooklyn property situated at Nos. 241 and 243 Fulton street, valuable for improvement.

On Tuesday, April 9th, James L. Wells will conduct an important sale of vacant lots in the 23d Ward belonging to the estate of the late James Brown. The lots are on the line of rapid transit and are suitable for dwelling and business purposes. There are no less than 222 in all, situated on Lincoln, Alexander and Brook avenues, the Southern Boulevard, 134th, 135th, 136th, 137th and 138th streets, and they are within easy distance of the Harlem River bridges at 2d and 3d avenues. The title to the property is guaranteed.

On Tuesday, April 9th, John F. B. Smyth will sell, by order of the executors, the front on the east side of 10th avenue, between 114th and 115th streets.

On Tuesday, April 9th, Thomas C. Smith will sell the following properties belonging to the Faitoute estate, by order of the Supreme Court: The lot with building at No. 1741 Broadway; the four lots on the southwest corner of 5th avenue and 116th street; the three and four-story brick buildings at Nos. 213 to 221 Monroe street, on the northeast corner of Gouverneur street; the lot with old building at No. 107 Sheriff street; two lots on the north side of 61st street, near the Boulevard, and eight lots on 59th and 60th streets, running through, between 10th and 11th avenues. This is an excellent opportunity to purchase some up-town and down-town properties, valuable for improvement.

On Tuesday, April 9th, F. G. Wolbert will sell about 33 acres of land fronting on the Hudson River, and extending to Bergen Line avenue, being close to the Weehawken Ferry, and situated in Union Township, Hudson County, N. J. The property will be sold in four parcels, and will be auctioned off at Taylor's Hotel, No. 15 Exchange place, Jersey City, at 2 P.M. on the above date, by order of the Court of Chancery of New Jersey. The property is to be sold by order of the estate of the late Patrick Dickie.

On Wednesday, April 10th, Richard V. Harnett & Co. will sell the five five-story tenements at Nos. 303 to 311 East 63d street.

On Wednesday, April 10th, John F. B. Smyth will sell eight building lots on 53d street, near 1st avenue; two lots with improvements thereon on Broadway and 84th street; four lots on Naegle avenue, near Elwood street; and, to settle the business of the original Broadway and Fifth Avenue Stage Company, ten lots, with the buildings thereon, on 43d and 44th streets, between 5th and 6th avenues.

Five floors, containing over 20,000 square feet of surface area, are offered on a lease at Nos. 110 and 112 East 13th street, adjoining Union square. The building is well adapted for storage, manufacturing or any other business, and was until recently occupied by the well-known firm of Van Tassel & Kearney. There is a vault under the sidewalk with 44 feet frontage and the building has windows on four sides. Communications in reference to the lease of the property can be made to Wm. T. A. Hart, at Nos. 105 and 107 East 13th street, directly opposite.

A very desirable building plot on 152d street, between 10th avenue and the Grand Boulevard, in size 100 feet by half the block, is offered to lease for ninety-nine years, at a rental of \$1,250 per annum. The property has an altitude of about 130 feet, and commands a splendid view. It is in a rapidly-improving neighborhood, and possesses a prospective value that will make it worth a very considerable rental a number of years hence. Particulars of the property are to be obtained from the owner at No. 18 East 50th street.

Several very desirable and highly finished brown stone dwellings, numbered from 17 to 33 West 82d street, are offered by George A. Haggerty, the well-known bellhanger of No. 803 3d avenue. These houses are convenient to the elevated station at 81st street and 9th avenue, and are finished throughout in hardwoods, and fitted with every convenience. Further particulars may be found in our advertising columns.

CONVEYANCES.			
	1888.	1889	
	Mar. 23 to 29 incl.	Mar. 23 to 28 incl.	
Number.....	260	286	
Amount involved.....	\$3,984,545	\$4,940,004	
Number nominal.....	70	61	
Number 23d and 24th Wards.....	41	51	
Amount involved.....	\$57,533	\$259,312	
Number nominal.....	16	13	
MORTGAGES.			
Number.....	274	252	
Amount involved.....	\$2,787,363	\$2,841,272	
Number at 5 per cent.....	143	108	
Amount involved.....	\$1,452,473	\$1,615,947	
Number at less than 5 per cent.....	18	22	
Amount involved.....	\$843,600	\$283,000	
Number to Banks, Trust and Ins. Cos.....	29	24	
Amount involved.....	\$866,300	\$428,000	



PROJECTED BUILDINGS.

	1888. Mar. 24 to 30.	1889. Mar. 23 to 29.
Number of buildings.....	55	115
Estimated cost.....	\$1,197,446	\$1,829,050

Gossip of the Week.

SOUTH OF 59TH STREET.

Richards & Sause have sold for the Cutting estate the lots, with the four-story brick office buildings thereon, at Nos. 66, 68 and 70 Beaver street, and Nos. 113, 115 and 117 Pearl street, running through to and adjoining the Cotton Exchange, to the New York Coffee Exchange for \$280,000. The property has a frontage of 76.1 feet on Pearl street and 56.1 feet on Beaver street, and the buildings were formerly used as dry-goods stores. The Coffee Exchange will build a handsome structure on the site, and will commence tearing down the present buildings with that object in May.

E. A. Cruikshank & Co. have sold to Benedict A. Klein, on private terms, No. 70 New Chambers and No. 78 Roosevelt street.

The Cossitt estate has sold the dwelling on the southeast corner of Madison avenue and 34th street, lot 25x100, for about \$85,000, to Mr. Jones, of West 23d street, adjoining the Fifth Avenue Hotel.

It is whispered about that Mrs. Laura B. Field is the buyer of No. 7 West 16th street, reported sold March 16th.

The four-story stone front dwelling No. 32 East 37th street, has been sold on terms which have not transpired.

Patrick H. McManus has sold ten lots on the north side of 13th street, about 88 feet west of Avenue C, 250x103.3, for \$10,000 each to Mr. Bendheim. The latter has resold the lots to Wm. H. Muldoon for improvement.

Broker M. Cohn has sold for B. Galewski the property at Nos. 15, 17 and 19 Eldridge street, for \$42,500 to private parties.

Charles Martin has sold for Mrs. Annie Hoeckh the four-story brick building No. 443 West 50th street to Adam Metzler for \$19,750.

S. M. Blakely has sold for Robert George Sharp the three-story brown stone house No. 251 West 52d street, 14x50x100.5, to Mrs. Josephine Crump for \$14,140, and for Mrs. S. Sterns No. 60 West 45th street, a three-story brown stone dwelling, 20x60x100, to Mrs. Tay for \$31,500.

Hulbert Peck has sold for Mrs. Robert Gray the three-story, high stoop, brick dwelling, 20x50x98.9, No. 344 West 35th street, to A. Manheimer for \$14,250.

Builders Mahon & Coyne have purchased the premises Nos. 27 and 29 West 11th street, size 40x103.3, on private terms for improvement.

Samuel Townsend has sold for Philip Boos the three-story brick, front and rear, building, No. 222 West 16th street, for \$17,500 to Julius Shinkowsky.

Martin Disken has purchased from S. C. Welsh a plot, 34x86, on the southwest corner of Macdougall and West 4th street for \$35,500 for improvement. Broker, C. R. Gregor.

The Sinking Fund Commissioners have been notified by the owners of the property on Park avenue, 33d and 34th streets, which the Armory Board desires to secure as a site for an armory, that unless title is secured quickly by the city the property will be disposed of to other parties. A dispute as to whether the site should be awarded to the Ninth or the Seventy-first Regiment has delayed the Commissioners in purchasing the property.

The Commissioners of Estimate give notice to all parties interested in the property on the southeast corner of Hester and Chrystie streets, which property is desired by the city for school purposes, that they have filed with the Board of Education their estimate of the loss or damage to the respective owners, and that the same is open to the inspection of all persons interested. Objections, if any, must be filed at No. 45 William street, Room 17, on or before April 24, 1889.

H. V. Mead & Co. have sold the three-story brick low stoop house, known as No. 337 West 31st street, size 16.8 x half the block, for Sam'l Course to James E. Wilkinson for \$11,000.

John J. Clancy & Co. have sold the four-story, high stoop, brown stone house No. 463 West 57th street, 20x55x100, to Dr. Culver on private terms.

Ames & Co. have sold for Moritz Loewenstein the three-story brown stone dwelling, 18x50x100, at No. 235 West 37th street, to Mrs. R. A. Dater for \$12,500.

Joseph Waters has sold for Augustus F. Holly, executor of Nathaniel Thurston, the three-story brick dwelling No. 112 East 7th street, 25x90.10, on private terms to Henry Waters.

J. W. Kelly has sold for Mr. William W. Tupper the three-story brown stone house No. 402 West 47th street, 20x50, to Mary E. Alleire for \$11,000.

We hear that Francis A. Stout has purchased the dwelling No. 11 West 16th street; size, 34.6x92.

Irvine & Co. have purchased from Newman Cowen two lots, Nos. 31 and 33 Goerck street, each 25x100, for improvement.

Edgar Logan has sold the four-story dwelling No. 34 West 47th street, 25x50x100.5, to Dr. W. B. Anderton.

B. Flanagan & Son have sold for Mrs. B. Baruch the three-story brown stone dwelling, 18.9x50x100, at No. 226 East 30th street, for \$12,750 to private parties; also the leasehold property at No. 367 8th avenue, 18.3x65, being 36.6 feet north of 28th street, for C. J. Clarke for \$3,500.

NORTH OF 59TH STREET.

Wm. R. Martin has sold the flat on the northeast corner of Park avenue and 82d street, for \$95,000 to Architect Smith.

W. E. D. Stokes has sold the four-story, high stoop, brick and stone front house No. 255 West 75th street, 18x55x102.2, to C. P. Britton for \$36,000.

W. W. Montague has sold for George A. Haggerty No. 31 West 82d street, a high stoop brown stone residence, 20x52x100, for \$40,000.

T. W. Shotwell has sold for J. J. Bowes a lot, 25x90, on the northeast corner of 7th avenue and 121st street for \$21,000 to Leopold Kahn; for Leopold Kahn, a five-story brick flat on the northwest corner of Lexington avenue and 109th street, 25x96x100, for \$53,000 to J. B. Dubois; for J. B.

Dubois, the frame dwelling, No. 61 West 125th street, 25x100, for about \$25,000 to J. H. Putnam; for White & Anderson, the five-story brown stone flat No. 2183 7th avenue, 36x75x100, for \$47,000 to M. Kahn. The same broker has sold to White & Anderson four lots on the north side of 133d street, between 6th and 7th avenues, for \$36,000.

Simon Haberman has purchased a plot, 100x120, on the northeast corner of Manhattan avenue and 116th street, from the Hutton estate for \$40,000.

Oppenheimer & Metzger have sold eight lots on the north side of 78th street, 250 feet east of 10th avenue, to Messrs. Charles McDonald and Perez M. Stewart for improvement.

Geo. C. Edgar & Son are reported to have sold four of their houses on West 84th street, to Dr. A. W. Lozier, through Frank L. Fisher.

Barnett & Co. have sold for Patrick Maloney to Levi Spear No. 58 East 127th street, a three-story brown stone dwelling, 17x50, with lot 76 feet deep, for \$16,500.

Presdee & Moore have sold for J. D. Butler the four-story front and three-story rear brick and stone dwelling, No. 49 Convent avenue, 20x56x100, for \$27,500—the name of the purchaser is withheld; also for the E. T. Hoopes' estate, the three-story brick dwelling No. 104 West 81st street, 30.6 x30x51, to F. A. Curry on private terms.

Picken & Lilly have sold the four-story brown stone private dwelling on the northeast corner of 70th street and Lexington avenue to F. W. Mertens for \$41,000, also the three-story brown stone private dwelling on the southwest corner of Lexington avenue and 76th street to Schmidt & Co. for \$26,000, also the two frame buildings Nos. 163 and 164 East 82d street, size 50x100, to Patrick McMorro for \$24,000.

G. W. McCormick has sold the five-story apartment house No. 314 East 71st street, 25x72x100, to Andrew Van Opstal for \$25,000.

The four lots recently purchased on the north side of 79th street, 105 feet east of 10th avenue, were bought for the purpose of restricting the property to private dwellings.

Dr. J. O'Dwyer has purchased a four-story dwelling on the east side of Lexington avenue, north of 70th street.

Albert G. Dearing has purchased from James C. Caldwell two lots on the north side of 89th street, 125 feet west of 8th avenue, for improvement.

The Commissioners of Estimate have completed their report relative to acquiring title to lands on the westerly side of Johnson avenue for school purposes and will present it to the Supreme Court on May 13th. A similar report relative to land for school purposes on Courtlandt avenue and 157th street will be presented to the Supreme Court on May 9th.

LEASES.

The Beekman estate has leased to C. Broadway Rouss, No. 553 Broadway, 25x200, for 21 years, with four renewals, at \$5,000 per annum and taxes.

F. Southack has sold for Florence Escelante No. 56 Leonard street, a four-story brown stone store, 25x100, for \$70,000.

Brooklyn.

Grace & Mortell have sold the block front on Knickerbocker and Cooper avenues and Moffatt street, 200x100, for Nelson Hamblin to Geo. H. Halbrook for \$4,250; also the three-story brick dwelling 70 Fort Green place, 20x50x100, for Fannie W. Forker to Louisa Watts for \$9,250, and the three-story brown stone dwelling, 20x45x100, No. 298 St. James place, for Wm. H. Sage to Fannie W. Forker for \$10,400.

Corwith Bros. have sold for Charles Nebelsieck the house and lot No. 560 Lorimer street, to Geo. Stevens for \$2,800.

J. P. Sloane has sold for Messrs. I. & J. Van Riper the two lots on the north side of Dupont street, 225 feet east of Oakland street, to Mandel & Wallach for \$1,325; and for Mary Van Norden the three-story frame house, with lot 25x100, No. 227 Eckford street, to Allen G. Brodie for \$3,400.

Mrs. Margaret E. McCormick has purchased from Isaac Halstead the three-story and basement brown stone dwelling No. 789A Willoughby avenue for \$6,000.

The Park Board has approved the plans submitted by Calvert Vaux for the laying out of a circular plaza at the 110th street and 5th avenue entrance to the Park, similar to those on 59th street at 5th and 8th avenues. The new plaza will encroach to some extent on the Polo Grounds. The cost of its construction will be about \$50,000.

The Committee on Public Works have reported to the Board of Aldermen in favor of regulating and grading 111th street, from Lenox to 5th avenue, under the direction of the Commissioner of Public Works. The report was accepted and will be considered at the next meeting of the Board.

Absolom W. Dieter has exchanged his hotel on Fulton street, near Myrtle avenue, with Charles Arbuckle for houses on Prospect place, 6th and 9th streets, and a flat on Hoyt street, extending from 3d to 4th streets.

Wednesday last was a busy day at the E. D. Exchange, which was crowded, when Taylor & Fox offered for sale the property of James R. Klots, deceased, and other realty in that section of the city, which brought good prices and was satisfactory to both buyers and sellers. The north west corner of Kent avenue and South 9th street was purchased by the New York and Brooklyn Ferry Company, for \$15,000.

There was another large gathering on Thursday, when choice property on Bedford avenue, Hewes street, South 8th and 9th streets, and part of the estate of Samuel Delaplaine was offered. The property was struck off to different buyers. Particulars will be found in another column.

On Tuesday, April 2d, Jere. Johnson, Jr., will offer 333 vacant building lots in Brooklyn. This will be a very important sale, and will include corners and inside lots on 2d, 3d, 4th, 5th, 6th, 7th and 8th avenues, and 44th, 45th, 51st, 52d, 53d, 54th, 55th and 56th streets. These lots are prospectively valuable and will certainly net the purchasers a considerable profit within a very short period. They are to be sold at the Brooklyn Real Estate Exchange, No. 393 Fulton street, by order of David Dows, the well-known New York produce merchant.

## CONVEYANCES.

	1888.	1889.
	Mar. 22 to 28 inc.	Mar. 21 to 27 inc.
Number.....	239	370
Amount involved.....	\$822,556	\$1,925,511
Number nominal.....	58	92

## MORTGAGES.

	1888.	1889.
	Mar. 24 to 30 inc.	Mar. 22 to 28 inc.
Number.....	153	273
Amount involved.....	\$553,870	\$1,107,876
Number at 5% or less.....	86	172
Amount involved.....	\$400,493	\$804,595

## PROJECTED BUILDINGS.

	1888.	1889.
	Mar. 24 to 30 inc.	Mar. 22 to 28 inc.
Number of buildings.....	75	106
Estimated cost.....	\$521,680	\$473,360

## Out Among the Builders.

The Coffee Exchange have purchased the premises Nos. 66, 68 and 70 Beaver street and Nos. 113, 115 and 117 Pearl street, and when the leases of the present occupants expire a seven-story fire-proof office building will be erected on the site, which will contain a large hall for the use of the Exchange. E. D. Lindsey has prepared preliminary sketches for the building, which will cost about \$200,000. The property has a frontage of 76.1 feet on Pearl street and 56.1 feet on Beaver street.

Charles P. H. Gilbert has plans under way for two first-class, five-story double apartment houses which F. Thurston will erect on the south side of 132d street, just west of 7th avenue. They will have a frontage of 150 feet and a depth of about 90 feet, and will have fronts of stone with buff brick and light terra cotta. They will be semi-fire-proof and will be fitted with hardwoods and tile floors. The cost has not yet been estimated. This improvement was referred to in our issue of the 9th inst.

The Rev. John Joseph Keoghan, and the Rev. Father Grennan intend to build a basement church on seven lots, four on the north side of 117th street and three on the south side of 118th street, running through, both plots commencing 325 feet east of 8th avenue. The balance of the structure will be built when the necessary funds will be forthcoming, which will not be for a few years after the basement is finished. It will be known as the Church of St. Thomas Aquinas. The congregation at present worship in the West Side Assembly Rooms on 116th street, near 8th avenue.

John Glass is having plans prepared by G. A. Schellenger for the erection of a hotel and market on the irregular plot bounded by 10th avenue, Little West 12th and Bloomfield streets. The hotel will be a five-story brick building, 80 feet deep, with a frontage of 83.11 feet on 10th avenue. A one-story market building will be built in the rear in three large wings, and will front 204.7 feet on Little West 12th street and 199.2 on Bloomfield street. All is to be built on iron piers over piling, so that any large building may afterwards be erected on the site. The cost has not yet been estimated.

G. A. Schellenger is preparing drawings for three five-story flats to be built by Dr. William E. Diller on the southeast corner of 7th avenue and 119th street. The corner will be 27.11x96 and the others 36.6x76 each.

William Broadbelt intends to build a handsome apartment house at No. 101 Lexington avenue, between 27th and 28th streets. It will have an ornamental stone front, and the interior will be decorated. The improvements will embrace steam heating, electric lighting, etc. Preliminary sketches are being prepared by John C. Burne.

Renwick, Aspinwall & Russell are drawing plans for a five-story flat and store, 25.8x81, to be built on the east side of 9th avenue, 74 feet south of 23d street, for Henry Lewis Morris.

Andrew Spence has the sketches on the boards for two five-story brick and stone front tenements, 25x76 each, to be built by James F. Kelly, at Nos. 313 and 315 West 17th street, at a cost of \$30,000.

J. C. Burne is preparing sketches for a five-story commercial hotel and three five-story flats, to occupy a plot 75x106 on Clarkson street, about 80 feet east of West street, which Michael Regan contemplates building.

Henry Chenoweth intends to build ten four-story brick and brown stone front tenements, 25x65 each, on the north side of 100th street, commencing 250 feet east of 3d avenue. The plans are to be drawn by J. C. Burne.

Mahon & Coyne intend to erect a six-story flat with elevators at Nos. 27 and 29 West 11th street on plot 40x103.3.

Thom & Wilson will have the plans for a five-story double flat, 34x82, which Martin Disken will erect on the southwest corner of Macdougall and West 4th streets.

Irvine & Co. are about to build two five-story brick and stone tenements, each 25x90, at Nos. 31 and 33 Goerck street.

A. B. Ogden & Son are preparing plans for five five-story flats, 28x85 each, to be built by Thomas Smith & Sons on the south side of 81st street, 150 feet east of 3d avenue. They will have fronts of brick, stone and terra cotta, and will cost about \$100,000.

Chas. Stegmayer [is preparing plans for a five-story flat, 25x89, to be built at No. 120 East 82d street by Adolph Balschun.

E. L. Angell is at work on plans for two five-story tenements, respectively 25.6 and 24.6x65 in size, to be built by W. J. Crothers on the north side of 144th street, 56.10 feet east of Bradhurst avenue, and for a similar tenement for Jacob Stiefler, to be built on the northeast corner of that avenue and 144th street.

Ernest Greis has plans for a four-story shop, 46.3x29, to be built in the rear of Nos. 629 and 631 5th street, for the estate of Fredricka Bender.

F. T. Camp has plans for two five-story flats, 24.11x82 irregular, to be built by Joseph Watkins on the north side of 123d street, 90 feet east of 4th avenue.

Oswald Wirz has plans under way for two five-story single flats, 20x65, to be built at Nos. 327 and 329 East 86th street for Margaret Douglass.

Geo. M. Walgrove is preparing plans for a five-story flat, 25x85, to be built by Thomas J. Jenkins on the south side of 128th street, 235 feet east of Lenox avenue.

Fred. Wandelt has plans for a four-story tenement and store, 23x45, to be built at No. 158 Madison street, by James McSweeney.

A. B. Marshall has sketches on the boards for four four-story tenements, 25x91.6 each, to be built by John Haskin on the east side of 3d avenue, about 200 feet south of Pelham avenue.

Wm. McNabb will build two five-story single flats, 20x70 each, on the south side of 91st street, 130 feet west of Lexington avenue, from plans by Brandt & Co.

Messrs. Charles McDonald and Perez M. Stewart are about to build ten four-story private dwellings on the north side of 78th street, 250 feet east of 10th avenue.

Jas. S. Post will draw plans for two flats which Albert G. Dearing will erect on the north side of 89th street, 125 feet west of 8th avenue. One will be a double flat and have a frontage of 30 feet, and the other a single flat with a frontage of 20 feet.

Simon Haberman is about to improve a plot of five lots on the northeast corner of Manhattan avenue and 116th street.

Robert McGirr will build five five-story flats on the southeast corner of 10th avenue and 101st street. The corner will be 25x71, three 25x61 each, and one, fronting on the street, 25x73.

John M. King will improve six lots on the south side of 98th street, 475 feet west of 8th avenue.

White & Anderson will erect six three-story private houses on the north side of 133d street, between 6th and 7th avenues.

We hear that Wm. H. Muldoon is about to build ten tenements on the north side of 13th street, about 88 feet west of Avenue C.

## Brooklyn.

I. D. Reynolds has plans for two double apartment houses, 45x70 each, to be built for a Mr. Betts on the east side of Marcy avenue, near Macon street, at a cost of about \$16,000 each. These houses will be four stories high, and will have fronts of brick, stone and terra cotta. They will be finished in hardwoods, and will be fitted with steam heat, elevators, and all improvements.

Chas. P. H. Gilbert has plans under way for two first-class three-story private dwellings, 30x50 each, with extension, which are to be built on the north side of Garfield place, near 8th avenue. They will have tiled roofs, and will be finished in hardwoods. The cost has not yet been estimated.

Ketcham & McDougall are soon to erect a five-story and basement brick factory on the east side of Washington street, near York street, at a cost of about \$20,000. Steam-power will be applied from an adjoining building. Mercein Thomas will draw the plans.

W. M. Coots is preparing plans for a row of seven four-story brick and stone apartment houses with stores, which Daniel Buckley will build on 3d avenue, between Union and President streets. The corner on President street will measure 20x57.4; the next five houses 28x57.4 each, and the corner on Union street 30x57.4. The foundations are to be laid upon piles. The cost has not yet been estimated.

F. B. Langston has plans for three four-story brown stone dwellings, 22 feet front, to be erected on Hancock street for Mr. Russell.

Amzi Hill is at work on plans for two three-story double brick flats, 25x50 each, one on the north side of Hancock street and one on the south side of Jefferson avenue, 75 feet west of Howard avenue, for Thomas H. Robbins, to cost \$18,000.

Schrempf & Loeffler have plans for a three-story frame store and flat, 25x60, on the corner of Evergreen avenue and Vigelius street, for George Hommel, to cost \$6,000; and two three-story frame dwellings, 25 and 17x56, on Dodworth street, near Broadway, for George Duerrschmidt, to cost \$8,000.

Frank Freeman has been appointed architect for the new Democratic Headquarters building, about 95x54.10, which is soon to be erected on Boerum place, next to the Long Island Savings Bank and running through to Red Hook Lane. It is to be seven stories high and will have a handsome front of Gatelawbridge stone, buff brick and terra cotta. The first two stories will be occupied by a large hall and the upper five stories will be fitted up in business offices. A large restaurant will occupy the basement. It will be finished in first-class style and will be provided with two elevators, steam heat and electric lights. It will have entrances on both streets and an open Court on Red Hook Lane and will cost about \$90,000.

Th. Engelhardt has plans in hand for a five-story and basement brick factory, 150x45, to be built on the north side of Wallabout street, 165 feet east of Lee avenue for G. Hurliman, to cost \$20,000; four four-story brick double flats with store in one, the size of two will be 28x65 and two 29.3x65, to be on the north side of Varet street, 35 east of Broadway, for James S. Schneider, cost \$36,000; a three-story brick flat, 25x43, on the south side of South 3d street, 50 feet east of Hooper street, for Henry Scherer, cost \$4,800; two three-story frame double tenements, 30x91 and 77 and 30x77 and 66, on Knickerbocker avenue, from Ingraham street to Morgan avenue, for Alexander Raeburn, to cost \$15,000; a four-story brick store and dwelling, 25x60, on the southwest corner of Tompkins avenue and Hopkins street, for Charles Froeb, to cost \$11,000; a three-story frame tenement, 25x60, on the south side of Seigel street, 175 west of Ewen street, for M. Weil, to cost \$4,800; a three-story frame tenement, 25x51, at No. 40 Hopkins street, for Henry Ludwig, to cost \$4,600; five four-story brick double stores and tenements, 25x63, on Flushing avenue, southwest corner of Central and southeast corner of Evergreen avenues, for S. Liebmann's Sons, to cost \$48,000; and a two-story brick factory, 84x32, at Nos. 36 to 42 Kosciusko street, with a three-story brick extension, 35.3x32.6, at Nos. 44 to 52 Kosciusko street, for Dickinson & Brown, to cost about \$6,000.

An appropriation of \$20,000 has been made by Congress for some repairs which are badly needed at the Brooklyn Navy Yard. They are to be made by day's labor, and the materials are soon to be advertised for.

L. W. Seaman has secured the entire contract for the building which is to be erected at Nos. 107, 109 and 111 Myrtle avenue, from plans by Parfitt Bros.; except for the mason work, which will be done by Jno. D. Anderson & Sons.

## Out of Town.

BATH BEACH, L. I.—The Hon. D. W. Tallmadge will soon commence the erection of a two-story and attic frame cottage, 42x32, with one-story

extension 12x5.6, from plans by Stanley S. Covert, of New York. The house will be fitted with all improvements, including steam heat and electric bells. It will be finished in whitewood. Mr. Tallmadge himself will place the contracts. Cost, \$5,000.

GLEN RIDGE, N. J.—Frank F. Ward, of New York, has plans under way for a two-and-a-half-story frame cottage, 28x40, soon to be built for a Mr. Williams. It is to be finished in white wood, and will cost about \$4,500.—Wilbur F. Knowles, of New York, has been successful in the recent competition for the Glen Ridge Congregational Church, 40x65, which is to be built at a cost of \$10,000. It will be built partly of stone, with a tiled roof, and will have a seating capacity of 350 persons.

NORTH HUDSON, N. J.—Dixon & Desaldern have plans under way for four pairs of semi-detached, two-story and cellar frame dwellings, 18x36 each, which a Mr. Maury will build on a lot 150x130, and at a cost of \$12,000.

NEWPORT, R. I.—William K. Vanderbilt is soon to build a very elegant residence at this place from plans by Richard M. Hunt, of New York. It is said that the building will surpass in luxury and elegance any other in the State.

NEW ROCHELLE, N. Y.—Architects Weary and Kramer, of Akron, Ohio, have drawn plans for the New Rochelle Methodist Church, to which reference was made in THE RECORD AND GUIDE in an article on the 16th inst. The Rev. J. S. Whedon, minister of the church, writes to this paper: "We expect to build the coming spring and are hard at work to do so. Our church is to be of stone and we must build it for not more than \$35,000. We shall build a parsonage, but not till the church is built. I suppose that also will be of stone." The structure will be on the corner of Main and Le Count streets, about opposite to Locust avenue. The architects' plans have just been adopted.

PATERSON, N. J.—Ex-Mayor Nathan Barnert has presented a site of four valuable lots to the Congregation B'nai Jeshurun on which it is proposed to build a synagogue. No architect has yet been selected.

PLAINFIELD, N. J.—Frank E. Smith, of New York, has sold the three-story house, with tower, on the corner of Broadway and Franklin place, including a plot 75x150, to Mrs. Frost for \$9,000. This property was recently taken in exchange by Mr. Smith at \$12,000. Brokers, Westcott & Crouch.

ROSEVILLE, N. J.—Frank F. Ward, of New York, will prepare the plans for a two-story and attic frame cottage, 28x40, in the Colonial style, which Robt. Crabb will build at a cost of \$4,500.

UNION HILL, N. J.—Capt. James H. Symes is soon to build two double three-story frame apartment houses, 37.6x60, with two apartments on each floor, from plans by Dixon & Desaldern, of New York. Cost, \$5,000 each. The same architects have plans for a row of five two-story frame dwellings, with brick basements, which John Gardner will build at a cost of \$8,500; also for a three-story frame apartment house, 22x45, for Edward Moos, to cost \$3,500.

WATCH HILL, R. I.—Charles P. H. Gilbert, of New York, is preparing

plans for a two-story and attic brick and frame dwelling, 40x40, which is soon to be built for Sherman W. Knevals. It will be faced with shingles and fitted with hardwood floors and electric bells. Cost, \$8,000.

WEEHAWKEN, N. J.—Dixon & Desaldern, of New York, are preparing plans for a two-story brick public school building, 60x90, with accommodation for 600 pupils, which is to be built at this place at a cost of \$25,000. It is to be heated by steam.

WESTFIELD, N. J.—Plans are being prepared by Oscar S. Teale, of New York, for a two-story and attic stone and frame cottage, which William I. Keeler is soon to build at a cost of \$6,000.

WOODHAVEN, L. I.—Samuel Curtiss, of Brooklyn, has plans for a frame Congregational church in the shape of an amphitheatre, which is soon to be erected here at a cost of \$8,000. The windows will be of stained glass, and it will be heated by hot air. The contracts will soon be placed.

Special Notices.

Richard Walters' Sons, the well-known auctioneers of Broadway, corner 37th street, will continue to float their standard at the above auction rooms. This firm is one of the oldest in the City of New York, having had a prosperous business career of thirty-nine years, disposing of millions of dollars' worth of property, and weathering successfully all financial storms during that period. Their location is an excellent one—situated in the heart of the resident section of New York, two blocks from the Metropolitan Opera House—and is admirably adapted for the sale of furniture, etc. This house, being of undoubted responsibility, guarantees to give prompt returns and complete satisfaction to all patrons.

The Union Iron Works, of 45 Broadway, New York, manufacturers of structural iron work, have issued a very handsome illustrated catalogue devoted mainly to the subject of iron frame work for fire-proof buildings. The descriptive text, with perspectives and detail drawings, possess a particular interest in view of the attention now being given to the reduction in the thickness of brick walls for high buildings, which may be made by the use of iron columns for side wall supports, thus resulting in less expensive construction and an increase in floor area.

T. H. Knight, of No. 60 William street, who has the contract for the plumbing in the new Corbin building, an illustration of which appears in this issue, has done the work in many of the largest of the office buildings down town. Among the places where his work may be seen, may be mentioned the New York Stock Exchange, the Berkeley Lyceum building, and many of the finest dwellings in the city, where his work has given the utmost satisfaction. He was established in the year 1867, as will be seen in his advertising card in another column.

A few more very desirable and first-class dwellings are offered for sale on the old Hamilton Grange property by W. P. Seymour, of No. 171 Broadway, and W. H. De Forest, Jr., of No. 4 Wall street. Houses upon this estate have been in great demand recently, and all the purchases have been made by the intending occupants themselves. Further particulars may be found in another column.

BUILDING MATERIAL MARKET.

BRICKS.—It has on the whole been a somewhat easier market. During the early portion of the week supply and demand made a very fair balance, and prices stood up pretty well, but subsequently arrivals ran up full, and with buyers apparently in a position to stand off and take advantage of the larger offering the tone eased away somewhat, and it was generally found to be only the very finest of stock that would command in excess of \$8 per M. As a rule, however, receivers did not seem to be much demoralized or even worried over the situation. As the supply from Jersey is becoming smaller, it is expected Long Island shipments will soon cease, and the market will have to draw upon the comparatively small amounts said to exist along the Hudson. Much will, of course, depend upon the demand, and in view of so much work having been completed during the winter there is a probability of a slow measure of consumption for a while, yet the general calculation seems to be that between old and new brick there must come a more or less stimulating call calculated to infuse a stronger tone than at present prevailing. On the other hand, buyers are talking a little conservatively, and while admitting that with any kind of a liberal consumption they are likely to labor under some disadvantage until the fresh product of the season becomes reasonably plentiful, attempts to force an extreme rate will be somewhat strenuously resisted. The whole line of the river has been represented in this week's offering, including a few by canal boat loads of stock from Albany, but the latter were said to be far from attractive and failed to find prompt custom even when offered at a considerable shading. Pales, after the free movement of last week, appear to have been handled about up to present wants of regular buyers and the market is now less active and easier. Some of the very best stock still commands \$3.75 per M, but \$3.50 is about value of the bulk, and we have been named quotations as low as \$3.25 per M. Most held-over Croton Point Fronts have been sold with prices remaining same as last season, and most negotiations thus far on Philadelphia and Trentons have been at former rates.

LATH.—While the market was not overcrowded with stock, there proved enough in hand to enable buyers to retain about former advantages. Probably the most important factor was the round wood stock, not so much in the matter of quantity or any particular disposition of buyers to handle the stock as in the scattered condition of the supply and consequent increased competition, through which sales have run as low as \$2.05 per M, but are now quoted at \$2.10 and an effort making to raise that figure 2½¢ per M. For slab stock receivers have maintained some showing of steadiness, and exceptionally tall very firm with \$2.30 mentioned as inside and \$2.25 per M. asked for a portion of the offering here and to arrive.

LIME.—There is really nothing new of a decided character. Receivers have had more stock to handle, but found the market in a condition to assist them promptly, and cargoes have soon disappeared without

objection from buyers over cost at former figures. The State stock, too, when available found good ready custom, and three lots from St. John, in all about 4,000 bbls., were placed at once at 95c. per bbl. It is intimated occasionally that there is likely to be considerable competition again this season.

LUMBER.—Some irregularity may be noted in the distributive business, an occasional complaint of dullness coming from dealers who have not yet caught their regular run of custom in full force, but a good balance is found in those who claim an unusual degree of animation, and altogether the quantity of lumber moving toward consumption is at least up to and probably in excess of the average for the season, and the temporary lull previously referred to is no doubt rapidly being overcome. Toward first-hand offerings demand is gravitating with more or less force and confidence. There is, of course, at this season a natural tendency to abstain from dipping in liberally, and nothing of a really speculative character can be said to exist, yet it looks as though right down on the hard pan of genuine wants, based either upon broken yard assortments or specific contracts for certain planned work, a great deal of lumber must be handled until well on toward warm weather at least, and business prospects may be considered promising and cheerful. The early break of winter affords an opportunity for renewing the claim of a shortage on logs in which even the Canadians are joining yet, but this is a factor that does not appear to have much influence here and no one anticipates any real scarcity.

Eastern Spruce undoubtedly has a good season before it, and some receivers talk as though it would be almost an impossibility for the market to undergo any reaction. Even allowing for a temporary lull in the consumptive demand, as has been suggested both as a possibility and a probability, it is expected that dealers will stand ready to take care of arrivals and prevent any important set back on value. Advices from sources of supply talk about a small quantity of logs to commence work upon, a scant offering of vessels, owing to attractions for tonnage in other directions, and a determined confidence among manufacturers as prime factors calculated to assist the position. Opinions, however, are not entirely on one side, and even among receivers there is occasionally to be heard conservative suggestions referring to the high plane of value already reached, and the competing woods that may come in to interfere with spruce on a portion of the consumptive outlet. Late arrivals from Maine report that the supply of logs in the State will be less than an average, and attributing the shrinkage to the shortness of the season. It is estimated that the cut on the Kennebec will run 25,000,000 feet less than last year, but admitted that on the Penobscot carried-over stock will, in part, neutralize the loss of the present season. It is further stated that the slow melting of snow makes it very doubtful about getting freshets sufficient for successful drives.

Within a day or two our market has been afflicted with an enormous arrival of stock, the condition of the weather having bunched up and brought in a fleet of coasters far beyond calculations, or at least that is what receivers say. A great many of the cargoes

were sold and the balance will all be wanted in time, but there are too many of them to handle promptly, and buyers have gained an advantage temporarily of probably 50c. per M on the average—in some cases rather more. A recovery is predicted as soon as this stuff is out of the way, but something will depend upon how much more there is to follow and how far the wants of dealers are relieved.

Piling remains steady but not active as yet, and recent arrivals were somewhat ahead of the requirements of the market. There was no effort to urge the sale of the cargoes, however, and receivers calculate that both old stock and new will surely find sale.

Hemlock is commented upon in very strong terms as a rule. A considerable portion of the custom towards which this class of stock naturally drifts claim to be standing off in opposition to the line of cost, but sellers seem to be indifferent and frequently intimate that they have placed a larger quantity under contract than at liberty to make public. Current offerings are certainly very moderate and carefully made, and extreme prices are quoted for all grades of standard quality.

White Pine retains a generally good market, and a portion of the line of operators are quite enthusiastic in their comments upon the situation. The most promising view, however, is generally taken of box boards and shipping grades, for while other descriptions are thought sure of an increased consumption over last year other woods are likely to displace White Pine under many contingencies; and this market appears to be a Mecca toward which the pilgrims representing interior dealers and manufacturers resort in great numbers to pay their devotions to, buyers supposed to be anxiously awaiting their appearance. Generally the prospect for business is good and prices incline to harden, but the extent and permanence of the gain depends somewhat upon the manner in which sellers use their advantages.

Yellow Pine is quoted firm, and so far as anyone can be found willing to report there seems to be a pretty good sort of business doing. It was reported some little time ago that fear of yellow fever had made it difficult to obtain crews to man vessels for Brazilian ports, and in consequence retarded f. o. b. trade somewhat. This is denied at least to the extent of having reached any important proportions with a very good trade claimed as still existing, with occasional opportunities on English account and at satisfactory rates. From local sources the call, however, is a little uncertain, as a large number of orders placed early in the year are not in course of execution, and a very good portion of custom manifests a more or less indifferent mood.

North Carolina Pine continues in very good demand for both rough and dressed stock and the market in good shape. Operators are calculating upon a full local consumption this season and hoping to still further expand the area of interior distribution, and with a prospect of controlling the output indications are promising. Belief in ability to place considerable timber is also growing stronger in view of the very full value predicted for spruce.

Hardwoods as a rule do not appear to be talked of with the extreme buoyant tone noticeable in former seasons. Poplar is possibly an exception to the rule; indeed, most energies of the boomers are concentrated

upon that wood, and thus far on other descriptions the claims are only for moderate unimportant gains, if any at all.

GENERAL LUMBER NOTES.

THE WEST.

The Timberman as follows:

Prospects for log driving in Wisconsin and Michigan are poor this spring, and unless there come heavy rains soon—it is too late to think of snow—logs banked far up the streams will in some cases remain where they are until another spring.

Logging camps are about broken up, though a few have lingered in the extreme North to take advantage of the little snow that was left.

Wholesalers grudgingly admit that there is a little weakness displayed by a few dealers and on the price of piece stuff at that.

The extreme Eastern trade has fallen off a bit in the last few days. The middle East—longitudinally—is using more lumber than at any time this spring.

The movement of car stock is slow, uneven, and not at all encouraging to those wholesalers who have a large stock on hand.

The wholesale hardwood trade was better during the first half of the month than the dealers dare hope it will be during the last half.

The Mississippi Valley Lumberman says of the Minneapolis market:

Trade continues to improve. The tendency toward a buoyant feeling gains as the condition of general trade begins to develop itself.

The Northwestern Lumberman as follows:

The loggers are about out of the woods in the white pine districts. Estimates of the shortage on the anticipated cut range from 10 to 25 per cent.

Considerable lumber is moving Eastward. The Pennsylvania and Philadelphia requirement appears

to be taking the lead. The call for siding is about equal to that of last year.

In spite of moderation of the shipping trade, prices are being held fairly firm. It has been asserted in some quarters that short piece stuff was being sold at \$11.50 between yards.

EUROPE.

The Timber Trades Journal as follows in London market:

American Black Walnutwood.—The market has a decidedly cheerful tone, and prices are maintained with firmness.

American Whitewood.—In logs there is not very much doing, but in the case of lumber the demand has increased, and higher prices are now obtainable.

American Oak.—In this there is no appreciable change in either demand or prices.

Pencil Cedar.—In this, we understand, there is more trade doing. Importers are holding firm for current rates.

LIVERPOOL.

Walnutwood.—American moves off slowly from the yards, but the recent arrivals are readily placed, chiefly into dealers' hands, as soon as landed from the ships' sides.

And the following report from recent Hamburg sales:

Walnut (American).—In consequence of a restriction of the import and the offer of only half the available stock prices improved, averaging for all kinds about 10 per cent. above those bid at the auction held in November last.

SALES.

Logs..... 4,006—1/100 200,307  
Boards and planks..... 25,032= " 42,529 and 80,000 (squares).

STOCK.

Logs..... 4,353—1/100 213,872  
Boards and planks..... 31,124= " 69,211 and 58,000 (squares).

Poplar and Whitewood (American).—No imports have yet come forward this year, and prices would probably go higher if there were a moderate demand.

Sales, 151 logs—1/100 cbm. 26,307; stock, 196 logs—1/100 cbm. 35,726.

METALS.—COPPER.—Ingot really has no regular market, owing to the continued unsettling influences extant.

Future operations appear to have been at least premature. Probably the market can be so conducted as to avert any further serious disaster, but all natural tendencies seem to be downward.

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

of all kinds has continued to move slowly and with a degree of uncertainty. Offerings openly appear to be only fair, but an expansion of the outlet would soon find stock to fill it.

Henry Merton & Co., London, have issued a detailed statement of the copper production of the world, from which we extract the following:

Table with 4 columns: Country, 1887, 1888, 1889. Rows include United States, Lake Superior, Montana, Arizona, Other States, Spain and Portugal, Rio Tinto, Tharsis, Mason & Barry, Sevilla, Poptuega, Other mines.

Table with 4 columns: Country, 1887, 1888, 1889. Rows include Chile, Germany, Japan, Australia, Cape of Good Hope, Russia, Venezuela, Mexico, Elsewhere, Total.

Table with 4 columns: Country, 1887, 1888, 1889. Rows include Chile, Germany, Japan, Australia, Cape of Good Hope, Russia, Venezuela, Mexico, Elsewhere, Total.

Total..... 261,852 224,273 216,936 226,892

PAINTS, OILS, ETC.—Little or no change since our last. Demand fluctuates somewhat, especially on interior orders, as one section of country becomes satisfied and another opens up, but importers, manufacturers and jobbers generally appear very well satisfied with existing conditions.

TAR AND PITCH.—Business is fair, in some cases increasing a trifle, with conditions of market in natural order, but as yet no radical changes.

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

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending March 29.

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

Table with 2 columns: Property Description, Price. Row: R. V. HARNETT & CO., East st., No. 19, s w cor Delancey st., 25x75, four-story brick building with store and two-story brick stable on rear. T. R. Truman..... \$12.0



Table of real estate listings on the left side of the page. Columns include property address, description, and price. Includes entries for 21x98 three-story brown stone dwell'g, Division av, No. 274, s s, 60.5 w Harrison av, and others.

OTHER AUCTIONEERS.

Table of real estate listings in the middle of the page. Columns include property address, description, and price. Includes entries for brick store and tenem't, Johanna Buttner to Josephine Gerlach, Boulevard, n w cor 60th st, 58.4x93.11x50.5x 123.3, and others.

Table of real estate listings on the right side of the page. Columns include property address, description, and price. Includes entries for three-story brick dwell'g and three-story brick dwell'g on rear, James Monaghan to Wilhelm Sunderer, Madison st, No. 400, s s, 225 e Jackson st, 25x 100, and others.

CONVEYANCES

NEW YORK CITY.

MARCH 22, 23, 25, 26, 27, 28.

Table of conveyances on the left side of the bottom section. Includes entries for Barrow st, No. 81, s s, 125 e Hudson st, 25x100, three-story brick dwell'g, Margaret Deegan to Alfred W. Eisenbraun, Mort. \$6,500, Mar. 28, and others.

Table of conveyances in the middle of the bottom section. Includes entries for Grand st, Nos. 391 and 393, Party wall agreement, Otto Wagner with James P. Kernochan and ano. trustees Catharine L. Kernochan, Jan. 28, and others.

Table of conveyances on the right side of the bottom section. Includes entries for Washington st, No. 656, w s, bet Christopher st and West 10th st., runs west, 88.7 x south 10.7 x west 10.8 x south 10.2 x east 93.5 to st, x north 22, and others.

Costello. C. a. G. Sub. to mort. Mar. 27. 12,000  
 Water st, lot 14 on map of 18 lots late of N. Romaine (part of map missing), 24.10x63.3x 25x62.3. Albert Hahn exr. Christopher Roes to John C. H., William N. and Louisa R. Roes heirs Chris. Roes. Mort. \$1,500. Mar. 11. nom  
 3d st, No. 318, s s, 112 w Av D, runs south 75 x east 19 x south 31 x west 67.8 x north 31 x east 22.6 x north 75 x east 26.2, three-story brick dwell'g and five two-story brick dwell'gs on rear. Louis Brandt to Frederick and John Mathews. Mar. 25. 18,000  
 3d st, No. 327, n s, 55 w Av D, 45x18, three-story brick dwell'g. Sarah E. wife of Abram Bassford to Simon Cyge. Feb. 28. 6,000  
 4th st, No. 261, e s, abt 33 s Perry st, 20x50, three-story frame dwell'g. Eliza J. wife of William E. Noble to John H. Thode. Mort. \$2,500. Mar. 27. 6,750  
 5th st, No. 306, s s, 143.2 e 2d av, 21.3x96.2, three-story brick dwell'g. Louise Weber widow to Philip Weber. Mort. \$6,000. Mar. 20. 16,500  
 6th st, No. 317, n s, 240 e 2d av, 20x81.9, three-story brick dwell'g. Elizabetha W. Michel and Andrew Michel, Jr., to Franz X. Majewski. Mort. \$5,000. March 28. 16,000  
 7th st, Nos. 182 and 184, s s, 148 1 w Av B, 27.10 x90.10, four-story brick tenem't. Isaac White to Jacob Wiehe and Magdalena Endholz. Mar. 25. 23,000  
 10th st, No. 166, s s, 150.2 w Waverley pl, 25x 93.7. Release dower. Mary E. Lawrence widow to Belle Lawrence heir of George Lawrence. Mar. 22. nom  
 10th st, No. 166, s s, 150.2 w Waverley pl, 25x 93.7, three-story brick dwell'g. }  
 Christopher st, Nos. 47 and 47½, n s, 140 w }  
 Waverley pl, 34x93.2. }  
 Belle Lawrence only heir of George Lawrence to Mary E. Lawrence widow. ½ part. B. & S. Mar. 23. gift  
 11th st, No. 109, n e s, 103 n w 6th av, 20x83.3, three-story brick dwell'g. Minard D. and E. Mildeberger exrs., &c., Thomas Mildeberger to James A. Lowe, North Branch, N. J. Mort. \$5,000. Mar. 20. 15,500  
 12th st, No. 391 and 363, n s, 75.6 e Washington st, 44x89.10, two three-story brick dwellings and three-story brick stable on rear. William H. Gray to Thomas Mulry. M. rt. \$12,000. Mar. 23. 21,000  
 13th st, No. 132, s s, 387 e 7th av, 22x103.3, three-story brick dwell'g. Benjamin W. Strong, Newtown, L. I., to Mary A. Budd. Mar. 18. 18,000  
 14th st, No. 241, n s, 105.5 w 2d av, 25.6x103.3, four-story stone front dwell'g. Herman Wronkow to Isabel B. de Toledo. Mort. \$92,000. Mar. 20. 26,500  
 16th st, No. 11, n s, 291.1 w 5th av, 33.4x92, three-story brick dwell'g. James T. Swift and ano. exrs., &c., Hannah W. Swift to Francis A. Stout. Mar. 22. 50,000  
 17th st, No. 415, n s, 175 w 9th av, 25x92, three-story frame dwell'g and two-story brick stable on rear. Ellen E. Ward, Roslyn, L. I., widow to James F. Kelly. Mar. 26. 11,000  
 17th st, No. 413, n s, 150 w 9th av, 25x92, two-story frame store and dwell'g and two-story brick stable on rear. Same to same. March 26. 11,000  
 17th st, s s, 138 e Av B, 25x92. Release mort. Francis T. Luqueer trustee Jacob B. Taylor to August Koenig and Carl Schuster. March 22. nom  
 Same property. Release mort. Francis T., Robert S., John J. T. and Louis H. Luqueer, Mary L. Major, Elizabeth Wilde and Amelia M. Corning heirs Maria L. Luqueer to same. March 22. nom  
 Same property. Release mort. John J. T. and Louis H. Luqueer and Amelia M. Corning to same. March 22. nom  
 18th st, No. 247, n s, 204 e 8th av, 22.9x68.6x 22.7x67.3, three-story brick dwell'g. George G. Jackson to Robert Tag. C. a. G. Mort. \$4,500. Mar. 21. 832  
 26th st, n s, 99.5 e 11th av, runs north 25 x west 1.2 x south 25 to st, x east 1.0¼. Henry Meinken to Ambrose K. Ely. Mar. 23. 250  
 28th st, No. 8, s s, 152.8 e Broadway, 25x98.9, four-story brick store and dwell'g. Robert Hoe to Olivia P. Hoe wife of Robert Hoe. Mar. 26. 90,000  
 29th st, No. 51, n s, 40.4 e 6th av, runs east 29.4x north 24.8 x west 29 inches x south 24.8, three-story brick dwell'g. Jane A. Ladd, Windsor, Conn., to Henry Ladd. Q. C. Sept. 20, 1888. 2,000  
 29th st, No. 534, s s, 300 e 11th av, 25x98.9, two-story frame stable and two-story frame dwelling on rear. Mary Harkins widow to John T. Blair. Morts. \$2,500. Mar. 22. 5,500  
 32d st, No. 18, s s, 275.6 w 5th av, 24.6x98.9, four-story stone front dwell'g. Ann Macdonnell to John Sherwood. C. a. G. Mar. 12. nom  
 Same property. John and Mary E. W. Sherwood to William H. Higbee. Mar. 21. 38,000  
 32d st, No. 354, s s, 65 w 1st av, 17.6x49.4, four-story brick store and tenem't. Mary wife of and Peter Bauer, Texarkana, Ark., to Henry Bergfleth. Mort. \$2,000. Mar. 4. 4,000  
 34th st, n s, 325 e 11th av, 75x98.9, vacant. John J. Decker to Sigmund Bergmann. Mort. \$18,000. Feb. 23. 35,000  
 35th st, No. 142, s s, 125 e Lexington av, 14.9x 97.6, four-story stone front dwell'g. George W. Tubbs to Jefferson M. and L. Napoleon Levy. Sub. to mort. Mar. 13. 15  
 38th st, No. 322, s s, 320.9 e 2d av, 20x98.9,

three-story brick factory building. Alexander Busby to William J. Busby. B. & S. and C. a. G. Mort. \$4,280. Mar. 22. nom  
 Same property. William J. Busby to Mary Busby. B. & S. and C. a. G. Mort. \$4,280. Mar. 22. nom  
 41st st, s s, 70 w 10th av, 30x74.1. Release mort. Franklin Savings Bank to Gesche, Henry and Louis otherwise Lewis Muller. Mar. 20. nom  
 41st st, Nos. 502 and 504, s s, 100 w 10th av, 50x 98.9, frame coal sheds. Gesche Muller widow to Louis Muller. B. & S. Mar. 26. See 10th av. partition and exch  
 41st st, s s, 70 w 10th av, 30x74.1. Same to Henry Muller. B. & S. Mar. 26. See 10th av. partition and exch  
 43d st, No. 4, s s, 133 e 5th av, 25x65.5, four-story stone front dwell'g—all of this.  
 43d st, s s, 123 e 5th av, 10x100.5, vacant—½ part of this, with use of alley, &c. Partition. Charles A. Jackson to John E. Ellison. June 28, 1888. 43,000  
 46th st, No. 134, s s, 355 e 7th av, 15x100.4, four-story stone front dwell'g. Deborah A. Honeywell widow to John E. Taitor. Mar. 25. 17,000  
 47th st, No. 523, n s, 450 e 11th av, 25x100.5, one-story frame carpenter shop and two-story frame dwell'g on rear. Lucy A. wife of John Ridgway to Lewis Powley. Morts. \$4,100. Mar. 26. 6,700  
 49th st, No. 509, n s, 150 w 10th av, 25x100.5, four-story stone front tenem't. Isaac H. Cocks, Old Westbury, L. I., to John Smith. Mar. 28. 15,000  
 51st st, n s, 334.1 w 8th av, 100.2x100.9. Release mort. An Association for the Relief of Respectable Aged Indigent Females to James A. Striker. Mar. 25. nom  
 52d st, No. 245, n s, 254 e 8th av, 14x100.5, three-story stone front dwell'g. John Good-year to El-mira wife of John Morrow. Sub. to mort. Mar. 25. nom  
 Same property. John Morrow to John Good-year. Sub. to mort. Mar. 25. nom  
 52d st, No. 37, n s, 105 e Madison av, 20x100.5, four-story stone front dwell'g. Joseph A. Levy et al. exrs., &c., Arthur L. Levy to Collins L. Balch. Mar. 20. 36,000  
 54th st, No. 540, s s, 325 e 11th av, 25x159.7x 25.3x156, four-story brick tenem't. Max Simon to John Foersch. Morts. \$6,350. Mar. 28. 11,500  
 54th st, Nos. 112-116, s s, 165 e Park (4th) av, 50x100.5, three three-story brick dwell'gs. Jane R. wife of William J. Shaw, Brantford, Can., to Edward Hirsh. Mort. \$10,000. Mar. 14. 29,400  
 54th st, Nos. 112 and 114, s s, 165 e 4th av, 32x 100.5, two three-story brick dwell'gs. Euphemia W. Bedell, Somers, N. Y., to Jane R. wife of William J. Shaw, Brantford, Can. Mort. \$10,000. Mar. 19. 18,000  
 Same property. Henry C. Nelson referee to Benjamin P. Fairchild. Mar. 23. 16,800  
 54th st, No. 325, n s, 275 e 2d av, 24x100.5, five-story brick tenem't. George Enser to Louis Stern. Mort. \$8,000. Mar. 26. 18,500  
 55th st, Nos. 337 and 339, n s, 214.11 w 1st av, 35.8x100.5, two three-story brick dwell'gs. Peter R. J. Coughlin to Charles R. Price, Woodsburgh, L. I. Mort. \$12,000. Mar. 26. 16,925  
 55th st, No. 536, s s, 275 e 11th av, 25x100, five-story brick tenem't. Charles A. Stein to George Enser. Morts. \$13,467. March 19. 18,500  
 56th st, No. 123, n s, 433.4 w 6th av, 20.10x100.5, five-story stone front flat. James McClenanahan to Samuel McMillan. Mort. \$20,000. Oct. 20, 1887. exch  
 57th st, No. 411, n s, abt 111.1 w 9th av, 21.5x 100.5, four-story stone front dwell'g. August-a Mertens formerly Wigand extrx., &c., Francis Wigand to Mary L. wife of Newbold B. Seaton. Mar. 22. 20,000  
 57th st, No. 322, s s, 225 e 2d av, 22.7x59x22.8x 57.10, four-story brick tenem't. Partition. Ellen Hoy widow formerty Mullins to Michael J. Mullins. Mar. 21. nom  
 Same property. Thomas F. Mullins to same. Q. C. Mar. 21. nom  
 57th st, s s, 247.7 e 2d av, 40.3x59.5x40.3x59; No. 324, four-story brick dwell'g; No. 326, four-story stone front dwell'g. Partition. Michael J. Mullins to Ellen Hoy. Mar. 21. In consideration of conveyance of 322 East 57th st and \$1,467 to equalize partition, and nom  
 58th st, No. 442, s s, 400 w 9th av, 25x100.5, five-story stone front flat. Abram Barnett to Wayland E. Benjamin. Mort. \$18,000 and taxes 1888. Mar. 22. 33,000  
 60th st, No. 142, s s, 21.6 e Lexington av, 19.7x 100.5, four-story stone front dwell'g. Partition. Abner C. Thomas to Sigmund Goldberg. Mar. 25. 18,500  
 61st st, s s, 150 w 10th av, 25x100.5. Release conditions. Susan B. Nelson widow and Phebe McDonald and ano. exrs. A. Blecker McDonald, Jr., to John J. Herbert. Mar. 8. nom  
 62d st, n s, 300 e 11th av, 100x100.5, vacant. Laurence E. Blake to John B. Smith. Q. C. Oct. 1. nom  
 Same property. Same to same. Oct. 19, 1888. nom  
 62d st, n s, 125 w 10th av, 75x100.5, vacant. William C. Lester to Peter Wagner. ½ part. Mort. \$9,135 and assessm'ts. Mar. 26. 5,529  
 Same property. Eliza McHattan widow to same. ½ part. All liens. Mar. 27. nom  
 62d st, n s, 200 w 10th av, 25x100.5, vacant.

Thomas C. Higgins, Brooklyn, and William C. Lester to Peter Wagner. Morts. \$2,660. Mar. 26. 6,000  
 64th st, No. 169, n s, 150 e 10th av, 24x100, five-story stone front flat. James Kearney, Hackensack, N. J., to Christopher C. Watson, Brooklyn. Mort. \$20,000. Feb. 21. val. consid  
 64th st, No. 159, n s, 246 e 10th av, 18x100.5, four-story stone front dwell'g. Foreclos. J. Warren Greene to Arthur H. Parkhurst. Mar. 26. 18,300  
 65th st, s s, 125 w Central Park West (8th av), 25x100.5, vacant. Eliza W. wife of Henry A. Lynch to Josephine E. Lester. Mort. \$11,000. Feb. 6. nom  
 Same property. Josephine E. wife of William C. Lester to Thomas E. Flannery. Mort. \$11,000. Mar. 23. 11,500  
 66th st, s s, 123.1 w Grand Boulevard, 75x100.4, vacant. Mary and Alexander T. Van Nest exrs. A. R. Van Nest and said A. T. and Jennie Van Nest, Mary Van N. Jackson and Anna Van N. Gambrill to Mary Van Nest. February 21. 12,750  
 Same property. A. Morton Ferris to same. B. & S. Mar. 21. 12,750  
 67th st, No. 305, n s, 80 w West End av, 20x 100.5, five-story brick tenem't. John G. Johnson, Proctor, Vt., to Gotlieb Rathgeb. Mort. \$8,000. Mar. 20. 12,000  
 70th st, No. 110, s s, 125 e Park (4th) av, 19.10x 100, four-story stone front dwell'g. Mary Munson widow to Abraham Kaufmann. Mort. \$15,000. Mar. 25. 22,250  
 71st st, No. 92, s e cor 9th av, 20x75.5, three-story stone front dwell'g. Mary Ryan to John J. Ryan. B. & S. C. a. G. All liens. Mar. 19. 32,500  
 72d st, No. 410, s s, 188 e 1st av, 25x102.2, five-story brick tenem't. Foreclos. Henry B. Twombly to Payson Merrill. Mar. 25. 12,000  
 72d st, No. 8, s s, 175 w 8th av, 25x102.2, four-story brick dwell'g. Margaret wife of and Francis Crawford to Rosa W. Straus. Mort. \$39,000. Mar. 25. 75,000  
 76th st, No. 194, s s, 100 w 3d av, 25x102.2, four-story stone front flat. Charles J. Korne heir John Korne and Margaret Korne widow to Karl M. Wallach. Mort. \$10,000. March 26. 17,500  
 79th st, n s, 105 e 10th av, 100x102.2, vacant. Henry F. Dimock to Francis wife of James McLoughlin. Mar. 10. 50,000  
 Same property. Francis wife of James McLoughlin to Herman H. Cammann, James M. McKinlay and Charles H. Phelps, joint tenants. Mort. \$30,000. Mar. 10. 50,000  
 79th st, n s, 105 e 10th av, 145x102.2. Covenant againt nuisances. Henry F. Dimock with Frances wife of James McLoughlin. Mar. 10. nom  
 80th st, No. 139 (map shows No. 133), n s, 30 w Lexington av, 20x100, three-story brick dwell'g. James R. Breen and Alfred G. Nason to Esther wife of Hyman B. Stern. Mar. 20. 22,500  
 81st st, No. 148, s s, 92 e Lexington av, 19.5x 104.4, three-story stone front dwell'g. Kate M. wife of and Charles M. Williams to Johanna wife of Sigmund Feinberg. Mort. \$7,000. Mar. 14. 17,000  
 82d st, Nos. 127-133, n s, 500 e 10th av, runs east 75 x north 59.6 x west 50.2 x north 38.7 x west 25 x south — to beginning, four four-story stone front dwell'gs. Archibald Rogers, Hyde Park, N. Y., to William H. Stafford. June 28, 1886. Re-recorded. Mort. \$22,000. nom  
 82d st, No. 61, n s, 191.8 e 9th av, 16.8x102.2, four-story brick dwell'g. Henry H. Wother- spoon to Josephine L. Atwood. Mar. 15. 24,000  
 83d st, No. 113, n s, 133.4 w 9th av, 16.4x102.2, three-story stone front dwell'g. Foreclos. Richard M. Henry to James D. Putnam, Brooklyn. Mort. &c., \$12,670. Mar. 18. 11,000  
 84th st, No. 229, n s, 281.8 w 2d av, 23.4x102, three-story stone front dwell'g. Catharine Kenny to Rudolf A. Breidenbach. March 28. 12,000  
 85th st, Nos. 12 and 14, s s, 100 w 8th av, 41x 102.2. }  
 85th st, Nos. 18 and 20, s s, 161 w 8th av, 39x 102.2. }  
 Four four-story stone front dwell'gs. Release mort. William H. Simonson to Elizabeth Steinmetz. Mar. 25. 3,400  
 Same property. Elizabeth wife of John H. Steinmetz to Emma S. Faile. Sub. to mort., interest, &c. Mar. 25. See Prospect av, 23d and 24th Wards. 160,000  
 86th st, n s, 275 e Av A, 96x138.10x96x138.4, three-story brick building and two-story frame building on rear. Louise S. Caulon widow, Brooklyn, to The New York Mothers' Home of the Sisters of Misericorde. Morts. \$22,000. Mar. 23. 31,000  
 87th st, No. 110, s s, 110 w 9th av, 17.6x100.8, four-story brick dwell'g. John G. Prague to Julia M. wife of Simon Seeligmann. Mort. \$17,700. Mar. 26. 23,000  
 89th st, n s, 133.2 e Park (4th) av, 0.2x100.8. Michael H. Cashman to Isaac Westerfeld. ½ part. B. & S. Mar. 22. nom  
 Same property. Michael H. Cashman exr. Daniel Cashman to same. ½ part. March 22. 15  
 91st st, No. 60, s s, 241.1 w Park (4th) av, 19.6x 100.8, three-story stone front dwell'g. Release mort. Mary A. Stiles to Cora B. Cornwall. Mar. 18. nom  
 Same property. Cora Belle Cornwall to Max Ernst. Morts. \$21,000. Nov. 15. 25,000  
 92d st. Party wall agreement. Nicholas J. Reville with Henrietta Nathan. March 20. nom

- 94th st, No. 121, n s, 175 e Park av, 16.8x100.8, three-story stone front dwell'g. Herbert R. Houghton to Marie Canapard Durand. Mort. \$6,000. Mar. 1. 15,000
- 98th st, s s, 310 e 3d av, 75x100.11, vacant. William I. Hawes, Orange, N. J., to David W. Armstrong. Confirmation deed. Q. C. Mar. 25. nom
- 98th st, No. 206, s s, 135 e 3d av, 25x100.5, four-story brick tenem't. Henry E. Stevens to Charles L. Lincoln, Brooklyn. Morts. \$13,000. C. a. G. May 9, 1887. 14,750
- 98th st, s s, 475 w Central Park West (8th av), 150x100.11, vacant. Charles T. and Helen T. Barney heirs Ashbel H. Barney to John M. King. B. & S. Feb. 26. 54,000
- 100th st, n s, 250 e 3d av, 250x100.8, vacant. Foreclos. Chauncey S. Truax to Mary T. Stone. Mort. \$12,000. Mar. 26. 25,200
- Same property. Mary T. wife of William Stone to Emma Chenowith. Mort. \$41,300. Mar. 26. 52,000
- 100th st, n s, 100 e 10th av, 125x100.11, vacant. Mary and Alexander T. Van Nest exrs. A. R. Van Nest and Mary and Jennie Van Nest, Mary Van N. Jackson and Anna Van N. Gambrell to Alexander T. Van Nest. Feb. 21. 36,000
- 100th st, n s, 225 e 10th av, 120.4x101.1x125.11x100.11, vacant. Mary and Alexander T. Van Nest individ and exrs. Abraham R. Van Nest, Mary V. N. Jackson and Jennie Van Nest to Anna Van N. Gambrell. Feb. 21. 34,200
- 101st st, s s, 100 e 10th av, 125x100.11, vacant. Mary and Alexander T. Van Nest individ. and exrs. Abraham R. Van Nest and Anna Van N. Gambrell and Jennie Van Nest to Mary Van N. Jackson. Feb. 21. 36,000
- 101st st, s s, 225 e 10th av, 132.3x101.1x125.11x100.11, vacant. Mary and Alexander T. Van Nest individ. and exrs. A. R. Van Nest, Mary Van N. Jackson and Anna Van N. Gambrell to Jennie Van Nest. Feb. 21. 36,800
- 102d st, No. 124, s s, 305 e Park (4th) av, 25x100.11. }  
101st st, No. 131, n s, 305 e Park (4th) av, 25x100.11. }  
Two five-story brick flats. Daniel W. Reeve, Riverhead, L. I., to Minnie L. Howes. Morts. \$27,225. Mar. 21. 56,000
- 102d st, s s, 100 w West End (11th) av, 25x100.11, vacant. Mary E. wife of Alfred B. Church, of Elgin, Ill., to Charles Blauvelt. Mar. 14. 7,000
- 102d st, s s, 150 w 9th av, 50x100.11, vacant. Jacob M. Newman to William H. Hall. Sub. mort. \$11,683. Mar. 23. 15,000
- 102d st, s s, 100 w West End av, 25x100.11, vacant. Charles Blauvelt to Jennie A. wife of Warren W. Whitney. Mort. \$4,000. March 25. 7,000
- 103d st, No. 206, s s, 130 e 3d av, 25x100.9, three-story frame dwell'g. Phoebe M. wife of John Coyle, Caroline S. wife of John W. Schwarz, Sarah F. Mann, Mary Poole widow, all were formerly Schulz, and Emma F. Schulz heirs Sophia C. Schulz to William F. Schulz heir, &c. Mort. \$2,100. Jan. 5. nom
- Same property. William F. Schulz to Frederick W. Baumbach. Mar. 19. 6,100
- 103d st, s s, 100 e 9th av, 100x100.11, vacant, new tenem'ts projected. Charles T. Barney to Frank E. Smith. C. a. G. Jan. 20. 36,000
- 105th st, n s. Agreement extending benefits of agreement restricting covenants to party of second part. Cornelius O'Reilly to Abraham Beringer. Mar. 9. nom
- 109th st, n s, 275 e Park (4th) av, original line, 50x100.11, vacant. Partition. Francis L. Stetson to Jackson Armstrong. Feb. 28. 11,200
- Same property, vacant. Jackson Armstrong to Hugh Reilly. Mort. \$6,720. Mar. 26. 15,000
- 113th st, Nos. 108 and 110, s s, 108 e Park (4th) av, 52x100.10, two five-story brick flats. Eva wife of and Solomon L. Kuschewsky to Augustus W. Weismann. Morts. \$27,500. Mar. 17. 47,000
- 116th st, s s, 375 w Lenox (6th) av, present line, runs south 100.11 x west 225 x south 100.11 to 115th st, x west 53.9 to Av St. Nicholas, x north to A. Bussing's land, x northeast along said land to point 375 w 6th av, present line, x south to beginning, vacant. William W., Peter B., Nathaniel and James A. Lockwood and Frances wife of Lee Mann to Mary J. Van Doren. B. & S. 11-864 parts. April 28, 1888. nom
- Same property. Lulu Lafferty formerly Honeberger to same. B. & S. 1 1,728 part and all title. Sept. 5, 1888. 5
- 118th st, s s, 325 e 8th av, 75x100.11, one-story frame building, rest vacant. Charles G. Landon to Patrick Farley. Mar. 16. 24,000
- 120th st, Nos. 239-249, n s, 375 w 7th av, 100x100.11, six three-story brick dwell'gs. Foreclos. James R. Cuming to James G. Wagner. Mort. \$20,000 and int., July 20, 1888. Mar. 23. 25,000
- 121st st, Nos. 238-248, s s, 375 w 7th av, 100x100.11, six three-story brick dwell'gs. Joseph A. McLaughlin to same. Q. C. Jan. 21. nom
- 121st st, n s, 320.9 w 3d av, .3½x74. Release mort. New York Savings Bank to George Zieger. Dec. 19, 1888. nom
- 121st st, s s, 120 e Lenox av, 20x100.11, three-story stone front dwell'g. James Carlew to Emilie A. wife of William H. Kipp. Mort. \$13,650. Mar. 1. 25,000
- 121st st, s s, 100 e Lenox av, 20x100.11, three-story stone front dwell'g. Same to Henrietta wife of David Lachenbruch. Mort. \$16,000. Mar. 27. 26,250
- 121st st, No. 250, s s, 212.10 e St. Nicholas av, 18x100.11, three-story brick dwell'g. Foreclos. Charles De Kay Townsend to Simon Haberman. Mort. \$13,000. Mar. 26. 15,100
- 122d st, No. 329, n s, 275 w 1st av, 21x100.11, four-story brick tenem't. Joseph Spettel to Carolina Boehm. Mort. \$5,000. Mar. 28. 8,500
- 123d st, No. 63, n s, 99.5 w Park (4th) av, 19.5x100.11, three-story stone front dwell'g. Louis C. Brosi to Jacob D. Nordlinger. Q. C. Mar. 15. nom
- Same property. Aaron Ogden exr. Louis Brosi to same. ½ part. Mar. 22. 7,000
- 123d st, n s, 50 e 10th av, 150x100.11, vacant. Mary and Alexander T. Van Nest exrs. A. R. Van Nest and said A. T. and Jennie Van Nest, Mary Van N. Jackson and Anna Van N. Gambrell to Mary Van Nest. February 21. 28,800
- 124th st, n s, 242.1 e Lenox av, original line, 54.8x100.11. Edwin F. Raynor to Spencer Aldrich. Mar. 13. 23,500
- 124th st, s s, 100 e 10th av, 50x100.11, vacant. Mary and Alexander T. Van Nest, exrs. A. R. Van Nest and Mary and Jennie Van Nest, Mary Van N. Jackson and Anna Van N. Gambrell to Alexander T. Van Nest. February 21. 9,000
- 124th st, s s, 150 e 10th av, 50x100.11, vacant. Mary and Alexander T. Van Nest individ. and exrs. Abraham R. Van Nest and Mary Van N. Jackson and Jennie Van Nest to Anna Van N. Gambrell. Feb. 21. 9,000
- 124th st, n s, 242.10 e Lenox av, 6th av original line, 54.8x100.11. Spencer Aldrich to Diedrich Tragman, Brooklyn. Mort. \$20,000. Mar. 23. 26,500
- 126th st, No. 203, n s, 76 e 3d av, 16.9x99.11, three-story stone front dwell'g. Sarah A. wife of David Spencer, Ocean Grove, N. J., to Francis C. Taylor. Mar. 25. 9,000
- 127th st, No. 80, s s, 75 w Park (4th) av, 23.4x99.11, three-story frame dwell'g. George H. Hinton, Clifton, N. J., to John H. Hinton. 1-5 part. Mar. 22. 2,050
- 127th st, No. 70, s s, 165 w Park (4th) av, 25x99.11, three-story frame dwell'g. George W. Martin to Stephen J. Wright. Mar. 27. See 130th st. 14,000
- 129th st, No. 164, s s, 135 w 3d av, 25x99.11, one-story frame store. Moritz Herzberg, Gravesend, L. I., to William H. Treviranus. Morts. \$6,500. Mar. 25. exch
- 130th st, No. 6, s s, 143.4 e 5th av, 16.8x99.11, three-story stone front dwell'g. Ellen M. wife of and James Earle to Sarah Fullan. Mort. \$7,500. Mar. 23. 11,500
- 130th st, No. 243, n s, 306 e 8th av, 18.6x99.11, three-story stone front dwell'g. Release mort. Reuben Ross to Stephen J. Wright. Feb. 23. nom
- Same property. Stephen J. Wright to George W. Martin. Mort. \$10,000. Mar. 26. See 127th st. 19,000
- 131st st, No. 232, s s, 312.6 w 7th av, 12.6x99.11, three-story stone front dwell'g. John Good-year to Elmira wife of John Morrow. Sub. to mort. Mar. 25. nom
- Same property. John Morrow to John Good-year. Sub. to mort. Mar. 25. nom
- 132d st, No. 61, n s, 75 w Park (4th) av, 20x99.11, three-story stone front dwell'g. Charles A. Stein to Louis Stein. Mort. \$7,500. Mar. 19. 10,000
- 133d st, Nos. 58, 60 and 62, s s, 95 w Park (4th) av, 60x99.11, three three-story stone front dwell'gs. Meyer L. Sire to Charles A. Stein. Q. C. C. a. G. All liens. Mar. 25. nom
- 133d st, Nos. 60 and 62, s s, 95 w Park (4th) av, 40x99.11, two three-story stone front dwell'gs. Charles A. Stein to William H. Koutcher. Morts. \$15,000. Mar. 19. 20,000
- 133d st, No. 166, s s, 134.1 e 7th av, 16x99.11, three-story brick dwell'g. Gertrude M. wife of William P. Atkin to Peter Foland. Mort. \$8,000. Mar. 28. 12,000
- 134th st, n s, 200 w 8th av, 100x99.11, new building projected, vacant. John Vanderbilt, Garden City, L. I., to Thomas E. Greacen. Morts. \$25,000. Mar. 19. 30,000
- 137th st, n s, 100 w Lenox (6th) av, 150x99.11, vacant. James Devlin to David T. Davies. Mort. \$40,000, which is the whole consideration. Mar. 26. 40,000
- 138th st, s s, 100 e Boulevard, 15x100. Release mort. Michael H. Hagerty et al. exrs. John McConville to John J. O'Connell. Mar. 22. 1,228
- 142d st, n s, 100 e 8th av, 50x99.11, vacant. Mary and Alexander T. Van Nest individ. and exrs. Abraham R. Van Nest and Anna Van N. Gambrell and Jennie Van Nest to Mary Van N. Jackson. Feb. 21, 1889. 9,000
- 142d st, n s, 150 e 8th av, 50x99.11, vacant. Mary and Alexander T. Van Nest individ. and exrs. Abraham R. Van Nest, Mary Van N. Jackson and Anna Van N. Gambrell to Jennie Van Nest. Feb. 21. 9,000
- 143d st, s s, 300 e 8th av, 50x99.11, vacant. Mary and Alexander T. Van Nest exrs. A. R. Nest and said A. T. and Jennie Van Nest, Mary Van N. Jackson and Anna Van N. Gambrell to Mary Van Nest. Feb. 21. 9,000
- 143d st, s s, 100 w 8th av, 25x99.11, vacant. John C. Sullivan, Valparaiso, Chili, to George B. Robinson. Mar. 18. 3,000
- 144th st, No. 250, s s, 309.6 e 8th av, 20x99.11, four-story brick dwell'g. Foreclos. John Delahunty to Allen Tucker. Mar. 27. 8,900
- 144th st, No. 248, s s, 329.6 e 8th av, 20x99.11, four-story brick dwell'g. Foreclos. Same to Mary A. Tucker. Mar. 27. 8,900
- 144th st, No. 254, s s, 269.6 e 8th av, 20x99.11, four-story brick dwell'g. Foreclos. Wilbur Larremore to Ellen A. Hall, Utica. March 26. 8,900
- 144th st, No. 252, s s, 289.6 e 8th av, 20x99.11, four-story brick dwell'g. Foreclos. Walton Storm to Richard T. Auchmuty trustee Samuel A. Tucker. Mar. 27. 8,900
- Av A, No. 1094 (Sutton pl, No. 25), n e cor 59th st, 19.4x80, four-story stone front flat. Louis de Bebian exr. Felicite B. Fox to Edward Kilduff. Mar. 25. 15,100
- Av A, No. 1096 (Sutton pl, No. 27), e s, 19.4 x 59th st, 19.4x80, four-story stone front flat. Same to same. Mar. 25. 12,075
- Av A, Nos. 1362-1366, e s, 26 s 73d st, 76.1x98, three five-story brick tenem'ts with stores. John G. Johnson, Proctor, Vt., to Philip Wood. Morts. \$53,550. Mar. 20. 73,000
- Av A, No. 1387, w s, 81.2 s 74th st, 25.6x100, five-story stone front tenem't with stores. Lizzie wife of Valentine S. Franck and Katharina Schmitt to Henry Frohwitter. Morts. \$11,000, taxes, &c., since Jan. 1885. Mar. 25. 21,000
- Av C, No. 289, w s, 23 s 17th st, 23x88, four-story brick tenem't. Babette Wahlig to Fredericka wife of William Muller. Mort. \$7,500. Mar. 28. 9,500
- Av D, No. 331, w s, 26 n 9th av, 20.6x70, three-story brick store and tenem't. Augusta wife of Max Herbst to Rosa wife of Leopold Brand. ½ part. Morts. \$6,500. Mar. 25. 1,750
- Lenox av, No. 418, s e cor 131st st, 25x85, five-story stone front store and flat. Abraham W. Lozier to Jacob Mahler. Mort. \$23,250. Mar. 25. 43,000
- Lexington av, No. 101, e s, 24.8 n 27th st, 24.8x100, two-story frame dwell'g. Nathan Hofheimer to William Broadbelt. Mort. \$15,000. Mar. 19. 19,500
- Lexington av, No. 708, w s, 60.5 n 57th st, 22.10x100, four-story stone front dwell'g. Lucy D. Schieffelin to D. Gilbert McKoon, Middletown, N. Y. Mar. 23. 40,000
- Madison av, No. 1019, e s, 87.4 n 78th st, 16.8x75, four-story brick dwell'g. Foreclos. John O. Mott to Albert S. Rosenbaum. Mort. \$20,000. Feb. 28. 28,350
- New av, n e cor 154th st, 25.5x94.6x24.11x89.6, vacant. William C. O'Brien et al. exrs., &c., Robert W. Dowling to Byron S. Cotes. Mar. 21. 3,400
- Park (4th) av, No. 1572, w s, 75.6 s 88th st, 25.2x82.2, five-story stone front dwell'g. Warren A. Ransom, Jr., to Cebetta M. and Annie L. Ransom. Mort. \$20,625. Mar. 22. nom
- Park (4th) av, n w cor 133d st, —x140x100x140, vacant. Addison Brown to Joseph E. Vandewater, Brooklyn. Feb. 27. Corrects error in issue of March 16. 36,000
- St. Nicholas av, w s, 74.11 n 145th st, 25x100, vacant. Joseph H. Cain, to J. Romaine Brown. Mort. \$4,620. April 11, 1887. nom
- St. Nicholas av, w s, 74.11 n 146th st. Party wall agreement. William Thompson with Richard P. Messiter, Brooklyn. Mar. 19. nom
- South 5th av, No. 150, w s, 22.4x100; also alley adj on north, 4 ft wide and extending back from st 84 ft, five-story brick store and tenement. Robert Foulds, Brooklyn, to Jennie Foulds, Brooklyn. ½ part. Mar. 18. 2,429
- Vermilyea av, e s, 100 n Isham st, runs southeast 200 x southwest 100 to Isham st, x southeast along same 100 to Sherman av, x northeast 300 x northwest 59.6 x southwest 140.11 x northwest 61 x north 89.7 to 211th st, x west 75.10 to Vermilyea av, x southwest 104.3. Leontine J. Frost formerly Lockwood et al. exrs. Levi A. Lockwood to Samuel W. Milbank. Contains nominal release dower from Leontine J. Frost formerly widow of L. A. Lockwood. Mar. 11. nom
- West End av, w s, 104.4 s 73d st, 19.6x100. Release mort. Charles F. Southmayd et al. trustees William B. Astor to Franklin E. Robinson. Mar. 25. 8,000
- 1st av, No. 1449, w s, 50 n 75th st, 25x73, four-story stone front tenem't with stores. Andreas Banzer to Anton Kunz. Mort. \$8,000. Mar. 27. 19,000
- 1st av, No. 1033, w s, 58.2 s 57th st, 28x75, five-story brick tenem't with stores. Jonas Weil and Bernhard Mayer to Jacob Barnett. Morts. \$17,000. Mar. 21. 26,500
- 1st av, No. 561, w s, 39.6 n 32d st 19.9x70, four-story brick store and tenem't. Katti Fischl to Joseph Fischl. B. & S. Sub. to all liens. Mar. 31. 10,000
- 1st av, No. 2351, w s, 104 s 121st st, 22x99.10, four-story stone front tenem't with stores. August Schernikau to Philip Koshler. Mar. 28. 13,800
- 2d av, e s, 48.6 n 5th st, 24.3x100. Sophia de Krom individ. (releasing dower) and extrx. Jean de Krom to Maria J. de Krom. Mort. \$10,000. Mar. 28. 20,000
- 2d av, Nos. 2214 and 2216, e s, 140.11 n 113th st, 40x80, two four-story stone front tenem'ts with stores. Jennie wife of Leopold Simons to Herman Wronkow. Morts. \$19,000. Mar. 26. 24,500
- 2d av, No. 729, n w cor 39th st, 20x83, four-story brick store and tenem't. James P., Matthew M. and Catharine Loomam to Mary Loomam. B. & S. All liens. Feb. 27. nom
- 2d av, No. 2013, w s, 50.11 s 104th st, 25x100, five-story brick tenem't with stores. Samuel Weil to Abraham Levine. Mort. \$17,000. Mar. 25. See Gouveneur st. 26,000
- 2d av, No. 1154, e s, 40.10 s 61st st, 20x75, four-story brick tenem't with stores. Sophia wife of and Moses Gerstner to Jacob Haupt. Mar. 25. 17,500















Genz, August to Charles Genz. Franklin av, east cor 168th st, 35x100. Mar. 1, 5 years, 5%. See Conveys. 5,000

James A. Frame. 64th st, No. 605, n s, 125 w 11th av, 25x100.5. Secures covenants in building agreement. Mar. 19.

McLoughlin, Frances wife of and James to Henry F. Dimock. 79th st. P. M. Mar. 10, due Mar. 22, 1892, 5%. 30,600









Table of judgments for Kings County, March 21 to 27 inclusive. Includes entries for Luqueer, Francis T., Same to The Hudson River Bank, Millward, James, Ormiston, Annie, Platt, James N., etc.

KINGS COUNTY.

MARCH 21 to 27—INCLUSIVE.

Continuation of Kings County judgments, including entries for Aldrich, Elizabeth W., Same to Sarah A. Jones, Beals, Frederick F., etc.

Table of judgments for New York City, March. Includes entries for Watson, James H., Welles, Martin, Wright, Benjamin, etc.

JUDGMENTS.

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

NEW YORK CITY.

Main table of judgments for New York City, March. Includes entries for Altman, Charles, Arcander, Annie, Adams, Joseph H., etc.

Continuation of judgments for New York City, March, including entries for Epstein, Simon, Egerton, John C., Finn, Thomas, etc.



Table with 3 columns: Name, Address, Amount. Includes entries like Willson, Marcia A—Leopold Beyer 726 86, Wheeler, Avery G—Brockton Co-operate Boot and Shoe Co. 126 51.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Mar. section. Includes entries like Altenburg, Louisa—F Gulbrecht... \$27 25, Adams, William H—W W Wemyss 49 27.

SATISFIED JUDGMENTS.

NEW YORK.

March 23 to 29—Inclusive.

Table listing names and amounts for Satisfied Judgments in New York. Includes entries like Andrews, William D and George H—F D Wright. (1883)... \$1,191 22.

Table listing names and amounts for various entries, including Bacon, Frederick E, Butler, John H, Bailey, William T—Simon Hirsh. (1888)... 1,106 28.

Table listing names and amounts for entries like Whitman, Nathaniel, White, George W (1876)... 837 97.

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

KINGS COUNTY.

March 22 to 28—Inclusive.

Table listing names and amounts for Kings County entries, including Estes, Elihu B—Lucy Manning. (1889)... \$91 55, Gaffney, Michael J—A S Van Winkle. (1888) 611 23.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City. Includes entries like Mar. 23 One Hundred and Thirty-fourth st, s s, 375 e 8th av, 25x100... \$868 53.

KINGS COUNTY.

Table listing names and amounts for Mechanics' Liens in Kings County. Includes entries like Mar. 22 Greene av, s s, 100 w Stuyvesant av, 100x100... \$325 00.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Satisfied Mechanics' Liens in New York City. Includes entries like Mar. 23 Railroad av, w s, bet 176th and 178th sts... being property of N. Y. Central & Hud.











Table of real estate listings with columns for address, description, and value. Includes entries for 42d st, No. 47 W., and No. 58 West 43d st., 46th st, No. 635 W., etc.

Table of real estate listings with columns for address, description, and value. Includes entries for William Button to Merkel & Roberts; 3 years, from May 1, 1891, 10th av, No. 219, etc.

Table of real estate listings with columns for address, description, and value. Includes entries for Address, Lucy A. 328 W 22d, Mary Allen, Ash, M. 311 E 80th, etc.

CHATELLETS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

MARCH 22 TO 28—INCLUSIVE.

SALOON FIXTURES.

Table of saloon fixtures with columns for name, address, and value. Includes entries for Alber, G. 400 E 91st, Schmitt & S., Binder, J. 420 W 39th, P Buckel, etc.

Table of miscellaneous listings with columns for name, address, and value. Includes entries for Beeton, W. C. 1703 Madison av, Berenz, Charlotte, Bible, Martha W., etc.

HOUSEHOLD FURNITURE.

Table of household furniture with columns for name, address, and value. Includes entries for Adams, H. B. 2367 2d av, D M Brown, Albert, E. 126 E 12th, J Moriarty, etc.

Bender, F. 1806 2d av.... Lang & Co. Bakery. 800
Blake, M.H. 11th av and 62d st.... J C Blake. nom
Horses, Trucks, Machinery, &c.

Peters, W. 214 8d av.... J A Moss. Grocery. 600
Plambeck, G. 84 Charles.... Milk Exchange (Lim). Horse, Wagon, &c. (R) 160
Porter, C. S. 83 William.... R J Leaycraft. Printing Office. (R) 1,800

Breden, H. N. 291 Bedford av.... E H Schlueter. 800
Coyle, W. J. Atlantic av and Clinton st.... 800
Brunswick B Co. Billiard Tables.

HOUSEHOLD FURNITURE.

Altgelt, Marie. 156 Adams.... J Kurtz. 199
Barnes, R. G. 74 Clermont av.... J Kurtz. 160
Block, Fanny. 9 Willoughby.... W W Hiller. 350

MISCELLANEOUS.

Apel, A. F. 660 5th av.... E C Squance. Drugs. 450
Bennett, R. R. 261 Greene av.... W B Davis. Hears and Horses. 1,000

ASSIGNMENTS OF CHATTEL MORTGAGES.
Ebling, P & W to P & W Ebling B Co (S Deckelmann, Mar 25, 1885). nom
Same to same (P O'Rourke, Mar 26, 1885). nom

KINGS COUNTY.
MARCH 22 TO 28—INCLUSIVE.
SALOON FIXTURES.
Aims, A. C. 38 and 40 Concord.... M Seitz, \$1,000

Table listing various businesses and individuals in the top left column, including names like Herve, E. C., Hullen, F., Hunter, W. T., and others with their addresses and services.

Table listing various businesses and individuals in the top middle column, including names like Hepburn, Henry, Hill, Wm., Hopf, Casper, and others with their addresses and services.

Table listing various businesses and individuals in the top right column, including names like Jacobus, J. M., James, T. M., Jenkins, M. W., and others with their addresses and services.

Table listing various businesses and individuals in the middle left column, including names like Ferber, M., Hendrickson, G. D., Haneisen, A., and others with their addresses and services.

Table listing various businesses and individuals in the middle middle column, including names like Sayre, W. P., Scheider, Bernhard, and others with their addresses and services.

Table listing various businesses and individuals in the middle right column, including names like Bausbach, Charles, Cernicharo, L. M., and others with their addresses and services.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names like Allen, Louisa, Allen, W. L., Andrews, A. E., and others with their addresses and values.

MORTGAGES.

Table listing mortgages in Essex County, including names like Ackerman, H. J., Anderson, Edward, Arrol, C. F., and others with their addresses and values.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names like Allen, Horace, Allen, Robert, Armstrong, Matt, and others with their addresses and values.

Scheel, Edward—Frenda C R Muller, West Hoboken.	nom
Scherer, John—M N Foster, J City	200
Schlemm, Robert—F Laux, Union	610
Shippen, W W by exrs—Jemina Berry et al., Weehawken.	nom
Simpson, Alice M, F E, Emanah and Minnie Boegler—J H Wellbrock, J City	4,800
Smith, John—J B Vredenburg, J City	681
Smith, Philip—J Fuchs, Harrison	800
Sterling, Samuel—H Z Niblett, J City	600
Stevens, Mary E—R B Fish, J City	nom
Tagart, Laura V—G Feorst, Bayonne	200
Van Buskirk, Emma—J H Browning, Bayonne	75
Van Winkle, Emma, by exrs—Mary Van Nostrand, J City	other consid and nom
Van Winkle, M A and Elizabeth A Hubbard—Mary Van Nostrand, J City	1,500
Voorkees, E M—J A McKay, Kearney	400
Vreeland, George—E F C Young, J City	160,000
Vreeland, George and J A Cadmus—H Douglass	nom
Vreeland, George, by exrs—H Douglass, J City	1,750
Vreeland, N G, by exrs—Anna L Vreeland	800
Vreeland, N Demott—T H Erskine, J City	1,700
Vroom, G B—W V Garrison, J City	250
Ward, Cornelia—R Benny, Jr, Bayonne	840
Wellbrock, J H—F Boegler, J City	nom
Wheeler, O C—J W Whelan, J City	2,000
Whitney, Caroline S—O C Wheeler, J City	nom
Wild, W F, exr Sarah E Wild—Henrietta Gerndt, Hoboken	3,500
Weis, W F—Mary C Maloney, J City	5,000
Wright, William—H C Pfefferle, West Hoboken	670

MORTGAGES.

Alexander, C C—C Vreeland, Bayonne, 3 years	1,200
Bohmiger, Michael—H Rohlf's, 2 years	150
Boyce, J W—P S Van Winkle, trustee, 1 year	400
Burns, James—P Hauck, Kearney, 1 year	250
Cadmus, J J and I H Blauvelt—J J Cadmus, Kearney, 3 years	7,000
Clark, Patrick—W C Lutkins, 3 years	2,750
Cordes, J H—D E Gardner, West Hoboken, 3 yrs	3,000
Crige, S A—Lafayette Mutual B & L Assoc, installs	3,200
De Forge, Angeline—J W Wakeman, 3 years	600
Same—same, 3 years	600
Degnan, J J—Phoenix L & B Assoc, installs	2,000
Same—same, installs	1,000
Detels, J D—Anna M Grosklous, 5 years	1,000
Dwyer, Margaret—J C Brane, Hoboken, 3 years	2,200
Egan, P J—E S Lier, 1 year	2,500
Ford, F A—D Marx, 3 months	397
Friery, John—J City B & L Assoc, installs	1,800
Gardner, John—Alice Bianotti, 1 year	1,600
Same—Lavinia Hopper, Union, 1 year	1,500
Gerndt, Henrietta—Hoboken Bank for Savings, Hoboken, 3 years	1,000
Getz, Valentine—H D Van Nostrand, 1 year	300
Gibson, W F—J J Hughes, 1 year	1,800
Same—New Jersey Title Guarantee and Trust Co, installs	3,000
Haggerty, Cornelius—W Burrows, Bayonne, 6 years	1,600
Henry, C W—Pennsylvania Coal Co, 4 years	300,000
Hullier, G R—New Jersey Title Guarantee and Trust Co, installs	14,000
Hurley, James—Emma M Lord, Bayonne, 2 yrs	400
Same—same, Bayonne, 5 years	3,000
Kelly, Peter—Phoenix L and B Assoc, installs	1,400
Kircgensner, Theodore—J Schmidt, West Hoboken, 3 years	2,200
Lampard, Margaret—J Parker, Jr, Kearney, 1 year	180
Lippert, John—Mutual Life Ins Co, 1 year	4,800
Loudrigan, Eliza—New Jersey Title Guarantee and Trust Co, Hoboken, installs	5,000
Malone, John—Exr of R B Earle, 3 years	5,000
Manley, Mary J—D A Dupue, Kearney, 2 years	2,100
Martin, E H—Guard R Simpson, 3 years	1,500
Meier, Henry—Mathilda Rothe, West Hoboken, 3 years	700
Moelman, E C—Provident Ins for Savings, Bayonne, 1 year	2,250
Monaco, Antoina—P Pantoliano et al, West Hoboken, 3 years	800
Muller, Elizabeth—H A Gaede, West Hoboken, 1 year	200
Newell, W C—M L Desmond, 8 years	4,500
Noll, Guido—Amelia Armtruster, West Hoboken, 3 years	3,000
Osbanr, H W—Agnes Van Horn, 1 year	500
Reuter, John—J Mayer, West Hoboken, 5 years	6,000
Kiely, Michael—Hoboken Land and Improvement Co, Hoboken, 4 years	1,200
Rudiger, J H—Katharine Maas, 5 years	3,000
Schmitt, Phillip—P Hauck, 1 year	1,100
Shilliday, John—Guardian of G A Devoe, Bayonne, 5 years	12,250
Steinbruck, Henry—C L Gerdts, 1 year	2,500
Stretz, Andreas—C Ott, Union, 3 years	2,750
Swift T P—Bayonne Building Assoc. No. 2, Bayonne, installs	3,400
Tebbens, John—A Horrmann, Hoboken, 3 years	2,000
Trimpf, Adelheid—Exrs of Catharine M. Meiburg, 1 year	1,500
Troll, John—Hudson City Savings Bank, 1 year	5,000
Voirath, August—Hoboken Bank for Savings, Hoboken, 3 years	5,500
Wellstood, William, Jr—Frances M Boswick, 5 years	150
Welsh, Richard—People's Building and Loan Assoc., Harrison, installs	1,600
Wulfr, Ernst—F Steeger, Hoboken, 1 year	800

CHATTEL MORTGAGES.

Bagley, J J—E R Wessells, hat store	1,807
Crawford, Adelia A—F G Smith, piano	200
Horn, Adolph, Union—D Bernes, saloon fixtures	400
Klinge, Charles and Alletta—Louisa Steger, furniture	80
Kinz, John A, West Hoboken—W Peters, saloon	550
Perry, Enoch—F G Smith, organ	105
Place, C B, L C Flynt, partners as Place & Flynt—M & N Meyer, horse, wagon and harness	350
Prink, Mrs W—F G Smith, piano	217
Ramsay, Lizzie N—F G Smith, piano	265
Steinbruck, Henry H—C L Gerdts, horse, trucks, harness	3,000
Van Reyper, Fanny G—F G Smith, piano	285

BILLS OF SALE.

Beardsley, R F, The Boston Dental Assoc, by Constable—Mrs Sarah E Wheeler, dental tools	50
Ryerson, A E—W J Meschutt, horse, wagon, harness, milk business	827

JUDGMENTS.

Brown, George, and J S Cunningham—G E Drake et al.	185
Same—B Kaiser	72

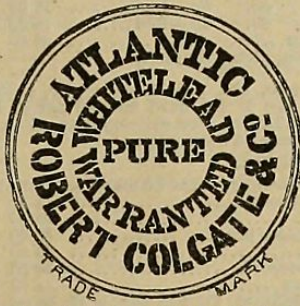
Becker, C—Tebbenhoff Bros	76
Canavan, Michael—M McMahon	3,298
Cue, R A—Fitch & Whitney	420
Duffett, Elizabeth—Mary Smith	187
Glaesser, Edmond—W H Speer	217
Snow, C E—J J Seifke	98

MECHANIC'S LIEN.

Haushe, Adele—Wills Sexton, North Bergen	377
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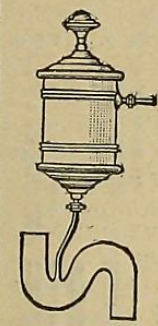
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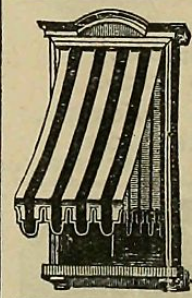
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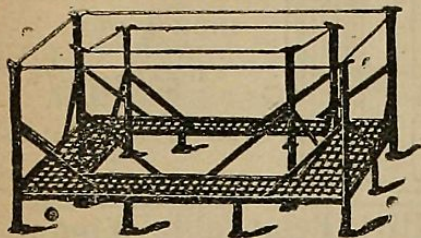
A. ALBONESI, JR., CLINTON CORNICE WORKS, TIN, SLATE AND METAL ROOFER, SKYLIGHTS, Cornices, Window Caps, Mouldings, &c., Chimney-Tops and Ventilators Put Up. Roofs Repaired & Painted. Gutters & Leaders Put Up. Factory, 41 & 43 Willett St. Office, 42 Willett St. Orders by Mail Promptly Attended to. Estimates Given.

AUGUST JACOB, Iron Cornices,

SLATE AND METAL ROOFING, No. 260 East 78th Street, New York.

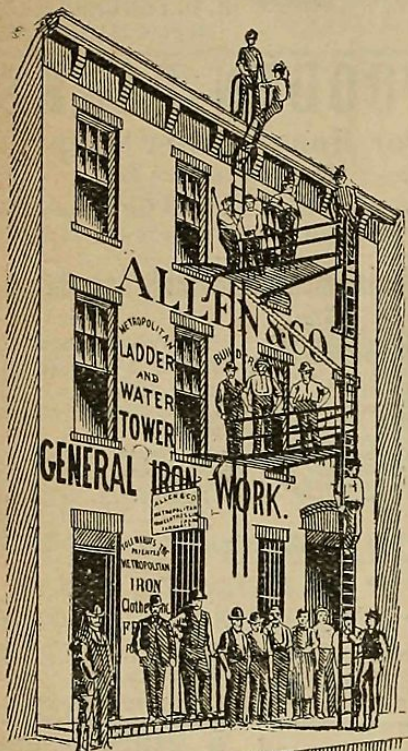
MISCELLANEOUS

**ALLEN & CO.,**  
Sole Manufacturers of the Patented  
**Metropolitan Iron Clothes Line Frame**  
for Roofs.



The above Cut Represents the Best, Cheapest and Only Fire-proof Frame in the Market.

Sole Manufacturers of the Patented  
**Metropolitan Sled Runners.**  
Manufacturers of the  
**Metropolitan Fire Escape.**  
Builders of the  
**Metropolitan Ladder & Water Tower,**  
(Hofele's Patents, 1884-5-6-7).



Metropolitan Fire Escape Open.

**ALLEN & CO.,**  
General Iron Works,  
140 & 142 EAST 41st STREET,  
NEW YORK.  
Estimates furnished.

**L. E. JARDEN & CO.**  
MANUFACTURERS OF  
FINE PHILADELPHIA  
**PRESSED BRICKS**  
AND ALL KINDS OF COMMON.  
CAPACITY, 20,000,000 PER ANNUM.  
OFFICE No 9 N. THIRTEENTH ST. PHILADELPHIA, PA.

JOHN H. CAFFREY. MARTIN H. MCGARRY.  
**CAFFREY & MCGARRY,**  
Electrical Contractors,  
Burglar Alarms, Speaking Tubes & Letter Boxes,  
Electric Gas Lighting, Door Openers and Call Bells,  
For Stores, Hotels and Private Dwellings,  
No. 109 East 89th Street, New York.

**THE FECHTELER DECORATING CO.,**  
RELIEF AND FRESCO,  
1961 4th AVENUE, Bet. 107th and 108th Sts.  
Solid Relief can be applied to any surface, such as  
iron, brick, wood, etc. The same is water and fire-  
proof. See specimen of work at Frederick's, Broad-  
way and 9th Street.

**The Standard Hoop Elevating Co.,**  
Office, Shop,  
1958 Madison Av., Cor. 125th St. 317 E. 122d St.  
HOD ELEVATORS OF ALL KINDS.  
Only Steam Ladders in the Market.  
ALBERT T. HULL' Manager.

BUILDING MATERIAL PRICES

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK.		Cargo afloat	
Pale.....	Ⓜ M \$3 25	@ 3 75	
Jerseys.....	6 75	@ 7 50	
Long Island.....	7 75	@ 8 20	
Up Rivers.....	7 50	@ 8 00	
Haverstraws seconds.....	7 75	@ 8 00	
Haverstraws, firsts.....	—	@ 8 12½	
Choice cargoes.....	—	@ 8 25	

FRONTS.—Nominal.

Croton and Croton P'ts—Brown	Ⓜ M \$14 00	@ 15 00
Croton do. do.—Dark.....	15 00	@ 16 00
Croton do. do.—Red.....	15 00	@ 16 00
Wilmington.....	20 00	@ 21 00
Philadelphia, alongside pier.....	—	@ 22 00
Trenton, do.....	—	@ 22 00

Yard prices, 50c. per M higher, or, with delivery added, \$2 per M for hard and \$3 per M for North River front Brick. For delivery add \$5 on Philadelphia, Trenton and Baltimore.

FIRE BRICK.

(Usual allowance must be made for store rates).

Welsh, ex vessel.....	\$21 50	@ 27 00
English.....	25 00	@ 32 50
English, choice brands.....	30 00	@ 32 00
Scotch.....	30 00	@ 32 00
Silica, Lee-Moor.....	30 00	@ 32 50
Silica, Dinas.....	41 50	@ 47 50
White, Enamelled, English size, Ⓜ M	85 00	@ 95 00
do. do. domestic size.....	75 00	@ 85 00
American, No. 1.....	30 00	@ 33 00
American, No. 2.....	23 00	@ 28 00

CEMENT.

Rosendale.....	Ⓜ bbl \$1 00	@ 2 40
Portland, English, general run.....	2 30	@ 2 60
Portland, German, general run.....	2 40	@ 2 60
Ron.an.....	Ⓜ bbl 2 85	@ 2 85
Keene's coarse.....	4 50	@ 5 50
Keene's fine.....	7 00	@ 8 25

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Lafarge.....	2 90	@ 3 25
Stettin (German) Portland.....	2 40	@ 2 75
Portland, Saylor's American.....	2 15	@ 2 45
Portland, Dyckerhoff.....	2 75	@ 3 00
Portland, Gibbs & Co.....	2 60	@ 2 85
Portland, Lagerdorfer.....	2 45	@ 2 65
Rosendale, Snyders, Bridge brand.....	1 10	@ 1 15

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, WITHOUT MOULDINGS.

2.0x6.0.....	1¼ in.	\$ 90	—
2.6x6.6.....	1¼	1 05	—
2.4x6.8.....	1¼	1 05	—
2.8x6.8.....	1¼	1 13	—

DOORS, PANELS AND MOULDED.

Size.	1¼ in.	1½ in.	1¾ in.
2.0x6.0.....	\$1 61	—	—
2.0x6.8.....	1 80	2 18	—
2.6x6.8.....	2 12	2 59	—
2.6x6.10.....	2 16	2 65	—
2.6x7.0.....	2 18	2 71	—
2.8x6.8.....	2 20	2 72	72
2.8x7.0.....	2 27	2 82	02
2.10x6.10.....	2 39	2 98	13
3.0x7.0.....	2 58	3 12	4 46
Hot Bed Sash Glazed, 3.0x6.0.....	—	—	2 15
Hot Bed Sash Unglazed, 3.0x6.0.....	—	—	85

OUTSIDE BLINDS.

2.05x3.7 to 2.65x6.7, plain.....	93	@ 1 71
do. do. painted.....	1 58	@ 2 90
2.75x4.7 to 2.79x6.3, plain.....	1 19	@ 1 63
do. do. painted.....	2 02	@ 2 75
2.95x4.7 to 2.99x7.3, plain.....	1 19	@ 1 89
do. do. painted.....	2 02	@ 3 19

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine.....	—	@ 92
Per lineal foot, 4 folds, Ash or Chestn't	—	@ 1 10
Per lin. ft, 4 folds, Cherry or Buttern't	—	@ 1 30
Per lineal foot, 4 folds, Plack Walnut	—	@ 1 50

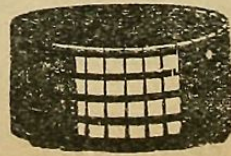
GLASS

Window Glass, Prices Current per Box of 50 feet.

Sizes.	SINGLE.			
	1st.	2d.	3d.	4th
6x 8—10x15.....	\$10 50	\$9 00	\$8 50	\$8 00
11x14—16x24.....	11 50	10 75	10 25	9 75
18x22—20x30.....	15 50	14 00	13 00	12 50
15x36—24x30.....	16 50	15 00	13 50	—
26x28—24x36.....	17 75	16 25	14 75	—
26x36—26x44.....	19 00	17 50	15 25	—
26x46—30x50.....	21 00	19 50	17 00	—
30x52—30x54.....	22 00	20 25	18 00	—
30x56—34x56.....	23 00	21 25	19 00	—
34x58—34x60.....	24 00	22 75	21 00	—
36x60—40x60.....	26 50	24 50	23 00	—
DOUBLE.				
6x 8—10x15.....	13 00	12 50	12 00	—
11x14—16x24.....	16 00	15 00	14 50	—
18x22—20x30.....	20 50	19 50	18 50	—
15x36—24x30.....	22 00	20 75	19 50	—
26x28—24x36.....	25 00	23 00	21 50	—
26x36—26x44.....	26 00	25 00	23 00	—
26x46—30x50.....	28 00	26 50	—	—
30x52—30x54.....	30 00	28 00	—	—
30x56—34x56.....	31 00	30 00	—	—

(Continued on page XI.)

Established 1853.  
**J. SCHWARZWALDER & SONS,**  
MANUFACTURERS OF  
**CASKS, KEGS AND TANKS,**  
629 to 649 WEST 51st STREET,  
Bet. 11th and 12th Avenues, New York.  
Western Branch, Louisville, Ky.



Roof Tanks a specialty, made of White Cedar or Cypress. Both are acknowledged by large consumers to be superior to as well as much more durable than White Pine. Plumbers' orders will be promptly executed. References: All Brewers in New York City.

MISCELLANEOUS

Are You Building or Remodelling?

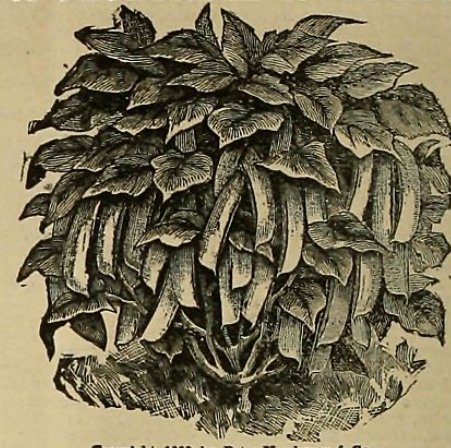
**SPURR'S**  
**NATURAL**  
**WOOD**  
**VENEERS.**  
**SPURR'S**  
**PATENT**  
**WOOD**  
**CARVINGS.**

WE can give your new house an elegant hardwood finish at moderate cost with our VENEERS—lasting and beautiful. In remodelling your old home, do not tear out your painted woodwork. Let us transform it into a hardwood finish with our VENEERS.

OUR patent Wood Carvings are used by many architects in connection with solid woodwork. Can be had in a large variety of designs, and are indistinguishable from hand-carving.

**WORKMEN SENT ANYWHERE.**  
Views of interiors finished by us, with descriptive circulars, sent upon application.  
**CHAS. W. SPURR COMPANY,**  
465-467 E. 10th St., New York.

A VEGETABLE WONDER!



Copyright, 1883, by Peter Henderson & Co.  
**HENDERSON'S NEW**  
**BUSH LIMA BEAN**  
Can and Should be Grown in every Garden on the Continent.

Of all the Novelties in Garden Products ever sent out, there is nothing so entirely distinct and valuable as this *New Vegetable*. The old Lima Bean can only be grown on poles, while the *NEW BUSH LIMA* grows and is cultivated exactly like the common bush or snap bean (growing only 18 inches high), and from the time of its bearing in July, produces an abundance delicious Lima Beans throughout the entire season until frost. It has, besides, an additional value, in that it is *two weeks earlier* than any other Lima Bean, being fit for the table in from 40 to 50 days from time of planting.  
Price (by mail) 25 cents per packet, 5 packets for \$1.00, 12 packets for \$2.00. (12 packets sufficient for an ordinary-sized family for the season). Directions for growing on each packet. Remittances can be sent either by Post Office Order, Postal Note or Stamps.  
Every purchaser of *Henderson's Bush Lima Bean* will be sent, without charge, our *MANUAL OF EVERYTHING FOR THE GARDEN*, a book of 140 pages, size, 9 x 11, containing 3 colored plates (the price of which is 25 cents), on the distinct understanding, however, that those ordering will say in what paper they saw this advertisement.

**PETER HENDERSON & CO.**  
35 & 37 Cortlandt Street, New York.

**J. C. FRENCH & SON,**  
Manufacturers of  
**VAULT AND SIDEWALK LIGHTS**  
Of Every Description.  
Repairing and Painting at Moderate Prices.  
155 WEST BROADWAY (REAR), NEW YORK.

**ROBB & MORRISON,**  
Manufacturers of  
Hardwood Doors, Store Fronts, Office Fittings,  
Wainscoting, Window Frames, &c.  
CARPENTER WORK IN ALL ITS BRANCHES.  
647 West 50th Street,  
NEW YORK