

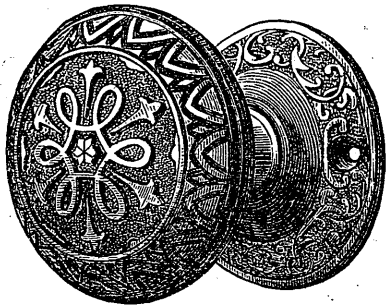
REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. VIII.

NEW YORK, SATURDAY, SEPTEMBER 23, 1871.

No. 184.



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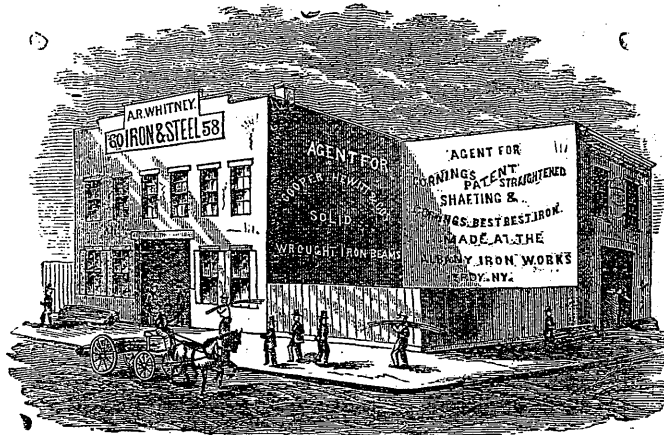
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REAL ESTATE RECORD

AND BUILDERS' GUIDE.

VOL. VIII.

NEW YORK, SATURDAY, SEPTEMBER 23, 1871.

No. 184.

Published Weekly by

THE REAL ESTATE RECORD ASSOCIATION.

TERMS.

One year, in advance.....\$6 00
All communications should be addressed to

C. W. SWEET,

7 AND 9 WARREN STREET.

No receipt for money due the REAL ESTATE RECORD will be acknowledged unless signed by one of our regular collectors, HENRY D. SMITH or THOMAS F. CUMMINGS. All bills for collection will be sent from the office on a regularly printed form.

THE VIADUCT AGAIN.

THE announcement, first made in the RECORD, that the projected Viaduct steam road had come to grief, naturally creates a good deal of commotion in real estate circles. Operators who had bought with a view to holding for higher prices when the road was fairly under way, at first were somewhat disappointed; but further consideration has convinced them that perhaps, after all, it was for their best permanent interests that the scheme proved abortive at the very start.

The truth is that the public have had no faith in the Viaduct scheme from the beginning, and did not believe it was practicable to build so costly a road. Sixty millions of dollars, its lowest estimated cost, the public considered a sum out of all proportion to the income possible to be derived from it. This is a larger sum than it took to construct either the Central or the Erie road, for the total stock and bonds of the former, at the time of the completion of the road, was \$59,765,684.06, and of the latter, \$73,945,587.02. We cannot but regret the failure of this scheme, and for our own part, notwithstanding the enormous sums necessary to build the road, we candidly believe that in five years after its completion it would prove one of the best paying investments on the island. However, we must accept facts as they are, and not as we wish them to be; and after it has been proven to our satisfaction, as it has been, that the public does not believe in the road, and will not subscribe the money to build it (only \$600,000 having been subscribed outside of the Board of Direction, and not \$6,000,000, as the types made us say), we must look around and see if there is not some scheme which will command the confidence of the public.

We again repeat that there is no cause for discouragement. We can have a steam road in New York by a year from next spring, if the right means are used. To this end Commodore Vanderbilt's aid must be secured. What is needed is:—

1. The widening of the Fourth Avenue track above 42d street, so as to admit of eight or ten tracks, four of which should be for way and through city travel.

2. The building of an underground road from the City Hall Park to the 42d street depot, the charter for which is now in existence. This could be done in six months, at a cost of less than \$5,000,000.

3. The buying and reconstruction of the Elevated road in Greenwich street, to connect with the 30th street depot of the Hudson River Railroad, the running of which should be used for local travel. Ten-minute way-trains should be run, which would accommodate all on this island living west of Ninth avenue.

4. Horse-cars running east and west on all the wide streets above 14th street, to connect with the way steam-trains on the Fourth avenue and underground road.

The merits of this scheme are obvious. (a.) It is the cheapest plan ever proposed. (b.) It can be done in the shortest time. (c.) It utilizes the steam roads now on the island, and prevents the unnecessary waste of land and money which the duplication of steam roads would occasion. (d.) It gives down-town people not only direct steam communication with the upper end of the island, but also with all parts of the country, as the steam roads north, east, and west will centre at the 42d street depot. (e.) And finally, this scheme will have the support of the most powerful railroad interests in the country, and will not want for means.

A CORRESPONDENT of the London *Builder*, having to clean a pulpit and sedilia in which the carving and tracery were almost filled up with successive coats of paint, was informed that common washing-soda, dissolved in boiling water, and applied hot, would remove it. He says: "I found that 3 lbs. of soda (cost 2½d.) to a gallon of water, laid on with a common paint-brush, answered the purpose admirably, softening the paint in a short time, so that it was easily removed with a stiff scrubbing-brush; afterward, on adding a few ounces of potash to the solution, it softened more readily than with soda only. The stone in both cases was a fine freestone."

THREE hundred thousand men, women, and children are actually employed daily in the city of New York, in money-making operations, to feed the balance of 700,000, not counting those living outside the city, and also living on the money made in the city. These 300,000 are nearly equally divided, as follows: 100,000 are engaged in different manufactories; 100,000 in trading, buying, and selling; and 100,000 laborers on buildings, on the streets, docks, wharves, and miscellaneous work. Our sister city of Philadelphia surpasses us in manufacturing population, having 125,000 persons employed in not less than 6,000 manufacturing establishments.

IMPROVED WHITE PAINT.—The cause of the yellow color which white-lead soon shows when used inside, and not kept bleached by the action of the open air, is the oil. Keep the oil out, and the principal cause of the change of the white into yellow is removed; but we should advise to take zinc-white for inside work, mix it with turpentine alone, and when dry put on a copal or damar varnish, made of the lac with turpentine. In Europe, there is a beautiful transparent varnish made called porcelain varnish, which, when applied under the circumstances mentioned, gives the most beautiful gloss, and remains white. It is nothing but a very pure copal and turpentine varnish.—*Manufacturer and Builder.*

It is wise to try to select a wet day for looking over a house, for if the day be fine, and the weather dry, damp spots, as well as many other defects, may be easily overlooked. Let the intending tenant look for the existence of damp courses, dry areas, and ventilation under floors; let him avoid a ground floor that is not a little raised above the earth outside, unless he is sure there is a good cavity under it well ventilated.

In one word, in choosing a house in which a man intends himself and his family to live, and particularly on first moving into a new-built residence, he should look out for the indications of damp, as pointing out the presence of one of the most serious enemies to the comfort, if not to the continuance of their life, which he can have to encounter.

MECHANICS' LIENS.

NEW YORK.

Sept.	
14 BOWERY, w. s. (No. 268). J. L. & P. H. Jackson agt. J. Brookman.	\$615 90
18 BROADWAY AND 14TH ST., S. E. COR. (Union Square Theatre). Spencer D. Jackson agt. Sheridan Shook.	200 00
18 AV. B AND 6TH ST., N. E. COR. (No. 93). Simon Weiler agt. Marie Schmidt.	100 00
19 BROADWAY AND 14TH ST., S. E. COR., 150 ft. on st. W. H. Jenkins agt. Sheridan Shook.	444 44
14 FORTY-SEVENTH ST., N. S. (No. 415 W.). J. H. Havens agt. W. H. Burch.	24 44
18 FIFTY-THIRD ST., S. S. (No. 442 W.). Henry Hassemer agt. Margt. Breitenbach.	134 40
19 FIFTY-SIXTH ST., S. S., COM. 125 E. 6th av., running 150. J. E. O'Brien agt. S. L. Bradley.	42 00
20 FIFTY-SECOND ST., S. S., COM. APT. 70 e. 9th av., running 30. Fred'k Latz agt. John Messer.	80 00
20 FIFTY-EIGHTH ST., S. S. (Nos. 316, 318, 320, 322, and 324 W.). R. W. and Edward Forbes agt. I. S. Bernheimer.	1,599 46
20 SAME PROPERTY. GOULDING, O'REILLY & Co. agt. same.	1,045 00
20 FIFTH AV. AND 15TH ST., S. E. COR. Abram Volk et al. agt. Mrs. Sarah R. Haight.	709 46
21 FIFTY-NINTH ST., N. S., 155 E. 3d AV. T. J. Crombie agt. James Carr.	513 99
18 NINTH AV. AND 52D ST., S. E. COR. (No. 778). Simon Weiler agt. Messer.	300 00
18 NINTH AV., E. S. (No. 776). CHAS. Boettger agt. Scheidler.	225 00

JUDGMENTS.

NEW YORK.

In these lists of judgments the names alphabetically arranged, and which we first on each line, are those of the judgment debtor.

Table of judgments in New York county, listing property addresses and amounts. Includes entries for 18 NINTH AV., E. S., 25 s. 52D ST., 18 SAME PROPERTY. PATRICK FALLON, etc.

KINGS COUNTY.

Table of judgments in Kings County, listing property addresses and amounts. Includes entries for 18 LEE AV. AND HOOPER ST., S. W. COR., 4 houses, 76x75, P. Joyce agt., etc.

Table of judgments in New York county, listing names and amounts. Includes entries for 14 Allagretti, I.—J. & W. Scott, 15 Algie, Peter, et al.—C. S. Delavan, etc.

Table of judgments in New York county, listing names and amounts. Includes entries for 18 Huimeler, Joseph—W. Schroeder, 18 Hofer, Anthony V.—G. S. P. Stillman, etc.

Table with 3 columns: Name/Address, Description, Value. Includes entries for Scholerman Geo. W., Stiger, John S., Stevenson, Thos. E., Schuck, Henry, Swift, Charles, Sharp, Wm. J., Sammis, Stephen, Strohm, Christian, Sease, George M., Singer, Isaac M., Shepherd, George, Schule, Henry, Teets, George, Tucker, George P., Thompson, H., Turner, James, Trembly, E. J., Taylor, Mr., Taylor, Mrs., Titus, H. H., The Mayor, Aldermen, The Telegraphic Supply Co., The Mayor, Ald'n, &c. N. Y. City, The N. Y. & Silver Peak Mining Co., The Norfolk & Petersburg R. R. Co., The Lorillard Steamship Co., The Alfred Bliss Mfg Co., The Van Horn Mfg Co., The N. Y. & Silver Peak Mining Co., The Globe Printing Co., The Germania Petroleum Co., The Metropolitan Gas Light Co., Vandermark, John C., Van Dyke, S. B., Van Note, W. M., Van Note, Alexander S., Vose, Joseph A., Victory, Richard, Vilaret, Emma, Welsh, P. C., Webster, E. H., Wolf, Marx A., Webber, A. L., Winn, Patrick, Winters, Isaac N., Westcott, Charles S., Whittaker, James B., Ward, John, Werner, Werner, Young, W. W.

Table with 3 columns: Name/Address, Description, Value. Includes entries for Devlin, Phelix, Eter, John, Eli, James A., Farrell, John, Fruin, W. I., Forster, William, Ferguson, John, Finnegan, John, Gluck, Chas. et al., Garcia, Edward, Grappner, J. H., Gamba, Geo., Goldthwaite, Chas., Hesse, Henry, Hempstead, E., Harris, John T., Hammill, J., Herman, Heinrich, Jones, Walter, Ingersoll, William F., Jackson, Jacob S., Jackson, Parmentis, Jackson, Parmentis, Jackson, Jacob S., Jackson, Parmentis, Keane, Peter, Leon, Francis et al., Leach, Mary Ann, Ludden, Julius E., Longchamp, Ferdinand D., Monnot, Francis, Morgan, W. F., McCue, Owen, McCormick, P., McCole, Daniel, Murdock, Seth, Murray, Robert, McGuire, Michael et al., Melchers, Lambert J., Munday, Joseph T., Morgan, James D., Morgan, Obadiah C., Nelson, J., Niles, George W., O'Donnell, James, Perrin, John D., Pugh, Michael D., Page, J. B., Power, George F., Patterson, C. G., Pope, Josh. L., Robins, Thomas H., Sheffield, Thomas, Sigerson, John, Seitz, Peter and Mary, Smith, Jacob, Sammis, Stephen, Svezey, M. B., Stack, Thomas, Seitz, Peter, Strauss, Isaac, Seitz, Peter, The City Brooklyn, The Woodlawn Bleaching Co., Trembley, E. J., Townsend, G. N., Trembley, E. J., Timmes, F. J., Vyce, Mrs. Sarah, Wood, John C., Woodlawn Bleaching Co., Walsh, Garrett, Whittaker, Jas. B., Worth, Joseph T., Watkins, David, White, James A., Ward, John.

Table with 3 columns: Name/Address, Description, Value. Includes entries for BOULEVARD, s. e. cor. 99th st., Charles Hustace to Emily Hustace, BOULEVARD, s. e. cor. 99th st., David Hustace to Emily Hustace, BOULEVARD, w. s., 30.10 n. 100th st., 100TH st., n. s., 100 w. Boulevard, 101ST st., s. s., 100 w. Boulevard, Horace J. Moody et al. to William Fitzpatrick, BOWERY (Nos. 222 and 222 1/2), BOWERY (Nos. 224 and 224 1/2), CHRYSTIE st. (No. 68), Ernst Bader to Marianna wife of Jacob Boehringer, CHRYSTIE st., w. s., 25x100, CHRYSTIE st., w. s., 25x100, Lot 145 on Ludlam's map of Delancey estate, DELANCEY st., s. s., 88 e. Sheriff st., DELANCEY st. (No. 107), DELANCEY st., s. s., 70.11 w. Essex st., MACDOUGAL st. (No. 122), MACDOUGAL st. (No. 124), HESTER st. (No. 118), PEARL st. (No. 406), PERRY st., s. s., 188 e. Bleeker st., RIVINGTON st., n. s., 43.11 w. Eldridge st., SUFFOLK st., w. s., 25x100, WILLET st. (Nos. 94 and 96), 1ST st. (No. 84), 10TH st., n. s., 395.6 e. Av. A., 14TH st., s. s., 371 e. Av. A., 15TH st., s. s., 320 e. 6th av., 17TH st., n. s., 325 w. 8th av., 19TH st., s. s., 228.8 w. 6th av., 23D st., s. s., 171.4 e. 2d av., 25TH st. (No. 210), 27TH st., n. s., 145 w. 1st av., 30TH st., n. s., 100 w. 7th av., 31ST st., s. s., 100 w. 7th av., 32D st., s. s., 100 e. 2d av., 34TH st., n. s., 200 e. 6th av., 34TH st., n. s., 248 e. 6th av., 34TH st., n. s., 275 w. 7th av.

KINGS COUNTY.

Table with 3 columns: Name/Address, Description, Value. Includes entries for Adams, Frank, Arnold, James, Akerlz, Hiram, Boas, Hermon M., Bondy, Anne, Bagley, Peter, Bolte, Hermann, Bradstreet, William, Briody, P., Bagley, Peter, Barneman, William, Barstow, William, Cambreleng, C. J., Cassidy, Thos., Cummings, Chas. E., Chase, Chas. T., Cassidy, Thos., Conklin, Platt S., Catling, Geo., Cohn, Moritz, Conklin, Platt S., Creighton, P., Devlin, Daniel et al.

Table with 3 columns: Name/Address, Description, Value. Includes entries for Devlin, Phelix, Eter, John, Eli, James A., Farrell, John, Fruin, W. I., Forster, William, Ferguson, John, Finnegan, John, Gluck, Chas. et al., Garcia, Edward, Grappner, J. H., Gamba, Geo., Goldthwaite, Chas., Hesse, Henry, Hempstead, E., Harris, John T., Hammill, J., Herman, Heinrich, Jones, Walter, Ingersoll, William F., Jackson, Jacob S., Jackson, Parmentis, Jackson, Jacob S., Jackson, Parmentis, Keane, Peter, Leon, Francis et al., Leach, Mary Ann, Ludden, Julius E., Longchamp, Ferdinand D., Monnot, Francis, Morgan, W. F., McCue, Owen, McCormick, P., McCole, Daniel, Murdock, Seth, Murray, Robert, McGuire, Michael et al., Melchers, Lambert J., Munday, Joseph T., Morgan, James D., Morgan, Obadiah C., Nelson, J., Niles, George W., O'Donnell, James, Perrin, John D., Pugh, Michael D., Page, J. B., Power, George F., Patterson, C. G., Pope, Josh. L., Robins, Thomas H., Sheffield, Thomas, Sigerson, John, Seitz, Peter and Mary, Smith, Jacob, Sammis, Stephen, Svezey, M. B., Stack, Thomas, Seitz, Peter, Strauss, Isaac, Seitz, Peter, The City Brooklyn, The Woodlawn Bleaching Co., Trembley, E. J., Townsend, G. N., Trembley, E. J., Timmes, F. J., Vyce, Mrs. Sarah, Wood, John C., Woodlawn Bleaching Co., Walsh, Garrett, Whittaker, Jas. B., Worth, Joseph T., Watkins, David, White, James A., Ward, John.

Table with 3 columns: Name/Address, Description, Value. Includes entries for BOULEVARD, s. e. cor. 99th st., Charles Hustace to Emily Hustace, BOULEVARD, s. e. cor. 99th st., David Hustace to Emily Hustace, BOULEVARD, w. s., 30.10 n. 100th st., 100TH st., n. s., 100 w. Boulevard, 101ST st., s. s., 100 w. Boulevard, Horace J. Moody et al. to William Fitzpatrick, BOWERY (Nos. 222 and 222 1/2), BOWERY (Nos. 224 and 224 1/2), CHRYSTIE st. (No. 68), Ernst Bader to Marianna wife of Jacob Boehringer, CHRYSTIE st., w. s., 25x100, CHRYSTIE st., w. s., 25x100, Lot 145 on Ludlam's map of Delancey estate, DELANCEY st., s. s., 88 e. Sheriff st., DELANCEY st. (No. 107), DELANCEY st., s. s., 70.11 w. Essex st., MACDOUGAL st. (No. 122), MACDOUGAL st. (No. 124), HESTER st. (No. 118), PEARL st. (No. 406), PERRY st., s. s., 188 e. Bleeker st., RIVINGTON st., n. s., 43.11 w. Eldridge st., SUFFOLK st., w. s., 25x100, WILLET st. (Nos. 94 and 96), 1ST st. (No. 84), 10TH st., n. s., 395.6 e. Av. A., 14TH st., s. s., 371 e. Av. A., 15TH st., s. s., 320 e. 6th av., 17TH st., n. s., 325 w. 8th av., 19TH st., s. s., 228.8 w. 6th av., 23D st., s. s., 171.4 e. 2d av., 25TH st. (No. 210), 27TH st., n. s., 145 w. 1st av., 30TH st., n. s., 100 w. 7th av., 31ST st., s. s., 100 w. 7th av., 32D st., s. s., 100 e. 2d av., 34TH st., n. s., 200 e. 6th av., 34TH st., n. s., 248 e. 6th av., 34TH st., n. s., 275 w. 7th av.

CONVEYANCES. NEW YORK.

September 13, 14, 15, 16, 18, 19. BOLTON road, Dyckman Homestead, p. 3, Lot No. 517. Exrs. Isaac Dyckman to Charles H. Applegate. Sept. 16. 3,700

September 13, 14, 15, 16, 18, 19. BOLTON road, Dyckman Homestead, p. 3, Lot No. 517. Exrs. Isaac Dyckman to Charles H. Applegate. Sept. 16. 3,700

CHARLES ST. (No. 134), REAR, ONE TWO-STORY brick stable, 25x20; owner, JOHN LOUGHLIN; architect, J. E. WARE; builders, DISBROW & SON.
 ELDRIDGE ST., W. S., 80 N. DELANCEY ST., ONE five-story brick tenement, 20x46; owner, CHARLES A. BUDDENSIEK; architect, WM. JOSE.
 EIGHTH AV. AND FIFTY-FIFTH ST., N. W. COR., three five-story brick tenements, 25.5x70; owners, W. G. & J. E. McCORMACK; architect, J. G. PRAGUE.
 FORTY-SECOND ST., S. S., 180 E. 10TH AV., ONE five-story brick tenement, 22.6x54; owner, JOHN KAHRNS; architect, JOHN M. FOSTER.
 FORTY-SIXTH ST., S. S., 325 W. 10TH AV., ONE three-story brick stable, 27x35; owner, &c., ROBERT AULD.
 FORTY-SIXTH ST., S. S., 60 W. 11TH AV., ONE four-story brick tenement, 25x40; owner and architect, J. GRINNON; builder, G. W. HUGHES.
 FORTY-SIXTH ST., S. S., 50 W. 11TH AV., ONE two-story brick stable, 10x16; owner and architect, J. GRINNON; builder, G. W. HUGHES.
 FIFTIETH ST., S. S., 30 W. 7TH AV., ONE one-story wood saloon, 40x80; owner, JACOB MUNZINGER.

FIFTY-NINTH ST., N. S., 200 E. 11TH AV., FOUR four-story and basement brick tenements, 25x65; owner and architect, JOHN GLASS; builder, W. McNAMARA.
 FIRST AV., E. S., FROM 51ST TO 52D ST., EIGHT four-story brick tenements, 25x52; owner, F. SCHENCK; architect, JULIUS BOECKELL.
 FOURTH AV., W. S., 66 S. 83D ST., TWO three-story brown-stone front first-class dwellings, 18x45; owner, E. W. VORHEES.
 HENRY ST., S. S., 95 E. SCAMMEL ST., NINE five-story brown-stone front tenements, 24x60; owner, E. V. LOEW; architect and builder, R. DEEVES.
 MONROE ST. (No. 297), ONE THREE-STORY BRICK factory, 25x55; owner, JACOB HENKELL; architect, GEORGE N. SEVERT.
 ONE HUNDRED AND FOURTH ST., N. S., 72 W. 3D AV., ONE four-story brick tenement, 28x40; owners, HAW & HOFFMAN; architect, J. W. MARSHALL.
 ONE HUNDRED AND THIRTY-FOURTH ST., N. S., 160 W. 5TH AV., SEVEN three-story brown-stone front first-class dwellings, 16.5x45; owner and builder, JOHN M. FIELDER; architect, JOHN C. BARCOCK.
 SEVENTY-NINTH ST., S. S., 125 W. 3D AV., ONE four-story brown-stone front tenement, 25x55; owner and builder, THOMAS DUFFY; architect, F. S. BARUS.
 TRYON ROW, CHATHAM AND CENTRE STS., ONE five-story granite stone first-class store, 96.10x61.9 x50.2; owner, OSWALD OTTENDORFER; architect, HENRY FERNBACH; builder, JOHN WEBER.
 TWENTIETH ST., S. S., 220 W. AV. A., ONE THREE-STORY brick first-class dwelling, 26x43; owner, JOHN LALOR.
 THIRTY-THIRD ST., S. S., 150 W. 9TH AV., ONE four-story brick tenement, 25x40; owner and builder, WM. SALMON.
 THIRTY-EIGHTH ST., S. S., — W. 9TH AV., ONE four-story brick tenement, 25x50; owner and builder, JOHN WALTHER; architect, WM. WALTHER.

THIRD AV., W. S., 25 N. 88TH ST., FOUR four-story brown-stone front tenements, 25.6x55x101.8; owner, NICHOLAS HAAS; architect, J. W. MARSHALL.
 WASHINGTON ST., W. S., 40 S. FRANKLIN ST., three one-story brick third-class stores, 20x60; owner, JAMES W. GILLIES; builder, THOMAS MEYERS.

ALTERATIONS IN BUILDINGS.

One brick hotel, northwest corner of Fourth avenue and Seventeenth street, five stories, 125 by 160, extension 6 by 8, and 80 feet high; Phelps estate, owner.
 One brick dwelling, northeast corner of St. Mark's place and First avenue, four stories, 20 by 43; with extension, store to be made on first floor; S. Shrorer, owner.
 One brick dwelling, No. 67 West Eleventh street, two and a half stories, 25 by 41, attic story to be raised and made full story; no owner's name given.
 One brick second-class dwelling, No. 17 East Sixteenth street, three stories 25 by 85, one story to be added; Mrs. C. L. Cray, owner.
 One brick first-class store, north side of Park place, extending from Greenwich to Washington street, five stories, 115 by 50, to be remodeled and extension built 48 ft. from Park place, 31 ft. 4 1/2 inches on Washington street, 61 ft. high; estate of William Rhineland, owner.
 One brick brewery, south side Fifty-seventh street, 150 ft. west of Tenth avenue, four stories, 125 by 30, one story to be added; C. Schafer, owner.
 One brick brewery, east side of Second avenue, 100 ft. north of Forty-seventh street, three stories, 50 by 64, two stories to be added to extension; P. Aples, owner.
 One frame store and dwelling, southeast corner

Forsyth and Hester streets, two stories, 36 by 30, one story to be added; George Balheimer, owner.

UNSAFE BUILDINGS.

Hester street, building southeast corner of Elizabeth street, W. C. Flanagan, agent; unsafe generally.
 West Sixteenth street, No. 435, Thomas Cogan, agent; unsafe generally.
 One Hundred and Twenty-second street, three buildings, south side, 275 feet west of Avenue A, Charles Decker and J. W. Smith, owners; unsafe generally.
 Sixty-eighth street, building, north side, 125 feet west of Boulevard, Fire Department City of New York, owners; unsafe generally.
 Hudson street, No. 409, P. J. Kiernan, owner; unsafe generally.
 Mott street, No. 6, Mrs. McManus, agent; unsafe chimneys.
 Bowery, No. 340, S. M. Lederer, owner; unsafe chimneys.

BROOKLYN PROJECTED BUILDINGS.

SIXTH AV., E. S. (INDEF. LOCATION), FOUR three-story brown-stone front houses, 20x41, cost \$14,000 each; owners, AMBERMAN, HAYES, and CROUCH; architect, J. BENNET.
 SIXTH ST., BET 6TH AND 7TH AVS., TWELVE three-story and basement brown-stone front dwellings, 20x45, cost \$14,000 each; owner, DANIEL DOODY; architect, ANZI HILL.
 DUFFIELD ST., BET. MYRTLE AV. AND WILLOUGHBY ST., one Gothic church, 54x100, cost \$70,000; builders, F. G. TURNER and FRANCIS CURRAN; architect, P. C. KIRBY.
 ST. MARK'S PL. AND BROOKLYN AV., S. W. COR., one three-story brick building, with Mansard roof, 30x65, cost \$60,000; owner, W. H. SAGE; architect, WM. FIELDS & SON.
 ST. MARK'S PL. AND BROOKLYN AV., N. E. COR., one stone dwelling of early English Gothic style, 46x67, cost \$65,000; owner, DEAN SAGE; architects, BUSSELL, BURGESS & McLEAN; mason, FRANCIS CURRAN.
 FIFTH AV. AND DEAN ST., W. COR., ONE BROWN-STONE front dwelling, 28x57, cost \$16,000; owner, WILLIAM BENNETT; architect, THOMAS W. HOUGHTON; mason, M. RYAN.
 PEARSCALL AND DEAN STS., S. COR., SEVEN three-story brick dwellings, with brown-stone trimmings, 17x42; owners, MASSES & VAIL; architect, M. J. MONELL.
 PUTNAM AV. AND JEFFERSON ST., BET. RALPH and Patchen avs., six two-story frame houses, 16.8 x40, cost \$5,000 each; owner, P. W. LEDOUX.
 LONG ISLAND CITY, 12TH ST., TEN three-story and basement brown-stone front dwellings, 20x36; owner, T. H. TREADWELL & Co.; architect, F. A. TREADWELL.
 TROY AV., NEAR FULTON AV., ONE BRICK DWELLING, 22x38, cost \$15,000; owner, M. SHEEHAN; builder, THOS. J. SEERY.

RECORDED LEASES.

	PER YEAR.
WEST FOURTH ST., No. 186, 5 1/2 YEARS.....	\$1,600
FOURTH ST., No. 10, BET. BROADWAY AND MERCER STS., 10 YEARS.....	1,500
BROADWAY, No. 201, 10 8-12 YEARS.....	10,500
PRINCE ST., No. 42, 4 10-12 YEARS.....	1,600
SIXTH AV., N. W. COR. FORTIETH ST., 98.9x200, 18 7-12 YEARS.....	14,000
TWENTY-SEVENTH ST., N. S., 87.8 WEST BROADWAY, 25x76.1 (irreg.), 21 years from Nov. 1, 1869.....	1,250
WEST TWENTY-SEVENTH ST., No. 250, 2 8-12 YEARS.....	1,900
CHATHAM ST., No. 201, 8 8-12 YEARS.....	2,700
EAST FIFTY-NINTH ST., No. 101, 4 8-12 YEARS..	1,200
FOURTH AV., N. EAST FIFTY-NINTH ST., 5 YEARS.	1,200
THIRTY-FIFTH AND THIRTY-SIXTH STS., FIRST AV. and Bulkhead Lane, with right of wharfage, 10 years. (December 1, 1870).....	8,000

MARKET REVIEW.

BRICKS.—The market for North River Harbors has continued very fairly active, and the great bulk of the supplies was disposed of without any great difficulty, preventing an accumulation in first hands of magnitude. Former prices also were, as a rule, obtained, and, if anything, there is a slight improvement on some of the medium lots, though taking the extreme quotations we find no necessity for altering figures, and still place the rates for poorest to very best at \$8@10, with a large proportion of the sales at \$8.50 @ 9.25 per M. In fact, we cannot discover that the market shows any buoyant features at the moment, or that there is likely to be any advance of importance for several weeks, unless some new stimulating influence arises. The demand certainly is very liberal, but so is the supply, in fact, there has probably been more brick made this season than ever before for a corresponding period, and though everything is sent in as fast as possible, the yards up the river are still full to overflowing, and the production continues

unabated. The resolve to wind up brick-making on the 15th proximo was by no means unanimous, and there is every reason to believe that a large number of manufacturers will continue work just so long as the weather permits, and a great many million brick will undoubtedly yet be turned out before the season can be considered as closed, and though a fair proportion will, without doubt, find a market, the consump- tion is not likely to further increase this year. Our present supplies came from all points in the "Bay" and "up-river" and every means of transportation is brought into use, with plenty of chance for more vessels were they to be had. The distribution includes all the regular city sources, especially, however, the up-town yards, a good steady call from Jersey City, Newark, etc., and comparatively free shipments to the Eastward; while Brooklyn buyers are also well represented, and though wanting a good proportion of the best stock, are generally prepared to handle almost any quality, and afford a first-rate outlet for all the "leavings." New Jersey Harbors are called a little firmer, the bulk of the sales now reaching \$8 per M, though here and there a poor lot can be found at some shading from this figure. Pale Brick are also doing somewhat better, all the really merchantable lots commanding about \$5.50 per M, and nothing, even of the very poorest, being reported below \$5 per M. Croton Fronts are quoted at \$12, 13, and 15 per M for brown, dark, and red, and selling fairly, with the common grades still attracting the most attention. Supplies ample. For Philadelphia Fronts the demand is very good from dealers at \$28@30 per M on wharf here, and they in turn are distributing with some freedom to consumers. Prices from yard vary somewhat, according to quantity, delivery, etc., but on a general range may be placed at about \$30@35 per M.

DRAIN AND SEWER PIPE.—A few of the trade report a fairly active business, but the majority of dealers and manufacturers complain of dullness, and one leading house assures us that their sales have been less since the opening of the season than for many years. No particular cause is, or can be, given for the slow movement, other than the very evident fact that the consumption is reduced, and there is no sale for the goods. The introduction of brick sewers, and competition from foreign pipe, interferes somewhat, no doubt, but not to an extent sufficient to cause the stagnation which has at times prevailed, not only on city account, but on all the shipping outlets. Here and there a dealer with an attack of impecuniosity has been known to offer pretty easy terms, in order to realize quickly, but all the leading members of the trade still operate on the Spring price-list, and will not be likely to make any charge until the approaching annual meeting. The production is still continued to a greater or less extent by all makers, but a great many express a determination to soon stop work for the winter, in view of the absence of margins to warrant the risk, especially as there is a goodly accumulation now collected, both as to quantity and assortment, and all outlets can probably be supplied until the manufacture is again resumed.

FIRE BRICK.—There appears to be very little to say on the market, beyond the report that values generally rule steady, and business, if not exactly active, is fair, including a call for all kinds. The city consumption does not amount to much, and the outlet is mainly on domestic shipping orders. To cover both the wholesale and retail values we quote at about \$45@55 per M for arch, wedge, and key, and \$35@45 do for split and soap. Some few lots of foreign are selling, but they do not interfere with the general course of trade.

LATH.—The general tone of the market has been quite firm since our last, and though the improvement is rather slow, sellers appear to be gradually gaining the advantage. Dealers are inclined to resist any advancing tendency until they have secured a more liberal stock in yard, and with this in view endeavor to assume an indifferent tone and keep their orders down to the smallest limits, but the consumption is too free to prevent a pretty steady demand for cargoes, and few if any arrivals are obliged to await an outlet for more than a few hours, while a few purchases are now and then made previous to receipt. Not only from our own city however, but from out of town sources the call continues good, and the season of the year warns most buyers of the necessity of looking out for future wants. Receivers are getting fair amounts of stock, but in view of the apparently favorable prospect ahead, feel rather more independent than a few weeks ago, and begin to talk of piling out stock unless better prices are soon realized. Most of the small and needy manufacturers are said to have now sold out, and from the larger mills hints are thrown out of the probability that stock will be held back in order to produce a scarcity and force an advance. At the close the feeling is quite firm at \$2.35 per M with several considerable sales lately made at this figure, and the supply afloat very small both on spot and to arrive.

LIME.—The market is still reported as very firm and apparently with rather more reason than heretofore. Buyers are by no means as excited or showing any unusual anxiety to obtain large amounts of stock, but the demand is good and improving from all sources, and dealers are to be found who are willing to exceed present wants in making their purchases. The season is getting late, the distribution good and very likely to continue so, and combination of manufacturers "down East" have shown their ability to fairly regulate supplies so that no excess shall appear upon the market at any time, and it is now generally supposed that unless some miscalculation occurs, the offerings of lime are not likely to be larger than the wants of the trade require, while there is a probability that the demand may increase sufficiently to admit of a further advance in store. A great many dealers therefore are looking out for their future wants, and receivers experience no great difficulty in effecting sales. Northern stock follows in about the usual track, the common sorts selling irregularly, and as a rule at something off the regular rate whenever concessions are positively insisted upon, while the best grades rule steady, sell well, and as a rule are not allowed to accumulate in first hands. Former figures are still current as we close, and the feeling quite steady with no stock of consequence offering. We quote at \$1.25 per bbl for common, and \$1.75 do for lump.

STONE.—Cargo rates.	
Ohio Free Stone.—In rough, deliv'd per c. ft.	@1.20
Berea " " " " " "	@1.20
Brown stone, Portland, Conn. " " " "	1.25@1.50
" Belleville, N. J. " " " "	1.00@1.50
Granite, rough, delivered " " " "	75c@1.50
Dorchester, N. B. stone, rough, delivered, per ton, gold.....	11.00

BLUE STONE.	
Flag, smooth.....	13
" rough.....	8
" smooth, 4 and 4.6.....	17
" rough, 4 feet.....	13
Curb, 10 inch.....	18
" 12 inch.....	26
" 14 inch.....	28
" 16 inch.....	32
" 20 inch.....	50
" 20 extra.....	90

Curb New Orleans 4-inch, per inch wide.....	2
Sills and Lintels.....	26
" quarry axed.....	65
" finished.....	75
" rubbed, unjointed.....	65
" jointed.....	75
Gutter 12 inch.....	16
" 14 inch.....	20
Bridge, Belgian.....	1 10
" thick.....	70

NATIVE STONE.	
Common building stone, per load.....	\$2 50@4 50
Base Stone, 2 1/2 ft. in length per lin. ft....	@ 70
" 8 " " " " " "	@ 90
" 3 1/2 " " " " " "	@ 1 00
" 4 " " " " " "	@ 1 50
" 4 1/2 " " " " " "	@ 2 00
" 5 " " " " " "	@ 2 50
" 6 " " " " " "	@ 4 00
Pier Stones, 8 feet square, each.....	\$3 00
" 4 " " " " " "	12 00
" 5 " " " " " "	25 00
" 6 " " " " " "	60 00

TIN PLATES.—Duty: 25 per cent. ad val.

I. C. Charcoal 10 x 14 per box (gold) \$3 37 1/2 @ \$3 50
I. C. Coke 10 x 14 " " " " " " 7 00 @ 7 50
I. X. Charcoal 10 x 14 " " " " " " 10 37 1/2 @ 10 50
I. C. Charcoal 14 x 20 " " " " " " 8 87 1/2 @ 9 00
I. X. Charcoal 14 x 20 " " " " " " 10 87 1/2 @ 11 00
I. C. Coke 14 x 20 " " " " " " 7 37 1/2 @ 7 62 1/2
I. C. Coke, terne 14 x 20 " " " " " " 5 87 1/2 @ 6 25
I. C. Charcoal, terne 14 x 20 " " " " " " 7 50 @ 7 75

ZINC.—Duty: Sheet, 3 3/4 c. per lb.

Sheet, per lb.....	9 @ 1 9 3/4
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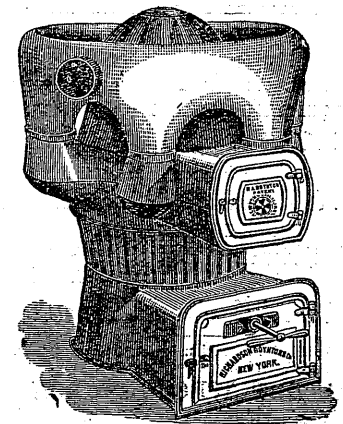
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