

# REAL ESTATE RECORD

## AND BUILDERS' GUIDE.

VOL. X.

NEW YORK, SATURDAY, NOVEMBER 9, 1872.

No. 243.

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.

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### OFFICE OF THE NEW YORKER STAATS-ZEITUNG.

THE press of New York seems determined not to be left behind in the race of architectural improvement in this city. While our banks, insurance companies, large mercantile houses and others have found it necessary to make their outward showing commensurate with the growth of their prosperity, by the erection of costly and imposing structures, some of our leading newspapers have felt justified in doing the same. The *New York Times* set the example, followed a few years after by the *Herald*, but neither of these efforts—in proportion at least to their pretension and costliness—can be called anything like architectural successes. The first, although forming altogether a jumbled conglomerate of building, possesses some few points of excellence, but the *Herald* building, on the contrary, which might and ought to have been one of the most imposing structures in the city—considering the magnificent location and many other unusual facilities at the disposal of the architect—is, from the very misuse of such opportunities, one of our most painful architectural failures. It was left to the proprietor of the *New Yorker Staats-Zeitung* to set the example of erecting a building really worthy of the press of this great metropolis.

The new building of this establishment is now approaching completion on the gore or irregular piece of ground formed by the junction of Tryon row, Chatham and Centre streets, and looms up as quite an important feature in that very prominent part of the city. It has a frontage of 50 feet on Chatham street, 97 feet on Tryon row, and 62 feet on Centre street; forming a combined frontage of 209 feet. It is four stories, independent of basement and cellar, and is crowned by a lofty and well-proportioned Mansart roof with dormer windows. The first story is 20 feet in height, the second story 17 feet, the third 15 feet 6 inches, and the fourth 15 feet; the Mansart roof being 18 feet in the clear. The cellar and basement to that half of the building adjoining Tryon row and Chatham street will be occupied by the press-rooms, furnaces, heaters and other working

machinery of the establishment, while the same portion of the first story, immediately above, will form the grand office of the *Staats-Zeitung*, which will be by far the largest and most beautiful newspaper office yet seen in New York. In the fourth story will be located the editorial rooms, and the whole of the Mansart floor will be employed for compositors. The remainder of the rooms throughout will be used for general offices; those on the first floor being intended for banks, insurance offices, and similar institutions. The whole building has been constructed fire-proof, in the most solid manner, and will be furnished when completed with an elevator and all the best-known modern improvements, in the most tasteful style.

The front of the building, while having no extraordinary pretension to architectural grandeur, produces nevertheless—from its size and location, combined with tasteful and judicious treatment—a very grand and harmonious effect. It is one of those structures which please by their very simplicity, and by the manifest adaptation of all the parts to the end desired,—which is the groundwork of all good design. The plot was an unusually difficult one to treat, owing to its awkward and peculiar shape. The divergence of the sides on both Centre and Chatham streets from the Tryon row front, forming two very obtuse angles, could have been managed in no other way to produce so good an effect as the architect has achieved by rounding the two corners, which he has done very skilfully. He has thereby produced a fine result, making of them two striking angular frontispieces; the one at the junction of Tryon row and Chatham street being the grand entrance to the *Zeitung* office. In the centre of the Tryon row façade is another bold projection, and one at each termination of the building on Centre and Chatham streets, forming altogether a very symmetrical composition. To the Tryon row projection is added a two-story portico, the lower part Ionic and the upper one Corinthian, surmounted by two fine life-size bronze statues, representing the heroes of printing in Germany and America—Gutenberg and Franklin. The style of the frontage is what may be called classical Italian, better known perhaps by the comprehensive term of Palladian; with attached columns and pilasters separating arched windows on the various floors. On the first floor the arches are semicircular and rusticated, on the second and third floors segmental, and on the fourth floor again semicircular; producing a pleasing and varied effect. This effect is considerably heightened by the excellent material employed; Quincy blue granite being used for the rusticated first story, and the gray granite of Concord, N. H., for all the remaining portions. The openings are all elegantly proportioned, and their deep angles and

recesses produce that solid and substantial appearance without which the best-designed front invariably displeases, by looking shallow and ephemeral. The building was commenced in August, 1871, from the design and under the superintendence of Mr. HENRY FERNBACH, Architect, and is not expected to be totally finished until about the 1st of May, 1873.

### BICKNELL'S VILLAGE BUILDER.

So many excellent works have of late years been published upon the art and science of building and architecture that it can only be from lack of proper study, on the part of those intending to build, if we do not soon reach the time when every man can be his own architect. The truth of the poet's saying is doubtless as often realized in this case, as in many others, that "a little learning is a dangerous thing," and many a daring experimenter in house-building has had cause to regret, when his fine conceptions were practically carried out, that he had not saved his time, money and patience, by going in the first instance to some experienced architect, instead of trusting to his own crude fancies gleaned out of architectural books. At the same time there are many elementary works, full of rich suggestions and designs, which are extremely useful not only to the inexperienced proprietor in search of something to gratify his taste in building, but also to the practical builder and young architect. Such a work is "Bicknell's Village Builder," a work replete with designs, enlarged details and specifications, for country-houses and villas of every style and description, churches, farm-houses, barns, etc. The designs are in general adapted to those of moderate means who contemplate building, but there are also many to meet cases of a costlier and more pretentious character. The designs are supplied by architects of considerable eminence in their profession, and the plates executed with great care and beauty.

### LIFE INSURANCE AGAIN.

THE impression is gaining ground among former believers that Life Insurance is rotten from end to end, and that the only persons who will make anything by the present system will be those who have the good luck to die during the next ten years. Persons with a reasonable amount of vitality, who expect to reach their threescore and ten, will find that they have been paying their thousands of dollars merely for the purpose of putting money into the pockets of a set of irresponsible scamps who have gotten up these ingenious schemes for their own personal benefit.

The business itself is misleading and deceptive. The premiums flow in, and the profits are made during the first few years of the

existence of a Life Insurance Company. It is the losses which are postponed to futurity. When those evil days come, when the "Stock of Life," as the companies call it, begins to change into a stock of Death, then indeed three fourths of the companies will be compelled to go into bankruptcy. Any one who has seen the offices of the Mutual Life Insurance Company, who has observed the magnificent palace built by the Equitable, who notices the extravagance, the want of common prudence manifested by most of these organizations, must feel that these things tell a story of frightful rotteness beneath the gilded surface, and plainly indicate what we may expect when the great mass of the policies become due. If anyone will take the trouble to read the annual reports of these companies, they will notice how largely the ratio of liabilities increases year by year as compared with the assets—how steadily the apparent profits are decreasing, and the real losses increasing. It is no wonder that, for the last three or four years, our public has exhibited signs of loss of confidence in Life Insurance Companies.

Immediately after the war an immense impetus was given to these organizations, and money poured into their coffers at a rapid rate; but the explosion of several rotten concerns in New York, contemporaneously with the bankruptcy of the Albert Life Insurance Company of Great Britain, and the rotteness therein revealed, caused widespread alarm, and an immediate check was given to the business in this country. Nothing can more clearly exhibit the weakness of the companies than their willingness last winter to give a certificate of character to Superintendent Miller, notwithstanding his constant and illegal exactions in those various investigations which he was paid to make.

Again, another sign of weakness is the swarm of insurance journals. There are some twenty papers of this class published in various parts of the country, and it is notorious that their sole *raison d'être* is that they are run by experts who know the weakness of the business and the exact condition of the various companies, and who keep their wretched sheets in existence simply by levying black-mail upon the Life Insurance organizations. The insurance companies dare not quarrel even with such miserable adversaries as these—papers that have neither influence nor circulation, but whose whole stock-in-trade consists in a thorough knowledge of the delusions of the game of Life Insurance. There is not room for more than one insurance journal; where nineteen are kept up because of the terrors they secretly inspire among those who are connected with the Life Insurance interest.

Large property-holders very well know that all insurance is necessarily a wasteful business. The great estates, the Astors, the Trinity Corporation, and the like, never insure—and those who will look over the reports of the Fire Insurance Companies will soon see the reason why. In this city, from twenty-five to twenty-eight millions of dollars are annually paid upon Fire Insurance policies. The losses paid range from nine to twelve millions of dollars—in other words, the insurers put two or two and a half dollars into the coffers of the Fire Insurance Companies for every dollar they take out. This

is an excellent thing for Fire Insurance Presidents, Secretaries, Directors, and others who have relations with the Fire Insurance interest in this city,—but it is a mighty poor business for the property-holders. If there was not such a horror of Government intervention, property-holders would see that State or City insurance would be far safer, far less costly, and far preferable in every way to insurance by private companies.

The waste under our present system is simply monstrous. Ten or fifteen millions of dollars per annum would be saved in the item of Fire Insurance alone, under a system which would unify and centralize the whole Fire Insurance business under municipal or State authorities. But as for Life Insurance, it is a humbug, pure and simple, and will never be of any value unless Government should take it up and pay off a portion of the national debt by terminable annuities, such as are in vogue in England, or by a system of National Life Insurance which has been projected in France and England, but not as yet put into operation.

STREET OPENINGS.

BOULEVARD, northerly from s. s. 155th st., along westerly or Hudson River side to the intersection of Kingsbridge road and Inwood st.  
 Notice is given by the Commissioners to owners of property affected to deposit title-deeds, leases or other documents relating to ownership at their office, 82 Nassau street, room 24, on or before November 13.  
 ONE HUNDRED AND FIFTY-SECOND ST., from 9th av. to Hudson River.  
 Commissioners have completed their estimate and assessment, and have deposited their abstract for examination by property owners at the office of the Department of Public Works. Objections to be made on or before the 9th day of December.

MECHANICS' LIENS.

NEW YORK.

- NOTE.—The dates 30, and 31, placed before the liens, are for October. The others are for November.
- Oct. and Nov.
  - 31 BOWERY, w. s. (No. 268). GEO. Hayes agt. J. Brookman. (Continuation.)..... \$677 00
  - 2 BOWERY, w. s. (No. 268). JOHN B. Schneider agt. J. Brookman. (Continuation.)..... 100 00
  - 2 FOURTH AV., E. S. (No. 467), BET. 31st and 32d sts. John O'Donnell agt. Mayer F. Goldsmith and Julius Schmidt..... 392 00
  - 6 FORTIETH ST., N. S. (No. 355 WEST), bet. 8th and 9th avs. William V. Parshall agt. G. Pervis..... 133 00
  - 6 FIFTY-SECOND ST., N. W. COR. 7TH AV. Charles, John and Thomas Graham agt. Ferd. Mayer. (Continuation.)..... 226 50
  - 6 SAME PROPERTY. GEO. MACKENZIE agt. same..... 100 00
  - 4 HAMILTON ST., N. S. (No. 31). WM. McKinley & Robert Smack agt. James Costello..... 368 00
  - 6 HAMILTON ST. SAME PROPERTY. Thos. P. Galligan agt. James Costello..... 250 00
  - 31 LAWRENCE ST., N. S., 500 W. 9TH AV. Jeremiah Sullivan agt. Patrick Sullivan..... 270 00
  - 31 ONE HUNDRED AND FOURTH ST., S. S., 100 W. 3d AV. (6 houses). Edward Scully agt. Meyer Stern..... 740 00
  - 4 ONE HUNDRED AND TWENTIETH ST., N. S., 100 E. 1st AV. (4 houses). Chas. Schalk agt. Dav. J. Myers and Emma Myers..... 223 65
  - 30 SEVENTH AV., N. W. COR. 52D ST., Gilbert M. Burnes agt. Ferd. Mayer. (Continuation.)..... 268 50
  - 1 SIXTY-SIXTH ST., S. S., 150 W. 1ST AV. (6 houses). John Bell agt. James Gilmore..... 95 00

- 1 SIXTEENTH ST., S. S. (No. 310 W.), 142.6 W. 8th AV. Thomas Brodie agt. — Renschfoos..... 33 26
- 1 SAME PROPERTY. THOS. GALE AGT. same..... 31 50
- 1 SAME PROPERTY. JAS. GARNEY AGT. same..... 39 00
- 1 SIXTY-SIXTH ST., S. S., 150 W. 1ST AV. (6 houses). John Morris agt. — Renschfoos..... 760 00
- 1 SIXTY-SIXTH ST., S. S., 150 W. 1ST AV. (6 houses). Thain & Buchanan agt. — Renschfoos..... 10,000 00
- 4 SAME PROPERTY. Joseph Schwartzler agt. James Gilmore..... 731 25
- 6 SIXTY-EIGHTH ST., N. S., 100 W. 4TH AV. A. T. Serrel & Son agt. J. C. Thompson. (Continuation.)..... 14 000
- 1 THIRTY-EIGHTH ST., S. S., 325 E. 10TH AV. (Nos. 432, 434). John Bell agt. James Gilmore..... 600 00
- 1 THIRTY-EIGHTH ST. SAME PROPERTY. Thain & Buchanan agt. same..... 10,000 00
- 1 TWENTY-FIFTH ST., N. S., 450 W. 6th AV. (2 houses). Building Material Co. agt. Peter P. Decker..... 2,155 40

KINGS COUNTY.

- Oct. & Nov.
- 4 BAINBRIDGE ST., S. S., 25 E. YATES AV., 42x50..... }  
 BAINBRIDGE ST., S. S., 107 E. Yates av., 40x90..... }  
 W. P. & M. C. Sturges agt. — Muhlitt and Charles Bonecamp & John A. Betts..... \$261 27
  - 31 WYCKOFF ST., N. S., 78 W. 3D AV., 11 houses. Union Chemical Works agt. C. Gillespie & Lewis Colby... 505 05
  - 4 McDONOUGH ST., S. S., 150 W. STUYVESANT AV., 80x100. W. C. & M. C. Sturges agt. Chas. Muhlitt, Chas. Bonekamp & Dav. H. Fowler..... 113 00
  - 4 YATES AV., N. W. COR. McDONOUGH ST., 30 houses. Hall & Remsen agt. Bridget Sheehan, C. L. North and Patrick Farrell..... 1,270 09
  - 31 PROPERTY AT CANARSE, AND SHORE ROAD, near I. Skidmore's. Fredk. W. Lang agt. Wm. H. Baker & Wm. Hoyt..... 26 00
  - 31 NEVINS ST., N. E. S., 40 N. W. BERGEN ST., 75x80. Michael Dalton agt. Edward Robbins & Abm. Knox... 469 50
  - 1 6TH AV., W. S., 25 N. DEGRAW ST., 60x100. Gardner & Holbrook agt. Henry L. Spicer & Abm. Knox.... 50 00
  - 30 HICKS ST., W. S., 300 S. HARRISON ST., 5 houses. Howell & Brower agt. Geo. R. Redmen et al..... 18 00
  - 4 MACON ST., S. S., 95 E. YATES AV., 15 houses., 300x100. Hall & Remsen agt. Henry E. Remsen, John E. Kaynor, Curtis L. North & Edwin E. Townsend..... 1,572 03
  - 2 ST. MARKS AV., N. S. (Nos. 29, 31, 33, 35). Keogh & Thorne agt. John Donovan & W. W. Westervelt.... 1,298 00
  - 2 FOURTH PL., N. S., 140 E. CLINTON ST., 75x100. Hugh Porter agt. Adelia S. Robbins & J. C. & D. D. Whitney..... 275 00

JUDGMENTS.

NEW YORK.

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

- NOTE.—The dates 1, 2, 4, placed before the judgments, are for November. The others are for October.
- Oct. & Nov.
- 31 Alexander, George—G. L. Simpson... \$59 75
  - 31 Atkinson, William—Edward Kane... 87 29
  - 31 Avery, Wm. L. & Perez J.—Van V. Toucy..... 1,195 87
  - 4 Acker, I. O.—S. A. Besson..... 137 29
  - 31 Bryant, Daniel—D. D. Acker..... 333 60
  - 31 Bleakley, Andrew, Jr.—W. E. Springstein..... 1,048 92
  - 31 Brockway, Wm. L.—J. H. V. Arnold... 114 25

Table listing real estate records with names and amounts. Includes entries like Brady, Bernard-E. C. Hazard, Bauer, Julius & John R., Bles, Richard-C. R. Miller, etc.

Table listing real estate records with names and amounts. Includes entries like Moody, Calvin P.-H. V. Keller, Moore, Mrs. Annie-J. G. Johnson, Mayer, Norman J.-W. A. Speight, etc.

KINGS COUNTY.

Table listing real estate records for Kings County with names and amounts. Includes entries like Archer, Isaac H.-G. W. Platt, Baker, Edward-E. Kane, Bohen, Bridget-Thos. Bracken, etc.

CONVEYANCES.

NEW YORK.

October 30, 31; Nov. 1, 2, 4.

ALLEN st., e. s., 77 s. Rivington st., 25x87.6. Louis Frankenthaler and Abraham Frankenthaler to Sibilla Poltschick. Oct. 30. 26,000
ATTORNEY st., s. e. cor. Rivington st., 50x50.2. Henry Place to Frederick Hoch. Nov. 1. 18,500
BROOME st., n. s., 175 e. Hudson st., 22.6x84.3. John Bentley, of Brooklyn, to John Chatellier. Nov. 2. 12,000
BROOME st., s. s. (No. 111), bet. Willett and Sheriff sts., 25x75. Lewis Franklin to Frances A. wife of William Chapman. Nov. 1. 9,150
BROADWAY, before widening, s. w. cor. 52d st., 101x201. (1/2 part.)
BROADWAY, before widening, n. w. cor. 51st st., 101x152.2. (1/2 part.)
Lewis May to George King (fur merchant). (Sub. to 1/2 part of all awards and ass'ts for widening Broadway, and to 1/2 part of mortgage of \$245,000.) Nov. 1. 116,666
BOULEVARD, n. e. cor. 130th st., 24.11x100. Ellen M. wife of George W. Matsell to J. Watts De Peyster. Nov. 1. 7,000
BETHUNE st. (No. 29), s. s., 55 e. Washington st., 20x60, h. & l. Eliza Hopper, widow of Albert J. Hopper, & Jeremiah Hopper to Wilson Reid. Nov. 4. 7,800
COLUMBIA st., e. s., 200 n. Rivington st., 25x100. George W. Hardie (Ref.) to Samuel Schuster. (Foreclos.) Nov. 1. 13,000
SAME property. Samuel Schuster to Levi Stern. Nov. 1. 12,600
DIVISION st., n. s. (Nos. 22 and 24), 27.4x98.2x25x110.7. Mayer and Harris and Wolf Baum to William H. Kissam (Trustee). Nov. 1. 24,853
DOMINICK st. (No. 30), s. s., 270 e. Hudson st., 20x84.3. William G. McCormack and Joseph E. McCormack to Richard Field. Nov. 1. 11,250
DRY Dock st., w. s., 97.5 s. 11th st., 22.1x84. Rose Collins (single) to Eugenie Hofer (widow). Oct. 31. 14,000
ESSEX st., w. s., 50 s. Hester st., 25x62.6, h. & l. Louis Keis to Peter Noelke. Nov. 4. 23,750
HAMMERSLY pl. (No. 12), s. s., 22 e. Congress st., 22x77.6. James Ross, of Elizabeth, N. J., to William S. Ross, of Plainfield, Union Co., N. J. Nov. 4. 15,000
HENRY st., s. s., 113.1 w. Market st., 25x100.8. Henry Immen and John Stemme to Charlotte wife of Leon Frisch. Oct. 31. 30,500
HOUSTON st., n. s., 100 e. 2d av., 25x82, h. & l. August Korow to Gottlieb Krumm. Oct. 31. 23,750
LAFAYETTE pl., n. e. cor. Great Jones st., 78x120. St. Bartholomew's Church to Barnet L. Solomon. Nov. 1. 120,000
LEWIS st. (No. 9), w. s., 141.8 n. Grand st., 16.8x100, h. & l. John Rogowski to John and Mary Burne. Nov. 2. 7,500
LEROY st., s. s., 369 e. Hudson st., 44.4x112.4x95.10. Samuel G. Hull to William J. Gessner, of Yonkers, New York. Nov. 4. 65,000
MONROE st. (known as No. 5 Rutgers pl.), n. s., 52.6 e. Jefferson st., 27.1x130. Rosa wife of Solomon Rosenfeld to Job Walker. (Mort. \$7,000.) Oct. 31. 15,000
MULBERRY st., e. s. (No. 58), 25x93.11. Eugene J. Courtney to Eliza Courtney. Oct. 30. nom.
MORTON st., n. s., Lot 3 map by Charles Loss, 9th ward, 25x86. William P. Douglas, of Flushing, L. I., to John H. Muegge. Nov. 2. 11,000
NORFOLK st., n. s., 266.8 w. Houston st., 16.8x100. John Balken to Henry Jutte. Nov. 4. nom.
SAME property. Henry Jutte to Rosina Riha. (Sub. to mortgts. \$2,750.) Nov. 4. 9,500
PEARL st. (No. 325), n. w. s., 135.5 n. e. Ferry st., 19x89.10 (irreg.)
STRIP adj. above.
John W. Harper to John Harper et al. of Harper & Brothers. (C. A. G.) Nov. 1. 20,000
PERRY st., s. s., 120 w. 4th st., 20x94.8. Jeremiah Pangburn to Friedrich Knubel. Nov. 1. 18,000
PITT st., w. s., 175 s. Delancey st., 25x100, h. & l. Daniel W. Clarke (Ref.) to Charles Lindemann. Oct. 30. 23,375
PITT st., w. s., 206.5 n. Delancey st., 19x100.10. August Kolk to Ira B. Wheeler, of Elizabeth, N. J. Nov. 2. nom.
PITT st., w. s., 206.5 n. Delancey st., 19x100.10. Ira B. Wheeler to August and Mathilde Kolk. Nov. 2. nom.
PINE st. (No. 99), w. s., bet. Front and South sts., 24x41.
SOUTH st. (Nos. 65 & 66), bet. Wall and Pine sts., n. s., 48.3x132.2x47.3x137.
James Smith to Jonathan Sturges. Nov. 1. 120,000

PITT st. (rear of Nos. 59 & 61), being 175.1 s. of Rivington st., and 63 west of Pitt st., 37x25. William C. Flanagan to August and Mathilde Kolk. Nov. 2. 3,900
READE st., n. w. cor. West Broadway, 25x65. James Riker to Susan Riker (his sister). Nov. 2. nom.
SAME property. Susan Riker to Horace K. Thurber. Nov. 2. 55,000
READE st., n. e. cor. Hudson st., 19x53 in rear, with a frontage on Hudson st. of 36.10. Elijah H. Riker to Horace K. Thurber. Nov. 2. 35,000
SOUTH st. (bulkhead), extg. from Gouverneur slip to Montgomery st., 211.8 in length.
MONTGOMERY st. (bulkhead), extg. from Front st. to s. s. of South st., including bulkhead at foot of Montgomery st., 200 feet in length. ALSO pier at foot of Montgomery st., 40 wide x 220 long.
Also west 1/2 of pier at foot of Gouverneur st., 20x 210, being piers part of pier and bulkheads.
Stephen Roberts and John D. E. Putnam to Joseph Richardson. Nov. 1. 80,000
SUFFOLK st., e. s., 100 n. Stanton st., 25x100. Christina Friedmann wife of John Friedmann to John Schafer. Nov. 1. 30,000
WEST BROADWAY (No. 22), 19.8x25. Elijah H. Riker to Horace K. Thurber. Nov. 2. 10,650
WILLIAM st. (No. 92), s. e. cor. Platt st., 32.5x 74.6x36.1x71.9. John Mortimer, Jr., et al. to Richard M. Hoe. Nov. 1. nom.
SAME property. John Mortimer, Jr., sole Exr. Thomas C. Morton, to Richard M. Hoe. Nov. 1. 60,000
SAME property. Edmund S. Mills, Jr., as Guardian, to Homer Morgan. (Infant's share.) Nov. 1. 2,125
SAME property. Homer Morgan to Richard M. Hoe. Nov. 1. nom.
3D st. (No. 190), s. s., 152.7 w. Av. B, 24x106. Jacob A. Gross (Ref.) to Charles J. Goeller. Nov. 2. 14,500
4TH st., s. s., 80 w. 2d av., 20x72.1. Leonhard Kohlmann to Hermann Bruns. Nov. 1. 15,500
4TH st. (No. 326), s. s., 336.2 w. Av. D, 22.11x96, h. & l. Mayer Schutz to Joseph Freund. Nov. 1. 15,000
5TH st., n. s., 275 e. Av. A, 25x97.1. Friedrich Moeller to John Kneiss. Nov. 1. 16,400
5TH st., s. s., 175 w. 1st av., 25x96.2, h. & l. Johanna wife of Peter Noelke to Margaretha wife of Ignaz Waizmann. Nov. 1. 27,750
9TH st., s. s., 225 w. 1st av., 25x85. Christian W. Rathmann to Martin Hoss. Oct. 31. 33,250
10TH st., n. s. (No. 355), 168 e. Av. B, 20.10x1/2 block. Nathan Goldschmidt to Ferdinand Butzky. Oct. 30. 12,250
11TH st., n. s., 230.6 e. Av. A, 75x103.3. F. V. S. Oliver (Ref.) to Elias G. Brown. (Foreclos.) Oct. 31. 36,000
11TH st., s. s., 269 w. Av. A, 25x94.8, h. & l. Caroline wife of Frederick Wogram to Jacob F. Kohn. Nov. 1. 21,800
14TH st., s. s., 195 w. Av. B, 25x103.3. Adam Kropf to Christian Fuchs. Nov. 1. 22,500
14TH st., s. s. (No. 330), 330 e. 2d av., 22.6x103.3. Theresa wife of Siegmund M. Peyser to Herman Barthen. (Mort. \$5,000.) Nov. 1. 17,750
14TH st., n. s. (No. 219), 225 w. 7th av., 25x120, h. & l. John E. Devlin to The Society for Relief of Destitute Blind, N. Y. Oct. 31. 35,000
19TH st., s. s., 242 w. 4th av., 22x92, h. & l. William R. Martin to Stephen C. Giffen, of Mamaroneck, N. Y. Oct. 30. 60,000
19TH st., s. s., 460 e. 6th av., 25x92, h. & l. Jeanette Barlow, widow and Exr. of Richard Crowther, to Josiah Oakes. Nov. 1. 27,000
20TH st., n. s., 392 w. 4th av., 23x74.
20TH st., n. s., 435 w. 4th av., 20x74.
GORE commencing 100 west of 6th av., and 100, 5 s. of 53d st., thence south 88x n. w. about 466x east 412 to point of beginning. (Sub. to a sale for ass'ts and to a lease.) (1/2 part.) Geo. A. Brandreth (Ref.) to Francis W. Worth. Oct. 30. 71,200
20TH st., s. s., 505 w. 7th av., 25x92.7. William Lynch to Leopold Beringer. Nov. 2. 12,000
20TH st., s. s., 353 w. 6th av., 25x92. John R. Andrews, Jr., to William A. Martin. (1/2 part.) Nov. 1. 11,000
21ST st., n. s., 216 e. 3d av., 22.6x98.9, h. & l. Joseph Bissicks to Charles A. Hoff. Oct. 30. 10,000
24TH st., n. s., 97.7 w. 2d av., 45.9x98.8. John Monks and Terence Kiernan to John J. Burchell. Nov. 1. 16,750
26TH st., s. s. (No. 141 W.), 425 w. 6th av., 16.8 x98.9. Peter C. Eckhardt to George W. Mahoney. Nov. 1. 14,000
26TH st., n. s., 505.10 w. 6th av., 15.5x98.9. Phoebe Adaline Griffith and William I. Griffith and Seaman Williams, of Elizabeth, N. J., to Rufus King, Sr., and Albert G. Crane, of Elizabeth, N. J. Nov. 1. 14,500

26TH st., n. s., 444.7 w. 9th av., 28x98.9, h. & l. Daniel Curry to Wm. Lynch. Nov. 2. 27,500
30TH st., n. s., 158.4 e. 2d av., 19.5x98.9, h. & l. Charles C. Bigelow (Referee) to Dorr Russell. (Foreclos.) Oct. 31. 16,050
30TH st., s. s., 260 e. 3d av., 18.9x98.9, h. & l. Hezekiah Watkins to Harriet Watkins. Nov. 2. 18,000
31ST st., s. s., 285 w. 1st av., 20x98.9. Elizabeth wife of Henry Haas to William H. Geissenhainer. (1/2 part.) Oct. 30. 10,000
SAME property. William H. Geissenhainer to Henry Haas. (1/2 part.) Oct. 30. 10,000
33D st., s. s., 490 w. 8th av., 20x98.9. James Conway to John Markham Oct. 31. 15,000
33D st., s. e. cor. 9th av., 19x87.6. William L. Tinker to Mary J. wife of Isaac Pomeroy, of Clinton, Essex Co., N. J. (Mort. \$8,000.) Nov. 1. 16,500
33D st., n. s., 200 w. 7th av., 20x98.9. Thomas A. Ledwith to John McMillan. Nov. 4. 15,300
35TH st., s. s., 325 e. 6th av., 20x98.9, h. & l. Richard Meares to William Henry White. Nov. 2. 26,000
36TH st., n. s., 167.0 e. 8th av., 16.10x98.9, h. & l. Bernard Goodkind to Joseph Moss. (Mort. \$6,000.) Nov. 2. 11,500
36TH st. (No. 308), s. s., 118.9 e. 2d av., 18.9x1/2 block. George Guttroff to Christian Striffler. Nov. 4. nom.
SAME property. Christian Striffler to Charles H. Heimburg & John F. Kraft, Jr. Nov. 4. 9,700
37TH st., s. s., 425 w. 10th av., 25x98.9. Jerome Buck (Ref.) to James M. Merritt. (Foreclos.) Oct. 31. 3,300
SAME property. James M. Merritt to Charles and Florian Rohe. Oct. 31. 5,575
38TH st., s. s., 325 e. 10th av., 46.6x80, hs. & ls. George W. Mahoney to Peter C. Eckhardt. Nov. 1. 45,500
38TH st. (No. 29), n. s., 159 e. Madison av., 16x98.9, h. & l. Elias Pouvert, Jr., to John Clinton Gray. Nov. 4. 33,000
39TH st., s. s., 166.8 e. 3d av., 16.8x98.9. Robert Sherwood to Alice J. Winslow. Nov. 4. 16,000
39TH st., s. s., 150 e. 3d av., 16.8x98.9. Robert Sherwood to Elizabeth H. Lyons. Nov. 1. 16,000
39TH st., n. s., 100 e. 10th av., 25x98.9. Charles J. Goeller to Hubert Madden. (Mort. \$6,100.) Nov. 1. 13,600
40TH st., s. s., 198.4 w. 2d av., 16.8x98.9. Louis Jacobs to John and Mary Foley. Nov. 1. 9,300
42D st., n. s., 207.10 e. Broadway, 20x100.5, h. & l. Lorrain Freeman, of Woodbridge, N. J., to Mariana Rowland. Nov. 1. 43,500
42D st., n. s., 250 w. 8th av., 25x100.4. Caroline wife of James Coulman to William H. Ingraham. Nov. 2. 13,500
43D st., n. s., 35.6 e. Broadway, 20x100.5, h. & l. James W. Gillies to Margaret Pearson. Nov. 2. 30,000
45TH st., n. s., 151.9 e. 7th av., 17.1x100.4, h. & l. Julia B. Shaw, of B'klyn, to John T. King. (Sub. to ass'ts. widening Broadway.) Nov. 1. 13,500
46TH st., s. s., 350 w. 9th av., 25x100.4. Edward Haight, of Westchester, N. Y., to Samuel McMillan. (Mort. \$3,000.) Nov. 1. 1,000
48TH st., s. s., 88.8 w. 2d av., 18.8x100.5, h. & l. Frederick Wettstein to D. Feodore Mierson. (Q. C.) Oct. 31. nom.
49TH st., or Mitchell place, n. s., 168 e. 1st av., 18x30.10, h. & l. Frederick Swarts (Referee) to James E. Vanderbilt. Nov. 2. 10,525
50TH st., s. s., 300 w. 3d av., 20x100.5, h. & l. Ellen wife of James R. Daly to Johann Munkel. Nov. 31. 12,000
52D st., s. s., 250 w. 8th av., 16.4x100.5, h. & l. Ann Frances Ames Myrick to George S. Trimm. Nov. 2. 16,500
52D st., n. s., 120 w. 3d av., 25x100.5. Michael Murray to John Lang. Nov. 4. 24,500
52D st., s. s., 162.6 e. 8th av., 20.10x100.5, h. & l. Veeder G. Thomas, of Bloomfield, N. J., & John Townshend to Mary Allen wife of John J. Bloomfield. (Q. C.) Nov. 4. 125
53D st. (No. 59 W.), n. s., 205 e. 6th av., 20x100.5, h. & l. John Murtha to Blanche O'Connor. (Contract.) Nov. 4. 45,000
53D st., n. s., 235 e. 5th av., 25x100.5, h. & l. George J. Hamilton to William T. Horn. Nov. 1. 22,000
54TH st., s. s., 294.4 w. 1st av., 25x100.5, h. & l. Thos. McGuinness to Peter Bush. Nov. 1. 20,000
54TH st., n. s., 150 w. 2d av., 25x100.5, h. & l. Herman Mann to John Bruder. Oct. 30. 16,750
54TH st., s. s., 72 e. 11th av., 28x100.5. Mary Stafford, otherwise Mary A. widow of Walter Stafford, to Rose Collins. Oct. 31. 30,000
55TH st., n. s., 350 w. 5th av., 17.6x100.5, h. & l. James G. & Robert B. Lynd to Caroline A. wife of James L. Anthony. Nov. 2. 40,000
55TH st., s. s., 158.4 e. 8th av., 16.8x100.5. Mary Waterbury to Charles G. Waterbury. Nov. 2. 35,000







WEST side of Post Road leading to New York at West Farms Village (irreg.) Mary Kushman to Henry P. Degraaf, of Morrisania.....7,000

WESTCHESTER.

MORGAN av. (Throgg's Neck), n. s., 185 w. Washington pl., 50x150. George Green et al. to Michael Dow, of New York City.....396

WHITE PLAINS.

LEXINGTON av., e. s., adj. land of Wm. A. Miller. Emma W. Lines to Elizabeth Byrne, of White Plains.....4,750

YONKERS.

WOODWORTH av., e. s., 327.10 s. Ashburton av., 47x100. John Perriman to Henry A. Sims, of Yonkers City.....3,000

PROJECTED BUILDINGS.

FORTIETH ST., N. S., 275 E. 11TH AV., ONE ONE-AND-A-HALF story brick stable, 20x35; owner, AN-EWALD; architect, G. HOBBETT.

GANSEVOORT ST., S. S., 50 W. WEST ST., ONE TWO-story brick wheelwright shop, 25x60; owner and architect, G. B. LAWTON; builders, A. J. FELTER & SON.

ALTERATIONS IN BUILDINGS.

Fifty-fourth st., n. s., 250 w. 2d av., sub-cellar and interior alterations, cost \$2,000; owner, Peter Doelger; architect, F. S. Barus.

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE EXCHANGE SALES-ROOM, 111 BROADWAY.

- NOTICE.—The list of property given below is compiled from advertisements published in different newspapers, of auction sales to be held under direction of the Referee appointed.

FORECLOSURE SUITS.

Thirty-ninth st., s. s., com. 300 w. 10th av., running 75. Marlborough Churchill agt. Andrew J. Kerwin et al..... Oct. 23

- One Hundred and Fifteenth st., s. s., com 170 e. 1st av., running 25. Benj. F. Raynor agt. Patrick Slavin et al..... Oct. 24

MARKET REVIEW.

BRICK.—Since the election, business has assumed its usual fall aspect of activity, and the market from strong has grown much stronger at an advance in figures.









**RUSSELL JOHNSON,**  
DEALER IN  
**LUMBER, TIMBER,**  
AND SHINGLES,  
Yellow Pine Flooring, Step Plank, Girders, Etc.  
**No. 3 BROOME STREET,**  
CORNER TOMPKINS ST. NEW YORK.

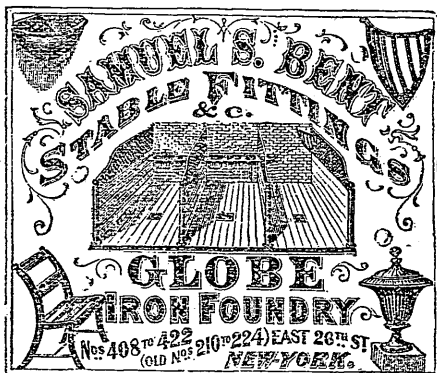
**LEANDER STONE,**  
Dealer in  
PINE, SPRUCE, AND HEMLOCK LUMBER AND TIMBER,  
BLACK WALNUT, and other Hard Woods,  
Cor. 54th St. and First Ave., New York.

**LUMBER KILN**  
IN YARD.  
All kinds of HARD WOOD supplied on shortest notice.  
**CHARLES HOFFERBERTH,**  
528 to 538 WEST 22d ST.,  
Bet. 16th & 11th Aves., NEW YORK.

**G. L. SCHUYLER & SON,**  
WHOLESALE AND RETAIL DEALERS IN  
**LUMBER AND TIMBER,**  
FOOT OF 35TH ST., E. R.

**RIVINGTON M. WOOD,**  
**HOUSE, SIGN, AND ORNAMENTAL**  
**PAINTER,**  
646 NINTH AVENUE,  
Bet. 45th and 46th Sts., NEW YORK.

ESTABLISHED 1843.



Salesrooms 304 and 306 Fourth Ave., New York  
(Young Men's Christian Association Building),  
Cor. Fourth Ave. and Twenty-third St.

METAL ROOFING.

**METAL ROOFING,**  
GALVANIZED IRON CORNICES,  
Gutters, Leaders, etc.,  
Nos. 216 & 218 EAST NINTH STREET,  
Between Second and Third Avenues,  
NEW YORK.

**M. HALLIDAY,**  
AGENT FOR  
AUSTIN & ODYKE'S  
Patent Corrugated Expanding Leader.

**PLASTER CENTRE PIECES, BRACKETS**  
and Pedestals, elegant new designs; largest assortment in the city; lowest prices; carefully packed and sent to all parts of the country. P. HAND, 1,380 Broadway, corner Thirty-third Street.

**JOHN J. ROCHE,**  
**ROOFER,**  
230 CANAL STREET, New York.  
FELT, CEMENT, and GRAVEL ROOFING.  
Leaky Tin, Shingle, and Gravel Roofs made Tight and warranted; Vaults and Cellars Covered and warranted Tight; Cement for sale by the Gallon.  
ORDERS BY MAIL FUNTUALLY ATTENDED TO.

**THOMAS B. WATSON,**  
PLASTERER, 232 Pacific Street, bet. Court and Boerum Sts., Brooklyn. Estimates furnished to Architects and Builders in all parts of the country.

**FRENCH & HOGAN,**  
PRACTICAL  
**HOUSE, SIGN, AND DECORATIVE**  
**PAINTERS,**  
888 EIGHTH AVENUE,  
Corner 53d Street, NEW YORK.

**GEORGE H. DUNN,**  
**PLUMBING and GAS FITTING,**  
Water Closets, Baths, Iron and Copper Sinks, Wash Hand Basins, Hydrants, &c.  
No. 544 PEARL St., bet. B'way & Elm St.  
REPAIRING PUNCTUALLY ATTENDED TO.

**J. & O. FITZPATRICK,**  
**FLAG YARD,**  
79th Street, bet. Aves. A & B, East River,  
NEW YORK.  
All kinds of North River Blue Stone constantly on hand. Flaggng, Sills, & Lintels. Coping, Steps, Curb Stone, Platforms, &c. Flaggng and Reflagging promptly attended to.

**CAUTION TO PROPERTY-OWNERS.**  
The undersigned hereby gives notice that he is the ORIGINAL and only true PATENTEE of the "Artificial Stone Pavement," laid in sections or blocks in a plastic state, whether laid with or without a filling between joints. The laying of such pavement in front of or upon any property, without a license from me, gives me a lien upon such property for damages.  
My patent bears date July 19, 1870; re-issue May 2, 1871; and its validity has been established by a decision of the Supreme Court of the District of Columbia.  
Under my patent I claim as follows:—  
1. A concrete pavement laid in detached blocks or sections, substantially in the manner shown and described.  
2. The arrangement of tar-paper or its equivalent between adjoining blocks of concrete, substantially as and for the purpose set forth.  
JOHN J. SCHILLINGER,  
No. 247 Broadway, New York.

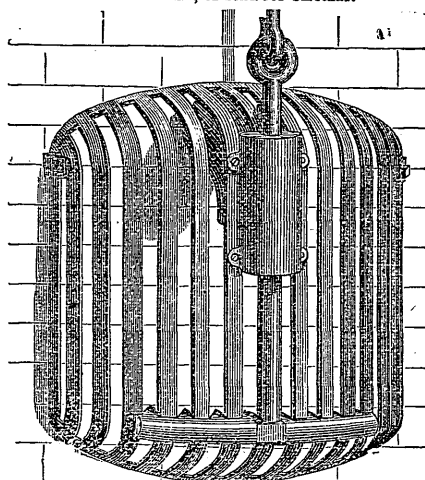
FOR SALE.

TO LUMBERMEN AND CAPITALISTS.

FOR SALE,  
A VERY VALUABLE

**Saw-Mill Establishment,**  
IN CANADA,  
TO WHICH IS ATTACHED AN  
**Extensive District of Timber Limits,**  
Comprising from 750 to 1,000 square miles.  
Will be sold cheap, and on easy terms. Apply to  
**CARBAY & ROUTH,**  
LUMBER COMMISSION MERCHANTS,  
Montreal and Quebec, Canada.  
Or to **GEO. E. COOK & CO.,** 49 Wall Street, New York, where full plans of the property can be seen.

TO OWNERS OF TENEMENT HOUSES AND PUBLIC BUILDINGS.—A very much needed and simple invention—a Patent Grate and Cleaner—to keep the pipe or sewer of privy vaults always clear. Where used, the expense of cleaning is dispensed with. For sale, or put in, by INGRAM & NOBLE, 344 Fourth Ave., cor. 25th Street. Call and examine, or send for Circular.



Chain and Pulley for Heavy Sash.

**F. & L. MANY & MARSHALL,**

48 Warren Street,

NEW YORK.

MANUFACTURERS

of every description of

**BUILDERS'**

**HARDWARE,**

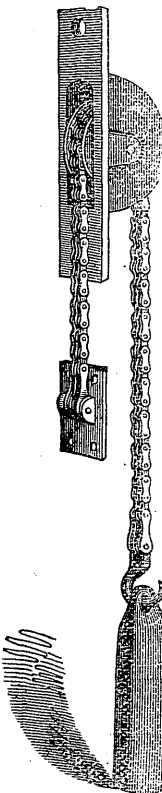
Pure Bronzed Metal,

Hand-Plated, &c.,

For First-Class Dwellings and Public Buildings.

AGENCY OF

**TRENTON LOCK**  
**COMPANY.**



CONTRACTORS.

**JOHN BULGER, CONTRACTOR,**  
213 EAST 44th STREET, New York.  
Estimates given for Excavations of Rock and Earth. Sand and Stone furnished for Buildings.

**T. & P. GARRY,**  
**CONTRACTORS,**  
36th Street, near corner 2d Avenue,  
NEW YORK.  
ESTIMATES GIVEN FOR EXCAVATION OF EARTH AND ROCK, FURNISHING STONE, SAND, &c., FOR BUILDINGS.