

# REAL ESTATE RECORD

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#### TERMS.

ONE YEAR, in advance....\$10 00.

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### A. T. STEWART AS A REAL ESTATE OPERATOR.

Mr. A. T. Stewart naturally escapes criticism from the New York press. He is a liberal advertiser, and this serves to exempt him from much of the comment which his course would provoke were his patronage less remunerative. His great success in life seems to have been based upon three special faculties—his sound judgment of goods, his astuteness in choosing assistants, and his remarkable organizing faculty.

The two novelties which he introduced into the retail trade of New York, and which should make him be regarded as a public benefactor, were the one-price system and the stoppage of all retail credit. In every other large capital of the civilized world the traveler is at the mercy of the storekeeper. In Paris or London, in Berlin or Vienna, the American or Englishman, compared with the native customer, labors under a disadvantage; and though goods can be purchased cheaper there than here, yet in New York alone is it possible for the stranger to fare just as well as the native. For this reform New York is mainly indebted to Mr. A. T. Stewart. It has given an immense business to this city, because all the minor stores have been compelled to adopt this admirable and honest system, first begun by Mr. A. T. Stewart. We believe the firm of Lord & Taylor claim to have preceded him in the adoption of the cash and one-price system; but it was in a little store in Catharine street, and it did probably for the poorer classes of customers what Mr. Stewart effected for the middle and upper classes.

It is not, however, of Mr. Stewart, the dry-goods merchant, that we wish to speak, but of the same gentleman as a real estate investor, and in this business he certainly does not display qualities which make him rank high in the estimation of dealers in realty. Let anyone run over the list of his known properties, and it will be seen how unwise he has been, and how he has lacked sagacity in a most remarkable degree. It is clear that his first store, on the corner of Chambers street and Broadway, was too far down town for any such costly building as he erected. Neither did he foresee, when he constructed the great building on Tenth street,

that within a very few years the centre of trade would be farther up town. His determined opposition to a railroad on Broadway (for to him belongs the credit or discredit of defeating the myriad of attempts to lay one upon that avenue) shows the singular un wisdom which seems to possess all real-estate owners touching the value of street-car companies. Nothing is better settled now than that the driving away of horse-cars from a street drives business away with them. Thus the efforts made by Mr. Stewart to protect Broadway from Union square down has resulted in depriving that thoroughfare of one-half of its legitimate retail trade.

The property-owners on Third avenue are faithfully copying this mistake of Mr. Stewart's, and with the fact before their eyes of a hitherto neglected district, the Ninth avenue and Greenwich street, becoming better business streets than they were before on account of the railroads forced upon these localities, the Third avenue people are doing what they can to make Second avenue a rival. Then look at Mr. Stewart's preposterous building on Thirty-second street and Fourth avenue. Originally intended for a woman's lodging-house, when completed it seemed so absurd for such a purpose that even he had to abandon it after having invested immense sums of money in a structure that is absolutely good for nothing. Unfit for a hotel from its location, useless as a lodging-house, out of the way of trade, there it will long stand, a monument of the consummate un wisdom of a man who, in his own department of business, has proved himself exceptionally able. His ownership of the Metropolitan Hotel is another instance of his lack of foresight in picking out a locality where hotel business had just become unprofitable. The Lelands ran the Metropolitan as long as there was any money in that location. But it is now clear that the hotels of the future are to be nearer the Central Park, or else located further down-town, to accommodate the business traveler and commercial man generally. When Niblo's Garden was burnt down, Mr. Stewart failed to see that the location had become undesirable for a theatre, and rebuilt that edifice, to have it lie as a burden on his hands ever since. Again, the Catholic Church in Ninth street, and the church on Broadway, since converted into a theatre, are both signal instances of unwise investments. His purchase of Hempstead Plain, simply because it was the cheapest large property near New York, is certainly against the judgment of real-estate operators. He is there attempting a daring experiment—nothing less than the creation of a community which shall have churches, schools, water, gas, all the appliances of municipal life, without a single person having any interest in a foot of ground on the whole domain. He proposes to be landlord, mayor and alderman—in fact, the whole municipality—allowing the inhabitants

only to pay him rent and purchase goods from his stores. This may succeed, but it would be a marvel should it do so.

We speak thus freely of a private individual because it is a public misfortune when money earned from a community is unwisely invested. All wealth is the creation of human labor, and, if not used productively, is so much lost to the world. If Mr. Stewart lavished his wealth like Jim Fisk, who ran theatres, kept a stud, patronized the races, and was guilty of costly follies, he could not have been more of a nuisance to the community. Mr. Stewart undoubtedly has public spirit. He means to do well by the community in which he lives; but his opposition to rapid transit, his unwise investments in real estate, his preposterous building on Thirty-second street, make of him, in a modified sense of the word, a real public enemy. Even the house he lives in is conspicuous for its bad taste. It is unfortunate that he should have employed and brought into notice an architect whose splendid opportunities have given us the very poorest specimens of large buildings in New York. Mr. Kellum, now dead, had some magnificent chances, but what a poor affair is the store on the corner of Tenth street and Broadway. To the same architect the city is indebted for the *Herald* building, a most unfortunate edifice in every respect. To see what a real architect could do with far less means and opportunity, look at the Park Bank and compare it with the *Herald* building. No one believes that Mr. Stewart could get one quarter of the money he paid for the real estate now held in his name.

Since writing the above the *World* newspaper of this city announces that, after all, the Fourth avenue edifice is to be used as a lodging-house for poor women. A preposterous use for a most absurd building!

### APARTMENT HOUSES.

In speculating about the future of New York real estate, it would be well to bear in mind the probable effect of the "tenement houses of the rich," better known as apartment houses or Paris flats. The multiplication of these immense establishments for housing well-to-do people has been a marked feature of our building business during the past five years. It has been found that by economizing the amount of ground required, and building palaces containing suites of rooms after the Parisian plan, that large profits can be realized at present prices of tenements in New York. In the case of the first important house of this kind built in New York (the Haight House, corner of Fifth avenue and Fifteenth street), it is understood that as much as 30 per cent. profit was made during the first three or four years of the existence of that establishment. The Albany, the Saratoga, the Knick;

erbocker (recently constructed, on the corner of Fifth avenue and Fourteenth street), as well as some twenty or thirty minor establishments of the same kind, are all abundantly patronized, and the lucky investors are making a higher rate of interest upon their property than in any other branch of the building business. It is evident that this style of house is likely to become a most important feature in our metropolitan life, and that the waste spaces on the upper part of the island and along each side of Central Park will in time contain magnificent structures intended to supply accommodations for tens of thousands of families. It is a little remarkable that, at the very time of the development of our railroad system, which would naturally tend to diffuse the population in large cities, these apartment houses should come into vogue. There was an excuse for thirteen and fourteen story houses in old Edinburgh and old Paris, in the impossibility of a large population doing business and living on a small area of ground; for, as it would be inconvenient to spread laterally, so, naturally, people began to live in houses that would accommodate a great many families, hence the origin of the so-called Paris flat. But, with steam transit roads, conveying people many miles within the hour, there is no reason why each well-to-do family should not in time have its own house, with plenty of garden room. This change in city living is undoubtedly due to social rather than to material causes. Our women crave companionship other than that of their own families. The facilities of these houses for lighting, heating, for getting rid of domestic labor, for allowing women abundance of leisure, is what is their attraction to the ordinary American matron. She objects to the time necessarily lost in supervising a small house, which involves vastly more labor and care than the family hotel or apartment houses. This we judge to be the reason for the present popularity of these large establishments, and not because of any necessity for economizing space. But it would be well for investors in real estate to bear in mind that there are these two causes now working against any very extravagant price for favored localities. There will be less demand for room with the multiplication of these huge buildings, capable of housing many hundreds of people, and then the facilities for going to a great distance enlarges the area of choice. When one depended upon omnibuses, the down-town business man was naturally confined to a small area from which to choose, and the most select induced the greatest competition and commanded the highest price. But that time is past. The man who does business in Wall street will be able hereafter to live anywhere between the Battery and New Rochelle or Yonkers, and will have a wide region over which his choice may extend. Or, if he does not care for scenery and country life, he can reside in a palace (for such these new apartment houses are promising to become). Some years since the Socialists and Fourierites dreamed of Phalanxes and social palaces in which to house their votaries. They supposed it would come about by co-operative enterprise, after some ideal of a home, which they sketched out in glowing colors. Now modern New York is realizing the economies and dreams of these people, but by a far different method from that which they imagined. The whole subject will bear examining.

## MARKETS.

There is by no means the usual spring animation to be found on the market for building material, and, indeed, on a great many of the leading articles dealers continue to complain of the excessive dull tone. Occasionally, however, a ray of hope is to be observed; and while general activity and a largely remunerative business cannot in reason be expected, indications seem to point a fair consumption during the approaching open season. Some very fair parcels of work, it is known, have already been decided upon, while in a quiet way a great many contractors have been recently called upon to make their estimates, and in such a manner as to seem to indicate merely a desire to ascertain the lowest possible figures, and then close. So far as shown, the prospect for the supplies of material is good, and producers are not likely to entertain any very extravagant notions on cost. A noticeable feature this spring is the failure thus far of all negotiations looking to the formation of combinations to control the supply and price of certain leading articles. This will open goods to more general competition, and tend to give buyers greater advantages.

**BRICKS.**—Until the river is fully opened the market will probably remain in a somewhat unsettled state, with buyers and sellers figuring very closely, and alternately gaining small advantages. With the full resumption of navigation, however, the amount of old stock likely to come down and the manner in which it is forwarded will have a more decided influence, to be followed up by the prospects of the new production and the consumption thereof. From the information we can obtain we should judge the number of brick now remaining at the various points on the river is not very large, and that most of the supply is under control of owners who are neither anxious or under the necessity to realize. If, therefore, they should be enabled to gauge their shipments to about suit the call, it is possible that a fairly steady range of values may be preserved. Buyers, to be sure, are acting very cautious, and handle nothing until they have immediate use for it, but a good many bricks are known to be wanted, with the outlet more likely to increase than diminish, always provided the cost is not run up too high. The experience of the past year or two has learned consumers that they can wait for a reaction if prices are forced up; and wait they will, in all cases where their necessities are not of the most exacting nature. As to the summer production and consumption, it is as yet too early to form a fair estimate, but dealers here think fall as much, if not more, stock than last year will be wanted. During the past week the market has been somewhat irregular, with a few sales reaching as low as \$5.75; but latterly the tone hardened, and as we write matters may be considered pretty firm at \$6@6.50 per M. The actual improvement in the demand has been moderate; but the indication of growing wants of consumers are thought to be much stronger, and manufacturers generally are holding back supplies. The distribution has been mostly on city account. A few up-river lots have been offering at \$5.50 per M. Pale have sold with comparative freedom, but latterly neither the supply or demand amount to much. We quote at \$3.25@3.50 per M, with the feeling steady. Fronts are only moderately active, and in some cases the tone a little unsettled, but on a basis of former figures. We quote: Pale, per M, \$3.25@3.50; Jersey, \$5@5.75; Long Island, \$5.50@6.25; Up-river, \$5.50@5.75; Haverstraw Bay, \$6@6.50; Fronts, Croton brown, \$10; dark, \$11; red, \$12; Philadelphia, \$23@27; Baltimore, \$37@45. Yard prices, delivery included, \$2@3 higher.

**CEMENT.**—The wholesale market for Rosendale remains quiet and nominal, and is not likely to assume any positive shape until navigation opens and communication with the "Creek" is fully restored. Most agents are talking firmly, and some predict a first-rate season; but it is evident that the failure to effect a perfect combination has, and is likely to have, an unsettling influence upon the market. Certain leading and favorite brands will probably, as last year, be placed at a fair rate, and held there on the support of the demand from regular customers, but on the general run of stock buyers expect to hold some advantage in the competition to sell. We have been unable to learn of any contracts as yet closed, but notice some of the buyers on Eastern account interesting themselves as to probable cost and the possibilities of delivery. The jobbing distribution from yard fluctuates somewhat without reaching a point of much activity, and prices have a pretty wide range, according to quantity, brand, and desire of holders to operate. Foreign cements are well sustained on price—indeed, a little firmer if anything ailed in good demand. From one of our principal importers we learn that the orders have been quite free this spring, and the sales already consummated for future delivery are largely in excess of any former year. The call, too, has been general, and as stock arrives it will be distributed to all points on seaboard and interior. The amount now accumulated, unsold, is very small. We quote, from pier and yard and according to brand, as follows: Portland, \$3.50@4.25; Roman, \$3.50@5; Keene, \$3@5 for coarse, and \$12@12.50 for fine; Martin's, \$7@7.50 for coarse, and \$11@11.50 for fine. La Forge, Portland, \$4.10@4.25; and Lime of Teil, \$2.35@3.

**GLASS.**—Importers and jobbing dealers are still complaining of a dull market on French window-glass. Some few buyers appear; but they want only the small-

est invoices, and mail orders run in much the same way. Domestic is also neglected, and, in some cases stocks accumulate. On prices former lists and discounts are quoted, but there is some deviation when business can be increased thereby.

**HARDWARE.**—Business is only fairly active at the best, and the general market in a far from satisfactory condition. It seems impossible to offer buyers any reasonable inducement upon which they will increase their orders, and dealers are compelled to content themselves with a sort of slow, uncertain jobbing distribution. Stocks and assortments ample with prices, as a rule, quite steady. Competition, however, is having an unsettling influence upon wood screws, and it is thought that buyers are likely to gain a further advantage, temporarily, at least. Elevator bolts have been reduced to \$1 per hundred, a decline of 25c. The revised price list, recently adopted by the manufacturers of wrought iron pipe, is as follows:

WROUGHT-IRON WELDED PIPE FOR GAS, STEAM, AND WATER.			
Inside diam. Inches.	Price per foot, plain.	Price per ft. vulcanized rubber-c'd and en'm'd.	Price per ft. galvanized.
1/2	\$0 06	\$0 11	\$0 11
3/4	07	12	12
1	07	12	12
1 1/4	09	16	16
1 1/2	12 1/2	22	22
2	18	30	30
2 1/2	22	34	34
3	31	45	45
3 1/2	46	70	70
4	60	90	90
4 1/2	80	1 20	1 20
5	1 00	1 50	1 50
5 1/2	1 25	1 80	1 80
6	1 50	2 20	2 20
6 1/2	2 00	3 25	3 25
7	2 85	.....	.....
8	3 50	.....	.....

From the above there is a discount of 47 1/2 and 5 per cent. to the trade, and 47 1/2 per cent. to consumers.

**LATH.**—On the part of both buyer and seller there appears to be a great deal of close calculation going on, and the market is by no means in a settled condition. Dealers almost without exception are carrying small stocks, and the consumption of lath tends to increase rather than diminish. Yet no one seems willing to purchase until compelled to by the most imperative necessity, and this keeps the demand within cautious bounds at all times. With the selling interest the main effort is to have supplies adjusted to the outlet as near as possible, as, beyond a certain moderate accumulation, a surplus is soon formed in the present condition of affairs, and this weakens values. From some of the points of production the shipments can be checked; but a great many holders of stocks on the primary markets are rather inclined to realize, and the amounts they send forward furnish a pretty good supply. Consignments, too, are made frequently without limit, and now and then under peremptory orders to sell upon arrival, and this, of course, has a material influence upon the actions of receivers and the decision as to prices. Since our last the general movement has been fair; and though a further slight shading on extreme quotations may be noted, the feeling at the present writing is pretty steady. Receivers have not much stock to offer on the spot, and are not pressing sales to arrive, as a better call is soon looked for from out-of-town sources. We quote at \$1.50@1.55 per M by the cargo, according to quality, etc.

**LIME.**—A somewhat uncertain feeling is noticeable on this market, but with few features of a decidedly encouraging character. Some improvement in the demand is naturally to be looked for, and it is reasonable to expect an addition to cost; but buyers manifest none of the usual anxiety, and are not likely to handle goods in excess of their known ability to make an early distribution. The amount and regularity of the supplies, from the Eastward at least, will, in all probability, prove quite uncertain, owing to the failure to perfect a combination this spring, and this must exert a material influence upon values from time to time. Since our last no change has been made on values, and the current arrivals were about all placed. North River stock continues nominally unchanged, and dealers generally have "nothing to say" as to the future. We quote: Rockland at 90c. for common, and \$1.25 for finishing; North River, 80c. for common, and \$1.25 for finishing.

**LUMBER.**—The slightly hopeful feeling noted in our last may still be observed to a greater or less extent among a portion of the Trade, but we cannot discover any improvement actually reached as yet on the general market. Now and then an order comes in for some special cuts, and agents representing Southern mills have been enabled to place a moderate amount of their product on foreign account, but this seems to embrace about all that can properly be cited under the head of wholesale movements. On home account the business doing amounts to almost nothing, and so far as buyers are concerned there seems little effort to break the monotony. Each fall and spring for some time past the expectations that the markets would improve has induced some operations in anticipation of increased demand and better prices; but disappointment after disappointment have finally instilled a feeling of caution which keeps orders concentrated upon positively known wants. As few if any dealers can judge from present appearances what their wants will be, there is virtually no demand. The question of supply fails to form an agitating feature, all the latest developments indicating that there is likely to be quite as much lumber as the

country can handle to advantage, unless some unexpected outlets are opened; and so far as the talk about holding back stocks and fixing a rate is concerned, there seems to be little attention paid to it.

Eastern spruce is still arriving moderately, and the season has not as yet fairly opened. So far as the offering goes, there appears to be demand enough to exhaust it, and receivers manage to obtain about former rates without much difficulty, giving the position a fairly steady tone.

White pine shows no important change for the week. The demand from all quarters is moderate and uncertain, and confined entirely to orders calculated on the most positive wants, with buyers exhibiting a nice idea of quality and a close figuring on cost.

Yellow pine remains steady, and, as compared with other grades, in very good demand. There is probably not quite so much wanted here just now, as most of the recent calls have been satisfied; but agents have been filling a fair number of foreign orders for cargoes to be loaded and shipped direct from the South, both on domestic and foreign account.

Hardwoods remain in a more or less dull and unsatisfactory condition. Only a few irregular calls are made, and neither the export or consumptive demand give promise of any early improvement.

At the yards there has again been a few faint signs of animation, but nothing of a positively encouraging nature, and the great majority of dealers are talking in the usual disgusted tone.

Among the recent lumber charters we find the following: A schr., 199 tons, from Wilmington to Funchal, Madeira, lumber, \$9, and back from South Side Hayti to Boston, logwood, etc., \$4.50.

Recent advices from St. John, N. B., report the following deal charters: Lydia, 424 tons, for Dublin, at 76s. 3d.; Laura B., 279 tons, Dundalk, 77s. 6d.; Maggie Wood, 218 tons, East Coast of Ireland, 75s.; Priscilla, 766 tons, Liverpool or Bristol Channel, on private terms.

White Pine Deals show no material change. Sales to arrive of 236 M feet, per Sarah Gilmore from Fernandina, at 33@000; and of 250 M feet, per Ada Carter from Brunswick, 33@500; besides 107 M feet, ex Contest from New York, on private terms. Receipts, 605,038 feet.

White Pine also unaltered, all the lots arrived having been taken at 85@90rs. Receipts, 654,605 feet.

General Lumber Notes.

That "wolf" which the Western lumbermen had on exhibition during the winter, and who pranced around, growling "no logs," "no logs," seems to have ruined his voice, and we now hear only a faint squeak, with an occasional movement, which seems to indicate that one or two more sprinkles of snow will cause the "animale" to turn tail, streak it for the woods, and go into training for next year's performance.

From the Bay City Lumberman's Gazette we obtain the following, under date of March 23:

The present is a week of great activity in the lumber camps. Thousands and thousands of logs are being banked daily, in anticipation of the early break up, which will be largely assisted by the recent fall of snow in the freshest soon to ensue.

THE LOG CROP.—While it is morally certain that the expectations of the loggers who went into the woods last fall will fall far short of realization, so far as the log product is concerned, the fears of only a one-third or one-half cut are being rapidly dissipated by the continuance of the unexpected snows of the present month.

It is estimated by good judges, that, on the streams tributary to the Saginaws and the Bay Shore, 20,000,000 feet of logs are being banked per day, which will increase the stock over a hundred million feet, should snow hang on all this week.

The Gazette's market review contains the following: The favorable conditions for swelling the log product will doubtless have a marked effect on the lumber market, which for the past two months, has been buoyant, with an upward tendency, prices having advanced.

Buffalo, March 20, 1876.—This week has not been quite as lively as last, but the yards report a good comfortable trade, with less difficulty than usual in securing short payments. Two days of the week have been rainy, and to-day is cold and snowy. Ice formed again last night in the harbor, and present indications are that we shall have a few weeks of winter.

CHICAGO, March 20, 1876.—The lumber market at this point is quiet, owing to the continued unfavorable and unsatisfactory condition of the weather. The first arrivals by lake of the season from the west shore of Michigan are reported. The heavy snow-storms now raging throughout the entire lumber country has a tendency to prevent dealers from entering into any large contracts, and we doubt if we see much improvement, except in yard trade, until after it is fully settled as to the log crop of the present season.

Receipts. For week. Since Jan., 1876. Lumber, M ft. 1,407,000 13,833,000 Shingles, M. 5,765,000 35,221,060

Table with 3 columns: Item, Shipments, and another column. Lumber, M ft. 6,694,000 60,405,000 Shingles, M. 2,836,000 20,672,000

In speaking of freights for the coming season, the Inter Ocean of March 20 says:

"In the lumber trade on this lake it is not at all probable that there will be the great falling-off in the amount to be moved that is now predicted. Owing to the lack of snow in the woods during the early winter there were the gravest fears that the supply of logs would be very short, but of late the lumbermen have been more favored, and, with the supply of logs left over in some localities, it is likely that there will be almost the usual amount of lumber to be shipped."

It is estimated that there are on the Saginaw River about 50,000,000 feet of lumber to go to Chicago on the opening of navigation.

The fall of snow we have had in the last few days will aid the logging interests of our city, as hauling will be prolonged for at least two or three weeks more. The sleighing is nearly as fine as we have had this winter.—Stillwater Gazette.

Our lumbermen calculate that about 60,000,000 feet of logs are now in White River. Trucking jobs still in progress will bring the quantity up to 65,000,000 feet, or about the same stock we had last year.—Montague Lumberman.

The Saginaw Enterprise intimates that the lumbermen of the Chippewa valley, Wis., have concluded that there will be no scarcity of stock this season. After comparing notes, it has been found that there remains on hand of old stock 60,000,000 feet. This includes beef slough. There has been cut and banked on the Chipewas and tributaries this Winter 480,000,000 feet, a grand total of 540,000,000.

The Flint Globe says: "The high water which prevailed just before the cold weather was utilized by the Boom Company in getting down logs for the various lumbermen. The jam was pushed down as far as the Fay Bridge, and there it stopped temporarily. There are about 12,000,000 feet in this drive. It will be started again as soon as the frost lets up a little, as there is plenty of water now."

The Muskegon Register states that last year the logs floated down Muskegon River footed up about 328,000,000 feet; this year the total amount will not exceed 260,000,000, and may be 10,000,000 less. The superintendent of the Muskegon Boom Company is now at his post, ready to "start things" as soon as the ice in the river breaks up.

We are informed that several buyers have been noticed in the market during the week, both from south and east, and prices have advanced one dollar per thousand on most grades. We have heard of one sale of five million feet, and several others for smaller quantities, but prices and terms have not transpired. There has been some inquiry for new cut on contract at considerable advance on last year's figures. Some parties have offered as much as \$3 per thousand advance on last year's average.—Ottawa Citizen.

The Tonawanda market is thus reported by the Herald:

Table with 3 columns: Item, Price, and another column. Uppers, Selects, Select common, Coarse common, Culls, Spars, Oak, best, per cubic foot, Pine, per cubic foot.

According to the Williamsport Bulletin, the number of rafts on the West Branch and its tributaries that will be sent to the market this season will reach about 200. This is a wonderful decrease. In 1874 over 2,000 rafts were run to market from the same localities, and in 1875 about 1,300, of which, perhaps, some 250 rafts are still unsold; but these are at the lower markets, and cannot be made available above Marietta. In view of this fact, it is but fair to presume that the lumber that will be run this spring will find a ready market along the river between here and Marietta, and that good prices will be realized for the same, as the demand will likely be equal to the supply.

The exports for the months of January and February for Darien, Ga., as reported by the Darien Timber Gazette, comprised 83 vessels with 19,637,047 feet of timber, and 4,462,205 feet of lumber, of the value of \$302,977.96. From the same paper we take the following report of the

Table with 3 columns: Item, Price, and another column. Darien Timber Market. Square. 600 Average, 700 Average, 800 Average, 900 Average, 1,000 Average.

Table with 4 columns: Quantity (300, 400, 450, 500), Average, and prices (e.g., 4 50@ 5 50).

The recent swell in the Ohioopie River enabled the timber cutters from that section to bring down an unusual large supply of timber this week.

The London Timber Trade Journal of March 18th reports:

LONDON.

Trade prospects for the year are promising, but as yet there are comparatively few fresh contracts of any magnitude in hand, though several are looming in the distance.

LIVERPOOL.

With comparatively little doing in the timber trade during the past fortnight, beyond the arrival of several cargoes of pitch pine, there is no quotable change in prices.

BULL.

The trade at this port is not so active as of late, partly owing to the absence of imports, which now consist of small pitwood or battens, and board ships from the open ports in the south of Norway.

METALS.—COPPER.—Ingot is in rather better shape. The stock is more thoroughly concentrated, manufacturers buy with greater freedom, and holders' ideas are firmer.

IRON.—Scotch pig iron continues in comparatively moderate supply, but is not much wanted, and rates continue easy at \$29@33 per ton according to brand.

LEAD.—Foreign in small stock and light demand at 6% @ 7c gold. Domestic still under good control, with holders firm and confident in their views.

AILS.—A fair sort of demand still prevails, but is not as quick or as large as expected, and the market scarcely shows so much tone.

CINCH NAILS. 1 1/2 to 1 1/2 in. 2 & 2 1/2 in. 2 1/2 & 2 1/2 in. 3 in. and longer. \$5.25 \$5 \$4.75 \$4.50 per keg.

OILS.—The market as a whole remains dull and without much tone. On prime winter lard oil, as usual with the approach of spring, holders' ideas are firmer.

PITCH.—Business has continued rather slow and confined mainly to small job lots. The stock however, is moderate, not likely to receive many early additions.

SPIRITS TURPENTINE.—The season just now is between crops, and supplies generally are small. The increased cost has a tendency to check business by restricting purchasers more closely to actual wants.

TAR.—As with all naval stores, the supply is small at this season, and gives holders an advantage, inducing much firmness. The demand, however, is moderate.

[For Regular Table of Market Quotations see page 254.]

CONVEYANCES.

NEW YORK.

March 23, 24, 25, 27, 28, 29.

BLEECKER st. (No. 249), e. s., 52.3 s. Cornelia st., 15.8x66. James McKinley to Eliza A. Wright. (Morts. \$5,000.) Feb. 28. \$10,500

OAK st. (Nos. 25 and 67 New Chambers st.), s. s., 51.6 e. New Chambers st., 26x62.6x29x51.6, extending to New Chambers st. George H. Fletcher to Eugenie E. Kircher, Hoboken, N. J. (Subj. Morts. \$15,000.) March 21. 7,910











Sparling, Thomas, Sr., Flagtown, N. J., to Sarah Archer (widow), New York. Willoughby av. (See Cons.) March 21, 2 years. 1,500

Strang, Catharine S., Ossining, to Sarah A. Billinge (widow), New York. York st., n. w. cor. Stewart st., 56x80. March 10, 3 years. 4,000

*March 23d.*

Ayers, George L., to Thomas B. Hewitt and Augustus S. Crowell (Trustees of J. L. Sleight). Park pl., s. s., 203.10 e. 5th av., 20x100. March 18, due May 1, 1881. 3,250

Britton, John, to James A. Degraw. Prospect st., n. s., 50 e. Greene lane, 25x107. March 23, 3 years. 1,000

Burroughs, Ann A., wife of Thomas, and John V. Ryerson to J. Theodore Brush, John C. Smith, and Henry N. Brush (Exrs. C. Brush). Myrtle av., s. s., 40 w. Lawrence st., 40x75. March 22, due May 1, 1878. 5,000

Feixeira, Maria, to John D. Leffingwell, Alfred Hull, George E. Elliott, and Andrew J. Hurd (Trustees). Debevoise st., s. s., 125 e. Humboldt st., 75x100. March 13, 5 years. 3,500

Gillam, Adrian, Flatbush, to Olin G. Walbridge, Brooklyn, and Henry S. Warner, New York, and Sarah M. Calhoun, New York (Exrs. Jno. C. Calhoun). Clarkson st., s. s., 90 e. Bedford pl., 100x200, Flatbush. March 22, due Sept. 20, 1880. 1,500

Grassick, George, to Abraham Underhill. Eagle st., n. s., 150 e. Union av., 25x100. March 22, 5 years. 1,100

Havens, Addy T. and Ann M., Blue Point, L. I., and Alonzo F. Smith, otherwise Havens, Tappan, N. Y., to David Barnett. Cumberland st., w. s., 200 n. Layayette av., 25x100. March 2, due Jan. 1, 1877. 500

Herring, Louis, to William Thompson, Jersey City. Bushwick av., s. w. s., 70 n. w. Dodworth st., 20x74. March 16, 1 year. 600

Higgins, Thomas, to Charles L. Weeks, Newark, N. J. 39th st., n. s., 200 w. 4th av., 20x100.2. Nov. 15, 2 years. 140

Kennedy, John, to Charles H. and A. M. and F. H. Kalbfleisch (Exrs. M. Kalbfleisch). Meeker av., n. s., near line of late village of Williamsburgh, runs n. 600 x west 30, &c.; Meeker av., adj. above, 50x100. March 22, 1 year. 2,000

Kohlmann, Peter, to Lydia Ryder and Sarah J. Beals. Lorimer st., e. s., 335.7 n. Van Cott av., 25x100. March 8, 5 years. 500

Kuster, Bertha, wife of Wm., to Hermann and Harry Batjer, New York. Wyckoff st., n. s., 431 w. Smith st., 20.6x100x22.6x100. March 21, 1 year. 1,500

Same to same. Same property. March 22, note. 1,439

Neebe, Lorenzo, to Otto Muller. Central av., n. e. s., 20 s. e. Forrest st., 40x100. March 23, 2 1/2 years. 1,500

Pickard, William A., to Robert Woodruff. Frost st., s. s., 125 w. Humboldt st., 25x135.9x-129.6. March 22, 5 years. 500

Smith, John D., New York, to the Standard Fire Insurance Co. 14th st., s. s., 357.10 w. 4th av., 40x100. Feb. 28, demand. 5,000

Waters, Stephen, to Joseph M. Greenwood. 20th st., n. e. s., 200 n. w. 5th av., 50x100. March 16, due May 1, 1881. 1,000

Weeks, John W., to George W. Kelsey. Broadway, n. s., 45 w. Dodworth st., 45x94.10; Bayard st., s. s., 239.2 w. Humboldt st., 20.7x100. March 1, 5 years. 800

Wentworth, Mehitable H., wife of Obed F., New York, to Charles Parker (Exr. of G. Parker). South 5th st. P. M. March 22, due April 1, 1881. 4,000

*March 24th.*

Burroughs, Ann A., wife of Thomas, and John V. Ryerson to Catharine and Peter C. Cornell (Exrs. of Mary Cornell). Lawrence st., e. s., 225 s. Johnson st., 25x101.6, irreg.; Myrtle av., s. s., 40 w. Lawrence st., 40x75. March 23, 2 years. 3,400

Conkling, Edward, to Thomas Harwood. Pacific st., n. s., 170 e. Grand av., 20x100. March 22, 2 years. 3,000

Same to same. Pacific st., 150 e. Grand av., 200x100. March 22, 2 years. 3,000

Foster, William, to David Hopkins, New Lots. Monroe st., n. s., 78 w. Patchen av., 22x75. March 23, due July 1, 1879. 1,200

Henning, Joseph, to Ida L. wife of Eugene F. Barnes. Kent av. and Nassau st. P. M. March 18, 3 years. 600

Hoffman, William, to Ambrose J. Clark. Flushing av., n. s., 147.10 w. Morgan av., 20x86.1x20.2x83.4. March 9, 5 years. 800

Same to Jesse H. Underhill. Flushing av., n. s., 167.10 w. Morgan av., 20x88.8x20.2x86.1. March 9, 5 years. 800

Hutcherson, Jane (widow), to Charles L. Weeks, Robert J. Douglass and Benj. Parr. Atlantic st., s. s., 137.1 e. Clinton st., 21.11x80. March 20, instals. 3,700

Jacobus, Mary D. (widow), to Ella W. Stowe. Atlantic av., n. s., 225 e. Hoyt st., 25x80. March 22, 1 year. 1,000

Moore, Thomas J., to Ann Adair (Extr. of George W. White) and William J. Sayres (Exrs. Robert Adair). Hart st., n. s., 100 e. Yates av., 60x100. March 11, 2 years. 1,500

Same to same. Hart st., s. w. cor. Lewis av., 80x100. March 11, 2 years. 2,500

Secor, Jerome B., Bridgeport, Conn., to Benjamin Wright (Guard.). 9th st., n. e. s., 372 n. w. 3d av., 25x100. March 4, due April 1, 1878. 2,500

Secor, Jerome B., Bridgeport, Conn., to Weeks W. Culver, New York. 9th st., n. e. s., 372 n. w. 3d av., 25x100. March 7, 3 months. 331

Sheehan, John, to Honora Barrett. Greenpoint av., s. s., 43.9 e. Eckford st., 25x56.1x26.1x58.8. March 22, 3 years. 1,000

Stober, Hermann, to Sarah G. wife of Edward L. Crabb, Great Neck, L. I. Bergen st., n. s., 133.3 w. Broadway, 19.5x100. Dec. 6, 5 yrs. 4,000

Trustees of Congregation Beth Elohim to the Williamsburgh Savings Bank. Keap st., s. s., 365 e. Marcy av., 60x100. March 24, 1 yr. 20,000

White, Harriet A., wife of Alanson, Jr., to Edwin F. Knowlton. Pacific st., n. s., 228.9 e. Henry st., 22x100. March 1, instals. 7,000

*March 25th.*

Bauer, Henry W., to George H. Roberts and N. Park Collins. Elizabeth st., easterly cor. Conover st., 20x75. March 1, 1 year. 1,200

Costello, Patrick, to Sally H. Chandler, Orange, N. J. Floyd st., s. s., 275 w. Throop av., 25x100. March 22, 5 years. 2,600

Donohue, Richard, to William H. Burroughs. Herkimer pl., n. s., 560 w. Nostrand av., 20x92x20.10x97.9. March 23, 2 years. 1,000

Griffin, Thomas F., to Annie M. Clark. Centre st., n. e. s., 215 s. e. Clinton st. P. M. March 24, 1 year. 250

Leopold, Bina, wife of David, to John Levy. Bridge st., w. s., 151.1 s. Chapel st., 20.7x98x20.6x99. March 24, 2 years. 1,000

Nilson, Nils John, to Phebe H. Lott, Jamaica. East Warren st., s. s., 250 e. Smith st., 25x136.6. March 20, 5 years. 2,000

Platt, Catharine, to the Williamsburgh Savings Bank. Monroe st., s. s., 200 e. Ralph av., 25x100. March 25, 1 year. 1,250

Sayres, Catharine and William, to the Williamsburgh Savings Bank. South 4th st., s. w. s., 195.6 n. w. 11th st., 25 x 1/2 block. March 25, 1 year. 2,200

Speir, Robert, Jr., to Henry R. Jones. Montague pl., s. s., 50 w. Clinton st., 27x100. March 25, 3 years. 5,000

Stearns, Oscar H., to Gilbert Thompson. Monroe st. P. M. Jan. 1, 2 years. 1,500

Same to same. Monroe st. P. M. Jan. 1, 2 years. 1,500

Whipple, Richard, to Joseph D. Willis. Henry st., n. w. cor. Luqueer st., 50x80. March 24, 1 year. 1,000

Whipple, Mary J., wife of Richard, to Joseph D. Willis. Henry st., e. s., 165 s. Harrison st., 45x110. March 24, 1 year. 3,000

*March 27th.*

Banks, John C., to the Trustees of the Setauket Presbyterian Church, Suffolk County. 15th st., s. s., 90 e. 4th av., 20x100. March 25, 3 yrs. 2,600

Davis, Mary A., wife of William, to Ellen D. wife of Josef J. Quetting. Halsey st., s. s., 500 e. Throop av., 20x100. March 27, due May 1, 1879. 3,000

Donohue, George W., to George Malcom. Wallabout, Bridge road, s. s., 50 e. Classon av., 25x102.6; Flushing av., s. e. cor. Ryerson st., 26x81.10x25x87.6; York st., s. w. cor. Hudson av., 25x100; Hudson av., n. w. cor. John st., 25x90. March 24, 1 year. 3,000

Dunscumb, Samuel W., Tarrytown, N. Y., to Sarah J. Tompkins, Hempstead, L. I. 8th st., s. w. s., 397.10 s. e. 7th av., 100x100. Nov. 13, due Dec. 1, 1876. 1,000

Dunscumb, Samuel W., to Samuel T. Sudlow. 8th st., s. w. s., 497.10 s. e. 7th av., original lines, 100x100. March 23, 1 year. 1,500

Glover, Thomas J., to Robert Knox. Clermont av., w. s., 270.5 s. Fulton st., 25x100. March 23. 1,800

Harris, Elizabeth, wife of David, to Jane Elton Griffin. 55th st. P. M. March 27, instals. 1,400

Hegeman, John, to Frank P. Hegeman, Babylon. Eldert st., s. e. s., 269.8 n. e. Broadway, 17.10x100. March 13, due May 1, 1877. 1,000

Same to same. Eldert st., s. e. s., 287.6 n. e. Broadway, 18x75.11x18x78.6. March 13, due May 1, 1877. 1,000

Karrmann, Gustav S., New York, to Charles F. A. Dohm and Fredericka A. his wife. Butler st., n. s., 78.3 e. Washington av., 25x131. March 27, 2 years. 1,700

Malone, Mary, to Margaret Phillips. Kosciusko st., s. s., 87.2 w. Broadway, 20x100. March 27, 2 years. 1,000

McGovern, James, to Mary Curtis. Warren st., n. s., 100 e. Hoyt st., 20x100; Warren st., n. s., 237.6 e. Hoyt st., 37.6x100. March 25, 5 years. 2,200

Phillips, Ransom and Edward W., to the Trustees of the Setauket Presbyterian Church, Suffolk Co. Marcy av., e. s., 90 s. Lexington av., 18x85. March 25, 3 years. 3,000

Phillips, Robert James, to Edward Clark. Kosciusko st., s. s., 67.2 w. Broadway, 20x100. Sept. 24, 5 years. 500

Pietsch, Herman, Flatbush, to Emily M. Hamilton, New Brighton, N. Y. Clarkson st. P. M. March 24, 3 years. 1,700

Walsh, Alexander S., to Edwin D. Phelps. Monroe st., n. s., 516.8 w. Throop av., 16.8x100. March 20, 5 years. 2,250

## ASSIGNMENTS---MORTGAGES NEW YORK.

*March 23 to 29--inclusive.*

Barnett, Aaron, to Zelenda Lee. \$2,500

Same to Elizabeth Williamson. 2,500

Barrett, William C. (Exr. of Elizabeth S. Rodon), to Sybel A. Halpin. 5,000

Bergh, George R., and Sarah A. B. Kip, Rhinebeck, N. Y. (Exrs. of Eliza R. Bergh), to William B. Kip. same place. 12,500

Bernstein, Charles, and Louis Schoolherr, to Edmund R. Robinson (Trustee). 9,000

Bishop, Caroline (Guard.), to Mary Cromwell. 6,500

Brenneman, Charles, to Christian Brenneman. nom

Brown, Frank G., to Frederick A. Strong and Theodore Mapes. 500

Burchell, James G., to Mary J. wife of Henry J. Burchell. 5,000

Campbell, Franklin G., Cherry Valley, to Ellen M. Campbell and Josephine Gibbons. 344

Same to Icyntia S. Campbell. 344

Christie, Peter R., Englewood, N. J., to Thos. B. Whitney. 15,414

Cooper, John M., Brooklyn, to Catharine E. Westbrook. (2 Assts.) 3,500

Cornish, Charles L., to William M. Silkman, Scranton, Pa. 7,000

Crawford, Francis, to Charlotte wife of Herman Hastorf. 1,600

Dold, Andres and Leopold Beringer, to William R. Rose. nom

Dryfoos, Louis, to William R. Rose. nom

Ehlers, Diedericks, wife of Henry, to Charles Long and Daniel Graham. nom

Same to same. nom

Farley, Terence, to Patrick Farley. 17,000

Finn, Morris, to Lewis H. Hersfield, Helena City, Montana Territory. 6,500

Flynn, Sarah A., to Benjamin F. Manierre. nom

Foran, Thomas E., to Ephraim D. Brown (President). 3,000

Gibbons, Josephine C., to Edward Lange, Joseph J. Little and W. J. Demarest. nom

Greenhal, Marx, to Leopold Haas. 5,000

Hagan, James, to Solomon Marx. 2,500

Hunter, Charles F. (Trustee), to Gilbert L. Crowell (Trustee). 2,500

Kip, William B., Rhinebeck, to Sarah A. B. Kip. 12,500

Klein, Isaac, to Moses Lyons. (Error--return to M. Lyons.) nom

Marx, Catharine H. and Mary C. and Emma J., to James B. Warden. 9,574

McDonald, Charles, to Feist Samuels. nom

McGarvey, Patrick, to Michael Dunn. 2,800

Meeker, Mary C., Perth Amboy, N. J., to Catharine E. Rundle, Brooklyn. 3,000

Meigs, Henry, and Alfred Roe (Exrs.) to Henry Oebrichs (Guard.) nom

Meixel, Catharine, wife of Ignatz, to Mary P. wife of William Thompson. 3,500

Mills, Robert J., and John W. Ambrose to Benjamin Richardson. 13,000

Palser, Margaret M., wife of J. B., to Martha Ring, Montgomery, N. J. nom

Rice, Caroline W., wife of Abner, to William B. Isham and Frederick O'Burhans (Exr. B. P. Burhans). 6,000

Ross, Cornelius P. (Exr.), to Edward Ross, Bandera, Texas. 9,800

Ruck, Martha, wife of John, to John Ritter. 1,000

Seligman, James, to Richard Stout. 5,000

Shufeldt, Edwin, to George W. McAdam. 3,000

Smith, Albert J., to Emily Krackowizer, Ossining, N. Y. 7,800

Stuyvesant, William B. (Trustee), to Isaac V. French (Receiver). nom

Thomson, William T., Edinburgh, Scotland, to Spencer C. Thomson, same place. 15,000

Same to same. 20,000

Same to same. 9,000

Same to same. 8,000

Same to same. 17,500

The Gebhard Fire Insurance Co. to Elizabeth Williamson. 2,557

Same to Zelenda Lee. 2,557

The West Side Savings Bank to Maria J. wife of James Bowen, Hastings on Hudson. 6,000  
 Upham, Thomas, Massachusetts, to Caleb H. Warner and Charles F. Smith, Boston, Mass. nom  
 Valentine, John (Admr. of Mary E. Valentine), to Sarah J. Betts. 2,456  
 Wait, William S., to Essa A. Keating. 272  
 Watson, Frederick, to Stephen W. Jessup, James E. Nichols, and Henry T. Hoyt. 15,000  
 Wood, Frederick (Exr. of D. A. Wood), to Mary C. Meeker, Perth Amboy, N. J. 3,000  
 Young, William, Brooklyn, to James Esler, Nyack. 1,000

KINGS COUNTY, N. Y.

March 23 to 29—inclusive.

Arnoux, Eliza, to Sarah Ann Smith. \$1,500  
 Banks, Wm. M. (Receiver), to the Southold Savings Bank, L. I. 2,500  
 Betts, Hiram W., to Henry Kendall. 2,150  
 Bossert, Louis and Henry, to John A. Dillmeier  
 Bucklin, George and Charles D. Owen (Exrs. of T. P. Bucklin) to George Bucklin et al. (Trustees). 800  
 Carman, Benjamin, to Benjamin T. Carman. nom  
 Conolley, Martin, Phila., N. Y., to Joseph Howard, New York. nom  
 Cook, Henry, Flatbush, to Eibe H. Steers. 2,000  
 Downing, George J., Blackberry Station, Ill., to Gabriel D. Ayres. 500  
 Downing, George J., Blackberry Station, Ill., to Cornelius J. Bergen. 2,500  
 Forbes, Anne C., New York, to Thomas Dean Force, Ephraim S., to James M. wife of Frederick Gebele. 3,500  
 Greenwood, Joseph M., to Anna C. Walsh. 1,000  
 Hamil, Jacobus W., New York, to Richard A. Terhune. 400  
 Howe, Elizabeth L. (Extr. of F. Howe), to Fisher Howe, Jr. nom  
 Husted, Edwin B., to John Heydinger. 500  
 Ilges, John, to Anton Brahs. 1,000  
 Kissam, Ellen G. (Extr. of G. H. Kissam), to Aaron A. Degrauw, Jamaica. (2 Assts.) nom  
 Lee, Robert P. (Exr. S. A. Van Wyck), to Samuel Aymar. 4,585  
 Lockwood, John H., to George B. Remsen, Hempstead, L. I. 690  
 McCoy, Robert A., New York, to David Torrens. 1,000  
 Merrihew, Stephen (Trustee), to Abraham Underhill. 2,300  
 Underhill, Abraham, to Stephen Merrihew (Trustee). 2,300  
 Miller, Thomas, to A. Stewart Walsh. 725  
 Mitchell, William, Jr., New York, to Mary A. A. wife of Joseph N. Ireland, Bridgeport, Conn. 5,153  
 Ireland, Joseph N., to William Mitchell, Jr., New York. 5,153  
 Robinson, Jeremiah P., and George C. and Franklin Woodruff and Francis D. Moulton to Thomas C. Lyman. nom  
 Lyman, Thomas C., to Elizabeth wife of Jas. Fullagar. 10,000  
 Ross, James, Elizabeth, N. J., to Jacob P. Marshall. nom  
 Schoch, Charles A., to Josepha Schoch. (2 Assts.) nom  
 Squance, Edwin C., to Geo. O. Post, Quogue, L. I. 1,000  
 Stearns, Oscar H., to Elias C. Pendleton. 1,750  
 Stowe, Ella W., to Jonathan Odell, New York. 1,000  
 The German Life Insurance Co. to John Morton. 8,627  
 The Home Insurance Co., New York, to John Landers. 1,726  
 The North America Life Insurance Co. to the Universal Life Insurance Co. 15,000  
 Thompson, William, Jersey City, to the New York Pie Baking Co., New York. 600  
 Tietjen, Margaret (Guard.), to Elizabeth W. and Anson W. Blake and E. S. Van Winke (Exrs. Anson Blake). 3,000  
 Underwood, Emma, wife of Frank H., to Anson Blake, Jr., Orange, N. J. 4,800  
 Valentine, William E., Flushing, to Phebe E. Valentine. 2,500  
 Walsh, Alexander S., to Edwin D. Phelps. 2,000  
 Wood, Francis, to Joseph N. Hallock. 1,300

CHATELS.

NEW YORK.

March 23 to 28—inclusive.

ATKINSON, W. H. 1,162 Broadway... E. F. Wells. Furniture. \$300  
 ATKINSON, W. H. 1,162 Broadway... W. R. Romaine. Furniture. 500  
 ANGLIN, ALBERT. 21 South 5th av.... E. Bernheimer. Fixtures. 1,000  
 BERLINER, H. 447 East 56th st.... S. Jonas. Furniture. 750

BLASS, H. 267 East 10th st.... M. Mayforth. Horse, &c. 500  
 BROADFOOT, J. C. 226 East 10th st.... B. M. Cowperthwait. Furniture. 245  
 BENDER, R. 169 Spring st.... C. Horn. Fixtures. 1,000  
 BERTRAND, L. 350 7th av.... E. Pillon. Furniture. 50  
 BERNUS, J. G. 92 Prince st.... H. Jeckel. Fixtures. 200  
 BOND, THOMAS. 120 West 22d st.... J. H. Neilly. Furniture. 3,300  
 BURNS, H. 161 East 28th st.... A. Boylan & Co. Piano. 200  
 BISSELL, W. City.... C. H. Bissell. Furniture. 6,000  
 BENZ, J. 526 6th st.... B. Busan. Fixtures. 75  
 BERRY, JAMES. 214 East 22d st.... S. Goodwin. Fixtures. 1,125  
 BONN, J. H. 24 Frankfort st.... J. Stiastny. Fixtures. 9,000  
 BODE, J. H. 121 Water st.... G. A. Cox. Fixtures. 15,000  
 BRESLIN, J. 323 East 55th st.... C. Masterson. Furniture. 302  
 BROWNE, S. M. 91 Norfolk st.... S. Bellin. Furniture. 88  
 BRICKER, M. 124 Orchard st.... S. Ballin. Furniture. 56  
 BARNETT, S. City.... E. Cohen. Piano. 800  
 BALDWIN, A. F. City.... R. Patterson. Horses. 2,500  
 BEHNING, H. City.... F. Hengeman. Lumber. 4,000  
 CURTIN, T. City.... J. Curtin. Horses. 919  
 CRAWFORD, A. 247 Monroe st. J. Eberhard. Horse. 200  
 COUILLARD, A. 809 4th av.... E. Rorphuro. Bakery. 700  
 CORDES, C. 103 West Broadway... A. Kopke. Fixtures. 107  
 CRAWFORD, M. M. City.... G. H. Wright. Furniture. 425  
 CONWAY, P. 112 West 31st st.... E. C. Bramsen. Fixtures. 1,500  
 CHAMBERLIN, M. V. 55 West 28th st.... J. Wescott. Furniture. 340  
 COX, P. City.... C. Dosscaer. Coupe. 15  
 DERHAM, J. H. 15 Nassau st.... P. W. Derham. Fixtures. 5,000  
 DAVENPORT, T. L. 206 East 15th st.... H. Libderman. Furniture, 2,000  
 DAWSON, J. A. 9 East 27th st.... W. E. Duncan. Furniture. 1,200  
 DOLAN, P. 644 West 46th st.... F. Samuels. Horses. 500  
 DWORAK, JOHN. City... F. Turck. Horses. 900  
 DUGGAN, E. 435 East 14th st.... H. Ferris' Sons. Fixtures. 300  
 DOLZERT, G. 85 and 87 Chatham st.... A. Ehret. Fixtures. 2,500  
 DEWOLF, A. A. 33 West 45th st.... J. T. Vudenben. Furniture. 1,500  
 DOYLE, W. 65 Ludlow st.... N. Buckbee. Horse. 1,500  
 DAWSON, L. C. 231 East 19th st.... R. J. Dean. Furniture. 800  
 DAWSON, L. C. 231 East 19th st.... E. H. Dawson. Furniture. 2,500  
 EDER, CHARLES. 580 10th av.... J. Schnitzer. Fixtures. 400  
 ERHARDT, A. 113 Elm st.... F. Gerke. Sewing Machine. 550  
 EDSON, M. B. 91 Liberty st.... Lord Bros. Engine. 275  
 ESTERLY, A. City... J. Esterly. Fixtures. 500  
 ENDRIES, A. 654 8th av.... A. Hupfel's Sons. Fixtures. 400  
 ESTRADA, PABLO. City... J. Bernstein. Fixtures. 110  
 FREUNED, H. 379 1st av.... M. Zimmerman. Fixtures. 157  
 FRIESZ, A. 63 Spring st.... G. Berner. Fixtures. 400  
 FITZPATRICK, A. 833 8th av.... F. Neher. Fixtures. 1,575  
 FECHTER, L. 435 East 14th st.... C. Voss. Fixtures. 150  
 FELDSTEIN, T. 86 Forsyth st.... J. Eichler. Fixtures. 1,500  
 GENSEL, A. 361 West 36th st.... C. Ohlweider. Furniture. 625  
 GALLOWAY, J. 44 8th av.... J. Frazer. Fixtures. 600  
 GRAHAM, R. H. 15 West 28th st.... F. W. Tietzner. Phaeton. 165  
 GETTLEMAN, L. 117 Canal st.... E. Feinborg. Fixtures. 800  
 GRODSENSKY, H. 57 Henry st.... B. M. Cowperthwait. Furniture. 147  
 HUG, C. 17 Peck slip.... C. Schluter. Fixtures. 560  
 HEGT, R. 205 Bleecker st.... A. Fritz. Fixtures. 250  
 HOFFMAN, J. P. 181 Broome st.... G. Zimpelman. Fixtures. 200  
 HAAS, H. 91 Elizabeth st.... W. Haas. Piano. 425

HERMAN, B. 256 West 41st st.... J. Carroll. Fixtures. 600  
 HOLDREDGE, E. G. 14 West 28th st.... J. A. Holdredge. Furniture. 6,000  
 HELLY, VICTOR. 44 Bond st.... B. Isaacsen. Furniture. 112  
 HESSE, JOHN. 28 Cherry st.... C. Immen. Fixtures. 500  
 HUTHER, F. 16 Forsyth st.... H. Hartman. Fixtures. 510  
 HAAS, J. N. 106 Bowery... D. L. Bryne. Fixtures. 2,000  
 HAAS, J. N. 106 Bowery... C. Fretz. Fixtures. 2,500  
 HENGIN, J. 185 White st.... K. Beeker. Fixtures. 200  
 HEIL, J. 29 Pitt st.... K. Dietz. Furniture. 150  
 HENNIG, E. 56 Bond st.... M. Hennig. Fixtures. 1,150  
 HERMANN, E. City... G. Winter. Fixtures. 200  
 HENSCHEN, J. H. 1,160 Broadway... J. L. Milcher. Furniture. 200  
 HAASE, H. 153 Leonard st.... C. F. Gennerich. Fixtures. 367  
 HIMROD, E. 29 East 21st st.... G. F. Brown. Furniture. 2,000  
 IRWIN, D. City... H. A. Lee. Furniture. 18  
 IVES, CHARLES. City... H. Bacharach. Fixtures. 400  
 IRVINS, N. 96 Bleecker st.... B. M. Cowperthwait. Furniture. 114  
 JOHNSON, W. M. City... D. Hayes. Fixtures. 200  
 KUMMER, R. 74 3d av.... E. Bernheimer. Fixtures. 500  
 KREMLBEIN, H. 645 East 16th st.... J. Saier. Horse. 165  
 KNEP, M. 78 Hudson st.... C. Thoma. Fixtures. 150  
 KRUGER, M. 113 Eldridge st.... S. Ballin. Furniture. 78  
 KAMMERER, C. 139 Norfolk st.... S. Daus. Horse. 200  
 KOPP, W. City... K. Bayer. Fixtures. 2,000  
 KRONECKE, H. M. 383 1st av.... H. Kronecke. Horse. 375  
 KAHRNS, H. F. 209 Sullivan st.... J. C. Hashagen. Horses. 1,019  
 LEITCH, P. 750 Broadway... W. L. Allison. Furniture. 4,500  
 LOMBARD, AYRES & Co. City... S. Wallace & Co. Boiler, &c. 10,000  
 LINDERMANN & SONS. 171 and 173 Mercer st. .... A. T. Stewart. Engine. 5,000  
 LITTMANN, W. 227 Stanton st.... P. Kaseler. Furniture. 72  
 LAHR, M. 69 Attorney st.... Thos. Kirch. Engine. 1,000  
 LIVINGSTON, M. 13 West 13th st.... A. Schlonsky. Carpets. 430  
 MILLER, PETER. 605 West 38th st.... G. W. Fox. Machinery. 500  
 MCNALLY, M. 131 Av. B.... D. Krakaur. Piano. 170  
 MODEMANN, G. H. 532 3d av.... M. V. Modemann. Fixtures. 150  
 MAPES, W. H. City... S. J. Sherwood. Fixtures. 100  
 MOEHRING, J. C. 31 Av. A.... Degener & Weller. Press. 181  
 MILLS, JOHN. 17 Vesey st.... P. Metz. Machine. 5,000  
 MCGRATH, M. 1,029 2d av.... S. T. Harlin. Fixtures. 600  
 MAJOR, T. R. 71 Nassau st.... W. E. Major. Furniture. 200  
 MCINTOSH, R. 59 West st.... W. W. Theiss. Fixtures. 208  
 OHLHOUTS, J. D. City... A. Ohelman. Boiler. 400  
 O'DONNELL, P. City... J. F. O'Donnell. Coupe. 1,500  
 PACHTNER, C. 730 1st av.... N. Rose. Fixtures. 150  
 POLHAMUS, M. F. 4 Horatio st.... J. Black. Furniture. 195  
 POHLEY, J. 342 East 61st st.... D. Kakauer. Furniture. 200  
 PINSENT, J. 856 6th av.... H. Fisher. Fixtures. 500  
 PATTON, B. L. 102 Bayard st.... A. Patton. Fixtures. 250  
 POLHEMUS, J. 102 Nassau st.... R. Hoe & Co. Press. 12,530  
 PIETROWSKI, A. 406 Broome st.... G. Thorn. Fixtures. 300  
 PALMER, C. 176 East 78th st.... S. M. Peyer. Furniture. 69  
 PITTS, M. B. City... J. W. Van Winkle. Piano. 61  
 PEPPENBERGER, A. 515 West 42d st.... J. Mussel. Fixtures. 1,000  
 PEARSALL, A. E. 53 West 13th st.... J. Lesman. Furniture. 1,904  
 ROTHERMEL, J. 164 East 77th st.... F. Grote & Co. Horse, &c. 4,000  
 ROTHERMEL, J. 1,334 3d av.... G. Ehret. Fixtures. 1,500

RUHL, F. 271 East 10th st. . . . M. Sprague. Fixtures. 200  
 ROLLINS, M. A. 452 Canal st. . . . R. G. Pollock. Furniture. 2,000  
 RHODES, R. M. 206 West 44th st. . . . M. M. Barkalow. Furniture. 568  
 RACHOW, J. 156 West 24th st. . . . B. M. Copperthwait. Furniture. 635  
 SCHEFFER, E. 189 Broadway. . . . R. C. Rupf. Fixtures. 700  
 SMITH, S. M. 331 West 17th st. . . . Fischer & Gansing. Horse, &c. 350  
 SMITH, B. 334 East 49th st. . . . J. Black. Furniture. 126  
 STROBEL, F. 107 Hester st. . . . C. Steinberg. Fixtures. \*300  
 SULLIVAN, D. City. . . . P. Curtin. Horse. 650  
 SHAW, W. G. 104 East 11th st. . . . Warren, Ward & Co. Furniture. 130  
 STEIN, A. 505 East Houston st. . . . A. Stauff. Fixtures. 150  
 SNITZERLIN, A. E. 103 Waverly place. . . . C. D. Mead. Furniture. 800  
 STUSSI, S. 437 West 31st st. . . . Gillig & Opperman. Fixtures. 70  
 SAND, A. 42 1/2 Clinton st. . . . E. Brinkof. Fixtures. 150  
 SHEPHERD, S. B. 341 W. 21st st. . . . W. E. Van Wyck. Horses. 800  
 SCHUEPPENHEISER, M. 552 11th av. . . . E. Pfeiffer. Fixtures. 400  
 SERVICE, C. 318 East 28th st. . . . H. Barnes. Horse. 208  
 SEARS & POTTER. City. . . . E. E. Sears. Fixtures. 400  
 STAFF, C. 160 Norfolk st. . . . L. Mayer. Fixtures. 200  
 STRUCK, H. 75 Wall st. . . . J. M. Fischer. Fixtures. 300  
 SCHMITT, A. 34 West 4th st. . . . B. M. Cowperthwait. Furniture. 100  
 SPIES, J. T. 217 Bowery. . . . New York Pie Baking Co. Fixtures. 75  
 SELIGMAN, G. 11 Thomas st. . . . F. Max. Fixtures. 5,000  
 SMYTH, W. B. City. . . . G. Snyder. Fixtures. 400  
 TRAYO, P. F. 5 6th av. . . . E. T. Trayo. Fixtures. 418  
 TURNER, R. W. 349 4th av. . . . N. George. Fixtures. 1,500  
 TURNER, W. 179 Reade st. . . . F. M. Weiler. Press. 295  
 VIANAY, J. 282 6th av. . . . J. Bodal. Furniture. 1,500  
 VIELDER, J. D. 1,212 Broadway. . . . D. Fleishman. Fixtures. 2,000  
 VOLCKENS, C. 189 Av. B. . . . B. & W. Volckens. Fixtures. 1,265  
 VOLCKENS, B. 98 Cherry st. . . . D. Westfall & Co. Fixtures. 4,118  
 VOLCKENS, B. 342 2d av. . . . D. Westfall & Co. Fixtures. 4,118  
 VOLCKENS, C. 159 Av. B. . . . D. Westfall & Co. Fixtures. 174  
 VOSE, J. A. 304 West 55th st. . . . Chickering & Sons. Piano. 900  
 WESTALL, C. S. New Jersey. . . . E. Dallamore. Furniture. 100  
 WILKINSON, R. J. 71 Grand st. . . . M. J. Keese. Fixtures. 700  
 WHITE, W. 5 1/2 West 32d st. . . . G. Stearn. Furniture. 266  
 WEISS, J. 37 Av. A. . . . J. Keck & Son. Fixtures. 400  
 WELTECK, B. 92, 94 and 96 Clinton st. . . . F. Flaccue. Engine. 1,000  
 WILLIAMS, J. E. 101 West 33d st. . . . T. N. Lawrence. Furniture. 672  
 WRIGHT, D. City. . . . P. O. Gara. Fixtures. 500  
 WOLFERS, S. 79 1/2 Bowery. . . . A. Stephan. Furniture. 300  
 WILLIAMS, W. B. 109 West 36th st. . . . J. E. Williams. Fixtures. 65  
 WESTERDORF, B. 423 West 16th st. . . . A. H. Rauffus. Fixtures. 75  
 XQUES, J. F. J. 376 Canal st. . . . C. H. De Alva. Fixtures. 1,000

KLINK, E. 20 1st st. . . . J. A. Petersohn. Furniture. 1,402  
 MEYERSON, W. 52 East 14th st. . . . A. Meyer-son. Furniture. 1,000  
 MCGUINNESS, T. 519 1/2 1st av. . . . C. Behrens. Fixtures. 380  
 MURPHY, W. 620 2d av. . . . Thomas Murphy. Fixtures. 500  
 PLATT, E. H. City. . . . A. S. Clupp. Horses. 1  
 PRIDDER, C. F. 22 West 35th st. . . . C. Andres. Furniture. 675  
 PARSONS, A. A. 32 East 14th st. . . . F. W. Parsons. Furniture. 1,500  
 ROTHERMEL, J. City. . . . J. Stahl. Fixtures. 1,000  
 RAUB, PETER. City. . . . L. Helmecker. Fixtures. 200  
 THRESEN, F. 87 East 3d st. . . . J. Bruns. Fixtures. 150  
 WYCKOFF, J. N. 201 Broadway. . . . C. H. Schunnemann. Furniture. 100

March 29th.

BOLDT, F. 614 and 618 East 9th st. . . . U. Bischoff. Horses. security  
 COHEN, A. City. . . . J. Lidoenowsky. Furniture. 92  
 CLARK, WILLIAM. 663 10th st. . . . R. McCrossan. Fixtures. 500  
 DOTY, S. W. 330 West 48th st. . . . M. Molonghney. Furniture. 500  
 DIEFENBACKER, W. 243 Broadway. . . . J. F. Wahrenberzer. Fixtures. 300  
 EMERY, E. A. 311 West 23d st. . . . T. Matthews. Furniture. 337  
 EIKE, E. D., Jr. 413 East 14th st. . . . J. Raisch. Fixtures. 125  
 FOSDICK, M. F. 323 Front st. . . . J. Raphael. Furniture. 72  
 FELLOWS, J. 1 West 13th st. . . . E. Willis. Clarence. 416  
 GEISLER, H. 62 Attorney st. . . . F. Eckhardt. Fixtures. 200  
 GUINEA, T. 222 East 24th st. . . . W. Barry. Horse. 500  
 HESSE, H. 225 Hudson st. . . . C. Fischer. Fixtures. 700  
 HAYMON, L. 210 East 24th st. . . . L. J. Keller. Machines. 450  
 KIENE, W. 57 1st st. . . . P. Ewing. Horses. 500  
 LEVY, B. B. City. . . . Schall & Co. Furniture. 140  
 MONTBACK, A. City. . . . B. Silberberg. Furniture. 25  
 MERRILL, J. E. City. . . . G. A. Cambries. Scow. 3,000  
 MCENTEE, M. A. City. . . . A. Finnegan. Furniture. 500  
 MCCORM, J. 96 Walker st. . . . John Jay. Engine. security  
 NELSON, M. City. . . . B. Silverberg. Furniture. 121  
 ROSENBERG, R. City. . . . S. Loewenstein. Furniture. 1,000  
 SCHOTT, G. 862 1st av. . . . C. Schott. Fixtures. 500  
 SCHEMELZLEIN, M. City. . . . P. Eiling. Furniture. 600  
 SHERWOOD, C. H. 170 West 4th st. . . . S. Westhome. Horses. 129  
 SEITZ, A. City. . . . L. Schwerer. Fixtures. 600  
 SEMKEN, G. F. City. . . . J. F. Rottman. Fixtures. 4,000  
 SCHWOERER, C. 99 8th st. . . . C. H. Honan. Fixtures. 300  
 THOMAS, S. R. 200 West 23d st. . . . A. O. Smith. Furniture. 3,500  
 TULLY, MARY. 32 Morton st. . . . B. Silberberg. Furniture. 108  
 VOEGTLE, J. 899 3d av. . . . E. Steckenreiter. Fixtures. 600  
 WALTER, M. 22 Av. B. . . . C. Clundt. Fixtures. 200  
 WINTERBERG, W. 798 3d av. . . . B. A. Mylius. Fixtures. 1,000  
 WEBER, L. 406 West 31st st. . . . E. Bernheimer. Fixtures. 200

BILLS OF SALE.

BOGARDUS, S. E. 44 West 25th st. . . . G. A. D. Enig. Furniture. . . .  
 HANSON, D. City. . . . S. Ballard. Machines. 210

BROOKLYN.

AUSTIN, MYRON. 26 and 28 Bainbridge st. . . . Moses G. Leonard. Livery Stable. \$6,050  
 BARBISCH, CARL. Flushing av., s. w. cor. Bushwick av. Drug Store. 550  
 BEACH, MARGARET M. Brooklyn. . . . Abraham R. Duryc. Household Furniture. 500  
 BELL, A. W. Fulton st. (No. 957), cor. Washington av. . . . Daniel McCabe. Soda Water and Other Fixtures. 300  
 BROSS, ROBERT S. 197 1/2 12th st. . . . George N. Hewlett. Household Furniture. 300  
 BUSSE, AUGUST. 25 Graham av. . . . Rosa Kuhn. Saloon. 400

CARTER, JOHN W. Flushing, L. I. . . . Edgar M. Taylor, South Orange, N. J. Household Furniture, at Flushing, L. I. 400  
 CLARK, HUGH. North 8th st., s. s., bet. 4th and 5th sts., 8th st. . . . John Kerwin. Horses, Caris, &c. 1,250  
 COLE, CHARLES E. 232 18th st. . . . John Smith, Oyster Bay, L. I. Household Furniture. 400  
 CORE, JOHN. 366 Clermont av. . . . Franklin Bien. Certain Overlays. 1,200  
 DALY, JOHN. Court st., cor. Hamilton av. . . . John Flynn. Bar, &c. 228  
 DEWURST, ELLEN B. 114 Huron st. . . . John Cochrane, New York. Household Furniture. 300  
 ELLIOTT, S. E. 61 Downing st. . . . George Wilson. Household Furniture. P. M. 150  
 ELY, GEORGE B. 27 Clinton st. . . . Elisha B. Rollins. Household Furniture. 1,018  
 FARRELL, PATRICK. 272 Division av. . . . Elias J. Beach, Glen Cove. Marble Mantles. 500  
 GESBRECHT, GEORGE H. 61 Bergen st. . . . George Wilson. Household Furniture. P. M. 58  
 GOLDEN, JOHN M. 280 Smith st. . . . John Flynn. Liquor Store. 300  
 GRAF, KILLIAN. 23 Sand st. . . . Charles Ring. Store Fixtures. 850  
 GROGAN, THOMAS. 44 Willow pl. . . . John Lynch. Household Furniture. P. M. 49  
 HALLOCK, THOMAS B. 55 Downing st. . . . Nathaniel Hallock, of Milton, N. Y. Household Furniture. 524  
 HALLOCK, THOMAS B. 55 Downing st. . . . James L. Brumley. Household Furniture. 200  
 HARRIS, JOHN H. 82 St. James pl. . . . William J. Harris. Household Furniture. 1,500  
 HASTINGS, P. C. South Portland av. . . . Geo. Wilson. Household Furniture. P. M. 62  
 HELFERICH, NICHOLAS. 260 Scholes st. . . . Henry Gebhard, Newtown, L. I. Grocery. 250  
 HOLLIDAY, JOHN. Cor. North 118th st. and 6th st. . . . Wm. F. Jordan and Wm. Slack, of the Leeds Manufacturing Co., N. Y. Vats, Stills, Apparatus, &c. 3,131  
 HOLMES, ANN E. 14 Monroe st. . . . Andrew J. Hobart. Household Goods. 2,000  
 HOWARD, H. B. 268 1/2 Kosciusko st. . . . Geo. Wilson. Household Furniture. P. M. 38  
 HUXLEY, CHARLES E. 268 9th st. . . . Adolph L. Sanger. Household Furniture. 1,250  
 JENNINGS, GEORGE H. 54 Butler st. . . . John T. Wilson. Household Goods. 2,000  
 JOHNSON, BRADBUCK M. 93 Dupont st. . . . Horace Cunningham. Parlor Organ. 81  
 JOHNSON, ELLEN. 9 Nassau st. . . . John Kenny. Liquor Store. 200  
 KOCH, ELIZABETH. Hotel between 50th and 51st sts. and 3d and 4th avs. . . . John H. Schulte. Bar, &c. 1,200  
 KOEHLER & HOUK. Brooklyn. . . . Nicholas Langler. Wagon being built at shop cor. Buffalo av. and St. Mark's place. 100  
 LEON, MORITZ. 92 Meserole st. . . . Andrew Scherzel. Costumer's Establishment. 700  
 LEVY, HENRY. 188 Smith st. . . . Phoebe Levy. Cigar Store. 100  
 LIEBENAN, ANDREW J. Gravesend. . . . Daniel Gilmartin. Horse. 175  
 LITTLE, MARTHA P. 163 Adelphi st. . . . Margaret Ten Eyck. Piano. 160  
 LONGLEY, JNO. R. Brooklyn. . . . Andrew R. Longley. Household Furniture. 300  
 MACRAY, JOHN. Brooklyn. . . . Margaret Macray. Horse, Wagons, and Piano-makers Tools. 900  
 MASON, MARTHA S. AND OBEN. 408 Adelphi st. . . . Caleb S. Woodhull. Household Furniture. 1,157  
 MCCORMICK, LEWIS. 733 and 735 Fulton st. . . . Ann C. Warren. Photographic Gallery. 455  
 McDONALD, JOSEPH P. 185 India st. . . . Henry J. Dudley. Household Furniture. 120  
 MILLER, WILLIAM. 183 Water st., New York. . . . William C. Gregg, New York. Flavoring Extract Establishment. 2,000  
 McMURRAY, JAMES. 329 Fulton st. . . . John R. Wood. Store Fixtures. 2,550  
 MILLER, MRS. P. W. 219 Degraw st., old No. . . . Henry P. Degraaf. Household Goods. 800  
 MOHR, GEORGE. 207 Myrtle av. . . . Wilhelmina Mohr. Bar, &c. 500  
 MURPHY, THOMAS. Brooklyn. Peter Barrett and Robert Swanton. Two-hand Wagon. 35  
 NELSON, PETER. 332 10th st., bet. 5th and 6th avs. . . . Henry J. Dudley. Household Furniture. 120  
 ROEDER, AUGUST. 30 Moore st. . . . Salamon May. Cows. 150  
 RORKE, MRS.. 92 Carroll st. . . . Henry Schille, New York. Carpet. 34  
 RUDGE, FREDERICK S. 131 Stockton st. . . . John F. Mason. P. M. 35  
 SCHNEPPER, ADAM. 722 Fulton st. . . . Philip Sulger. Stock and Business. P. M. 150

Table of real estate listings including names like SCHRIEVER, CARSTEN H., SETHBRIDGE, ROBERT B., SHEEHAN, JOHN, etc., with addresses and values.

Table of real estate listings including names like Brumfield, Eva—Hubbard Arnold, Babler, Mrs.—George Ostrum, etc., with addresses and values.

Table of real estate listings including names like Dunscomb, S. W.—Daniel Morrison, Dunscomb, Samuel W.—Leopold Brandeis, etc., with addresses and values.

JUDGMENTS.

NEW YORK.

Table of judgments in New York, listing names like March, Appell, Adolph—Louis Sander, Astor, Henry—Josephine Ash, etc., with amounts.

Table of judgments in New York, listing names like 27 Brumfield, Eva—Hubbard Arnold, 27 Babler, Mrs.—George Ostrum, etc., with amounts.

Table of judgments in New York, listing names like 28 Dunscomb, S. W.—Daniel Morrison, 28 Dunscomb, Samuel W.—Leopold Brandeis, etc., with amounts.







FIFTY-FIFTH st., n. s., 220 e. 1st av., one two-story frame building. 20x46; owner, R. H. Daugherty, 55th st., bet. 2d and 3d avs.; architect and carpenter, Henry L. Spicer.

ALBANY av., n. w. cor. Pacific st., one two-story brown stone dwelling, 20x40; owner, Andrew Miller, 77 Lexington av.

GRAHAM av. (No. 381), two two-story frame tenements, 32x40; owner, Sarah Conselyea; architect, Andrew Conselyea; builder, Wm. Foster.

GREENE av., n. s., 100 e. Tompkins av., one two-story brick stable, 28x40; owner, Francis Bowron, Tompkins av., near Greene av.; builders, Charles H. Terry and Wm. G. Hotaling.

LAFAYETTE av., s. s., 45 w. Grand av., one three-story brick dwelling, 20x40; owner, H. Blatchford, Lafayette av., near Grand av.; architect, Robert Dixon; builders, M. Nolan and R. Ford.

MARCY av. (No. 496), cor. Kosciusko st., one two-story frame stable, 14x20; owner, Henry Littman, 621 Lafayette av.; architects, Parfit Brothers.

RALPH av., e. s., 20 s. Monroe st., four three-story brick dwellings, 20x40; owner, &c., James Nolan, 142 McKibben st.

WALCOTT st., cor. Conover st., one two-story frame stable, &c., 17x24; owner, H. Mahnken, on premises.

WILEOUGHBY av., n. s., 175 w. Stuyvesant av., one three-story frame dwelling, 18.5x36; owner, Mary Phelan; builder, James Phelan.

YATES av., w. s., 25 s. Park av., one three-story brick tenement, 25x50; owner, Andrew Weber; architect, U. Maurer, Jr.; builder, U. Maurer, Sr.

4TH av., s. e. cor. Carroll st., one two-story frame store and dwelling, 20x-; owner, Patrick Leemey, Nevens st., cor. Douglass st.; architect, John Carr; builder, Wm. Carr.

ALTERATIONS, N. Y.

Av. A, s. w. cor. 16th st., front alterations; cost, \$498; owner, Mrs. Schew; architect, Fred'k Graul & Co.; builder, — Weiler.

Av. B (Nos. 14 and 16), one-half story, interior and front alterations; cost, \$3,000; owner, M. Disbecker; architect, Julius Bockell.

Bank st. (No. 120, rear), raised one story, extension on front 25x5; cost, \$1,000; owner, Thomas H. ring; builder, John Banta.

Bleecker st. (No. 200), reduced 4 1/2 feet, interior and front alterations; cost from \$1,800 to \$2,500; owner, Evan Jones; builder, Alfred Noyent.

Bowery (No. 236), interior and front alterations; cost, \$912; owner, Elbridge T. Gerry; builder, Frederick Hanson.

Bowery (No. 277), front altered; cost, \$50; owner, Cath. S. Healy.

Broome st. (No. 434), extension 25x40; cost, \$1,000; owner, Wm. H. Gunther; builders, N. & H. Andrews and T. C. Hoe & Co.

Church st., n. w. cor. Lispenard st., extension 30.2x25; front altered; cost, \$3,500; owner and architect, Jacob Gottgen.

Eighty-third st., n. s., 175 w. 10th av., raised 1/2 story and move on to new foundation walls; cost, \$750; owner, &c., Peter McCullough.

Eighth av. (No. 783), front altered; cost, \$850; owner, J. G. Sinderman; builder, Henry Grube, Jr.

Ferry st. (No. 48), extension 10x14; cost, \$600; lessee, Charles A. Schieren; builders, O'Connor & Nesbit.

Fulton st. (No. 99), extension 20x6, interior alterations, &c.; cost, \$1,200; owner and architect, Martin & Son; builders, Thomas Duffy and John Moloy.

Fiftieth st. (No. 363 West), interior and window alterations; cost, \$1,000; owner and carpenter, John Burkle; architect, F. F. Taube; mason, W. Schmalz.

First av. (No. 577), front altered; cost, \$1,200; owner, David Daly; builder, A. B. O'Meara.

Greenwich st. (No. 508), front wall carried up to replace Mansard; cost, \$350; owner, Mr. Frank; builder, J. J. Devoe, Jr.

Hester st. (No. 133), extension 20x16, front alteration; cost, \$750; owner, Carl Steurer; builder, Hacker & Stoikle.

Hudson st. (No. 371), 100 n. King st., interior alterations; cost, \$4,000; owner, F. Happel; architect, F. W. Klemt; builder, J. Smith.

Lewis st., s. e. cor. Stanton st., front alterations; cost, \$650; owner, Mrs. Cotter; architect, Julius Boeckel; builders, B. Schaaef & Son and Klein Bros.

Liberty st. (No. 66), interior alterations; cost, \$6,500; lessee, Mutual Life Insurance Co.; builder, George Mulligan.

Norfolk st. (No. 14 1/2), extension 23.2x7.6; cost, \$500; owner, William Stezman; architect, William Jose; builder, Peter Schaeffer.

One Hundred and Twenty-first st. (No. 130), extension 8.3 and 11x18; cost, \$300; owner, Peter Aston.

Perry st. (No. 21), carry up front 4 feet to change pitch of roof, interior alterations; cost, \$1,000; owner, A. M. Joslyn.

Pine st. (No. 58), extension 9x14; cost, \$750; owner, Adrian Iselin, 48 Wall st.; builder, Cornelius Callahan.

Rivington st. (No. 121), extension 11.6x18, interior and window alterations; cost, \$800; owner, Chas. Pfitzenmayer; architect, Frederick Graul & Co.

Spring st. (No. 16), front alterations, &c.; cost, \$700; owner, J. Meisel; architects, Thom & Wilson.

Sullivan st. (No. 96), interior alterations; cost, \$1,800; owner, J. W. Bottom.

Sullivan st. (No. 226), interior alterations, &c.; cost, \$300; owner, David Woods; architects and carpenters, McCord & Lowery; masons, Kelley & Murdock.

Second av. (No. 562), s. e. cor. 31st st., extension 84x14.6; cost, \$350; owner and carpenter, A. Buse; builder, P. Kelly.

Second av. (No. 853), raised one story; cost, \$1,800; owner, Ernest Cook; builders, O'Brien & Walsh and John B. Shaffer.

Sixth av. (No. 172), raised one story; owner, H. Bunce; architects, &c., Amos Woodruff's Sons.

Seventh av. (No. 116), s. w. cor. 17th st., interior alterations and new flue; cost, \$250; owner, Chris. Rader; builder, J. Rogers.

Twenty-eighth st. (No. 423 West), raised one story, extension 20x32; cost, \$3,600; owners, J. & C. Firscher; architect, M. C. Merritt.

Twenty-ninth st. (No. 230 West), window and front alterations; cost, \$950; owner, J. Holdzberber; architect, William Jose.

Thirty-fifth st., s. s. (Nos. 456 and 458 West), raised one story, front alterations, interior alterations; cost, \$11,000; owner and architect, J. P. Marshall; builder, John L. Hamilton.

Third av., n. e. cor. 14th st., basement extended under area, &c.; cost, \$1,500; owner, P. J. Seiter; architect, Paul F. Schoen.

Third av., n. e. cor. 105th st., 2 hs., front alterations; cost, \$250 each; owner, John Hinners; builder, E. C. Coggshall.

Tenth av., e. s., 22 n. 150th st., raised one story; cost, \$600; owner, Nicholas Bock.

MISCELLANEOUS.

THE full edition of THE REAL ESTATE RECORD is always placed in the Post-office between 12 and 1 o'clock Saturday morning, and copies should be in the hands of every subscriber by 9 o'clock A. M. Any subscriber failing to receive his copy by that time is entitled to, and will receive, from the Superintendent of the Carriers' Department an investigation directed to the proper source as to the reason why his paper is not promptly delivered. Make complaints in writing, either direct to the Superintendent of the Carriers or to the office of THE REAL ESTATE RECORD.

REVIEW OF THE REAL ESTATE MARKET.

The voluminous business at the Exchange Salesroom during the past week, with very few adjournments, demonstrates the fact that those forced to sell do not desire to wait any longer, and feel the pressure of making the best sale they can. Things in the real estate market are being rapidly forced to an issue, fatal to some it is true, but nevertheless fully up to the standard which far-seeing investors chalked down as actual values. And still the market presents this remarkable feature, that where property is not forced to sale reasonable prices can still be obtained. A well-known builder has, during the past month, sold seven of his twelve three-story brick houses in Sixty-second street, between Lexington and Third avenues, at an average of \$17,500 each—not such a very bad price, considering the way things are slaughtered in the Exchange Salesroom. Of course, legal sales where the plaintiff remains the purchaser are no criterion of the market; and still there have been instances during the past week when outsiders picked up some tremendous bargains, especially some excellent leasehold property along Fourteenth street, and also along Seventh avenue, as will be noticed by the accurate list of sales given below:

Table listing various real estate sales with details such as address, price, and owner. Examples include Boulevard w. s., bet. 140th and 141st st., two brick buildings and plot, 199.10x125, to Geo. H. Moller for \$35,000; Chrystie st. (No. 134), e. s., bet. Broome and Delancey sts., building and lease of lot, to run 15 years, to Plaintiff for 1,000; High Bridge road, near Av. A, Fordham, 24th Ward, Charles Berlan's farm, frame house, outbuildings and 1 acre of land, to Martha Berlan for 8,000.

Table listing various real estate sales with details such as address, price, and owner. Examples include Willett st. (No. 57), w. s., bet. Delancey and Rivington sts., four-story brick tenement and lot, 25x100 for 7,850; Wooster st. (No. 222), e. s., 141 s. Amity st., three-story brick house and lot, 20.6x60, to John Boland for 6,800; Tenth st. (No. 190), s. s., bet. Bleecker and Fourth sts., four-story and basement brick, 25.55x70, to M. Bohde for 12,250.

Total amount of sales at Exchange Salesroom since our last issue... 552,475

FOR SALE.—Brooklyn Dock Property.—A plot of 22 lots, on west side Gowanus Canal and Carroll st. This is a first-class location for coal, brick, or lumber yard, and will be sold at low price. Inquire of WATSON & PETTINGER, cor. Carroll and Nevins sts.



OUR NEW BUILDING MATERIAL.

We have heretofore alluded to the excellent qualities of the Echaillon stone and marble for building purposes in France, where to-day there are buildings from this stone in existence erected any number of centuries ago.

Since its introduction into this country, however, that what most interests our architects and builders is what our own experts have to say of this stone, of which Mr. F. A. Reichard is the sole agent.

The texture of all the Echaillon samples, and particularly of the yellow, was such that they seem well adapted to the climate of this country, while the absence of magnesia in any quantity seems to show that they will resist the influence of time quite as well as any of the marbles used in construction in this vicinity.

It should be added that the stone, which presents such a beautiful contrast when used as trimming in brick fronts, has the great advantage over other stone that age makes apparently no impression upon it, and that no instance is on record where it has decayed.

Messrs. ALDEN & BURRILL, real estate agents, have established themselves in a locality—corner of Fifth avenue and Fourteenth street—where landlords looking for tenants can easily satisfy themselves that in renting property none but responsible parties are dealt with.

We would call attention of our readers to the convenient location of Messrs. Morgan & Brothers' Grand Central Storage Warehouse, in Forty-seventh street, near Broadway. The premises are unexcelled in their appointments for the care of all classes of property, for furniture together, or separately inclosed, as well as anything requiring care and safety, as carriages or other goods.

The attention of our readers is called this week to the advertisement of C. B. Le Baron, who has been established as a Discount Broker for twenty-five years. He makes business paper a specialty. Dealers in Real Estate, Lumber and Building Materials having paper for discount will do well to give him a call.

BUSINESS CHANGES.

ASSIGNMENTS.—BENEFIT CREDITORS. Macdonald, Robert...Assigned to Thomas D. Adams. Smith, A. Burdett...Assigned to Edward H. Betts. Hayman, Charles and Henry...Assigned to Manuel Emanuel.

IN BANKRUPTCY.

Burgess, Alexander...Referred to Register Williams. Olney, George A...Referred to Register Fitch. Adams, James E...Referred to Register Dayton. Hobson, John L...Referred to Register Allen.

DEPARTMENT OF PUBLIC PARKS.

Abstract of proceedings of the Commissioners of Department of Public Parks, ending March 25, 1876:

1. Proposals for work on sewers to connect with the closets of the Kinderberg, the Dairy and of the Bell Ground House with the sewer from the Arsenal, were ordered to be advertised for: also the iron and carpenters' work for a fire-proof record vault to be erected in the southeast corner of the Museum building; also grading and setting curb on Tompkins square.

2. Application was directed to be made to the Common Council to regulate and grade Washington av. and 160th st. from said avenue to Elton av.

Proposals for excavation, masting, mason and stone cutters' work in connection with the Museum of Art building will be received at the office of the Department until April 12. Plans, specifications and contracts can now be seen at said office; also proposals for the delivery of yellow and white pine lumber to be used in Central Park.

ADVERTISED LEGAL SALES.

REFERRES' SALES TO BE HELD AT THE EXCHANGE SALESROOM, 111 BROADWAY.

NEW YORK.

Av. A, n. w. cor. 91st st., 50.8x93.16, by E. A. Lawrence & Co. (Foreclos. sale)...April 3
Forty-fourth st., n. s., 516.8 w. 6th av., 16.8x100.4, by J. M. Miller...April 3

Seventeenth st., n. s., 325.4 e. 9th av., 24.9x92, by G. H. Scott. (Foreclos. sale)...April 5
Sixty-sixth st., s. s., 300 e. 10th av., 50x100.4...April 5
Sixty-sixth st., n. s., 125 e. 10th av., 50x100.4...April 5

BROOKLYN.

Brooklyn av., e. s., 50 n. Earl st., 160x129.7, by G. G. Barnard (Ref.), at Court House...April 3
Myrtle av., s. s., 63.9 e. Graham st., 19.4x101, by Cole & Murphy, at 379 Fulton st...April 3

FORECLOSURE SALES.

NEW YORK.

First av. and 42d st., n. w. cor., 50x20.4. Walter L. Cutting (Exr.) agt. Salmon S. Stevens...Mar. 23
First av., w. s., 37.10 n. 42d st., 17.6x50. Same agt. same...Mar. 23

