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J. T. LINDSEY, Business Manager.

The talk about Manhattan Company borrowing money to pay dividends is nothing but twaddle. The Manhattan Company pays no dividends, never has, and if the present direction is kept in power, never will. The Manhattan Company has a lease of the New York and Metropolitan Elevated Railway Companies, and their property, for which it pays a rental equivalent to 10 per cent on the respective capital stocks of the two companies, and after this is paid, the New York and Metropolitan companies declare their dividends.

The Manhattan has as clearly a right to borrow money, if it can find people willing to lend it to pay these rents as any company or individual, and there is no law against it.

One of the indications of the remarkable interest in real estate, is the large additions which have recently been made to the subscription list of the REAL ESTATE RECORD. With very little soliciting the number of our subscribers has greatly increased within three months time. This, in part, was no doubt due to the reduction in the price of the paper. But quite apart from that, it is evident that thousands of people are interested in real estate doings, who formerly paid no attention to prices or properties. Notwithstanding the few and unimportant offerings, the Real Estate Exchange is crowded whenever there is a sale. The list of conveyances is surprisingly large for this time of the year and the official plans for new buildings tell their own story of the wonderful activity in the construction of new and costly houses. Stocks may be dull, general markets inactive, but real estate transactions continue large. While there is no boom or excitement prices steadily tend upward.

On Fourteenth street, just east of the Union Square theatre, some candy stores, stables and barber shops have been changed into stores suitable for first-class retail business. It is wonderful that property holders were so long in finding out the value of Union Square and Fourteenth street for retail trade. The great majority of the street cars from east and west, as well as from north and south, pass by Union Square. If the calculation could be made, we think it could be shown that there are more people passing through Fourteenth street from Sixth avenue to the Bowery, than on any other street of equal length in New York. The crowd embraces more women than men and are nearly all of the buying class. No doubt, the time is coming when every house on Fourteenth street between Sixth avenue

and the Bowery, will be either a store or place of refreshment, for no city improvement is likely to diminish the crowds that throng on that thoroughfare.

The application for a portion of the Park to accommodate the Brooklyn Bridge approaches, is having one good result. It emphasizes the necessity for a new Hall of Records. The present building is in every way inadequate for the storing of the records which are so vitally important to property holders in this city. Real estate transactions are now so large that the records are becoming voluminous, and require a large, roomy, incombustible structure in which to store them. It should not only be fireproof but mob proof. By all means let the Brooklyn Bridge people have what they want, for if it involves the removal of the Hall of Records, so much the better for the real estate interest.

RAPID TRANSIT ON TERRA FIRMA.

The approval by the Governor of the amendments to the Beach charter for an underground road, makes it possible that in addition to its elevated road system, New York may soon have underground transit from the Battery to the Forty-second street depot. The Central underground road may be considered as a "dead cock in the pit." It has done nothing but publish extravagant programmes in the newspapers, for the last seven years. Even if it could raise the money to construct the work, it would be objectionable from every point of view. After the pleasant open air traveling on the elevated roads, our city people would not be willing to ride in a dark underground tunnel. But as we understand it, the amendments to the Beach charter admit of the building of an underground street, the traveling on which will be as pleasant as in the open air. It is, in fact, the old Arcade plan revived, and if constructed, would give the city a new Broadway under the pavement of the present avenue. There will be room for through as well as way trains; baggage and freight could be transported without difficulty. It will admit of sidewalks for pedestrians, and ordinary vehicles can travel it, thus relieving the present Broadway surface of its swollen traffic.

Admirable as is our system of elevated roads, it does not give us rapid transit. The time from South Ferry to the Harlem River, on the east side elevated, is forty-five minutes. From Forty-second street to One Hundred and Twenty-ninth street is twenty-seven minutes. Contrast this with the sunken track of the Harlem road, from Forty-second street to Morrisania, making all the stops, the time is only eighteen minutes. On the Hudson River road, from Forty-second street to Morris dock, just this side of Kingsbridge, the time is seventeen minutes, making all the stops on the so-called Dolly Varden trains. In other words, steam traveling on terra firma is about three times as fast as the elevated roads. What is needed

for the annexed district, therefore, is some communication to the lower parts of the city on a surface underground track, with a roadbed that would accommodate freight and packages as well as passengers. The proper persons to build the Arcade road below Forty-second street, would be the Vanderbilt family or some of the leading stockholders in the Central and Hudson River road. It would be an indisputable benefit to New York were this work undertaken, and would not interfere with the elevated roads, which would have an abundance of work to do in conveying passengers on the east and west sides of the city. But so long as the trains make numerous stoppages, it will not be possible to give the district north of the Harlem River the rapid transit demanded by those who wish to reside in the upper wards and to do business on the lower part of New York island. It ought to be possible for a passenger to take an underground car at the corner of Broadway and Wall street and be carried five miles beyond the Harlem River, by way of the Forty second street depot, within thirty-five minutes. When this can be done, the annexed district will fill rapidly with population at the expense of Brooklyn and New Jersey.

But a tunnel is not to be thought of. A well lighted and ventilated underground street, which would make Broadway the most valuable property on earth, is what is needed. It would pay the Broadway property holders five times over were they to construct such a sub-street. But they have shown such extraordinary blindness as to their own interests in times past, that this work is not likely to be done by them. Nor is it probable that the Vanderbilt's will undertake the work, although it is clearly in their interest so to do. We fear the Arcade scheme will not be realized right away, from the difficulty of getting the necessary capital.

THE CROP QUESTION.

Colonel Grosvenor, of the *Public*, has given a good deal of consideration to the wheat crop, and his conclusion is that it can not be much, if any, less than last year. He admits there will be some deficiency in the winter wheat crop of the Middle States, but the spring wheat of the northwest will more than make up for this deficiency. He shows very conclusively, that the National Miller's Association, whose prediction that the crop will be 150,000,000 bushels short, has been widely published, made similar statements last year and the year before at this time, and that they unconsciously work in the interest of the bulls in wheat. Foreign crops, it is admitted, will be good, so wheat is destined to rule low whether we have a large or only a moderate harvest.

But, of course, this is all speculation and the size of the crop must remain an open question until the 20th of July. If there is a moderately good crop, we look for very high figures in the northwestern stocks, for

the immigration is very large to that region, and the railroads will do a very good business, quite apart from the carrying of grain.

The corn crop at date does not look promising, but a warm July and August may change all that. We are now assured of a large grass and hay crop and an abundance of oats.

We make those observations on the crops, because a short or an abundant yield has its effect upon New York and upon real estate values. Nothing can prevent an advance, but an immense crop would help our real estate, as it would all of the business interests of the metropolis.

ELEVATED ROAD FINANCES.

The *Evening Mail*, under the inspiration of Cyrus W. Field, publishes the following figures:

The gross earnings of the Metropolitan system for the quarter ending March 31 were.....	\$629,159
Expenses.....	\$414,131
Three months' interest on funded debt.....	181,000
Third dividend on six and one-half millions.....	162,500
	757,631

Deficiency three months..... \$128,472

If to this amount is added a proper charge for passengers transferred at Chatham square, improperly credited to the Metropolitan road, the actual deficiency is increased to \$206,472, or but \$16,028 in excess of the interest on their funded debt, an amount more than absorbed by damages, legal expenses, and other incidentals.

In the same period the total earnings of all the roads in the Manhattan system amounted to..... \$1,300,308

Expenses.....	\$818,088
Three months' interest on funded debt.....	329,750
Three months' dividend on thirteen millions.....	325,000
	\$1,472,838

Deficiency combined roads..... \$172,530

For the six months ending June 30, this deficit will amount to \$377,000, the increase being attributed to the lessened traffic of June and additional issue of second mortgage Metropolitan bonds.

Adding the deficiency existing January 1, the total amount to be provided July 1 will aggregate upwards of \$622,000, exclusive of all taxes, damages and legal expenses. It may reasonably be expected that the ordinary increase of business on the united lines will fully offset the percentage of decrease natural to the summer months, and the net earnings of the coming six months will equal those of the past. This, in the absence of any extraordinary expense or accident, would leave a deficit

Including the additional interest charges of.....	\$401,000
Added to the sum deficit July 1.....	622,000

Amounts to..... \$1,023,000

This is not a very good showing, but it should be remembered is from a hostile, if well-informed, insider. Mr. Field wishes to discredit the same securities which, a little over a year ago, he sold as a great bargain on our stock market. We believe in the elevated system, and are informed that the business of the roads is largely increasing. At the present ratio of increase, it will not be long before the elevated roads can meet all their fixed charges. These present troubles will possibly result in the issuing of an income bond to tide over the next couple of years, and, in the meantime, the roads will doubtless advance the fares to the legal limits, so as to realize all that their property is capable of producing. The present extravagant taxation must be lightened and the expenses of litigation cut down. It is not to the interest of New York that the elevated roads should be crippled or made unprofitable. The benefits they have conferred on the city have been incalculable.

They have added largely to the taxable property of the metropolis, and have added thirty per cent. to the value of property above the lower line of Central Park. A road on terra firma, from the Battery to Forty-second street depot, is needed to give us rapid transit to the other side of the Harlem, and also to afford a railway avenue, so that freight, trunks and parcels can be delivered along the route from the Grand Central depot to the lower end of the island. For many years to come, the inter-mural travel of New York will be monopolized by the elevated railroad system, and every well-wisher of the city must hope to see the time when the Manhattan Company will be out of its troubles, and the stockholders making reasonable profits.

SPECULATION ABROAD.

Louis J. Jennings, formerly editor of the *New York Times*, writes an interesting letter to the *New York World* about the speculation now so prevalent in England. John Bull has a speculative fit just now, and he is dealing in securities which are very dangerous. The newspapers are particularly profited by the vast number of new companies which are asking the public support. Mining shares are once more popular on the London market, but of course, American securities are the prime favorites.

There can be but one end to this mania; there will be an explosion and investors will make heavy losses. When this shrinkage occurs, prices on this side will be seriously affected, for a great many American securities will be sent back for sale. It does not seem likely, however, that the speculative bubbles are to be pricked right away, and so our bulls need not fear an immediate flood of stocks from abroad. But prudent people will take warning and not be heavily in debt when the time comes for realization.

By all means let us have another aqueduct. We cannot have too much pure, good water. We are indebted to "Boss" Tweed for the splendid water supply now available for the use of the city. But this excessive water is now wasted by running over the dam into the Hudson River. It is quite true that New York at present has a great advantage over other cities, in the supply of available water. But as this is becoming a city of tall houses and vast hotels, we need all the water we can get, for manufacturing and domestic purposes. What if an aqueduct should cost a good deal of money? It would save in another way, had we more water. Now families are forced to have hydraulic pumps, tanks and other apparatus to force water into the upper stories and provide against fires. These outlays in the aggregate amount to a very large sum, and are an enormous as well as a needless tax upon householders. New Yorkers are the cleanest people on earth. In no other city is there so much convenience for bathing and washing. Even our humblest residences have bath tubs. With another aqueduct we can be lavish of water and get rid of meters and water cut-offs. Then, cheap water is of vital importance to manufacturers. Some of our large lager beer establishments are now forced to depend upon deep well borings for their water supply. But another aqueduct would render such expense unnecessary hereafter. There is plenty of water this year, on account of the excessive snows and rains of last winter and spring, but before the new

aqueduct is constructed, we will doubtless have a return of dry seasons. By all means let us have the new aqueduct.

Cyrus W. Field does not appear to advantage in his present crusade against the elevated railroad securities. He made his millions out of our elevated railway system, and through his representations Manhattan and elevated road stocks were purchased by credulous investors at very high figures. Ever since Mr. Field sold out his Manhattan, at between 60 and 70, he has striven, in season and out of season, to make that stock valueless. He has been using the *Evening Mail* lately, to injure the financial reputation of the elevated roads, and has gone so far as to attack the motives of certain bankers, who have been trying to tide over the difficulties of the companies and save some of the money of Mr. Field's victims. Cyrus ought to be called Shark Field.

The *World* is now the avowed organ of Jay Gould. That great operator is erecting a building for the *World* and is known to be the owner and inspirer of its financial articles. Yet only a few years ago the financial columns of that paper were worked to discredit Jay Gould and all his financial operations. Mr. McDonald, the then financial editor, seemed to have a mania for discrediting the operations of the great bear speculator. Duncan and Sherman were supposed to be behind the *World* at that time. The panic of 1873 found them long of stocks and engaged in enterprises which required large sums of money and a buoyant market to carry through. They were bulls all through the years 1873, '74, '75, '76. During this time Gould was attacking the market and the *World* was denouncing him and his methods. But the great little speculator was wiser than his critics and those who followed the *World* lost their money. It would be curious to read some of Mr. McDonald's old articles in the *World*, side by side with those which now appear.

Commissioner Thompson, of the Department of Public Works, calls the attention of the Board of Aldermen to the unprecedented demand for the extension of the water service in the upper part of the city. This means that building is phenomenally heavy up-town, which makes a constant demand upon our supply of water, and which is another reason why we should have a new aqueduct. He also points out the urgent necessity for larger mains down town, in order to help put out fires in the immense stores, warehouses and factories recently constructed and under way. Why not erect towers to draw water from the rivers, so as to extinguish fires in tall buildings. It seems Commissioner Thompson has still \$176,000 to spend on laying croton water pipes this year, but he wants it all, and more, to meet the public necessities.

If the scheme is for the elevated roads to declare and offer to pay a dividend, and for the bondholders to stop the payment by an injunction, it follows there can be no formal default, and litigation can be kept up until such time as the properties become self-supporting or arrangements are made for reducing the interest. If Manhattan had defaulted, then the charter would have expired within ninety days; but the legal proceedings will stop the payment of dividends on

these lines, and keep alive the charter of the Manhattan company. We have never believed that the Manhattan would cease to exist. The formation of that company was an admirable device for working all the elevated lines under one organization, and we believe that company will exist as long as the elevated roads themselves.

REAL ESTATE AGENTS' CONVENTION.

The following has been published:

I would be pleased to hear from all real estate brokers and agents in New York State relative to the calling of a Real Estate Convention for the purpose of organizing an alliance or union, stating their ideas in regard to the matter, and their choice of time and place of said convention, in order that a call may be issued.

Address.

C. F. BARLOW,
Canastota, N. Y.

We do not know that this call amounts to anything or that it will result in any united action. It will be just as well, perhaps, for the rural real estate agents to meet with a view of establishing rates and putting the commission business on a more business-like basis. How would it do for city real estate brokers to hold a meeting, so as to put a stop to commission cutting, and to provide for the very active market which every one expects next fall and winter. Why not a Delmonico dinner to commence with?

THE PROSPECT FOR JULY.

[Conversation between a Bull and a Bear.]

Bear—I have been telling you all along that prices were too high. The figures asked for what Sam. Ward calls the "demi-monde" stocks were out of all proportion to their prospective value, and a crash seems to me inevitable.

Bull—I don't see the crash. There has been a natural hesitancy in the market after a strong upward movement; but I see no evidence of a stampede, but every assurance that after the holidays there will be a decided upward movement.

Bear—Now don't tell us the old story of large immigration, cheap money and the \$90,000,000 that is to be reinvested between July 1 and September 1. We have heard all this a thousand times, and the effects expected have been discounted in prices. Then, keep in mind the crop question.

Bull—Well, what have you to say about the crops?

Bear—This much. For the last three years we have had very abundant crops, and if we should have an average yield this year it will seem small in comparison, hence there is certain to be disappointment and lower prices. Then there is sure to be an immense crop abroad, while some circumstances point to a serious deficiency throughout this country. The season has been backward and tempestuous, and while the abundant rains have secured us a good grass and hay crop, it may give us a poor yield of wheat and is almost certain to reduce our corn crop to an unusually small proportion.

Bull—What else have you to urge?

Bear—General business is so active; there is so much building going on, that I apprehend the spare money of the country will be turned in other directions than in stock speculations. Money has been cheap because it was unemployed, and there was no speculative demand for it in anything else than stocks; but the stimulus given to house building, land buying and the opening of manufactures, as well as the large sums required for the wages of labor, will withdraw it from Wall street and will cripple the stock manipulators, hence I look for a rising money market.

Bull—If your prognostications turn out to be correct, then I assert that the whole market is a buy. Crop or no crop, if the general business of the country is good our railways will have all they can do in moving passengers and products. Their receipts will be swollen, their dividends larger and prices must advance. You say all the

bull arguments are old, but they are none the less potent for all that. In addition to the 600,000 immigrants who will land here this year, there is the large natural increase of our own population. This alone insures an added return to all the railway traffic of the country. It is true that between \$85,000,000 and \$100,000,000 will be disbursed by the Government between July 1 and August 12. This cannot but advance the price of stocks. Every new supply of money to the street means higher prices. I am willing to admit that there may be some disappointment about the crops; but wet seasons generally give us good crops, for our country is generally too warm and dry in summer time. I willingly grant the corn crop may not be extensive, but we have a large surplus left over, and, at the very worst, we produce vastly more than we can consume. There will doubtless be good crops abroad, and this will insure cheap food, which will in turn stimulate all other industries.

Bear—Go ahead, it is the old story; have you nothing new?

Bull—What do you think of this point? It is conceded that a great deal of our bonds and stocks are held in England. Now it is a peculiarity of the English investor, and one which can be depended upon, that whenever he makes a profit or draws a dividend from a particular stock or line of stocks, he always reinvests in those same securities. Exchange has been weak recently, because of the large sums which it is known will be used in England to purchase stocks immediately upon the opening of the new fiscal year. The first of July will see a vast amount of money released both in England and in this country. It belongs to an investing class who will not let it lie idle. Hence I look for a heavy investment movement early in July.

Bear—But you forget the doubt about the crops. If there should be a serious disappointment we cannot keep up the present prices.

Bull—Now, as to the crop question. Good harvests abroad mean prosperous times; having less money to pay for food, the people of Europe will buy more of our cotton, petroleum, and miscellaneous articles. More than that, they will keep on buying our stocks, because they have proved profitable and will continue to do so. America is the promised land to the European; westward the star of empire, as well as prosperity holds its course. No, I insist that good crops abroad eventually mean better times there, and heavier purchases of our securities.

Bear—Another point. To sustain a bull market there must be a constant supply of precious metals from abroad. Whenever we were in receipt of gold from Europe our stock market advanced; as soon as it ceased, our stock market declined. I cannot find a financier whose judgment is worth anything, who anticipates the United States drawing gold from Europe during the coming fiscal year. Europe will not need so much of our wheat and flour, and we will import much more largely next year than we did last. As a consequence, bullion may leave our shores instead of coming this way.

Bull—Well, Mr. Bear, say what you will, I propose to buy stocks. I am long and propose to stay long of the market. This is a bull country and we live in a bull age. The chronic bear is sure to lose money in the long run, for our securities are getting more valuable daily, due to the increase of the country in population, trade and wealth. An American railway that pays 6 per cent., is better than one in Europe that pays 6 per cent., because an American road has a margin for an advance, which that of Europe has not, because of the small relative gain in wealth and population. On one point, I think we will both agree, and that is that poverty will not haunt the door of whoever buys real estate at present prices, in New York and its vicinity.

Bear—Yes, we agree on that point. Real estate and land generally is all right, but stocks are a sale, and don't you forget it. (Exeunt.)

On Monday next, July 4, the Board of Aldermen will convene to receive the tax levy for the year 1881.

MINING INFORMATION.

The price of Standard has gone off, upon the discovery that all the large holders have sold out. We know nothing against this property, and have been assured by the officers that it has two year's dividends of seventy-five cents a month, in sight, with every prospect of discovering other valuable ore bodies within that period. But the awkward fact remains that Lent and all the leading officers of the company own few or no shares. The stock is in the hands of women, and investors who know nothing of its merits, and then so much has been taken out of the mine, that it is in order for conservative people to ask if much more remains. The bulk of the rich ore has been taken out above the 500 foot level, and it is barely possible the mine may prove productive 3,000 feet down. The cross cutting is now from the 1,000 foot level. The peculiarity of the mine is that all the very rich ore, which pays the dividends, is taken from one body of rich rock on the 385 foot level.

Bechtel is rising in price, and, with reason. Some of the Standard ore ledges run into it, but it may never pay dividends. At last accounts, the Noonday mill was crushing some of the Bechtel rock; the ore is believed to be low-grade.

Whoever buys Oro, Mono, Bodie, must expect to pay assessments, but there is a chance for an advance in all these mines, as well as for Addenda.

Clark & Bothwell are very lucky and successful with the mines they put on this market. The Hite mine is a very remarkable one, and has already paid out \$3,000,000. It is a great body of low-grade ore, which may be good for ten years to come. The Star Grove mines, belonging to the same firm, have proved very successful. So far they have treated their customers well. They also own the Stormont, but we doubt whether they will ever succeed in inspiring permanent public confidence in that property.

The officers of the Bull Domingo still insist that the mine looks well and will yet pay dividends. They admit there was barren ground on the 250 foot level, which created a bad impression, but they declare the 350 foot level is all right. We have published what large owners of this company have told us, and their stories have generally been pleasant ones. But, as the information we got last week, outside of official sources, is authentic, we incline to the belief that the Bull Domingo is a disappointment, and may never pay a dividend.

The Silver King mine of Arizona shows how some of the best experts can be mistaken. A syndicate of mining capitalists sent Colonel John F. Boyd to examine this mine. He did report against its purchase. He is one of the most conscientious and careful of experts. But the mine has turned out to be a wonderful one; its stock is over 20, and the promise of the mine is as great as any on the Pacific coast. Its only danger is that rascals may be able to control the management of the mine. That is generally the case when the mine is a good one. Of course, we don't know anything about the present officers, but about the mine itself there is no mistake.

The Park County Reduction Company offers to sell 400,000 shares at \$1.50 per share. By the terms of the advertisement it looks like an attempt to sell the mills and other property of Moose Mining Company at a very high figure. The Moose mine has always been managed to skin the public; the stock has sold as high as \$8, and as low as 40 cents. Its officers have been prolific of promises, but it has paid very few dividends. We should say the shares of the Park County Reduction Company would be a very good thing to leave alone.

The Bank of California will soon open a transfer office for the celebrated Eureka mine of Nevada. This property is a great bullion producer, and will, no doubt, pay dividends for a good many years to come. It adjoins the Richmond, the richest mine in the world, owned by Englishmen. The Eureka has paid as high as \$3 a month dividends, but is now paying but 50 cents. But those who know say it will pay dividends for many long years.

There is a great deal of swearing at the chief manipulator in Hibernia. He is known to be a common fellow, who by the merest accident became rich. Hadn't he been an operator in mining stocks, he would probably have been in State prison long since. But a man can do in railway and mining shares with impunity, what, if done in other business, would promptly get him into prison as a common thief. Even the *Tribune* mining column, in which every swindling mining scheme is practically endorsed, if they advertise, is forced to denounce the Hibernia operator.

There is a great depression in the mining market. The outside public are discouraged, for everything they subscribe for or deal in is sure to go down. It is loss, loss, loss, all the time. The manipulators are killing the goose that laid golden eggs. The public are not allowed any show; they are swindled from first to last. The history of mining ventures in this market is one of unbroken disaster to those who put in their money on the faith of representations made. We have an abiding faith that mining will prove to be one of our most permanent national industries. We have the territory, the skill and the capital which will insure an enormous bullion production for centuries ahead. But this legitimate business is being discredited by the swindlers, who are deceiving the public through our mining boards. There are some few properties which have proved very satisfactory, Ontario, Homestake, Standard and Green Mountain properties. But nineteen out of every twenty schemes seem to be pure swindles.

The first evidence that we have seen of any value to the State Line mines is the letter of Captain H. J. Hall to the *New York Tribune*. Hall was once a very large holder of Standard, but he sold out some time since. He is very cautious in his investments, and when he says that State Line is a "grand, good mine," and requires only water, his testimony is of value. But it should be understood it is only Two and Three that are of any value; Oriental and Miller are mere prospects. But the manipulators of these State Line mines are a dangerous lot, and then sufficient depth has not been achieved to make the mines a certain thing. Water has to be brought for fourteen miles through a pipe, and the country is almost inaccessible.

The Mining Board people are very blue over the failure or postponement of a boom in Bradshaw and Washington. These are Keene's properties, and it was supposed he would get up a splendid deal in them, but so far he has failed to come to time, and there is a great loss of prestige in consequence. Had he succeeded in making Bradshaw profitable, he could have floated any property on the New York market. But during the last two years Keene has shown an astonishing faculty for blundering or worse.

The annual report for the Bodie mine is in this city in manuscript. Over 5,600 tons of rock have been taken out of that mine, which produced some \$440,000 in bullion, mostly gold. This was merely the workings of the old levels, without attempting to open new ones. The Lent shaft is down some 630 feet, and when cross-cuts are being run to the ore body, there will be violent fluctuations in Bodie stock. It is a good stock to leave alone for several months yet, ditto Mono, but they will be a purchase some day.

The Tower Consolidated is the name of a new company, the stock of which is being placed in this city by William M. Lent. It embraces two mines, and has a 10-stamp mill, but needs money to sink a shaft. It has 200,000 shares.

Colonel Robert Ingersoll, the well-known anti-theological lecturer and political speaker, is one of eleven persons who have purchased the Ivanhoe mine of New Mexico. At a depth of some 80 feet some very rich mineral has been found, and the Colonel and his friends think they have got the greatest bonanza on earth. The eleven co-partners could sell their purchase at an enormous advance, but, as old mining men know, there are ninety-nine chances in a hundred that Ingersoll and his friends will be disappointed. Specimen mines, as they are called, rarely amount to much.

Nature is rarely lavish, and the discovery of very rich rock is a warning that very little of it is to be found. The great productive and valuable mines are low grade, such as the Homestake, Father de Smet, Deadwood Terra, Richmond, Eureka, and the like. No doubt other Comstocks will be discovered in the course of a few years, and Colonel Ingersoll's party may have found one of them, but they had better commence to develop their mine and get their mill to work before indulging in jubulations.

ABOUT COPPER.

This metal is selling for 16½ cents a pound, within one of the lowest point it ever reached. In 1874 it sold as low as 15½ cents a pound; in 1863 copper was quoted at one time as high as 46 cents a pound, and in February, 1880, it was strong at 25 cents a pound. It is hard to say why copper should just now be so cheap. The consumption is estimated at 60,000,000 pounds per annum. In 1878 48,000,000 pounds was considered a high estimate. The production of copper is falling off in Chili and Australia, but has largely increased in Spain.

In some quarters it is supposed that the production of Arizona copper accounts for the fall in price. But in Arizona there is more promise than performance. That territory produces today about 5,000,000 pounds per annum, which is a drop in the bucket. The extraordinary performances of some of the Arizona mines are so far mostly on paper and are intended to market the stocks of the companies having shares to sell. The coke to smelt the Arizona copper has to be brought from San Francisco at a cost of \$27 a ton.

Not only is the demand for copper greater than ever before, but the prospective demand, both here and in Europe, growing out of the electric light, promises to be incalculably large. In a little while an effort will be made to light all the great cities of the world simultaneously and large quantities of copper will necessarily be used. Then it seems likely that all products, both crude and manufactured, will be marked higher next fall.

IN FAVOR OF THE THIRD AVENUE ROUTE.

At a meeting held Thursday evening by the citizens of the Twenty-third and Twenty-fourth wards there was upwards of \$3,000,000 worth of property represented, according to the statement of S. S. Randall. The following gentlemen conducted the business of the meeting: James L. Parshall acted as President, Sidwell S. Randall as Secretary and John Kerby as Treasurer. The speakers were generally in favor of an elevated road from Harlem Bridge along Third avenue to One Hundred and Seventieth street, the northerly line of the Twenty-third ward, thence to connect with the West Side elevated lines by a surface or elevated road and by a surface branch from Tremont to the village of West Farms. It is about twelve miles from the City Hall to Fordham, and the speakers claimed that they have been neglected to their detriment. About four and a quarter miles, including the surface road, will have to be built. It is claimed that the road can be built for \$350,000 a mile.

Only a short time ago it could have been constructed for \$109,000 a mile. It is thought that the road can be completed in eighteen months. Fifty-three citizens have taken oath before the Judge of the Supreme Court that such a road is necessary. One speaker said unless this road was built that on the completion of the Brooklyn Bridge Brooklyn will get 50,000 people that this district ought to have. This whole region was laid out with special reference to people of moderate means. It is destined to be the home of the middle class. Hon. John B. Haskins argued that an elevated road would benefit a surface road. This ought to have the more weight, as he is a stockholder in the present surface road. He claimed that the Third avenue line was the most feasible and natural route that could be had. For his part he was willing to subscribe \$25,000 towards building an elevated road.

THE ASSESSMENT COMMISSION.

The Commission met on Thursday last and transacted the following business:

In the matter of the application of James W. Pinchot to have the assessment removed for the laying of the Nicholson pavement on Forty-third street, between Third and Fourth avenues. The evidence showed that the wood pavement laid in 1870, at a cost of about \$6 per square yard, became rotten in a few years, and that a stone pavement had to be substituted; the attorney for the petitioners endeavored to introduce testimony showing the actual cost of the wood pavement laid, but the corporation counsel objected on the ground that it was irrelevant and immaterial, which objection was sustained. It was understood that the witness would have testified that the pavement could have been laid at a cost of \$2.75 per square yard with a profit.

The matter of Charles Loughran, as to the assessment for regulating, etc., Fifty-first street, from Sixth to Seventh avenues, was next considered. The petition showed that before any of the work was done by the city, he had laid at his own expense the curb gutter, and flagging in front of the four lots owned by him, on the northeast corner of Fifty-first street and Seventh avenue. The contractors claimed to have done the same work. The expense was included in the assessment charged against the property, thus making a double charge for the same work. The petitioner asked to be relieved from this portion of the work.

In the matter of August Belmont as to the assessment for regulating, paving, etc., of Seventh avenue, from One Hundred and Tenth street to Harlem River, the testimony taken in the matter of Sherwood was made applicable, the same questions being involved.

In the matter of Orlando B. Potter relating to the assessment for paving Eighth avenue, from Fifty-ninth to One Hundred and Twenty-fifth street, the petition asked for reduction of the assessment on the ground that a portion of the expense should have been charged upon the property owned by the city, namely Central Park, and also upon the Eighth Avenue Railroad Company, for the pavement laid in and about their tracks. Without finishing this case the Commission adjourned to 2 P. M., July 7th, 1881.

Judge Lawrence has made an order extending the time for the receiving of evidence before the Assessment Commission until February 1st, 1882, and the time for rendering decisions until May 1st, 1882.

ABOUT UP-TOWN STABLES.

If the owners of fine turnouts who reside in the handsome mansions, between Fiftieth street and the Park, were aware how scarce desirable stable property was getting in that locality, it would not be long before the few stable lots and vacant stables would be purchased. The price as well as the rental of this class of realty is advancing and in fact already commands what to most people would seem extravagant prices. The one built by the Lynd Brothers in Fifty-fourth street, 25x97x100.5, being held at \$30,000. A stable was recently sold in Sixty-third street, between Fourth and Lexington avenues, for \$22,500.

The rental for stables in this vicinity varies from \$1,000 to \$1,800, the ones to be obtained at the lower figure afford but the poorest accommodations.

The bulk of the vacant property on Fifty-fifth street, between Sixth and Seventh avenues, is held by parties who will not sell, but build stables and lease them at a figure that yields a large return upon the money invested.

What remains of the Jumel estate has been ordered sold by Judge Barrett. This estate has been in litigation since 1865, when Eliza Jumel died. The lawyers have judgments against the property amounting to about \$250,000. Charles O'Connor had \$75,000 and James G. Carter \$100,000. The estate embraces three lots on the northeast corner of Broadway and Liberty street, several hundred lots on One Hundred and Six-

tieth street, between the Hudson and Harlem rivers, and several lots in Saratoga County. One of them is within a stone's throw of Broadway in Saratoga. All the encumbrances, taxes, assessments and liens amount to nearly \$500,000. The sale of this property will create a great deal of interest, due to the historical associations connected with it, and the length and notoriety of the litigations.

A resolution passed by the Common Council sometime since looking to the filling in of the low and sunken lands between 143d and 155th streets and 8th and 9th Avenues, may soon take shape as City Surveyor William V. Smith has filed, at the Department of Public Works, maps and plans for the work. Fifty years ago this property was all under water, but of late years, it has assumed a marshy and mucky form. The resolution calls for the filling in to the extent of five to seven feet above high water, and will make, not only the property so filled in available for business purposes, but will relieve the surrounding premises from malarial influences.

The new building to be erected at Nos. 14, 16, 18 and 20 Broadway, and running through to Nos. 5 and 7 Beaver street, will cost \$550,000. It will be 90x80x150 feet, with an "L" on Beaver street 50x100 feet, and 10 stories in height, with Mansard roof. It will be constructed of brick laid in concrete. H. H. Hunnewell, of Boston, is the owner, and W. Pell Anderson, of New York, the supervising architect. The first notice of this building appeared in THE REAL ESTATE RECORD of April 16.

It seems there were 4,565 meters in use in this city on the 1st of June last. The Worthington water meter, which people are required to use, is not now a patented article. Until we have a new aqueduct it is essential that some measure should be taken to put a stop to the waste of water which has been so common during the last ten years.

From the Public, June 30.

A SHAM FIGHT.

But, in any case, the so-called war of rates, whether it is arrested now, or prolonged in order to cause a greater depression later in the season, must be regarded as essentially a stock-jobbing operation. It had no adequate cause in the competition between rail and water routes. It would have been a piece of folly, if designed to recover for the Vanderbilt roads traffic which they were losing. It was a struggle between railroads which are, and for some time have been, substantially controlled by the same men. Mr. Gould and Mr. Vanderbilt have common interests in too many railroads to be engaging just at present in any other than a sham fight. They visit each other quite too often for deadly foes. But if the dear public chooses to be cheated once more, that is its affair.

NEW MAPS.

Messrs. Spielmann & Brush have succeeded admirably in the re-production of perfect copies of filed maps, to each of which is affixed the signature of the Register of New York City and County, vouching for their accuracy in line, figure and color. Such a publication is invaluable to real estate agents, lawyers, capitalists and land-holders. The aim has been to publish only the most important maps, a fact which real estate lawyers have not been slow in acknowledging and appreciating. These are the only certified copies of the valuable maps which are gradually going to ruin in the Register's office. Much valuable time and trouble will be saved, as the lawyer can now make searches at his own desk and readily advise his client in regard to the purchase of property or the placing of loans. It is claimed, by persons most familiar with the Register's office, that the selection has been most judiciously made. Appended to the publications are exhaustive notes, edited by Leonard A. Bradley. The high reputation of Mr. Bradley, and his recognized authority on New York real estate, is amply sustained in this unexcelled work. These notes, touching upon each of the sixty-four maps published, will furnish information relative to the early charters and acts defining properties, and the dates of the early surveys and transfers up to a comparatively recent date. After July 1, the price of these valuable maps will be \$50. In publishing these maps, Spielmann & Brush have conferred a lasting and public benefit.

NEW YORK REALTY AT ALBANY.

[From our own Correspondent.]

ALBANY, June 30.

The bill to provide for the construction of a dock on the battery, between Castle Garden and pier one, of the North River, for the exclusive use of the Police department, has had a curious career and to-day received its final quietus, by a veto from the Governor and a failure to pass it over the veto in the Senate. This bill as brought here, provided for the construction of a pier at the battery by the Dock Department and when completed, for its transfer to the Police Department for the exclusive use and control of the latter department. When it was under consideration in the Senate, Jacob Sharpe turned up and in the interest of the Twenty-third street railroad, secured the insertion of an additional section providing for the construction of a pier for that company at the foot of West Twenty-third street, on the plea that it was necessary for local commerce and for the landing of excursion boats. With that amendment it passed the Senate. Previous to this an arrangement was made between the Dock Department, the representatives of the Twenty-third street railroad, and the Erie railroad company, which has the lease of ferry slips at West Twenty-third street, whereby certain dock room was to be set apart in that vicinity for local commerce and the landing of excursion boats, the location of the pier for that purpose agreed upon and its construction included in the plans of the Dock Department for that section. While it was being constructed a temporary arrangement was agreed upon for the accommodation of that traffic.

When the bill reached the Assembly, it was found that it had located this pier at West Twenty-third street, lower down than that agreed upon by the Dock Department in the conference with the two interests named, and had actually provided for its being constructed on a line that took in one-half of the upper slip leased to the Erie Railroad for ferry purposes. The Erie Company sent a representative here to oppose the bill, while the Dock Department sent a vigorous protest, charging that the Twenty-third Street Railroad parties were acting in bad faith. It was delayed in the Assembly for a month or more, until Jacob Sharpe discovered that he could not pass it in that form, when he consented to a compromise, and the bill was amended so as to locate the pier provided for in the bill, on the same line embraced in the original agreement between him and the Dock Department. With this change the bill, in due course of time, was passed and sent to the Governor. When it reached the Executive, he pointed out that the title referring to the pier at the Battery, taken in connection with its provision for a pier there and at Twenty-third street, made it unconstitutional. A resolution was at once passed recalling it from the Governor, when it was reconsidered, the title changed to comply with the body of the bill, re-passed and returned to the Executive, and the parties interested left for home. The Governor, in examining it, found other objections, vetoed the bill, and to-day sent to the Senate his reasons for objecting to it, which are as follows:

Two separate propositions are embraced in this bill; both relating to the duties of the Dock Department in the city of New York. The first authorizes and directs that department to construct a pier for the use of the Police Department, to be located between the new pier, number one, North River, and Castle Garden; and when completed, to be set apart for the exclusive use and control of the Police Department. What necessity or justification there may be for the expenditure requisite for this purpose is unknown to me, beyond the representation of the Police Department in its favor. The second proposition is embraced in the fourth section of the bill, prohibiting the Dock Department from proceeding with contemplated improvements on the water front between Twenty-second and Twenty-fourth streets, North River. Against this provision the Dock Department makes emphatic protest, sustained by what appear good and substantial reasons.

The commissioners of the Dock Department represent that "the permanent improvement of the water front between Twenty-second and Twenty-eighth streets is in rapid progress of construction, providing for the two hundred and fifty feet River street and six new piers greatly increased in length and width, four of which are now building. The contract for another is to be awarded to-morrow; while the location for the other near Twenty-third street has been agreed upon with the parties interested, and the lines been approved by the Commissioners of the Sinking Fund, as required by law. If this bill becomes a law, the city would lose one pier at Twenty-third street, the rental value of which would be thirty thousand dollars per annum. The most unfortunate feature of the bill, however, is, that it will absolutely stop the construction of the new bulkhead between the points named, a distance of about six hundred feet, thus interrupting an elaborate and well considered plan for the improvement of the North river water front, which under the sanction of previous legislation, has for years been progressing at an expenditure already incurred of several millions of dollars. One of the most important features of this improvement is the uniform River street two hundred and fifty feet wide, upon which large expenditures have been made both above and below the locality in question. To stop the work, as now proposed, would reduce the whole plan to an absurdity and nullify its main object.

In view of expression of this character from officials

upon whom rests the responsibility of this great public improvement, it would be manifestly unwise to interfere with its development by arbitrary legislation of the kind proposed. The commissioners, it must be presumed, are competent to form a correct judgment of the proper course to be pursued under the circumstances; and until it is demonstrated their position is wrong, those having less opportunity of informing themselves as to the merits of the question at issue should heed their advice.

An effort was made to pass it over the veto, but failed, and the bill is dead.

There is another bill that has traveled a crooked road. Early in the session, Mr. Thielman, of New York, introduced a bill relative to sureties of contractors, which was short and simple, and provides that when a contractor, after commencing work under a contract with the city, failed, his sureties in lieu of payment of the bond, might elect to go on and complete the work contracted for, under the terms and conditions of the contract. This passed the Assembly, but was manipulated by the committee on cities in the Senate, and changed to a bill in relation to certain improvements in New York, and in the body of the bill provided in addition to allowing sureties of contractors to go on and complete unfinished work, for the settlement of certain claims on work on First avenue, above Ninety-second street, also for the adjustment of a claim on work on West street, which amounted to a considerable sum. As thus changed it was passed by the Senate, but an exposure called attention to it, and Mr. Thielman had it sent to a conference committee, when it was announced in the Assembly for concurrence. The conference committee struck out the West street claim, but retained that on the First avenue work, and in that form both houses concurred, and the bill was sent to the Governor. Representatives of the departments in New York appeared before the Governor in opposition to the bill even in that form, and John H. Strahan presented an agreement for its approval, but the Governor declined to sign it. A resolution was passed recalling it from the Governor. It was yesterday reconsidered, amended and repassed. It now provides as follows:

"The Commissioner of Public Works of the city of New York, the Counsel to the Corporation and the Chief Engineer of the Croton Aqueduct Department are hereby authorized and directed within four months after the passage of this act to ascertain and determine the amount of the work heretofore performed on or in connection with the regulating and grading of First avenue from Ninety-second to One Hundred and Ninth street, the proportion thereof performed by the city and the proportion otherwise performed, together with the fair, just and reasonable value of the work otherwise found by them to have been performed, with whatever interest they consider in fairness and equity should be paid thereon. And it shall be the duty of said Commissioners to certify the proceedings to the Comptroller, who shall on such certification pay to Charles G. Waterbury, his heirs or assignees, on obtaining a release as against all claims arising on or in relation to the contract for the performance of the work. It then shall be the duty of the Commissioner of Public Works to proceed to complete the regulating, grading, curbing and flagging of said First avenue from Ninety-second to One Hundred and Ninth street."

It remains to be seen whether the Governor will or not approve this compromise bill.

An act introduced early in March by Mr. Andrews to amend the law of last year in relation to opening of streets, avenues and public places in New York, which was once reported, subsequently recommitted to the Cities Committee, has been extensively amended and yesterday reported again. The session is being so prolonged that its passage is yet probable. Its principal provisions are as follows:

"It shall be the duty of the department or board of the city of New York, having the direction or charge of the opening of any street, avenue or public park or place, to furnish to the commissioners of estimate and assessment that may be appointed in any proceeding to open any street, avenue or public park or place in said city, such surveys and maps as may be required by them in such proceedings. The expense of preparing and furnishing such surveys and maps shall be paid from the street improvement fund, and the amount thereof shall be included in the expense of the opening of such street, avenue or public park or place, and together with the other expenses thereof, shall be assessed upon the parties and persons, lands and tenements benefited by such improvement. The fees of such commissioners of estimate and assessment, exclusive of necessary disbursements hereinafter mentioned, shall not exceed, in the aggregate, the sum of thirty cents a foot for the lineal extent of the street or avenue or the portion thereof so to be opened or altered. The clerk appointed by such commissioners shall receive a reasonable compensation to be allowed by the court, in the manner now provided by law. No costs, charges or expenses of any description shall be allowed in such proceeding, or charged on any lands affected thereby except the expense of the maps and surveys, the compensation of the clerk and commissioners aforesaid, the necessary disbursements of such commissioners for room rent actually paid, but in no case to exceed one dollar per day; and for advertising, printing or posting any

notices required by law, and for any other necessary incidental expense not exceeding one hundred dollars.

The provisions of the act are not to apply to the improvement in the Twenty-third and Twenty-fourth Wards.

Engineers from the Department of Public Works have been before the Governor urging the approval of the bill for an additional supply of pure and wholesome water for the city, which gives all the power necessary for the construction of an additional aqueduct along side of the present aqueduct to carry a supply of water from the Croton Water shed to the city. They presented letters from the special committee of the Board of Fire Underwriters showing its necessity for the better protection of property, and from the Mayor and Health board urging the approval of the bill as a measure required for the wants of the city, the cleanliness and health of the inhabitants.

The Governor has signed the bill amending chapter 367, of the laws of 1880, for the better laying out and improvement of that part of the city of New York, between Tenth avenue and Avenue St. Nicholas, and One Hundred and Thirty-eighth street continued, and the lands of the Academy of Sacred Heart and One Hundred and Thirty-fifth street continued; and extend the provisions of that act to One Hundred and Forty-third street on the north, and One Hundred and Thirty-third street on the south.

REAL ESTATE IN THE ORANGES.

Property-owners in Orange and the adjacent localities thereto were fortunate during the commencement of the recent depression in realty that prevailed throughout the greater portion of the United States to find that but little building had been done in the advance of actual demand, and that they were free from the long rows of stores and dwellings often unoccupied, that had been erected in other cities by speculative and reckless builders, and that about the same time the opening of the new tunnel through Bergen Hill by the D., L. & W. R. R. brought the realty of this region within less than one hour's ride of the metropolis, including the crossing of the Barclay street ferry, thus affording a place of residence, healthy, and with almost the conveniences of our own city, to those who by the panic were driven to seek more moderate rents than could be found in New York.

From what has been said it will be easy to understand that the rise in the price of realty has as yet been small, as the decline was not disastrous, yet there exists a firm feeling and buyers, this spring, have not been slow in meeting the views of sellers without creating any boom, however.

Building has been going on to a considerable extent among rich men, who were desirous of having homes in either the Oranges or the beautiful Llewellyn Park, adjoining its borders. Among those who have recently completed or about to complete their homes are Gardiner R. Colby, whose residence is on Harrison street, and is in the Colonial style, built of Philadelphia brick, with quaint stepped gables.

Mr. Alexander Hudnut, of soda water fame, has erected a magnificent mansion in the Queen Anne style, and the architects, Messrs. Lamb & Wheeler, have excelled themselves in this magnificent example of the now most popular style of architecture. It is stated that the cost of this palatial place was \$130,000. Charles F. Linds, on Centre street, is a beautiful residence in the modified Queen Anne style, from designs by H. Hudson Holly, who is also making considerable improvements on the residence of Mr. Edward Winslow, of Winslow, Lanier & Co.

In the matter of rentals there has been a slight advance for medium sized houses, those that rent for \$50 to \$75 a month, while large places do not command any increase. Furnished houses are in excess of the demand, caused, it is said, by the backward and inclement season. In West Orange, the reopening of the New York & Greenwood Lake Railroad through to Main street, where has been erected a beautiful little depot in the Queen Anne style, finished throughout in two kinds of hardwood, by the company, who are using every endeavor to meet the comfort and convenience, not only of their commuters, but of the general public, which must soon increase the value of realty both in West Orange and Llewellyn Park, in fact two sales of property in the Park may already be attributed to this fact.

Many reasons combine to make Orange a desirable place of residence, its healthfulness, accessibility, and comparative low rate of taxation, which, though nominally \$2.65 per thousand, is really not 1 per cent, owing to the exceedingly low valuations on property placed by the assessors. The macadamized streets, of which there are nearly fifty miles, have all been paid for by the adjacent property owners, to which the small debt of Orange is attributable, it being said that the sale of the Poor House property alone would pay the whole outstanding debt of the corporation.

Mr. Edward P. Hamilton, the well-known dealer in realty in this locality, remarked to the writer that taking everything into consideration he looked for a rapid appreciation of real estate. Nothing written about the Oranges would be complete without some allusion to Llewellyn Park, which immediately adjoins West Orange.

This charming spot was the creation of Llewellyn Haskell, and contains 750 acres laid out in beautiful drives, collections of rare trees, plants, and flowers. It is now a private park, owned by about fifty families, who have erected some of the most magnificent residences in this or any other country. All persons, however, are permitted to drive or walk through here at will, except on Sundays. About three weeks since the owners were compelled to instruct their lodge keepers to shut the gates on the first day of the week, as a number of rowdy persons were in the habit of abusing the privileges that were extended, and now only those wishing to visit friends are admitted.

One of the best known residences in the Park is that belonging to O. D. Munn, the former editor of the *Scientific American*. But by far the handsomest residence is that now nearing completion, by H. C. Pedder, Esq., of Arnold, Constable & Co. It would occupy a full column of the valuable space of THE REAL ESTATE RECORD to give a detailed description of this palatial home, so we must confine ourselves to the principal points of interest. It will be in the Queen Anne, bordering on the Georgian, or Colonial styles, and on the ground floor 83x56. The basement will be of Connecticut blue stone, the first story of Baltimore brick, the second story and attic in the half timber style.

The first floor contains the reception room, parlor, library, dining room, kitchen, servants' hall and laundry. The upper story contains twelve bedrooms, billiard room, etc. The rooms are all very elaborately finished in hard wood with bold carving in harmony with the general character of the building. As you enter a spacious carriage porch and advance up the entrance composed of freestone tiles and terra cotta, you approach the main hall, which is finished in oak and will present a very picturesque appearance, it being the special feature of the structure. It will be 25 feet in length, and the distance from alcove back to the staircase window will be 34 feet. The ceiling and wainscoting will be of oak paneling, with an elaborate mantel-piece running entirely to the ceiling. The quaint staircase opposite the main entrance is of mahogany. It is of a rambling character, having several landings, the main one of which is very spacious, containing a clock, newel light and stained glass window, seen alike from the first and second story. The stained glass window is by Payne & Pine, of Orange, and of a very ancient and mythological character, being a master-piece of its kind. The entire building is being erected under Fairchild & Todd, also of Orange, who are executing the hardwood and cabinet work. It is said that this building has already advanced the value of realty in Llewellyn Park not a little, and its cost when completed will be over \$60,000. Mr. H. Hudson Holly is the architect of this, the finest private residence ever built in New Jersey, and the original style of the building speaks the highest praise for his ingenuity.

OUT AMONG THE BUILDERS.

R. S. Anderson has prepared plans for remodeling the building owned by W. G. Langdon, at 39 Broadway, into offices. It is 26 feet 6 inches on Broadway, running through 200 feet to Church street, and having a frontage of 32 feet on that street. It is to be heated by steam and have steam elevators. The first and second floors will be of iron, and the windows of plate glass. Cost, 30,000.

Work will commence at once on the new Harlem church at the corner of Madison avenue and One Hundred and Twenty-fourth street. It will be 75x105 feet, two stories high and constructed of granite. In connection with the church a chapel will be built. The estimated cost is \$60,000.

On the northwest corner of Ninetieth street and Third avenue, W. H. Browning is going to build three brown stone stores and flats from designs of A. B. Ogden. Two will be 28x60 feet, and one 20x60 feet. They will be four stories high, and will cost \$42,000. Mr. Browning will also erect a four-story brown stone apartment house, 28x70 feet, on the north side of Ninetieth street, seventy feet west of Third avenue, A. B. Ogden is the architect, and the cost \$15,000.

Mr. Ogden has completed plans for two buildings to be put up on the north side of Eighty-third street, 300 feet east of First avenue. The main building will be 25x60 feet, with extension 10x14.8, and four stories in height. The fronts will be of brown stone. Francis McQuade is the owner and the cost \$30,000.

Brooklyn.

On the site of the Elm Place Congregational Church, which was burned down over a year ago, near Fulton

street Benjamin Lewis, Wm. Barry, and H. Fay are about to erect a new theatre, 65x137 feet, from designs by Anreun Jones, of 21 Park Row, New York. It will have two galleries and an auditorium, and cost from \$60,000 to \$100,000.

Mr. Cornelius Donnell is going to erect stores and flats on the property recently purchased of Charles A. Seymour & Co., on the southeast corner of Fulton street and Grand avenue.

HOUSES COMPLETED AND UNDER WAY.

BROOKLYN.

On Jefferson street, between Nostrand and Bedford avenues, twenty-seven flats have been recently completed. They are 20x60 feet, four stories in height, and constructed of brick and brown stone. Each flat will accommodate four families. George W. Brown is the owner, architect and builder.

He also has thirteen more houses on Carroll street corner of Sixth avenue. They are to be 20x55 feet, and four-stories high. They will be built of brick, with brown stone fronts. These houses will rent readily for \$1,200 apiece.

MARKET REVIEW.

REAL ESTATE.

For list of lots and houses for sale see pages vi and vii of advertisements.

There is no abatement in the local demand for real estate. Real estate lawyers, brokers, agents, builders and money lenders, are all actively employed. The Register's office is thronged with lawyers searching titles. The searchers and clerks were never more busy. Day by day sees large additions to the records of sales and there are no signs of any cessation of the activity as yet. On the surface there does not seem to be much doing; there are no large offerings, no partition sales, no speculative cutting up of large parcels for those who want one or two lots, but there is a quiet and heavy absorption of realty of all kinds, which involves real estate, improved and unimproved, on every part of this island. So far, the buying movement has not reached the other side of the Harlem River, nor is it likely to begin there until the suburban rapid transit people commence actual work. But nothing like the present activity has been seen in New York since 1869, '70, and '71. It is true, prices have not advanced to the old figures; but then, those were paper money times. But there is every reason to believe the time can not be distant, when what seem the extravagant quotations of '70 and '71 will appear moderate to purchasers in the near future. In our list of conveyances will be found one transaction which shows how prices advance. On January 27th, F. Heerlein bought a lot on 59th street, 200 feet east of 9th avenue for \$7,550. On June 13th the same gentleman sold five lots on the same street for \$55,000. On June 14th the property was resold to Mr. Charles Van Fleet of Brooklyn for \$86,000. Of course this transaction was complicated with a building loan; but there is no doubt but that the views of holders of property are steadily advancing. A great deal of money is being loaned by trustees at 4½ and 5 per cent. It is remarkable how many women's names appear as lenders of money.

There is not much doing on the Exchange this week, but a notable circumstance is the large attendance and spirited bidding in nearly every case.

Bargains may still be obtained at the Exchange salesroom in out of town properties. During the present week Bernard Smyth sold a three-story dwelling, stable and other out-buildings on half an acre of ground, in Plainfield, N. J., for \$1,900, and a desirable residence with ample grounds, located in Jamaica, L. I., the buildings of which were said to have cost \$6,500 to erect, was sold to Mr. A. J. Lynch for \$2,370.

A. H. Muller & Son will sell on Thursday next the three-story brick house No. 70 Jane street.

E. F. Raymond will sell on Wednesday four lots on the south side of Twenty-ninth street, east of First avenue.

E. H. Ludlow & Co. will sell on Wednesday the three-story brick dwellings Nos. 56, 58 and 60 West Eleventh street.

Gossip of the Week.

Mr. John Davidson has sold the front on the east side of Fourth avenue, between One Hundred and Twenty-first and One Hundred and Twenty-second streets, 202x90, to Mr. Pritchard, of Cohoes, for \$50,000. A day or two after signing the contract, Mr. Davidson was offered \$60,000 for the same plot.

Mr. Pritchard will immediately proceed to erect on the above property ten fine flat houses, to be built of Philadelphia brick, trimmed with Ohio and brown stone in different colors.

It was incorrectly stated last week that Messrs

Water st, s s, 200.11 e Pike slip, 25x160 to South st, x 25.4x160; No. 499 Water st, five-story brick factory building, and No. 253 South st, five-story brick factory building. The East River Savings Inst. to William Gaskell, New York, and William P. Greenlie and Andrew A. Bemmer, Brooklyn. C. a. G. April 30. 24,600

Wall st, s s, 30.6 w from boundary bet Phoenix Nat. Bank and Oriental Mutual Ins. Co. lands, 30.6x124.11, irreg. Samuel D. Babcock and ano., trustees of the Queens Ins. Co., Liverpool and London, to Roswell G. Rolston, George F. Talman and Samuel Sloan, trustees same company. June 28. nom

Wooster st, No. 98, e s, 65 n Spring st, 35x53, three-story brick and frame store and dwell'g and four-story brick tenem't in rear. Franklin Reeves to John Wieggers. C. a. G. April 19. 18,500

West st, No. 175, e s, between Murray and Warren sts, 26.6x88 4x26.6x88.1. John G. Hyatt to Elizabeth Waters. Mort. \$15,000. and mort. on this and other property \$140,000. June 23. 1,500

6th st, s s, 299 w Av C, 21x97. Release dower. Anna M. Knelles, widow, to Martin and Frederick Bossong. June 15. 300

6th st, No. 811. John Bridge, exr. and trustee S. Judd, to Alison Roberts. Catherine H. Miller, William H. French, Emma J. Raughigan, Mary Kirk and Cornelia Gantz. May 3. nom

9th st, No. 334, s s, 275 w 1st av, 25x93.11, five-story brick store and tenem't. Ernest Ohl to Veronica wife of Adolph Goldner. Mort. \$15,000. June 27. 25,000

11th st, Nos. 737 to 747, n w cor Av D, 145x103.3, four three and one-story brick factory buildings. The Metropolitan Savings Bank to James Mulry. June 27. 27,500

12th st, No. 37 E., 28x100, four-story brick dwell'g. and two-story brick stable in rear. William T. A. Hart and A. Johnson to Bernhard Grunhut. Contract 20,400

15th st. Release of easement. The German Masonic Temple Assoc. to Jacob Schmitt. June 16. nom

15th st. Release of easement. George Ehret to Jacob Schmitt. June 28. nom

Same property. Moses Bruhl and ano., trustees S. Bruhl, dec'd, mortgagees, to same. Release easement. May 16. nom

17th st, No. 142 East, Elizabeth C. wife of R. Ross to Jacob V. D. Wyckoff. Release dower. 200

26th st, No. 549, n s, 200 e 11th av, 25x98.9, four-story brick store and tenem't. }
26th st, No. 335 W. (No. 531 new number), n s, 360 w 10th av, 25x98.9, four-story brick store and tenem't. }
Elizabeth C. Buchanan and Laura O. Taylor to Coles Morris. June 13. 12,000

30th st, No. 349, n s, 75 w 1st av, 25x98.9, five-story brick dwell'g. John Cullen, exr. Cath. Cullen, to Rasmus Christensen. Mort. \$8,250. June 30. 12,650

32d st, n s, 100 w 2d av, 17.11x98.9. John W. Maginn and Mary A. wife of James W. Pringle, heirs of Mary A. Maginn, to John Maginn. Q. C. June 30. nom

33d st, No. 102, s s, 100 w 6th av, sometimes called Broadway, 16.8x26.3x17.3x21.9, three-story brick store and dwell'g. Frederick G. Potter to Edward A. Morrison. Mort. \$4,750. June 20. 6,000

35th st, No. 317, n s, 218.9 e 2d av, 18.9x98.9, four-story brick store and dwell'g. Frederick Beuermann to Michael Kenney. May 19. 6,500

36th st, No. 104, s s, 69.7 e 4th av, 18.1x74.8, four-story stone front dwell'g. Mary wife of Jacob Valentine to Henry W. Benham. June 28. other consid. and 18,000

36th st, No. 229, n s, 471 e 8th av, 23x98.9, two-story brick stable and one-story brick stable in rear. Zachariah C. Deas to Wilberforce Sully. June 20. 13,500

36th st, No. 559, n s, 125 e 11th av, 25x98.9, frame dwell'g and stable in rear. John Dunion to Michael Darcy. Mort. \$1,100. June 29. 2,200

39th st, s s, 60 e 6th av, 20x84.7. Joseph I. Connaughton to William A. Connaughton. June 30. nom

39th st, No. 306, s s, 100 w 8th av, 25x98.9, five-story brick store and tenem't. Catharine O'Farrell, widow, to Michael C. Miller. June 27. 13,000

39th st, s s, 100 w 8th av, 25x98.9. Release mort. Rufus G. Beardslee, exr. Mary Halpin, to Catharine O'Farrell. June 24. nom

44th st, No. 144, s s, 184.6 e Lexington av, 15.6x100.5, three-story brick (stone front) dwell'g. and two-story brick stable in rear. Fannie E. Lichtenstein to Hiram W. Kilburn, Jefferson Co., N. Y. Mort. \$15,000. June 23. 3,000

46th st, No. 315, n s, 225 e 2d av, 25x98.9, five-story brick tenem't. Charles Riley to Harriet L. Stilwell. Mort. \$10,750. June 28. 16,000

46th st, No. 317, n s, 250 e 2d av, 25x98.9, five-story brick tenem't. Charles Riley to William H. Redman. Mort. \$10,750. June 28. 16,000

46th st, Nos. 319 and 321, n s, 275 e 2d av, 50x98.9, two five-story brick tenem'ts. Charles Riley to James H. Redman. Brooklyn. Mort. \$21,500. June 28. 32,000

46th st, No. 313, n s, 200 e 2d av, 25x98.9, five-story brick tenem't. Charles Riley to Richard E. Stilwell. Mort. \$10,750. June 28. 16,000

47th st, No. 439, n s, 356.3 e 10th av, 18.9x100.5, four-story stone front dwell'g. Henry Dryer to Paul Pryibil. Mort. \$5,000. June 30. 12,500

47th st, n s, 133.4 e Madison av, 16.8x100.5, two-story brick stable. William H. Johnson to Julia C. M. wife of George H. B. Hill. June 16. 14,000

50th st, n s, 125 e Madison av, 25x100.5, }
51st st, s s, 125 e Madison av, 25x100.5, }
brick church. }
J. Augustus Page to John S. Stokes. Contract. June 23. 55,000

50th st, No. 236, s s, 187.6 w 2d av, 20.10x100.5, three-story brick dwell'g. Andrew C. Reid to Nathan Clark. 1-5 part. Mort. \$2,500. June 20. 500

51st st, s s, 160.3 e 9th av, 3.3x100.5x10.1x100.6. Charles Gahren to John S. Pruden. Re-recorded. Jan. 4. 1,750

51st st, No. 351, n s, 225 e 9th av, 20x100.5, three-story stone front dwell'g. Foreclos. Sidney J. Cowen to James Gillies. June 9. 15,050

52d st, s s, 200 w 6th av. Release mort. The Equitable Life Assurance So. U. S. to Ruth A. Wallace. June 23. nom

52d st, No. 142 E., s s, 100 e Lexington av, 25x100.5, five-story brick flat. Edward C. Coggeshall to Harriet Washburn. Brooklyn. Mort. \$20,000. June 1. 30,000

53d st, No. 63, n s, 163 e 6th av, 22x100.5, four-story stone front dwell'g. Henrietta A. wife of Abraham Falk to Harriett E. Page, Rutland, Vt. Mort. \$15,000. June 20. 35,700

54th st, No. 102 W., s s, 100 w 6th av, runs south 25.2 x east 2 x south 25.2 x west 2 x south 50.1 x west 25 x north 100.5 to 54th st, x east 25, four-story stone front dwell'g. Christian Blinn, Jr., to Louis de Bebian. June 23. 24,800

Same property. Christian Blinn to Christian Blinn, Jr. Mort. \$20,000. Feb. 9, 1878. 35,000

54th st, No. 10, s s, 181 e 5th av, 19x100.5, four-story stone front dwell'g. Sarah C. wife of Esek C. King, New Lebanon, N. Y., to Lucy A. wife of George A. Morrison. Mort. \$15,000. March 11, 1872. 30,000

56th st, No. 24, s s, 51 w Madison av, 26x73, four-story stone front dwell'g. Harriet T. Smith wife of William H. to Alice S. wife of James L. Anthony. June 18. 50,000

57th st, No. 366, s s, 20 e 9th av, 20x100.5, four-story stone front dwell'g. Alfred Brady to Benedict Fischer. Agreement to sell and buy. 21,750

57th st, n s, 155 e 10th av, 20x100.5. Jonas Phillips and ano., guardians L. M. D. A. Fabbriotti, to Luciano M. D. A. Fabbriotti. June 23. nom

57th st, n s, 100 e 9th av, 25x100.5, vacant. }
58th st, s s, 100 e 9th av, 25x100.5, shanties. }
Zachariah Jaques and Patrick Mooney to Peter C. Eckhardt. June 27. 26,000

Same property. Peter C. Eckhardt to William Sperb. Mort. \$20,000. June 28. 26,500

57th st, n s, 125 e 9th av, 50x100.5. }
58th st, s s, 125 e 9th av, 50x100.5. }
Vacant. }
Robert Bonner to William Sperb. June 24. 50,000

58th st, s s. Party wall agreement. Isaias Meyer with Sophie Oppenheim. Mar. 31. nom

58th st, n s, 100 e 7th av, 50x100.5, vacant. }
59th st, s s, 100 e 7th av, 50x100.5. }
Bernard Cohen and Emanuel Walter to John O'Connor, Newark, N. J. June 8. 100,000

58th st, n s, 175 e 7th av, 25x100.5, vacant. Charles P. Burdett, Stamford, Conn., to John O'Connor, Newark, N. J. June 8. 22,550

58th st, n s, 225 e 7th av, 25x100.5, vacant. John W. and William M. Hogencamp to John O'Connor, Newark, N. J. Mort. \$11,000. June 15. 22,500

58th st, No. 141, n s, 383.4 w 6th av, 16.8x100.5, four-story stone front dwell'g. Sophie D. wife of Joseph M. Knapp to John O'Connor, Newark, N. J. Mort. \$12,000. June 16. 28,500

58th st, n s, 275 e 7th av, 25x100.5, vacant. Matilda E. Coddington to John O'Connor, Newark, N. J. June 14. 20,000

58th st, n s, 300 e 7th av, 25x100.5, vacant. Louisa Coddington to John O'Connor, Newark, N. J. June 14. 20,000

58th st, n s, 400 w 6th av, 25x100.5, vacant. Robert E. Dietz to John O'Connor, Newark, N. J. Mort. \$10,000. C. a. G. June 16. 25,000

58th st, n s, 425 w 6th av, 25x100.5, vacant. Robert E. Dietz to John O'Connor, Newark, N. J. Mort. \$10,000. C. a. G. June 16. 25,000

58th st, n s, 450 w 6th av, 25x100.5, vacant. Robert E. Dietz to John O'Connor, Newark, N. J. Mort. \$10,000. C. a. G. June 16. 25,000

59th st, s s, 125 w 6th av, 50x100.5. }
58th st, n s, 125 w 6th av, 50x100.5. }
Vacant. }
William B. Dick to John O'Connor, Newark, N. J. June 27. 83,000

59th st, s s, 400 w 6th av, 75x100.5, vacant. Charles E. Appleby, Glen Cove, L. I., to John O'Connor, Newark, N. J. June 4. 76,000

59th st, s s, 300 e 7th av, 25x100.5, vacant. William F. Buckley to John O'Connor. Mort. \$7,000. June 13. 30,000

59th st, s s, 150 e 7th av, 25x100.5. }
58th st, n s, 150 e 7th av, 25x100.5. }
Vacant. }
Matilda E. Coddington to John O'Connor, Newark, N. J. June 15. 42,500

59th st, s s, 300 w 6th av, 25x100.5, new building projected. Simon Bernheimer to John O'Connor, Newark, N. J. June 24. 35,000

59th st, s s, 75 e 7th av, 25x100.5. Charles E. Le Barbier to John O'Connor, Newark, N. J. Mort. \$9,000. June 30. nom

59th st, s s, 175 e 7th av, 50x100.5. Chas. H. Holt to John O'Connor, Newark, N. J. Mort. \$20,500. June 27. nom

60th st, n s, 100 e 11th av, 75.1x100.5, three four-story brick tenem'ts. The Mutual Life Ins. Co., New York, to Andrew Reilly, Newark, N. J. C. a. G. June 1. 25,500

61st st, No. 105, n s, 347 w Lexington av, 19x100.5, four-story stone front dwell'g. The Vermont Marble Co. to Helen M. wife of Volney P. Slocum. Mort. \$10,000. Feb. 26. 20,000

61st st, s s, 85 w 2d av, 16x100.5. Anna M. wife of Richard R. Hunt to Charles G. Cornell. June 23. nom

62d st, No. 221 E., n s, 247.10 e 3d av, 17.10x62.10, four-story stone front dwelling. John D. Crimmins to Nicolas Banzet. Mort. \$5,000. June 28. 10,000

62d st, s s, 107 e Madison av, 20x100.5, new buildings projected. Henry A. Cram to Samuel D. Bussell. June 14. 15,000

62d st, s s, 127 e Madison av, 20x100.5, new buildings projected. Henry A. Cram to Joseph B. Wray. June 14. 15,000

62d st, s s, 147 e Madison av, 20x100.5. Henry A. Cram to Samuel D. Bussell and Joseph B. Wray. June 14. 15,250

62d st, s s. Party wall agreement. Samuel D. Bussell with Henry A. Cram.
 63d st, s s, 275 e 2d av, 100x100.5. vacant. Bertha wife of John B. Smith to Henry J. Burchell. Mort. \$9,000. June 24. 15,000
 64th st, n s, 20 w Madison av. Release mort. Andrews Soher to Margaret L. Barker. April 9. 6,366
 66th st, s s, 150 e 9th av, 175x100.5, shanties. John A. Monsell, Brooklyn, to Effingham H. Nichols. Mort. \$24,000. June 14. 45,000
 67th st, n s, 125 e 10th av, 25x100.5, three-story brick dwell'g. Marie A. La Farge to Stephen V. R. Cooper. June 27. 5,000
 68th st, s s, 41 w Madison av, 18x100.5. Henry C. Oakley to William T. Colbron. Mort. \$14,000. June 22. nom
 68th st, n s, 100 e 11th av, 25x100.5. Arnold H. Wagner to William Nelson, Jr., C. a. G. June 1. 25
 68th st, n s, 100 e 11th av, 25x100.5, frame stable. Stephen M. Ostrander, assignee of A. H. Wagner, to William Nelson, Jr., Wassaic, N. Y. May 19. 1,400
 71st st, s s, 213 e 1st av, 25x100.5, two-story frame dwell'g. Nathan Rose to Samuel W. Freund. Mort. \$2,500. June 23. 4,000
 72d st, No. 204, s s, 90 e 3d av, 20x102.2, four-story brick dwell'g. Edwin B. Dow to Charles H. Bliss. Q. C. June 24. 1,000
 72d st, s s, 90 e 3d av, 20x102.2, four-story brick flat. Henry C. Ellis to Charles H. Bliss. C. a. G. June 30. 1,000
 74th st, No. 50, s s, 280 e Madison av, 20x102.2, four-story brick (stone front) dwelling. Moses Ehrenreich to Richard Marsland. June 20. 30,000
 75th st, n s, 255 e 3d av, 25x102.2, vacant. Samuel Simmons to Henry Lipman. Mort. \$2,000. June 23. 5,000
 75th st, Nos. 425 and 427, n s, 250 w Av A, 47x102.2, two four-story brick tenem'ts. William R. Croft to Quayle W. Hawkes. Mort. \$20,350. June 29. 28,000
 76th st, n s, 373 e Av A, 25x102.2, vacant. Julia D. Miller, Jersey City, N. J., to Elbert D. Howes, Brooklyn. Mort. \$1,667. June 11. 5,000
 76th st, s w cor Madison av, 20x102.2, vacant. James Seligman to John Noble. June 24. 22,000
 77th st, s s, 325 w 8th av, 25x102.2, vacant. William B. Lynch to George Ehret. Morts. \$7,000. June 21. 12,000
 80th st, No. 177, n s, 150.1 w 3d av, 16.8x100, three-story stone front dwell'g. Foreclos. John O'Byrne to Willett Bronson. Mort. \$6,500. June 30. 3,050
 80th st, n s, 80 w 4th av, 200x102.2, vacant. Edwin D. Morgan to S. Van Rensselaer Cruger. June 11. 80,000
 Same property. Arnold, Constable & Co., to Edwin D. Morgan. Release judgment. Feb. 24, 1874. nom
 81st st, n s, 200 w 2d av, 54.2x100. Patrick McQuade to Anthony McQuade. April 30. nom
 81st st, s s, 200 e 10th av, 75x102.2, vacant. John W. de Peyster, Red Hook, N. Y., to Archibald Rogers. May 27. 13,500
 82d st, n s, 500 e 10th av, 75x59.6x75.3x65.5, vacant. John W. de Peyster, Red Hook, N. Y., to Archibald Rogers. June 1. 10,500
 82d st, No. 334, s s, 375 e 2d av, 25x102.2, two-story frame dwell'g. John Turner to Max Danziger. June 23. 4,500
 82d st, Nos. 518 to 524, s s, 273 e Av A, 75x102.2, four four-story brick tenem'ts. William R. Croft to Mary K. wife of Charles F. Brooks, Brooklyn. Morts. \$30,250. April 27. 56,000
 84th st, n s, 201.8 w 2d av, 20x102. Paul Gmehlin to Charles Boettingheimer. C. a. G. June 22. nom
 Same property. Charles Boettingheimer to Caroline Gmehlin. C. a. G. June 22. nom
 84th st, n s, 388.11 e 4th av, 16.1x102.2, vacant. Daniel R. Kendall to James A. Frame. June 13. 6,500
 86th st, No. 27, n s, 281.1 e 5th av, 25.7x100.8, three-story frame dwell'g. Elizabeth Griffin, wife of Hobart R., to J. Spencer Turner. June 27. 17,500
 88th st, s s, 107.9 e 4th av, 25.7x100.8. Cornelius E. Anderson, trustee, to William Cohen. Confirmation deed. Mort. \$2,500. June 24. nom

103d st, n s, 450 w 8th av, 125x100.11, vacant.
 104th st, n s, 450 w 8th av, 50x100.11, vacant.
 Marie A. Roux, Paris, France, to Thomas B. Kerr. Release dower. February 25. nom
 Same property. Thomas B. Kerr to Alphonse P. Ramel. Mort. \$10,000. June 25. 21,000
 104th st, s s, 100 w Av A, 200x100. Addison B. Kennedy, Brooklyn, to Alice H. Quackenbush. Q. C. May 25, 1878. nom
 Same property. Lambert S. Quackenbush to Ira Shafer. June 23. nom
 Same property. William Richardson to same. Q. C. June 23. nom
 106th st, n s, 75 w 2d av. Release mort. William A. Cauldwell to Wilhelmine Juch. June 18. nom
 106th st, n s, 75 w 2d av, 25x100.11, four-story brick tenem't. Wilhelmine wife of William A. Juch to George Muhler and Eliza, his wife. Morts. \$8,500. June 23. 14,000
 110th st, No. 344, s s, 100 w 1st av, 25x100.11, four-story brick dwell'g. Max Schwerin to Stephen B. Fish. Foreclos. April 18. 7,640
 110th st, No. 342, s s, 125 w 1st av, 25x100.11, four-story brick dwell'g. Foreclos. Max Schwerin to Stephen B. Fish. April 18, 1881. 7,640
 110th st, No. 346, s s, 75 w 1st av, 25x100.11, four-story brick dwelling. Foreclos. Same to same. April 18, 1881. 7,640
 110th st, No. 308, s s, 125 e 2d av, 25x100.10, two-story frame dwell'g. Edward Knowlton to Silas J. Donovan. Mort. \$1,600. June 29. 2,835
 113th st, No. 202 E, s s, 69 e 3d av, 26x100.11, four-story brick tenem't. Johanna, wife of Henry Muhler, to Gottlieb Thiemann. Mort. \$9,000, and croton tax, 1881. June 13. 13,250
 116th st, s s, 144 w Av A, 100x100.10, new buildings projected. Charles Van Fleet, Brooklyn, to Wm. H. Hoover. Morts. \$22,000. June 25. 30,000
 118th st, n s, 227.4 e 1st av, 16.8x60x16.8x80. James Gault to John H. Gault. June 22. nom
 118th st, n s, 244 e 1st av. James Gault to William and George J. Ferrschild. Party wall agreement. June 28. 150
 119th st, No. 235, n s, 380 e 3d av, 20x100.10, two-story brick dwell'g. Foreclose. Andrew Van Voorhis to The Harlem Savings' Bank. January 13. 5,500
 120th st, s s, 90 w 4th av, 50x100.8x35x—, vacant. Adam Ruths to Levi P. Morton. Q. C. June 22. 4,500
 120th st, s s, 140 e 4th av, 75x100.11. Isaac L. Holmes to Amelia F. Barker, Brooklyn. (Recorded June 23). Mort. \$9,600. April 19. 12,500
 122d st, No. 211, n s, 130 e 3d av, 25x100.11, two-story frame dwell'g. Henry Thau to George Trabold. Morts. \$1,500. June 20. 3,636
 Same property. George Trabold to Elise, wife of Henry Thau. Mort. \$1,500. June 20. 3,636
 124th st, No. 37, n s, 472.6 e 6th av, 12.6x100.11, four-story brick stone front dwell'g. Anthony Smyth to Emma E. Weed. Mort. \$9,000, which is not assumed. June 25. 13,500
 124th st, s s, 225 w 7th av, 16.8x100.6. Patrick McKaegney to Elbridge G. Rideout. Q. C. June 21. nom
 125th st, n s, 150 w 8th av, 50x150, two brick stores and sheds. Anna M., wife of John A. Monsell, Brooklyn, to James E. Duff, Brooklyn. May 1. nom
 Same property. James E. Duff, Brooklyn, to John Cromwell, Cranford, N. J. Mort. \$3,700. May 17. 16,000
 127th st, n s, 375 w 7th av or Boulevard, 25x100, vacant. John T. Farley to Alexander M. Doke. Mort. \$4,650. June 20. 5,500
 127th st, No. 267, n s, 216.8 e 8th av, 16.8x99.11, three-story (stone front) dwell'g. Susan, wife of and Salmon S. Stevens, to Louisa J., wife of Henry J. Altman. Morts. \$5,833. June 29. 8,650
 129th st, n s, 275 w 6th av, 25x99.11, four-story stone front dwell'g. George M. Mackellar to Charles P. Twigg. January 12. 5,000

129th st, n s. Party wall agreement. Chas. P. Twigg with Adeline C. Noyes. June 27. nom
 129th st, No. 143, n s, 225 e 7th av, 25x99.11. Benjamin J. Tuzo to Edwin Langdon. Q. C. Aug. 7. 7,000
 131st st, No. 73, n s, 101.8 e 6th av, 16.8x99.11, three-story stone front dwell'g. Michael Hicks and Thomas Smith, to Susan A. Hudson. Mort. \$6,500. June 24. 11,750
 131st st, s s, 225 e 7th av, 75x99.11. George F. W. Weatherby, by L. F. Therasson committee, to Charlotte W. Therasson. Feb. 12, 1880. nom
 146th st, n s, 275 w Boulevard, 50x99.11, vacant. Philip A. Smyth to Charles R. Parfitt. June 20. 3,000
 Av A, e s, 87.11 s 116th st, 37.6x94. Martha wife of Charles White to Christopher B. Keogh. Morts. \$16,000. June 27. nom
 Av A, e s, 50.5 s 116th st, 37.6x94. Martha wife of Charles White to Christopher B. Keogh. Morts. \$16,000. March 30. nom
 Av A, s w cor 23d st, 24.9x93.10. Jacob Lawson, Brooklyn, to Marx and Moses Ottinger. C. a. G. June 25. 22,000
 Same property, five-story brick store and tenem't; No. 244 E. 23d st, five-story brick store and tenem't. John Hogan to same. Q. C. June 25. nom
 Av A, Nos. 1688 to 1692, s e cor 89th st, 60x100, new buildings projected. William R. Croft to Quayle W. Hawkes. June 16. 17,000
 Lexington av, n w cor 44th st, 50.5x95, vacant. Phebe Pearsall to Michael J. O'Reilly. June 28. 25,000
 Lexington av, No. 167, e s, 65.10 n 30th st, 21.1x100, three-story stone front dwelling. Isaac Rodman to Edgar A. Simmons. Mort. \$7,000. June 30. 15,000
 Madison av, No. 956, w s, 27.2 n 75th st, 25x95, four-story stone front dwelling. Harriet E. wife of John B. Page, Rutland st, to Henrietta A. Falk. Mort. \$26,000. June 27. 41,700
 Madison av, e s, 29.5 n 68th st, 21x100, vacant. Harvey S. Ladew to Charles Buek. June 25. 22,500
 Madison av, s e cor 74th st, 22.2x80. Jonas Phillips and ano., guards of Luciano M. D. A. Fabbriotti, to Luciano M. D. A. Fabbriotti. June 23. nom
 Madison av, s e cor 131st st, 66.8x60, vacant. William Mackellar to Thomas Mackellar. June 15. 22,000
 Mount Morris av, w s, 49.2 n 123d st, 1.3x100. John Dwight to Alexander P. Ketchum. June 28. nom
 Same property. Alex. P. Ketchum to Nancy S. E. wife of John Dwight. June 28. nom
 1st av, e s, 77.2 n 77th st, release mort. Max Danziger to Jacob L. Maschke. June 23. 3,000
 1st av, Nos. 1486, 1488 and 1490, indemnity against action of Lis Pens. Jacob L. Maschke to Catharine Neuschafer and Gabriel Frank. 4,650
 1st av, No. 1486, e s, 77.2 n 77th st, 25x94, four-story brick (stone front) store and tenem't. Jacob L. Maschke to Gabriel Frank. Mort. \$11,500. June 23. 17,850
 1st av, n e cor 69th st, 25.1x113. Helen Langdon, widow, to James J. Lee. Q. C. June 24. nom
 2d av, n w cor 49th st. Release. Sarah J. Corrigan to Bridget Corrigan. June 22. nom
 2d av, No. 2347, w s, 50.5 n 120th st 25.2x100, two-story frame store and dwelling. William C. Lester to Joseph Marshall. June 30. 6,000
 2d av, No. 2183 to 2189, n w cor 112th st, 88.1x75, four four-story brick stores and tenem'ts. John W. Warner to Mary Barany. Morts. \$35,000. June 21. 65,000
 Same property. Release mort. William Stone, New York, Harriet A. Pearson and Sarah A. Cooper, Woodbridge, N. J., to John W. Warner. June 23. 1,000
 2d av, n w cor 126th st, 99.11x100, vacant. Henry M. Wheeler to George E. Daniels. Morts., taxes and assess'ts not to exceed \$21,000. June 23. 21,175
 2d av, s w cor 31st st, 20x77, h & l. Julia Maguire to Marv E. wife of Patrick H. Maguire. Mort. \$7,000. Q. C. June 24. nom

3d av. w s, extdg from 99th to 100th sts. 201.10x100. 2 releases mort. Charles A. Buddensiek to Samuel Simmons. June 23. nom

3d av, n e cor 69th st. Release mort. Cordelia S. Steward to Israel Casper. June 9. 30,500

3d av, n e cor 108th st, 50x100. 108th st, n s, 160 e 3d av. 350x100.11. 2d av, n w cor 108th st, 50x100. Vacant. Arnold Lustig to Max Danziger. Mort. 17,500. June 22. 60,000

4th av, w s, 50 n 104th st. 25x80, frame stable. Foreclos. Lewis Sanders to Charles F. Willis, Riverhead, L. I. June 25. 2,500

4th av. e s, extdg from 121st st to 122d st, 202x90, vacant. John Davidson to Benjamin Richardson. Mort. \$28,000. June 23. 50,000

Same property. John Davidson to Charles Baxter. Contract. May 17. 50,000

4th av. n w cor 119th st, runs north 100.10 x west abt 110 x south abt 70 x southeast to 119th st, x east 62, shanties. Peter H. A. Robert, Cranford, N. J., to Henry G. Hinton, Brooklyn. 1-10 part. Jan. 29. 500

6th av, n w cor 32d st. 17.4x68. 32d st, n s, 84 w 6th av, 16x49.4. Richard P. Hunt to Caroline E. Hiffert. Mort. \$20,000. June 24. nom

6th av, e s, extdg from 122d to 123d st, 201.10x100, vacant. John B. Devlin to John H. Sherwood. Contract. June 28. int. on \$58,000 for 1 mo. and 60,000

7th av, n w cor 57th st, 100.5x100. 57th st, n s. 100 w 7th av, 50x100.5, frame dwelling and stable. Spencer A. Fanning to John H. Deane. Mort. \$100,000. June 11. 120,015

9th av, n e cor 67th st, 100.5x100, allotted in partition to Mary E. Boyce. 67th st, n s. 150 e 9th av. 125x100.5, allotted to John O. F. Delany. 67th st, n s, 275 e 9th av, 125x100.5, allotted to Jane wife of Andrew J. Lindsay. Jane Lindsay and Mary E. Boyce each paying to John O. T. Delany \$1,000. 10th av. Nos. 390 and 392, e. s. 33.7 n 32d st, 41.10x59.4x39.8x62.3, two three-story frame stores and dwell'gs. Thomas McConkey, Sr., to William McConkey, Sr. Mort. \$5,000. Nov. 15, 1877. 2,400

11th av. e s, 49.3 n 44th st, 26x74. Peter Murphy to John Foley. Mort. \$9,000. June 29. nom

Same property. John Foley to Bridget wife of Peter Murphy. Mort. \$9,000. June 29. nom

Interior lot, 80.9 e Madison av, and 28.8 s 75th st, runs east 0.3 x south 25 x west 0.3 x north 25. Abraham Dowdney to Sarah Samson. April 18. nom

Interior lot, 102.3 w 3d av, and 75.6 n 81st st, runs north 85 x west 11.3 x southeast 13.6 to beginning. Release mort. The Emigrant Industrial Savings Bank, New York, to Gustav A. Flach. June 1. nom

Lo's 384 to 387 inclusive, map of Elmwood H. Thorn estate, 100.8x100, vacant. Nicholas Banzet to Charles H. Lalor. Mort. \$14,500. June 21. 23,000

23d and 24th WARDS.

Arcularius pl, s s, 309.3 e Gerard av. Release judgment. Lewis Hurst, Brooklyn, to Anne O. Willett. June 29. nom

Chestnut st. n w s, part lot 24 map heirs Thomas E. Walker. 25x150. Foreclos. G. D. W. Clocke to Francis Billet. June 15. 210

Chestnut st. n w s, part lot 24 map heirs Thomas E. Walker, 25x150. Foreclos. G. D. W. Clocke to Charles Billet, Jr. June 15. 210

Union st, s w s, 175 n w Highbridge av, runs southwest 100 x northwest 100 to Lind av, x northeast 103.2 to Union st, x southeast 75. Rosanna Kennedy to Mary J. and Rosanna S. Kennedy, daughters of grantor. March 14. gift

1st st. w s, lot 23, map North Melrose, 50x100. Charles Busch to Sarah J. Maehler. June 23. 2,300

2d pl, s s, 175 w Grove av. Release mort. Anna Wilson, extrx. P. Wilson, to Kieran B. Daly. June 22. nom

139th st. n s. 155.10 e 3d av, 25x100. Elizabeth wife of Green Wright to Elizabeth Weir. Correction deed. Q. C. June 10. nom

142d st, n s, 381.6 e Alexander av, 100x100. James M. Boulard to Alfred Boulard. June 28. nom

Same property. A. Boulard to Selina wife of Jas. M. Boulard. June 29. nom

165th st, n e s, 131 n w Washington av. Release mort. Maria J. Jacobus, Brooklyn, to Peter D. and Elsie D. Bundick. June 23. nom

165th st n e s, 131 n w Washington av, 25x117.8. Evangeline Shapter to Peter D. and Elsie D. Bundick. June 10. 550

Same property. Release mort. William A. Abbott, Brooklyn, to same. June 24. nom

Courtlandt av, w s, 75 n 151st st, 25x100. John Frees to Anna wife of Joseph Frey. Mort. \$1,800. April 26. 2,000

College av, easterly cor Concord st, 75x100. James M. Boulard to Alfred Boulard. June 28. nom

Same property. A. Boulard to Selina wife of James M. Boulard. June 29. nom

Elm av, southerly cor Orchard Terrace, 50 x100. Edgar S. Van Winkle and ano., exrs. J. C. Kayser, to James N. Morris. June 18. 305

Fenton av, centre line 300 e Forest av, runs west 33 x north 139.4x33x139.4. Daniel H. Geiger, Brooklyn, to Joseph Lambrecht. May 21. 3,000

Garden av, s w s, 75 s e Orchard terrace, 75 x—. Edgar S. Van Winkle and ano., exrs. J. C. Kayser, to Julius A. Robinson. June 18. 225

Robbins av, southerly cor 149th st, 80x75, being part lot 152 map Wilton, &c. Robbins av, s e s, part lot 153 same map, 25x230. Robbins av, s e s, 155 s w 149th st, 50x230, being part lots 153 and 154 same map. German av, e s, part lot 3 map Bensonia, 25x75. Margaret wife of Daniel Glackin to Patrick McKenna, Morrisannia. C. a. G. June 25. 500

Thomas av, s e s, 66 s w Welsh st, 22x90. Anna L. wife of and John Berrian to Thomas Coughlan. April 18. 400

Tinton av, e s, lot 89 map East Morrisania, 50x100. Austin Carr. Sea Cliff, L. I., to Austin Carr. June 20. nom

Willis av, e s, 25 n 145th st, 25x100. Theodore and Benedikt Merklinger to John Noll, Newark, N. J. Mort. \$2,000. June 21. 3,500

Macomb's Dam to Fordham Corners road, at junction of lands of E. H. Johnson and Wm. Archer, lots 7 to 14 and 25 to 28 and 33 to 36, inclusive, map E. H. Johnson property, West Farms. Foreclos. Elliot Sandford to William L. Bruse et al., exrs. Eloise L. Lawrence. Jan. 5. 9,925

Williamsbridge road, adj. s s Bussing's lane, lot 4 Peter Briggs' farm Fordham, contains 3 36-1,000 acres. Foreclos. J. Malcolm Smith to Peter V. Bussing. June 20. 2,000

Rear part of lots 112 and 113 on map of the village of Mott Haven, &c., 25x59.6x25x59.7. Michael O'Neil to James M. Stedman. June 28. 500

Same property. Samuel M. Purdy, extr. Effa L. Purdy, to Michael O'Neil. Release mort. June 27. nom

LEASEHOLD CONVEYANCES.

College pl, n w cor Park pl. Consent to assign. lease. Trustees Columbia College to Julian McAllister and H. B. Armstrong.

Houston st, n s, 151.8 e Av C, 65x81 to 2d st, x65x89.6. Houston st, n s, 301.8 e Av C, 40x65.8 to 2d st, x40x70.9. 2d st, n s, 118 w Av D, 50x106. Assign. leases. The United States Life Ins. Co., New York, to Reuben Maulesden. Satisfies a mort. of \$22,500 and nom

13th st, s s, 193 e Av B, 50x103.3. Assign. lease. Henry J. Burchell to James G. Burchell. nom

24th st, s s, 125 w 10th av, 25x98.9. Maria T. B. Moore to Robert White. 21 years from May 1, per year. 225

125th st, n s, 150 w 8th av. 50x150. Assign. lease. Anna M. wife of John A. Monsell, Brooklyn, to John Cromwell, Cranford, N. J. valid consid

7th av. w s, bet 57th and 58th sts, gore, 3 feet front. The Mayor, &c., New York to James McMahon. Tax lease, 1,000 years. Sept. 12, 1865. 16

7th and 8th aves, 57th and 58th sts, ind'ft. lot. Same to same. Tax lease, 1,000 years. Jan. 23, 1866. 17

7th av, w s, bet 57th and 58th sts, 2.5 front. Same to Geo. A. Hoyt. Tax lease, 1,000 years. Oct. 24, 1862. 61

7th av, w s, bet 57th and 58th sts, 2.5x—. Same to Thomas Doyle. Tax lease, 1,000 years. Oct. 27, 1862. 50

KINGS COUNTY.

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

Bergen st. n s, 550 e 3d av. 25x100, h & l. Andrew and William I. Montgomery to Annie wife of George Duncan. \$1,500

Bergen st, n s, 139 e Franklin av. Release mort. Fanny D. Spencer to Edward Freel. nom

Bergen st, n e s, 325 n w 3d av, 25x100. Margaret R. wife of James M. Miller to Mary Dyson, widow. nom

Same property. Foreclos. Gerard M. Stevens to same. 1,200

Broadway, n e s, 34 s e Margaretta st, 18x80, h & l. Gerard M. Stevens to Foroseagean J. Ledoux. Foreclos. 500

Bremen late Washington st, s e cor Brooklyn and Newtown Pike. 133 to Monteith late Monroe st, x100x90x50x76 to said Pike, x 151 Foreclos. Robert Merchant to Charles W. Walters. Unpaid taxes and assessments and 3,000

Cumberland st, w s, 96.1 s Flushing av, 75x100. The New York Life Ins. and Trust Co., trustees I. C. Delaplaine and Matilda Delaplaine, widow, to Daniel S. Hammond. 2,700

Church lane or av. s s, bet Ocean av and East 15th st, 2 houses and 12 lots, Flatbush. Franklin B. Van Wyck to Frank Crooke, undivided share. Mort. \$352. 500

Clarkson st, s s, 2,560 e Main st, Flatbush, 200x200. Aaron S. Robbins to Charles D. Willets. 6,000

Dean st, s s, 75 w 6th av, 20x104.2x21.7x120.6. Foreclos. Gerard M. Stevens to Moses M. Vail. 1,975

Degraw st, southerly cor Van Brunt st, 16x56.4, h & l. Orson W. Sheldon, Fordham, New York, to Julia D. Miller, Jersey City. 5,000

Degraw st, southerly cor Van Brunt st, 35.6x100. Foreclos. Thos. M. Riley to Orson W. Sheldon. Mort. \$3,000. 500

Division st, s e s, 103.2 n e Myrtle av, 25x51.9x24x57.9. The City of Brooklyn to James Sloane. 275

Dupont st, n s, 200 e Oakland st, 25x100. Trustees of Union College to Ann wife of John O'Hanlon. 700

Fleet pl, w s, 139 n Johnson st, 18x85. Michael Purcell and Margaret his wife, Bridget O'Neill and Ellen Byrne to Wm. Purcell. nom

Fulton st, n s, 80 w Verona pl; also Macon st, s s, 30.3 w Verona pl. Release judgment. Stephen Taber, extr. S. T. Taber, to Diana R. wife of F. R. Boerum and Bernard Fowler. nom

Fulton st, s s, 40.5 w Franklin av, runs south 80.5 x west 20 x south 19.6 x east 104.6 to Franklin av x north 104.6 to Fulton st x west 40.5. Edward Rowe, extr. Maria Rowe, to William H. Scott. 9,225

Fulton st, s s, 60.5 w Franklin av, runs south 100 x west 20 x south 17 x west 20 x north 117 to Fulton st x east 40. Edward Rowe, extr. Maria Rowe, to William H. Scott. 5,050

Gold st, e s, 288 s Willoughby st, 22x85. Eliza A. Cadley to Edward B. Cadley. Mort. \$2,000. 5,000

Himrod st, n w s, 100 s w Central av, 20.10x84.9 x20.10x85.3. Sarah wife of Thomas Goodwin to James Quinn. Mort. \$150. 325

Hoyt st, e s, 38.2 n 2d st, 19.1x82.6x19x81.8, h & l. Foreclos. Thomas M. Riley to John Oronaux, Roslyn. 3,000

Halsey st, n s, 66.8 e Throop av, 16.8x100, h & l. Albion K. Buckley to Albion A. Buckley. 5,000

Hopkins st, n s, 200 w Tompkins av, 25x100. Foreclos. Thos. M. Riley to Bernard Gangloff, New York. 1,575

Same property. Bernard Gangloff to Peter J. Bungart. Subject to tax sales for tax of 1872, also water tax 1878 to 1881, inclusive, and taxes 1878, 1879, 1880. 1,500

Same property. George W. Mead to Johanna Angermann. Release judgt. nom

Same property. Same to same. Release mort. nom

Same property. Emelye K. Morawetz to same. Q. C. nom

Same property. Warrantee deed. Same to same. nom

Corcoran, D. M. West Farms....A. Mc-Owen. 1,000
 Carlin, E. 326 West 41st....T. Stacom. 205
 Chatry, R. J. 239 West 45th....A. Baummann. 145
 Clark, A. C. 320 West 28th....L. Baumann. 206
 Cole, D. 89 Christopher....Fennell & Co. 116
 Crosby, Kate. 270 Grand....Fennell & Co. 114
 David, J. 208 1/2 Broome....Jordan & Moriarty. (R) 113
 De Stuckle, H. 63 Bleecker....W. E. Worthen. 616
 Feigensohn, A. 49 Essex....S. Rischpan. 22
 Forrestal, P. 491 Canal....E. D. Farrell. 130
 Frost, Margaret A., and Mary L. Ormsby. 125 W. 42d....J. R. Norris. 300
 Fischer, G. M. 167 East 4th....Fennell & Co. 281
 Fuhrmann, J. 307 East 58th....Fennell & Co. 227
 Frage, Annie. 194 Elizabeth....Coogan Bros. 107
 Gormann, Chas. 204 Av C....Herschmann & Manges. 118
 Goett, J. 84 Av C....Fennell & Co. 147
 Hagerty, Mary. 419 East 15th....H. S. Eisler. 151
 Hall, T. J....I. C. Lamphin. 600
 Hasbrouck, C. B. and Jane. 50 W. 15th....W. W. Converse. Dated, July 1, 1880. 500
 Henrie, Jeneatte. 36 Bond....Ruhl & Kennedy. 101
 Jenkins, Lena. 83 E. 4th....P. O'Farrell. 336
 Kaas, Mrs. G. B. 28 E. 86th....Coogan Bros. 311
 Kern, M. 21 Bayard....R. M. Walters. Piano. 250
 Keiser, J. 214 Grand....Fennell & Co. 135
 Kneuer, V. 509 West 36th....L. Baumann. 194
 Le Forest, G. E. 145th, near 3d av....Fennell & Co. 128
 Leroy, Marie. 35 East 10th....Anna L. Grosvenor. 736
 Lewis, W. H. 53 Forsyth....Fennell & Co. Dated Aug. 20, 1880. 104
 Lieber, Gertrude A. 100 West 56th....Chickering & Sons. Piano. 400
 Linscott, Martha. 74 Barrow....L. Baumann. 124
 Lorenz, C. F. 20 Bedford....Fennell & Co. 101
 McConnin, Sarah. 2023 3d av....Fennell & Co. 100
 Murden, S. A. 148 E. 30th....E. B. Cooper. 250
 McDonald, J. D. City....H. C. Boynton & Co. 231
 Milliken, Mary J. 81 W. 50th....T. H. Tobias. 55
 McVeigh, E. J. Washington av, near 168th st....E. D. Farrell. 116
 Meyer, H. 387 6th av....Bohde Bros. 150
 Moore, Emilie S. 213 W. 43d....J. H. Miller. (R) 300
 Nichols, Ann. 41 W. 29th....J. J. Cisco. (R) 6,200
 Neill, J. 111 Perry....L. Baumann. 131
 O'Dowd, C. J. 226 Varick....B. Grunhut. 200
 Powell, A. Park av near 80th....Coogan Bros. 141
 Pearsalle, Agnes. 62 E. 3d....Fennell & Co. 136
 Peters, H. Mrs. 153 E. 51st....Thoesen & Uhl. 103
 Powers, Annie. 304 Cherry....J. P. Delehanty. 106
 Rindessbacher, A. 517 E. 12th....Fennell & Co. 101
 Rodgers, F. S. 111 E. 124th....P. O'Farrell. 232
 Schoerlin, L. 159 Stanton....Fennell & Co. 107
 Seberger, Agnes. 133 W. 16th....Thoesen & Uhl. 107
 Seybolt, C. E. 238 W. 31st....G. Beck. 229
 Sherman, Alice. 179 8th av....G. Beck. 117
 Stahl, Ida. 323 Delancey....Fennell & Co. (Dated Dec. 2, 1880.) 313
 Sweitzer, E. 233 W. 18th....G. Beck. 106
 Siems, Katie. 56 Varick....C. Peter. 200
 Stedeker, L. 177 E. 94th....Coogan Bros. 125
 Solivetti, J. 157 Wooster....E. P. Bergamini. 500
 Tinsley, J. G. City....W. N. Tinsley. 500
 Vanderbilt, Sarah M. 362 W. 31st....L. Baumann. 100
 Walker, J. T. 74 Orchard....Herschmann & Manges. 109
 Walker, R. O. 122 W. 21st....E. L. Burchar. (R) 300
 Whalen, Mary. 11 Pike....S. Epstein. Piano. 275
 Wheeler, S. G., Jr. 348 W. 23d....W. R. Garrison. 10,000
 Webb, Mary L. and J. H. 212 W. 11th....E. Bloomer. (R) 392
 Wiseman, Jennie. 144th near 3d av....Herschmann & Manges. 467
 Wolf, Annie. 206 E. 23d....E. D. Farrell. 150
 Wood, Annie. 238 E. 9th....Ruhl & Kennedy. 281

MISCELLANEOUS.

Arnold, Jos. Flatbush....Johann Arnold. Green Houses, &c. 500
 Barnard, G. H. 39 Clinton pl....S. O. Gleason. Laundry Fixtures. 150

Bernstein, Sarah. 5 Ludlow....S. Epstein. Coal Yard Fixtures, Horse, &c. Dated Feb. 14. 1,189
 Bilder, L. 388 East 10th....E. Meyer. Machines. 600
 Boos, C. 2067 2d av....G. A. Baerenklau. Cigar Fixtures. 200
 Bushnell & Van Loon....Winslow Case. Scenery and Fixtures Bushnell's Show. 1,000
 Borm, E. G. 177 Orchard....Henriette Borm. Sewing Machines. 300
 Beuhagel, A. 448 W. 38th....J. Reynolds. Horse, Truck, &c. 55
 Burrill, J. F. 23 Park row....S. F. Simpson. Office Furniture. 115
 Brass Goods Mfg. Co. 43 Chambers, New York, and 250 to 254 State, Brooklyn....G. F. Stone. Presses, Machinery, Tools, &c. (R) 2,000
 Carter, D. M. 38 W. 24th....F. Higgins, as recvr. Paintings. (R) 700
 Colt, Sarah S. 39 1/2 South....E. W. Colt. Presses, Type, &c. (Filed June 30, 1881, and dated July 1, 1881.) 1,000
 Connolly, J. & J. 204 South....J. Calvo. Boats, &c. 600
 Cotte, A. M. Fort Washington....I. P. Martin. School Furniture. (R) secures rent
 Caryl, I. B. 1252 1st av....T. F. Jones. Horse, Milk Fixtures. (R) 500
 Davidson, A. 233 Bleecker....R. Bloom. Barber Fixtures. 300
 Dunbar & Corr. 121 Liberty....R. Hoe & Co. Press. (R) 132
 De Bride, C. W. 338 West 4th....G. Rudd. Horses, Trucks, &c. 850
 De Castro, J. B. 992 3d av....U. Ritter. Cigar Fixtures. 500
 De Castro, E. 60 Beaver....U. Ritter. Cigar Fixtures. 500
 Dunker, Meta. 516 W. 41st....E. Haaren. Horses. (R) 500
 Donnelly & Henderson. 4 1st....T. McGinness. Screw Press, Tools, &c. 800
 Englert, M. 446 W. 52d....Roberts & Collin. Bakery Fixtures. (R) 300
 Erdt, I. 130 Greenwich....J. Baier. Horse, Wagon, &c. 50
 Gautillon, J. 619 Broadway....M. Hoffmann. Machine. 115
 Grant, A. L. 112 Chambers....W. E. Scripture (M. C. West, by assign.) Restaurant Fixtures. 400
 Gaillard, D. A. 108 Spring....Marie Obry, admrx. Drug Fixtures. (R) 368
 Haas, M. 159 Division....J. Hollister & Co. Bakery Fixtures. 163
 Hedden, Jas. 753 9th av....G. P. Wright & Co. Restaurant Fixtures. 150
 Howard D. E. 1488 Broadway....A. Dusenbury. Laundry Fixtures. 300
 Happ, G. 67 Suffolk....J. Kramer. Machinery. 300
 Hess, C. 55 Allen....C. Schweizer. Bakery Fixtures. 100
 Johnson, L. A. 136 E. 13th....C. F. Busing. Engine, Lathes, &c. 200
 Krueger, F. W. 175 West....H. Mitchell. Lodging House Furniture. 300
 Lindemann & Ricke. 147 Baxter....Kaufmann Bros. & Boudy. Lathes, Machinery, &c. 1,760
 Lovell, J. W. and Carrie F. Rouse's Point....Hannah Enston. Machinery, Real Estate, &c. (R) 17,000
 McGuinness, D. 264 Rivington....M. Spiess. Horse. 35
 McShane, P. F. 2134 3d av....M. Fleischhauer. Butcher Fixtures, Horses, &c. 350
 Milligan, C. F. and Mary E. 3d av, near 142d st....W. H. Schieffelin & Co. Drug Fixtures. 158
 McGuire, James. 278 Madison....Nuffer & Lippe. Carriage. 143
 Meyer, J. 26 West 14th....O. R. Meyer. Photograph Gallery Fixtures. 6,000
 Merck & Westphal. 139 Rivington....W. Schulze. Horse, Scaffolding, &c. 150
 Noyes, D. M. 13th, near 14th av....J. A. Winslow. Horses. 100
 O'Dowd, C. J. 526 Broome....B. Grunhut. Drug Fixtures. 200
 Plaut, A. 13th av and Gansevoort st....H. Harring. Horses, Trucks, &c. 700
 Peterson, H. E. 23 1st....C. Kientzler. Bathing Establishment. 600
 Pillow, H. 4 West 36th....J. Cunningham, Son & Co. Carriages. 858
 Pope, J. H. 155 West....A. J. Collins. Horse, Truck, &c. 250
 Quinn, C. T. 69 Madison....Nuffer & Lippe. Carriage. (R) 402
 Richter, J. 75th st, near 9th av....Kilpatrick & Co. Sash and Blind Factory Fixtures. 700
 Rostern, Sarah J. 3 W. 14th....L. H. Dorsett. Restaurant Fixtures. 400
 Rooney, J. W. and Mary A. 1402 Broadway....R. F. Bixby. Plater's Fixt. 266
 Reilly, P. 27 Warren....Myers & Gordon. Lasts, Tools, &c. 1,000
 Schloeffel, A. R. 318 E. 58th....J. E. Hodges. Horse, Milk Wagon, &c. 65

Smith, H. H. 274 Cherry....W. E. Dennis (G. C. Ihrig, Jr., by assign.) Horses, Trucks, &c. 225
 Spuhler, Babette. 439 E. 14th....H. Strasser. Bakery Fixtures, Horse, &c. 400
 Schanninger, S. 350 8th av....A. Baer. Cigar Fixtures. 90
 Spandel, E. 238 E. Houston....F. Reininger, trustee. Barber and Dental Fixtures. (R) 500
 Springhorn, F. 538 9th av and 441 W. 40th....C. H. Tuthill. Fixtures, Horses, Milk Wagons, &c. 500
 Sturken, J. H. 199 Bleecker....J. Pierce. Candy Store Fixtures. 500
 Thumann, J. 96 Gansevoort....E. C. Frank. Restaurant Fixtures. 90
 Wibberly, T. City....W. Neustaedter. Looms, &c. (R) 519
 Willis & Clements. 123 W. 26th....A. Clancy. Photographic Fixtures. 278
 Wilms, H. 70-6 Rutgers slip....F. A. Timmermann. Kindling Wood Yard Fixtures, Horses, &c. 521
 Walter, J. 873 2d av....Magdalena Snyder. Fixtures. 225
 Wuersten, G. Courtlandt av, near 157th st....Emma Zeuschner (F. Bergmann, by assign.) Drug Fixtures. (R) 200
 Zarr, J. E. 33 8th av....D. Lewi. Grocery Fixtures, Horse. Other consid. and 250

BILLS OF SALE.

Foehl, F. 2209 2d av....C. Granch. Bakery Fixtures. 600
 Henkel, I. Brooklyn....Emil Steffens. Presses, &c. 2,500
 Henning, Anna M. 179 Cherry....Annie Robinson. Furniture. 600
 Jung, Nic. 172 1st av....F. Stieper. Saloon Fixtures. 180
 Smith, W. H. 324 E. 42d....D. R. Briggs. Furniture. 300
 Smith, A., and F. Campbell, trustees. 56 John....McNab & Harlin Mfg. Co. Machinery, &c. 1
 Stratford, S. 754 6th av....A. Dreyfoos. Dining Saloon Fixtures. 575

ASSIGNMENTS OF CHATTEL MORTGAGES.

J. M. Brunswick & Balke Co. to Julius Bergman. (J. Koehler, Aug. 5, 1880.) 204
 J. M. Brunswick & Balke Co. to Julius Bergman. (Nov. 3, 1880.) 204
 Ruppert, Jacob, to J. C. Kuhlmann. (Jacob Euler, Dec. 7, 1880.) 300
 Zeuschner, Emma, to F. Bergmann. (G. Wuersten, June 24, 1878.) 1

ASSIGNMENT OF MECHANIC'S LIEN.

Lawler, Patrick, to A. Phillips. (Against property on 114th st, 100 w 2d av.) 211

KINGS COUNTY.

Burtis, L. I. 291 Navy st....John E. Murray & Co. Furniture. \$193
 Baldwin, N. A. 63 Tompkins av....J. Mullins. Furniture. 143
 Burke, J. D. 585 Fulton st....C. M. Bom-eisler. Liquor Store. 1,000
 Bowers, W. F. 340 Fulton st....R. F. Treacy. Horse. 100
 Bogart, W. H. 56 Broadway....F. J. Mather. Fixtures, &c. 200
 Brass Goods Manufacturing Co. 250, 252 and 254 State st....G. F. Stone. Machinery, &c. (R) 2,000
 Conklin, Marietta. 192 South 8th st....Anna E. Bunce. Furniture. (R) 150
 Corlies, Eliza S. Coney Island....Cevendra B. Sheldon. Furniture. 350
 Darby, Mary. 7 Walton st....Ann Flynn. Cows, Horses, &c. (R) 700
 Dunn, Mary. 107 Sackett st....Abrams & Levy. Furniture. 184
 Dredger, J....Peter Barrett. Wagon. 38
 Frank, L. 60 Graham av....D. Koelker. Butcher Shop. 200
 Freidlen, Julius. 380 Carroll st....Rob-erts, Collin & Co. Furniture. (R) 180
 Green, C. M. 74 Beekman st, New York....The Campbell Printing Press and Manufg Co. Printing Presses, &c. 11,200
 Green, C. M. 74 Beekman st, New York....Campbell Printing Press & Mfg. Co. Printing Press, &c. 4,500
 Gegerich, C. 121 Walton st....George Steinmetz. Tools, &c. 500
 Herm, Wilhelm. Bartlett st....J. Bacher. Sewing Machines, &c. 200
 Higgins, A. S. 20 Liberty st., New York....J. T. Preston. Printing Press, &c. 455
 Hardiman, Joseph J. 105 Franklin st....Frank Seaman. Bar Fixtures, &c. 400
 Hogate, Alice E. 413 Kent av....Adam Schulz. Furniture. 140
 Johnston, Edward T. 98 Chambers st, N. Y....Joseph P. Norton. Engine and Boiler. 320
 Johnson, J. 588 Gates av....Nick Davids. Fixtures, &c. 150
 Kenney & Morgan. Cor Pennsylvania and Liberty avs....Fitzgibbons, Messer & Co. Tools. 300
 Kleine, J. H. and Virginia A. 22 Covert st....R. Meyes. Furniture, &c. 200

Table listing names and amounts for Ryan, David and Daniel; Welch, Abraham R.; and others. Includes entries like '28 Ryan, David and Daniel—John Claffey' and '28 Welch, Abraham R.—A. W. Budlong'.

Table listing names and amounts for Adams, Russell W. and Frank P.; Agate, Ann Eliza; Allison, William L.; and others. Includes entries like '23 Adams, Russell W. and Frank P.—J. Paret' and '24 Agate, Ann Eliza—A. J. Agate'.

KINGS COUNTY.

Table listing names and amounts for Adams, Russell W. and Frank P.; Agate, Ann Eliza; Allison, William L.; and others. Includes entries like '23 Adams, Russell W. and Frank P.—J. Paret' and '24 Agate, Ann Eliza—A. J. Agate'.

Table listing names and amounts for Tompkins, Frederick, as the exr., &c.; Tyson, William H. H.; and others. Includes entries like '25 Tompkins, Frederick, as the exr., &c., Mary E. Tompkins—H. Snyder' and '27 Tyson, William H. H., the first name fictitious and unknown to plff.—C. J. Warren'.

SATISFIED JUDGMENTS.

NEW YORK.

June 25 to July 1—inclusive.

Table listing names and amounts for Anstice, Henry, Jr.—N. Y. Life Ins. Co.; Allen, Alfred H.—Emma W. Allen; American Linen Thread Co.—D. H. Wallace; and others. Includes entries like '*Anstice, Henry, Jr.—N. Y. Life Ins. Co. (1878)' and 'Allen, Alfred H.—Emma W. Allen (1878)'.

Table listing various real estate entries with names, addresses, and amounts. Includes entries like 'Same—N. Y. Mutual Gas Light Co. (73) 159 20' and 'Ray, James E.—Fifth Nat. Bank. (1877).... 537 98'.

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

KINGS COUNTY.

Table listing real estate entries for Kings County, June 24 to 30 inclusive. Includes names like 'Hanpert, Louisa (Ida Lippert. Cancelled)' and 'Gansert, Geo. A. (1881)'.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens for New York City, June and July. Includes entries like '80 Eighty-second st, n s, near 1st av. Frank P. Wehring agt Joseph Peters'.

KINGS COUNTY

Table listing real estate entries for Kings County, including '28 Thirty-ninth st, s s, 400 w 3d av, 50x100.2. John H. O'Rourke agt John G. Burke'.

SATISFIED MECHANICS' LIENS.

Table listing satisfied mechanics' liens, June and July, New York City. Includes entries like '25 One Hundred and Thirtieth st, s s, 80 w 6th av, 70 feet front. John Bell agt Thomas Keenan and Walter W. Adams'.

July.

Table listing real estate entries for July, including '1 Sixty-third st, s s, abt 125 e Madison av, 100 ft front. Stephen H. Mix agt James Campbell and John Keany'.

* Discharged by depositing amount of lien with Clerk.

KINGS COUNTY.

Table listing real estate entries for Kings County, June 24 to 30 inclusive, including 'Oakland st, w s, 325 s Norman av, 25x100. Jas. Dunn, assignee of W. H. Hall agt Joshua Meigh'.

BUILDINGS PROJECTED.

NEW YORK CITY.

Detailed text listing projected buildings in New York City, including 'Plan 713—Broadway, Nos. 14, 16, 18 and 20, one ten-story red granite office building' and 'Plan 714—One Hundred and Forty-sixth st, s s, 350 e Willis av, one one-story glass and wood store and dwellg'.

Plan 731—Nineteenth st, No. 520 E., one two-story brick stable, 31x37, tin roof, brick cornice; cost, \$1,800; owner and builder, The Steam Heating and Power Co., 16 Cortlandt st; architect, C. E. Emery.

KINGS COUNTY.

Plan 507—North 8th st, s s, 150 e 4th av, two three-story frame tenem'ts, 25x55; cost, each, \$4,000; owner, Peter Koelch, 361 4th st; architect, J. Platte; builders, B. Rauth & Bros. and C. Wieber.

Table with 2 columns: Name and Amount. Includes entries like Smith, A C—M E Hewitt, Amenia. 5,000 and Ward, Benjamin—W B Adsit, Stamford. 100.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Bartrum, J W, assignee of Lawson & Dawson—G C Lawson. 3,798 and Harris, W C—Fishkill Landing, H Bostwick as Receiver. 743.

ORANGE COUNTY.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Buchanan, Eliza J—Susan A. Riggs, Port Jervis. \$800 and Butcher, Thomas—Eva M Butcher, Middletown. 650.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Bayne, James—John J Campbell. 18 and Beach, Wm F—Cornelius Ryan. 63.

SCHENECTADY.

CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Bradt, Simon—F Bradt et al, Rotterdam. \$35 and Clute, J F, referee—P Van Dycke, Paige st, 5th Ward. 1,225.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Hallenbeck, C M, et al—Robert Fuller, Niskayna. 500 and Hegeman, H R—E M Shannon, as spec gard, Rotterdam. 525.

ASSIGNMENTS OF MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Hegeman, H R—E M Shannon as spec gard. 1,475 and Shannon, E M, as spec gard—G B Hegeman et al. 1.

CHATTEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Auber, J G—Margaret Clute, one bay horse, &c. 325 and Bollacker, Louis—W S Cunningham, cook stove, fixtures, &c. 25.

ULSTER COUNTY.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Boice, Alanson D—Corsetts & Hutton, Kingston. \$600 and Brodhead, Frank—Sarah A Brodhead, Ellenville. 225.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Flick, Michael—Commissioners of Alms, Kingston. 133 and French, Don Albert—Wm C McRussell. 27.

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Butler, R L—J B Baumgartner, Hayes st. \$400 and Brittin, W J—M E Wagoner, Orchard st. 4,750.

Table with 2 columns: Name and Amount. Includes entries like Hall, S H—J W Torns, Mulberry st. 1,100 and Hampson, Emma—W S Andrews, Cutler st. 100.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Bank, Charles—C B Schmidt, Court st. \$2,500 and Beardsley, H C—T Burnett, South Orange. 1,000.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Grotta, Nathan—J Marshall, High st. 11,000 and Hein, A E—A Keppelman, South Orange. 3,100.

CHATTEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Bartow, M J, 137 Railroad av—M J Kane, flxt. 400 and Dovell, Juliet, 117 Railroad av—W H Hersick, fixtures. 325.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entries like Bailey, W F—The Newark Sav Bank. 7,634 and Kertz, John—E Porret. 1,000.

HUDSON COUNTY.

CONVEYANCES.

Table with 2 columns: Name and Amount. Includes entries like Anderson, James—W V Toffey, J City. \$3,600 and Babbitt, R O—W I Hulse, J City. 2,500.

Table with 2 columns: Name and Amount. Includes entries like Quimby, Frances H—S M Rice, J City. 6,635 and Roundtree, Hugh—W V Toffey, J City. 2,600.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Bowley, Mary A—F L Holden, 3 years. 400 and Brady, Ellen—D W James, Bayonne, 5 years. 2,000.

CHATTEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Byrne, Philip—T Byrne, saloon. 540 and Cohen, Rebecca and Meyen Cohen—J Hecht, 14 milch cows, horse wagon, &c. 550.

JUDGMENTS.

Table with 2 columns: Name and Amount. Includes entry like Bucken, Mary S—P C Reynolds. 104.

PASSAIC COUNTY.

MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Buckley, W H—E Crawford, Tyler st. \$250 and Calvin, W R—A C White, Preakness av. 177.

CHATTEL MORTGAGES.

Table with 2 columns: Name and Amount. Includes entries like Canfield, S A, Passaic—Edo Kip, furniture. 650 and Mayer, J P, Paterson—L Sparrenberger, furn. 500.

LUMBER MARKET QUOTATIONS.

Prices current on Lumber at Albany, corrected for the week ending June 28, 1881.

The quotations of the yards are as follows:

Table listing various lumber types such as Pine, Spruce, Hemlock, and their prices per unit.

MARKET QUOTATIONS.

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

Table for BRICK and CEMENT, listing different brands and their prices.

Table for FRONTS, listing various types and their prices.

Yard prices 50c. per M higher, or with delivery added, \$2 per M for Hard and \$3 per M for front Brick.

Table for FIRE BRICK, listing different types and their prices.

Table for CEMENT, listing various brands like Portland and their prices.

Table for DOORS, WINDOWS AND BLINDS, listing different sizes and types.

Table for GLAZED WINDOWS, showing dimensions, lights, and prices.

Table for OUTSIDE BLINDS and INSIDE BLINDS, listing types and prices.

Table for FOREIGN WOODS—Duty free, listing various wood types.

Table for CEDAR and MAHOGANY, listing different grades and prices.

Table for GLASS, listing different sizes and prices.

Table for WINDOW GLASS, listing sizes and prices for single and double panes.

Table for GREENHOUSE, SKYLIGHT AND FLOOR GLASS, listing different types and prices.

Table for HAIR—Duty free and IRON, listing various types and prices.

Table for BAR—Common, listing different sizes and prices.

Table for Patent planished, RAILS, and AMERICAN IRON, listing various types and prices.

Table for LIME, listing different types and prices.

Table for LABOR, listing different professions and their rates.

PLUMBER. LUMBER.

Prices for yard delivery, average run of stock. Allowance must be made on one side for special contracts.

Large table listing various lumber products like Pine, Spruce, Hemlock, and their prices.

Table for PLASTER PARIS, listing different types and prices.

Table for SLATE, listing different types and prices.

SOLDERS.

No. 1.....	12 1/2 @	13
No. 2.....	11 @	12

STONE.—Cargo rates, delivered at New York.

Amherst freestone, in rough C ft.	No. 1 \$1 00 @ \$	—
Amherst do do C ft No. 2	85 @	95
Amherst No. 1 light drab C ft...	80 @	95
Berlin freestone, in rough.....	75 @	1 00
Berea freestone, in rough.....	75 @	1 00
Brown stone, Portland, Ct.....	1 00 @	1 35
Brown stone, Bel.....	1 00 @	1 35
Granite, rough.....	60 @	1 25
Canaan marble.....	1 25 @	1 50
Carlisle (Corsehill) Scotch, per ft..	— @	1 00
Dorchester, N. B., stone, rough,	— @	. 00
Bay of Fundy, Wood Point, brown	— @	1 00
" " " " " " " " " "	— @	1 00
" " " " " " " " " "	— @	1 30

NATIVE STONE.

Common building stone.....	2 00 @	3 00
Base stone, 2 1/2 ft. in length.....	40 @	5 0
Base stone 3 ft. in length.....	50 @	60
Base stone, 3 1/2 ft. in length.....	70 @	8 1
Base stone, 4 ft. in length.....	75 @	1 00
Base stone, 4 1/2 ft. in length.....	1 00 @	1 25
Base stone, 5 ft. in length.....	1 25 @	1 50
Basestone 6 ft. in length.....	2 50 @	3 00

TIN PLATES.—Duty, 1 1-10c. 3/4 D

I. C. charcoal, 10x14.....	36 25 @	\$6 50
I. C. coke 10x14.....	5 25 @	6 00
I. X. charcoal, 10x14.....	8 25 @	8 37
I. C. charcoal, 14x20.....	6 50 @	6 75
I. X. charcoal, 14x20.....	8 25 @	8 37
I. C. coke, 14x20.....	5 25 @	6 00
I. C. coke, terme, 14x20.....	5 00 @	5 25
I. C. charcoal, terme, 14x20.....	5 25 @	5 50

ZINC, Duty, sheet, 3/4 D, 2 1/2c.

Sheet tank.....	7 @	7 1/2
open.....	7 1/2 @	8

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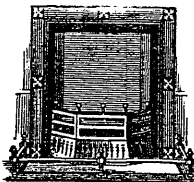
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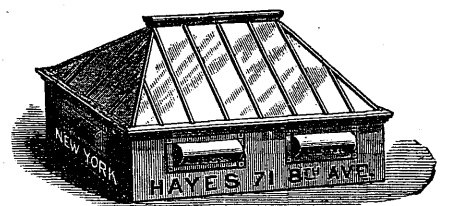
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