

RECORD AND BUILDERS' GUIDE.

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 BUSINESS AND THEMES OF GENERAL INTEREST

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On the 24th day of this month THE RECORD AND GUIDE will have completed twenty years of its existence. In commemoration of its entry upon the year in which it will attain its majority, an extra large edition will be issued on the 24th inst., which will be sent broadcast all over the country, the business establishments to which it will be mailed being those that will be of most service, not only to increase the circulation of THE RECORD AND GUIDE, but to benefit its advertisers. It will be read by real estate brokers, agents and investors, architects, builders, merchants, bankers, lawyers, decorators, property owners, mortgagees and purchasers of building materials, and its advertising columns will form an index and guide to thousands of firms in and out of town to refer to when they stand in need of estimates on any and every description of work connected with the construction, improvement and alteration of buildings. Intending advertisers should send in their copy early, not only to insure a good position, but to avoid inconvenience and errors. In honor of the occasion the paper will be printed on new and handsome type.

While the elevated roads on Monday made a partial failure, everything else, whether it was a horse railroad or a steam one, made a complete fizzle, and even at this late day are not running in anything but a straggling manner. To-day ought, however, to see them all in very good shape, excepting such roads as the Broadway and 6th avenue, which are likely to be blocked more or less until the parallel means of communication for vehicles are free from snow. Surely, however, a great corporation like the Manhattan Company ought to have been able to do as much towards clearing its station-houses from snow as did individuals with their houses, and yet on Tuesday, all through the day, the steps and platforms of nearly every station were dangerously clogged with ice and snow, all of which could have been easily removed with a few hours of labor. It is a disgrace to any management to continue paying dividends, leaving, at the same time, its structure unpainted, dirty, and not at all cared for as a first-class corporation should care for its property.

That frisky individual, the oldest inhabitant, for once, has nothing to say. Memory has at last failed him, and he cannot recall that even his father or grandfather related that any weather ever before was able to close the Stock Exchange, to say nothing about all the minor ones; that no milk could be had for two days at any price; that the great New York Central Railroad and its equally great rival, the Pennsylvania, for nearly three days did not land or send away a single passenger; and that as they were tied up so were tied all railway lines which centre in this city. Snow to the right and to the left was banked up in great drifts on every corner so high that in many houses one had to first dig out to reach the street, and once there he found that all the usual means of communication were as quiet as if some fairy had in a moment sent everything to sleep with a touch of her magic wand, to rise from which one naturally looked around for the good fairy who was to come along and shake off this unnatural state of things.

Senator Arnold's bill to prohibit trusts, introduced at Albany on Thursday, brings the agitation regarding these corporations to its logical conclusion. This is the only real service the bill will ever perform, for not even Albany legislators are likely to pass a measure which infringes so far on commercial freedom and the rights of the individual, merely to please a popular prejudice. Those persons and journals, who have been crying for so long against trusts are now brought to a point where they must acknowledge that in the trust *per se* there is nothing illegal, and that it is necessary to greatly curtail the power of trusts. For Arnold's bill would be sufficient depth to the marsh and reach solid ground. The width of dry land between each canal of about 150 feet, which would be 100 feet wide that houses and gardens. The cost of

whatever actions of the trusts do not come under the law 331 land as it stands written to-day can safely be left alone.

The reports concerning the Burlington strike are too contradictory to permit any very certain judgment as to the present state of the trouble. However, it seems that the railroad company is slowly improving their position and are likely to be able to hold out long enough to win the fight unless the engineers can succeed in isolating them, and severing their connections with other roads. But this can scarcely be accomplished without an extension of the strike. As the matter stands, Arthur will be forced to submit or order his men out from every road that performs obligations as a common carrier and accepts Burlington freight.

The death of the Emperor William was unattended by the political catastrophe apprehended by some people. His son has quietly ascended his father's throne and the nation has raised the cry: "The King is dead; long live the King." It was one of the absurd ideas that people sometimes get into their heads that the death of a feeble nonagenarian would disturb the peace of a continent. In spite of increasing armaments Europe is year by year being led further and further along the path of peace. The nations are learning that war doesn't pay, and that military glory has a ready way to be purchased at too high a price. Russia, semi-civilized, possessing only an incipient industrialism, is the real source of danger at present. The massing of troops on her frontiers in winter is a much more ominous sign than anything that happened in Austria, Germany or France.

The War on the Corporations and Trusts.

So far in our history corporate interests have been favored by the American people. At the very beginning our government under the leadership of the Jeffersonian Democrats, announced its purpose to abstain from interfering with the industries of the country. It reluctantly consented to a tariff on imported goods, incidentally protecting home manufactures, but this was because it was the easiest way to raise money by taxation. But the Jeffersonians held that government should do no work of itself. When the great Cumberland road was projected it created a heyday of opposition, and Mrs. Trollope, in her amusing book on America now half a century old, tells us of a scene in the House of Representatives when a proposition was made for the government to give some aid for an improvement that would make a way through the dismal swamp. The vehement denunciations, and most insane terror at the idea of the central power doing anything to benefit the country, seemed to her extremely absurd. The like of government action has become traditional, and for the burden of most of the speeches in Congress, as well as in the neighboring in our daily press. The proposition to open a Hennepin Canal to levee the Mississippi or construct canals to help the commerce of the Northwestern lakes, are all denounced as jobs, and create as much unreasoning opposition as was shown when Gov. Cass first took measures to construct the Erie Canal—one of the most useful and essential improvements ever made by any State.

But the need for public works was realized by everyone, and government was not permitted to construct them, and individuals had not the means to do so. So corporations came into existence and they have given us our magnificent railroad, telegraph and telephone systems, and they have opened our mines and filled our country with manufactures. They have been favored in every way. Land grants have been given the railroads; tariffs have been manipulated to benefit the manufacturers. The government gave the first money for testing the telegraph, and after proving its practicability and usefulness, gave it away to become the property of manipulating corporations. What a war of rapine and of blood has been that of our telegraph system, which has ended in its control of Jay Gould instead of Uncle Sam. A corporation, it should be remembered, is a government, only it is comparatively irresponsible one. It has the power to tax, but so often has been said, has neither "a body to be kicked nor a soul to be damned."

A legitimate development of the corporate system is the trust. The latter differs from the former in that it is still more impossible. A trust is a corporation of corporations. It is a massing of wealth to effect cheaper production and cheaper distribution, but its natural tendency is towards monopoly. The small manufacturers and merchants cannot compete with it and are driven out of business. This cannot very well be helped. At this point of view a trust is a labor-saving machine and a benefit to the consuming public. But it is liable to abuse. Corporations have shown themselves very cruel and merciless in their treatment of their employes and with the public when the latter have their power. The temptation is to charge extravagant profits on the community.

Just at this moment could make more money if it were repealed, but I should consider it an injury to the community if I thought that high apartment houses were a very great benefit.

Hay, J. e, Car
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 ce, alle, are endeavoring to create the impression that high
 ies St, 1, G, nsible for the existence of these organizations.
 n the, 2, ell, class, which is injured by the operations of these
 at cor, 3, old, ions, hate them intensely, and the newspapers have
 e the, 2, ives the organs of the minor merchants, manufact-
 rs and brokers, whose business is interfered with and whose
 y existense is threatened by the trade operations of the trusts.
 demagogues in our Legislatures and Congresses, inspired by the
 II, and hoping to gain popularity, have joined in the cry. And
 o legal fraternity, who have a monopoly of legislation in
 is country, are delighted with the prospects of the enormous fees
 ey will receive in defending and blackmailing institutions whose
 ealth is beyond the "dreams of avarice."

The attitude of the legal profession is shown by a brochure
 ritten by Wm. W. Cook, entitled "Trusts, the Recent Comb-
 tions in Trade." This gentleman has also written a treatise on
 he Law of Stock and Stockholders." His last work will prove
 ry useful one, not only for lawyers and stockholders in trusts,
 for the general public. Its statement of the law on the subject
 orporations is full and accurate, but the theory on which the
 k is written is all wrong. It starts out with the assumption that
 rimary object of the trust is to plunder the community and
 ould, in the interest of the community, be attacked by
 T, ivoice of the law, and with all the power of the nation.
 h all this prejudice against trusts, Mr. Cook is forced to

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 eason well and ably. Cheaper production is to result; multitudes
 ficers are to be dispensed with; superintendents, traveling salesmen,
 expensive advertisements are to be diminished; raw material is to be
 chased more cheaply; the highest order of administrative ability is to
 roquired; inventions are to be encouraged and used; overproduction
 be prevented; permanency of employment is to be insured; more
 ain returns on capital are to be guaranteed; insolvencies, resulting
 competition, are to disappear; production on a large scale is to
 e the cost thereof; large and new enterprises, requiring great
 great risk and great powers of administration are to be
 aken.

course he gives the other side still more strongly. But the
 osition to take is that the trust is a natural evolution from
 isting trade methods. They are made possible by the mass-
 wealth which has been so potent a factor in cheapening
 ction and distribution in all the business of the modern

It is true the doings of trusts are secret, as is that of all
 corporations, but a good idea of the way its work is done
 got in reading a letter from Glasgow, Scotland, in the last
 eet on the co-operative stores of Great Britain. This great
 ction conducts its business like a trust, save that it is open
 ove board in its dealings with the public. The following
 ; tells the story of this gigantic co-operative movement:

eration has not succeeded in America to the same extent as it has
 Great Britain, where in twenty years the number of co-operators
 eased from 148,500 to 1,000,000 and capital from £320,000 to £10,000,
 ince the idea was first conceived in the minds of a handful of men
 hdale, then a small town in the centre of the cotton factories, until
 sent day, the co-operative movement has prospered in Britain, and
 most in every hamlet and town a great part of the population
 d together to supply themselves with the necessaries of life. It is
 intention here to inquire as to whether co-operative societies in
 inciples seek to abolish competition, nor do we wish to defend
 nciples. We only desire to state facts. In the four countries
 R l to make up the United Kingdom—or rather in the three in Britain,
 Ro land the movement has not taken a great hold—there are well
 M societies, with a membership of nearly 1,000,000. The share
 Schr now about £10,000,000, while the loan capital is a little over
 Soy M and the yearly volume of trade (sales) £32,500,000, the profits
 Stik M, 25,000. To show the remarkable progress we give a table show-
 he co-operative movement has prospered during the past twenty-

No. of societies.	Members.	Share capital.	Loan capital.	Trade.	Profit.
867	148,500	338,250	107,250	1,500,000	279,250
1,375	249,100	819,333 1/2	197,125	3,333,333 1/2	555,500
1,163	479,250	2,034,250	814,500	8,250,000	1,425,250
1,183	604,000	4,701,000	1,341,250	16,000,000	1,579,750
1,288	803,750	6,232,000	1,827,100	23,251,000	2,883,750
1,500	1,000,000	10,000,000	2,000,000	29,750,000	2,750,000
sales in twenty-four years.....				367,245,670	
profits in twenty-four years.....				29,959,561	

supply of these societies is intrusted practically to a couple of whole-
 cieties, the one taking up England and Wales and what societies
 re in Ireland, and the other devoting its attention to Scotland.
 matter of provisions, the wholesales buy direct from the markets
 world. Butter and eggs are bought very largely from Ireland, prin-
 in the south, the wholesales being the most extensive purchasers
 ippers of fresh butter. In Denmark and Sweden there is a buyer,
 ed at Copenhagen, and one at Hamburg, from which places, and also
 rance, large quantities of butter and produce are imported. Two
 are located at New York to send butter, cheese, ham, lard, flour,
 own and manufactured in the United States and Canada. Cheese
 Down, John, oig quantities, yeast from Schiedam, Hamburg and
 Durd, John, Hungary, Germany and Denmark; grain from the
 W GOD, a, from all parts and from France,

Belgium and Germany. The English society has biscuit works near Man-
 chester, boot and shoe factory at Heckmondike, soap works at Durham,
 woolen mills in Yorkshire. Indeed, it would be impossible to enumerate
 the markets from whence all goods come. Suffice to say they are brought
 direct from the producer or manufacturer, and that the wholesales supply
 almost everything "from a needle to an anchor." They also own five
 steamers to convey their merchandise from foreign ports to the shores of
 Britain.

To most people a great co-operative society is the very antithesis
 of a trust. Yet their methods of transacting business are precisely
 the same, and they both ought to be equally useful to the com-
 munity.

The war on the trusts, however, will have one good effect—it
 will teach the American people that restrictions must be put on
 corporations and that there are many things they now do which
 could be far better done by the State and the nation. To Mayor
 Hewitt belongs the credit of being one of the first to see that the
 municipality could be better trusted to build a rapid transit road
 than any private corporation. Our fire and police departments,
 our Croton water service shows that the Corporation of New York
 is capable of good and honest service for the public. Under a
 dread of government work we have allowed gas, horse car, and
 ferry and other companies to draw immense revenues from our
 citizens which ought to have found their way into the city treasury.
 But this is a large topic and will be widely discussed for many
 years to come.

In view of the facts brought out in the State Senate investiga-
 tion the editor of *Bradstreet's* is forced to say :

The trust is not a corporation, but rather a federation of corporations.
 The existence of such gigantic combinations shows to what an extent the
 play of competition as an element in business is being destroyed or ren-
 dered ineffective. In the face of such immense associations and the effects
 they produce, the economist and the legislator must recognize that they are
 in the presence of new industrial conditions.

Col. Bliss, who so ably represented the State Senate Committee
 in the trust investigation, admits, in an interview, that trusts are
 by no means an unmixed evil. Here are some of his remarks :

This is particularly true so far as relates to the State of New York. For
 some of the trusts here have brought to this State all the capital and the
 pecuniary advantages derived from the practical concentration of a busi-
 ness here which otherwise would be scattered over the whole country.
 Take, for instance, the cotton-seed oil trust. Apart from the possible ob-
 jection to be found in speculative dealings in its certificates, it has come
 here, established its office here, bargains for the sale of its products here,
 while none of its manufacturing operations are carried on within many
 hundreds of miles of this State. It thus brings to the State a business which
 under any other system could hardly come here. The Standard Oil Trust
 certainly has brought about a large reduction in the price of refined petro-
 leum, or at any rate this has accompanied the operations of the trust. But
 its enormous aggregation of nearly \$100,000,000 capital, controlled by nine
 men acting with all the immunities of a corporation, without the limita-
 tions of a corporation, ought to be brought under the control of statute
 law. Just what that law should be is a point upon which the wisest indi-
 viduals may all differ, and upon which, without any knowledge upon the
 subject, I presume the members of the committee will differ. It is unfor-
 tunate that the question comes up just before a Presidential election is to
 be held, for it offers inducements to demagogism, which the human nature
 of all legislators will, I fear, not be of the kind to resist. Indeed, there
 are not wanting indications that there is an attempt to convert the ques-
 tion into one out of which political capital is to be made, and there may
 be men in both parties who will be foolish enough to enter into a race to see
 which will go the farthest on that track.

The editor of the *Mining Record* says:
 It would appear that the price of refined oil has steadily declined from
 61.25 cents per gallon in 1861 to 6.72 cents per gallon in 1887. This does
 not look as if the trust were injuring the poor of the world.

New York Architecture Fifty Years Ago.

II.

It is said that to anyone who has long been deaf, his own voice, when he
 hears it again, sounds like a stranger's. I have been reading the few notes
 I sent THE RECORD February 13, and Memory is almost startled by the old
 faces it conjured out of the darkness. As echo awakens echo so recol-
 lection recalls recollection. I can add now a few more facts to those I sent
 you regarding old architects.

Minard Lefevre flourished, I think, about 1840. Among the principal
 work he did is the Packer Institute, the Brooklyn Savings Bank—both
 esteemed good things, I fancy—the Unitarian Church, and the spire of
 Holy Trinity Church, Brooklyn. The last-named is a fine piece of work,
 which was completed after the architect's death. I remember, too, that
 Lefevre wrote a book on architecture which was much read and highly
 praised.

Isaiah Rogers, of whom I spoke in my last letter, in addition to the work
 he did in this city, built a great deal in Cincinnati, which in his time was a
 rising village. I cannot, however, recall anything he did there. Among
 his important buildings in New York—besides the Astor House and the
 Custom House, of which I have already spoken—is the old Opera House on
 Astor place. It is now the Mercantile Library, a rough brick structure,
 with a few Renaissance details. By the way, Mullet, who designed the
 present New York Post-office, was a pupil of Rogers. Something of the
 master is in the scholar's work. Thus one's individuality is per-
 petuated

"Are not these high houses injurious to the three and four-story dwellings in their neighborhood?" asked our representative.

"Yes, to a certain extent I suppose they are," said Mr. Flagg. "And so are the elevated railroads a detriment to neighboring houses; but where one person is injured a hundred are benefited. How? 1st. The people who live in the upper stories have the pleasantest and healthiest locations for their homes in the city. I know this, for I live in the eleventh story of one myself. 2d. They enable people of moderate means to live in desirable neighborhoods, who must otherwise go east or west or away up town. 3d. By accommodating a greater number of people on a given space the land becomes more valuable. 4th. By making the property more valuable they tend to reduce the general and individual tax rate. Of course, a few houses would make no difference, but a great many would. As an illustration, I know of a piece of property which was taxed at \$3,500. An apartment house was built on it and the same property now pays \$10,000 to the city. The \$10,000 tax is less of a burden to the thirty present occupants than \$3,500 was to the four former occupants. 5th. The law, as it stands, acts as a prohibition to the building of first-class apartment houses, a proof of which is the fact that none have been erected since its passage, and one of three things must happen before any more are built; either the law must be repealed or modified, or the price of lands must be greatly reduced, or rents greatly advanced. If there must be a limitation of height, why not make it eight stories and not a certain number of feet as at present, thus putting a premium upon low ceilings."

"Have you, generally speaking, found a disposition amongst men of both moderate and considerable means to purchase floors in this class of buildings?" asked the interviewer.

"About four or five years ago I did," was the reply. "In two years I sold upwards of \$4,000,000 of apartments. Such men subscribed as Isaac Bell, James T. Woodward, James M. Waterbury, E. P. Beach, Grosvenor P. Lowrey, Charles Lanier, C. C. Dodge, J. S. Ellis, R. S. Hone, Chas. MacDonald, C. T. Reynolds, Walter Cutting, Edw. Holbrook, Edw. D. Adams, Sidney A. Schieffelin, W. L. Pomeroy, Nathan Hobart and many others. The 'Knickerbocker' building, corner of 5th avenue and 28th street, is mostly occupied by the owners. The tenth and first floors, however, are rented to outsiders. If the whole building were rented at the rate obtained for the tenth story the stockholders would receive over 10 per cent. net upon their investment. Of course the lower floors, including the stores, would rent for much more. I am not afraid to say, if it was decided by the owners to vacate the building and rent it out, they would receive between 15 and 20 per cent. per annum on their investment. During the last year I have found a much better feeling in regard to this class of property than has prevailed for some time. People have been waiting for the last three or four years to see everyone who invested in apartment house stock lose their money and for endless complications to arise in regard to ownerships, etc. But as they have not lost their money, and as no such complications have arisen, but, on the contrary, as those who have invested have been getting their apartments for very much less than similar ones could be hired for, confidence is beginning to return. I know of a great many people who would gladly invest in apartments now, provided the limitation in regard to the height of buildings were removed, so that the apartments could be sold at a reasonable price."

Notes and Items.

One of the ablest and most prominent of New York lawyers said to a representative of THE RECORD AND GUIDE yesterday: "The Mayor's bill is unconstitutional. I don't believe that the city has power to make an agreement with a second party to contract for rapid transit lines. It is inoperative and I am of opinion that it will so be found when the critical moment comes for the Governor to sign the bill, or if it should ever go to the highest tribunal for settlement."

Amended plans for the exterior street at the East River, as proposed by Newton, are that it shall commence on the south side of 64th street, and run to the north side of 81st street; that it shall be 115 feet in width of which 50 feet shall be for bulkheads, 50 feet for the carriageway and 15 feet for the sidewalk. The cost is estimated at \$1,578,040. The plan of making the street 150 feet in width, to run from 64th to 81st street, would have cost \$2,330,650.

A new underground scheme is a revival of the Vandenberg franchise and is said to be an echo of the Coleman Drayton-Rowland Hazard plan. Edward Lauterbach is the president, and he said to the writer that the road has the franchise to run most of the way, and can exercise complete authority to run the rest of its route. "We are neither superior nor competitors of the Arcade Road, and do not interfere with its operation between 14th and 17th streets, and here we could diverge. Our plan is not to interfere with the vested rights in vaults along the line of the Arcade Road, which is a sore point with lessees and owners of the larger vaults. We therefore expect less opposition than the Arcade Road, which does cut off these vaults." The company yesterday appeared before the Rapid Transit Committee of the Real Estate Exchange, when the plan was explained.

The Rapid Transit Committee of the Real Estate Exchange met on Monday, with George W. Van Sicken in the chair, to hear Heman Wright, aqueduct contractor, expound his plans for a tunnel under New York and Brooklyn at a depth of 150 feet below terra firma. He said its cost at \$30,000,000, and said it could be completed in two years.

Why the Arcade Road people have not made greater progress in their very superior underground system. We have just had a showing of the necessity of subterranean transit and electrical power, so as to derive the elements of power included, and the

project brought before the public. It is whispered that the gentlemen who are running the road have had an offer for its construction from very responsible parties, and that they have refused the propositions made. On the other hand, an officer of the company recently informed a representative of THE RECORD AND GUIDE that no such offer had been made. Surely, the capital should not be wanting for a splendid road such as this, which would eventually become one of the most valuable franchises in the country.

A gentleman prominently connected with the Metropolitan transit road said to a representative of THE RECORD AND GUIDE, apropos of the bill just introduced in the Legislature, "We intend, if the bill goes through, to construct a steel road, ornamental and artistic in design, that shall be a pleasure, and not an offense, to the eye. It will be in the middle of the street, and take up as little room as will be consistent with safety and efficiency." Orlando B. Potter and other Broadway property-owners, who have so persistently opposed the Arcade Road, have given assurances of support to this new project, the money to build which, it is said, will be ready directly the bill passes.

Among the bills just introduced at Albany is one creating Dwight H. Olmstead, E. B. Hinsdale and Register Slevin Commissioners of Land Records.

Patent medicines are known to be very profitable, but none are more so than the various food products which are sold to invalids and people who fancy they are in danger of sickness. The various medicated grains that are sold are only simple preparations of wheat, corn, oats, barley or malt. They differ in little from other food, except that they are ten times as dear. They are immensely profitable, and hence the great variety of them that are put upon the market by the patent medicine men. Sometimes these cereals are mixed with a little cod liver oil or some cheap drug, but the prime thing to be kept in mind in their preparation is a heavy charge over the original cost, much of which of course is spent in advertising. Physicians can honestly say that these preparations are wholesome, for the very good reason that they are the ordinary grains that we use in our daily food. We ought to have a law forcing the patent medicine proprietors to give the formula of the compositions they sell on their bottles or packages. This would be a good thing for the medical profession and it would save immense sums now wasted on such preparations by invalids. But the patent medicine proprietors are wealthy and enterprising and they can at any time command the services of the lobby, and then in view of their advertisements the press is always in their interest.

Type for Sale.

About 400 pounds of brevier type is offered for sale at twenty cents a pound. Sample as per editorial columns of this paper. Address, THE RECORD AND GUIDE office, 191 Broadway.

Criticisms of Henry George's Land Taxing Theories.

A correspondent asks us for the names of writers who have taken adverse views of Henry George's panacea for poverty. There have been many refutations of Mr. George's theories, but none of them by authors of sufficient note to give them as authority. Herbert Spencer has expressed his dissent without giving his reasons at length. George Gunton, in his "Wealth and Progress," published by the Appletons, devotes a chapter to the demolition of the land tax theory. In the Forum of March, 1887, the same author has an article on "Henry George's Economic Heresies." Mr. Harris, the St. Louis metaphysician, has written on the subject, and we have published the essay of Mr. Webster the Boston leather merchant.

Mr. George is careful not to reply to any of his assailants in print, although we believe he is willing to debate the question on the platform. His arguments are very ingenious and seem to cover the ground, but there is really no use in discussing the matter as the taxing of rental values of unimproved land has never been tested in actual practice. Until this is done in some State or nation there is no telling how the scheme would work.

Mr. Courtlandt Palmer, President of the Nineteenth Century Club and a very radical reformer and thinker, has recently authorized the publication of an interview, in which he covers the whole ground of a modern economic speculation. He avows himself a conservative socialist that is, he thinks the wealth of the community should be controlled for the benefit of all classes of the community. From this standpoint he criticises Henry George's theory as follows:

While I think that Mr. George is doing an important pioneer and missionary work, I only agree with him in the vaguest way; and that is, that by some means or other the soil should be more socialized. It is evident, for example, that one man should never be allowed to monopolize the whole earth, nor ten, nor a thousand, nor a million men; in other words, that the soil of the earth should be so partitioned off as to result in the greatest good for the greatest number. But still, I criticize Mr. George fundamentally. I do not even believe in what seems to be his basic postulate, to wit: that, as man no more created the land than he did the air and the ocean, the former should therefore be as free to all individuals as the latter. This argument constitutes a good ad captandum one, but the distinction is purely metaphysical since the tenure of these elements is so exceedingly different. Men do want and do need to parcel off the land, but they don't want and they don't need to parcel off the air and water. The trouble with Mr. George is, he is neither a consistent socialist nor a consistent individualist. He advocates socialism in the soil and free competition in almost everything else; and even his plan of nationalizing the land for the benefit of the masses by taxing it to the full extent of its value and by leaving almost everything else and almost every form of capital untaxed, seems to me to be self-destructive to its well-meant purpose. I believe it would work wholly for the benefit of the rich and not for the benefit of the poor.

For example, I have heard, whether true or not, that it was intimated by the Astors that if they could have their houses, their railroad stock, etc., exempted from taxation, leaving only the land to be taxed, they would be able to operate against their land. The State \$200,000 would be accommodated. In agric...

over-taxed farmer would be practically exterminated, while in the cities it would be only the rich who could afford to pay the enormous ground rents. And the George plan further provides the most immense facilities for the creation of the rich by leaving competition unchecked and unhampered in almost every field except the soil. The result would be more than ever a calamitous distinction between the rich and the poor, without the poor even having the sad consolation of access to the land they so much long for, since always, just in proportion as it became valuable through human needs, they would be driven from its occupancy by the controllers of capital. That there is a vast unearned increment coming to landlords in the shape of rents, I freely admit. But landlords are no more the beneficiaries of an unearned increment than are bank-lords, merchant-lords or transportation-lords. As John Swinton pithily remarked: "What we want to get rid of is the unearned increment all along the line." Land monopoly is only a phase of monopoly in general, and the landlord does not levy tolls upon the tracks of trade any more than other monopolists. I fear I shall seem to be speaking under my bias as a landlord, when I say that the question of rent and its abuses seems to me more difficult of solution than that of either interest or profits. While frankly admitting the disease, I have not as yet discovered any adequate remedy. If Mr. George wants to regulate land monopoly by a tax, it would strike me as far more just (as it would be far more practicable) to levy that tax, not so much upon the land as upon the income which accrues from the land, since this measure would equitably apply to all unearned increment, whether coming from the soil or other sources. I think Mr. James G. Blaine spoke truly when, criticising Mr. George, he said that what was wanted for the people, was not more tax, but less tax on the land, since the almost universal impulse was away from farm life and toward city life, and that every inducement, therefore, should be provided to attract the laborers toward the soil. While talking lately with Mr. William R. Cremer, M.P., he touched on what he called "the allotments in Birmingham," which were simply plots of ground bought up by the municipality and rented out to tenants without any fear on their part of being subjected to an increase of the "unearned increment" of "rent robbery." Mr. Cremer advocated strongly the municipalization of land; that is, by placing it, through proper compensation to present owners, under village and town control. This plan strikes me as being much more feasible than that of Mr. George, as tending toward free, instead of taxed, tenures. I wish merely to say in conclusion on this point, that the present landlord, like all other monopolists has his rights; rights which are guaranteed by society itself, as expressed in its existing laws. I, as a landlord, however, am perfectly willing to submit to any modification concerning the holding and renting of real estate which will not single me and my class out as a special object of attack.

Notice to Property-Holders.

CITY OF NEW YORK, FINANCE DEPARTMENT, }
 COMPTROLLER'S OFFICE, March 6th, 1888. }

In pursuance of Section 916 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property, affected by the following assessment lists, viz.:

Acquiring title to Gerard av, bet 135th st and Jerome av.
 —which who confirmed by the Supreme Court January 23, 1888, and entered on the 2d day of March in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid on or before May 9, 1888, interest will be collected thereon at the rate of 7 per cent. per annum from March 2, 1888. Payments to be made to the Collector of Assessments and Clerk of Arrears between 9 A. M. and 2 P. M.

CITY OF NEW YORK, FINANCE DEPARTMENT, }
 COMPTROLLER'S OFFICE, March 10, 1888. }

STREET OPENING.

170th st, bet 10th av and Kingsbridge road.
 —which was confirmed by the Supreme Court, February 27, 1888, and entered in the Record of Titles of Assessments, March 7, 1888, that unless the amount be paid on or before May 15, 1888, interest will be charged as above from March 17, 1888.

A Great Work Completed.

A reporter of THE RECORD AND GUIDE has had an opportunity to examine the construction and working of the locality index of real estate records just completed and thrown open to the public by the Title Guarantee and Trust Company, of No. 55 Liberty street.

It is probably the most extensive and complete locality index ever made, and is a mechanical marvel wrought out with great care. All the instruments in the 8,000 libers of deeds and mortgages in the Register's offices of New York and Kings counties, together with the voluminous records of the two County Clerk's offices, have been copied, compared and arranged, so that now, in one vast ledger account, is found, charged to each particular lot, every instrument ever recorded affecting the lot.

The work has cost \$400,000, and has involved the distribution of four million separate descriptions of property through a process involving four successive verifications, and resulting in complete information about the record title of every lot of land in the two counties.

Besides affording attorneys better searches for less money than the old name index, this locality index furnishes to brokers, dealers and others valuable information of many kinds heretofore obtainable only with great difficulty.

Brokers can always find at once the name of the last owner of record of any lot. They can find at once the considerations named in the last recorded deeds and mortgages on all adjoining properties, and thus accurately estimate the value of any given lot.

Parties seeking consents or signatures to petitions along the line of streets or avenues can secure without delay a complete list of owners. The index shows at a glance whether the conveyances of adjoining properties encroach by their terms upon any given lot. It shows whether there are adverse record titles, recorded tax leases or other claims.

In short, the vast amount of information that has been buried in the archives of the public offices has been arranged and collated by a present large expenditure of time and money so as to be hereafter available at a moment's notice.

The company's searches are accepted by both the banking and insurance departments, in lieu of official searches,

The company is now issuing searches guaranteeing their correctness under seal, and returning them within forty-eight hours. Its fees are about two-thirds of the fees for official searches.

Architectural Notes.

In a recent work on theatre construction, by J. G. Buckle, the author recommends that external doors should not be less than 4 ft. 6 in. hung in two folds, opening outwards and inwards, and that there should be "one foot in width of doorway to each fifty persons."

It is said that mortar mixed with alum, impregnated with raw linseed oil, will prevent frost attacking it before it sets.

Just at present public feeling in Europe is drifting against high buildings. In Berlin the authorities have restricted the height of apartment and tenement houses to five stories, and a similar step will probably be made in London. The objections urged against very high buildings are that by causing overcrowding and shutting out light and preventing the free circulation of air they are inimical to the public health; and by concentrating and greatly increasing the density of population in places they enhance the value of land to the injury of the poor. The first of these objections is undoubtedly valid where the streets are narrow, but the latter, as a general statement, cannot be upheld. The value of land within a given limit will depend upon the demand for it, and if a part of the population be concentrated in high buildings within a very small area it follows that there will be less of a demand for land in other parts, and consequently prices there will be lower. Besides, it is to be questioned whether the building of very high structures is sound financial policy. It is said that above the fourth or fifth story doubling the height of a building increases more than double the cost of construction. And every landlord knows that the top floors will not fetch anything like the same rental that the middle and lower ones will.

Obituary.

It is with much regret that we chronicle the decease on Monday last of Thomas P. Poe, of the firm of E. H. Ludlow & Co. Mr. Poe was greatly respected for his uniform courtesy, his intelligence and gentlemanly demeanor. His first experience in the real estate business was with the late Homer Morgan, whose office he entered when a boy and with whom he remained for sixteen years. He was subsequently in the office of A. H. Muller & Son for five years, where he occupied a responsible position in the private sales department. He later on entered into business for himself and was very successful. In May, 1887, he became a partner of the well-known firm of E. H. Ludlow & Co., of which he was an able and most valuable member. His loss is deeply deplored by a large circle of business associates, clients and friends, and his demise at the early age of thirty-four is a great blow to his family. His death resulted from pleuro pneumonia, brought on by a severe cold. Mr. Poe was of fine physique and evidently strong and healthy, and those who knew him were greatly surprised at the news of his decease. The interment takes place to-day from the residence of his parents, Benson street, Bloomfield, N. J., at 3 P. M. Boat leaves Barclay street at 2.10 P. M. Carriages on arrival at Bloomfield.

Wants and Offers at the Exchange.

(For the week ending Thursday, March 8th.)

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

NO.	WANTED.	PRICE
7	Between 26th and 36th streets, 3d and 4th avenues. Three or four-story, brick or stone; low basement preferred. About	\$30,000
51	A modern house in central location, not less than 17 feet wide. Will give in exchange desirable house in Brooklyn and cash.	
159	In the neighborhood of Fort Green, Brooklyn. A nice residence. Quick sale. Will give from	\$7,000 to 8,000
159	Down-town lots or with old buildings, below 23d street. At lowest price, for all cash.	
175	Between 12th and 125th streets, Madison and 3d avenues. Brick residence. Not to exceed.	9,000
184	In Harlem. Between Lexington and 8th avenues, 123d and 132d streets. A frame house and at least one full lot. Not to exceed.	10,000
200	Between Grand and 14th streets, centrally located. Property 25x100, vacant or with building suitable to alter into stables. About.	14,000

OFFERED.

117	60th street, in the neighborhood of Park avenue. Four-story brown stone, cabinet trimmed, 20x60x125. Will exchange for Harlem property	36,000
159	Free and clear first-class real estate, Brooklyn and nearby, with loans back. Will exchange for first-class residences up town with \$25,000 to \$40,000, subject to fair mortgage.	
174	43d street, near 10th avenue. Five-story brick tenement house, 25x75x100.	17,000
174	48th street, near 9th avenue. Five-story brown stone, double flat, 25x70x100.5.	25,000
174	50th street, near 10th avenue. Handsome five-story brown stone tenement, 25x70x100.	24,000
174	Below 86th street, handsome corner on 2d avenue; rented for \$5,000 per year. Five-story, brown stone tenement house, 26x85x100.	47,000
174	2d street, near Avenue B, 17th Ward. Leasehold property, rents for \$2,200 per year; lot 25x100; mortgage of \$5,000, due 1891, at 5%. Lease has eighteen years to run, with privilege of renewal.	13,000
174	East 11th street, near Avenue B. Five-story brick apartment house with store; house 22x72; lot 22x80.	150 per sq. qual.
174	Below 24th street, on 1st avenue. Four-story brick front and rear house; lot 25x100.	
174	27th street, near 10th avenue. Four-story brick tenement, 20x55x98. Rents for \$900.	see pages

184 East 53d street, between 3d and 2d avenues, 16.8x abt 45x101. Three-story and basement, brick and brown stone dwelling	9,000
184 One block from Windsor Hotel. Four-story, high stoop, brown stone dwelling, 22.6x65x100, with private stable in rear. Mirrors, chandeliers, etc.	40,000
200 East 10th street, near St. Marks place. Four-story and basement, high stoop, brick and brown stone dwelling, 23x 55x100.	27,000
200 Mulberry street, near Houston street. A four-story, brick building and lot. Terms to suit.	18,000
243 3d avenue, near 90th street. Two five-story stores and dwellings for sale.	53,000

PROPERTY FOR SALE OR TO RENT.

5th avenue, corner of 59th street. Plot 50.5x100. To lease for long or short term, with renewal. Present structure commencement of large hotel. Foundation laid for heavy building. Address, Owner, 249 West 51st street. Commission paid to brokers.

Valuable water front on the East River, between 108th and 109th streets. For sale or to lease for a long term of years; owner will make improvements to suit tenants. The St. Nicholas avenue horse-cars afford easy means of transit from the west side of the city. Address, Owner, 249 West 51st street. Will pay commission to brokers.

30th street, near 6th avenue. Desirable plot, comprising about three lots. Elegant site for publishing house. Address, No. 492, care Real Estate Exchange.

125th street, southeast corner of 6th avenue. Four lots. To lease for a term of years. Rare chance for large establishment. Brokerage paid. Address, No. 492, Real Estate Exchange, 59 Liberty street.

The London Health Exhibition of 1884 awarded a bronze medal for the plans submitted by the Health Department of New York, which were the best offered. The diploma of merit, which only reached the Health Department last week, is quite elaborate, and is signed by "Albert Edward" (Prince of Wales), and other high officials. The plans were selected by Inspector John C. Collins.

Type for Sale.

About 400 pounds of brevier type is offered for sale at twenty cents a pound. Sample as per editorial columns of this paper. Address, THE RECORD AND GUIDE office, 191 Broadway.

Mortgage Index.

Copies of the Mortgage Index are now for sale at THE RECORD AND GUIDE office. A review of the contents of this valuable Index appeared in our issue of February 18.

The World of Business.

Taxing Earnings.

Under the present system of assessing railroads in Missouri by valuing them as property they were assessed in 1886 at an aggregate valuation of \$42,847,000—being at the rate of about \$8,600 per mile. Their traffic estimate made by the companies is \$344,000,000, or \$68,000 a mile. The taxable valuation is therefore less than one-eighth their traffic valuation. On their taxable valuation they pay in taxes \$700,000—one-fifth of which goes to the State and four-fifths to the counties, townships and school districts. In Vermont railroads are not valued as property, but are taxed on their gross earnings per mile at the rate of 2 per cent. on the first \$2,000 per mile, 3 per cent. on the third \$1,000 per mile, 4 per cent. on the first \$1,000 above \$3,000 per mile, and 5 per cent. on all earnings above \$4,000 per mile. This rule applied to Missouri would yield about the same amount of revenue the roads pay now—\$700,000. The Wisconsin rule of taxing roads 4 per cent. on their gross earnings, and in addition \$5 a mile, would yield in Missouri about \$1,450,000—double the amount paid now. Under the plan proposed by the Maryland tax commission—2 per cent. on the first \$1,000 per mile, 3 per cent. on the second \$1,000, 4 per cent. on the next \$500, and 5 per cent. on all gross earnings above \$3,500 per mile—the Missouri roads would pay about \$1,200,000. The plan proposed by the Illinois tax commission a year ago, was to find the taxable value of railroads by multiplying their gross receipts by five and levying the tax rate on the product. Applying this rule to the Missouri roads we find that their gross receipts (\$37,000,000) multiplied by five gives \$185,000,000 as their fair taxable value—and an average rate of 2 per cent. for State, county, school and other taxes on this would yield \$2,960,000. This is four times the sum the roads pay under the present system, and certainly appears unjustly heavy. But it is not really as unjust as it appears. The net earnings of the roads were over \$15,000,000, and this sum is over 10 per cent. on the estimated taxable valuation of \$148,000,000. The Illinois plan applied to Missouri would make \$10 of net earnings equivalent to \$100 of capital and levy the tax accordingly. The roads would object that the Illinois plan taxes their debts as well as their stock; that it takes \$10,875,000 of their net earnings to pay interest on these debts, leaving only about \$4,600,000 of actual profits to be divided among stockholders. But when the State taxes a citizen it makes no allowance for his debts. His farm, worth \$2,000, may have, and frequently does have, a \$1,000 mortgage on it; and his city real estate, worth \$10,000, may be mortgaged for \$5,000; but the State takes no account of these encumbrances; it compels the farmer to pay on the full value of his mortgaged farm, and the city property owner to pay on the full value of his house and lot. The real estate valuation in Missouri is \$700,000,000, and it would not be far out of the way to estimate that it carries an encumbrance of debt of \$300,000,000; but the assessors leave this drawback out of the account, and the property is taxed on the full valuation. It cannot be inequitable to deal with railroads as with other property, particularly when it is remembered that capital invested in farms pays only 3½ per cent. net, while capital invested in railroads pay twice as much.—*St. Louis Republican*.

The "Soo" Appropriation.

A good many members of Congress and a good many people generally seem to think that in asking an appropriation of \$7,000,000 for the improvement of the "Soo" an exorbitant sum is being asked in the interest of the Northwest and of the lake cities alone. Nothing could be more misleading. The improvement is a national one in every sense of the word, since almost the entire country will directly benefit from it. The tonnage which passed through the "Soo" in 1886 was equal to one-half of the ocean tonnage of all the seaports of the United States. Now, take for instance New York's interest in the matter. With the tunneling of the Cascade mountain, Puget sound will be brought within 1,800 miles of Duluth. With the improvement of the "Soo" any commerce that may come overland to New York will thus be brought within 10,500 miles of China, instead of 20,000 miles by way of the Suez canal, and will be proportionately nearer to the far East than European ports are. Such being the case,

it is not at all unlikely that the "Soo" would be the means of enabling this country to control a large portion of the commerce from the Orient which now is held by other lands. The appropriation asked is only in accordance with the vastness of the work and its far-reaching probabilities. Though the Northwest earnestly favors it, it is not in a selfish spirit. The East is as much interested as the Northwest, and the two should join in impressing upon Congress the vital importance of the work.—*St. Paul Globe*.

The American Merchant Marine.

The rapid disappearance of our flag from the sea is a matter of grave concern to the very many who regard a merchant marine as essential to the commercial prosperity of the country. So marked has been the decrease of our ocean tonnage within the past few years that public sentiment, in favor of measures of preservation, has been widely aroused. Business men have assembled in convention in different parts of the country and have petitioned Congress for such legislation as will prevent the utter annihilation of our ocean commerce. That this project is popular is evidenced by the number of business men who have interested themselves in its promotion and by the liberal subscriptions to defray its expenses. Without an examination of the record it is difficult to comprehend to what extent the ocean carrying trade has been lost to us. In 1861 the American tonnage engaged in the foreign trade was 2,496,894 tons. In 1886 it was reduced to 1,088,041 tons. In 1855 we built 2,027 vessels, aggregating 583,450 tons; in 1886 but 715 vessels, aggregating 95,453 tons. In 1886 there were 1,796 clearances of American steamers to foreign ports with a tonnage of 1,356,430 tons. The same year 3,779 foreign steamers, aggregating 5,960,128 tons, cleared from our ports. In 1856 the exports and imports of the United States to the value of \$482,268,274 (more than 75 per cent. of the total) were conveyed in American vessels, and \$159,336,576 in foreign vessels. In 1886 \$227,597,600 (less than 16 per cent. of the total) was carried in American vessels, and \$1,139,636,971 in foreign vessels. In 1887 we paid over \$150,000,000 in freights on domestic products to foreign carriers.—*New Orleans Picayune*.

No More Competition.

The era of competition is over. Distributors, having cut each other's throats until weary of the slaughter, have now combined to cut the throats of the people. There bids fair to ensue an age of extortion, beside which all previous public robberies will sink into insignificance. It may be truly said that the war tariff is the means which has enabled the schemers to abolish competition. Congress is now in session and holds the key to the situation. A law admitting necessities free of duty, or at the same tax that domestic necessities pay, would dissolve every trust in America. The New York Herald of a recent date printed a long article which exposes the operations of the cordage pool, the steel trust, the iron company, the iron-beam trust, the nail associations, the wrought-iron pipe trust, the lead trust, the copper trust, the cotton duck trust, the paper association, the standard-envelope trust, the straw-board and paper trusts, the paper-bag trust, and the blank-book combine. The methods of these associations are all noticed in the Herald's article. The public may see the drift of the new world economics. The "American system" puts the purchasers at the mercy of its own distributors. While the farmers must sell in the world's market at the world's price, they must buy all things, save farm products, at the American price. The word "American" here means "trust." So long as the world shall be shut out of our manufacturing trade, the trusts will keep prices at the world's figures plus the tariff, which in some cases is 196 per cent. for the commonest necessities, such as the cheapest woolen clothing.—*Chicago Herald*.

Our Growing Population.

The estimate of the population of the United States made in the New York World Almanac for 1888 will be interesting to those who believe that the real measure of a country's greatness is the number of people it contains. The method used to obtain the population of the different States was as fair a one probably as could have been adopted without making an actual enumeration. The Governor or some State officer of each State and Territory was asked to make an estimate of the number of people within their own special limits. The total of these calculations, with the exception of the Indian Territory, from which no return is given, aggregates 62,874,272 as compared with 50,155,783 given in the national census of 1880. This shows an increase in eight years of 12,718,479, and if approximately accurate and the same percentage of increase continues during the next two years, the population of the country will probably reach 66,000,000 in 1890. One of the most significant statements in this computation is the large increase claimed in the population of Pennsylvania. The 1880 census gave this State 4,282,891 people and the calculation places its present population at 5,074,527, showing an increase of 791,636. The population of New York State is placed at 5,709,969, or an increase of 627,098; so, on the basis of this computation, the population of Pennsylvania has increased 164,538 over that of New York since 1880. Every State is believed to contain a larger number of people now than it did eight years ago, but the most marked gains are in Kansas, Minnesota, Missouri, Nebraska, Ohio, Pennsylvania, New York, North Carolina, Georgia and Texas, and the Territory of Dakota. Kansas is supposed to have added over 600,000 to its population, Minnesota, 700,000; Missouri, nearly 1,000,000; Nebraska, 500,000; North Carolina, 600,000; Georgia, 500,000, and Texas, 1,100,000. A similar attempt to give the population of important cities is made through statistics furnished by twenty-nine Mayors. In this computation Philadelphia figures with an estimated population of 1,043,698; New York, with 1,500,000; Brooklyn, with 757,755; Chicago, with 850,000, and St. Louis, with 500,000. While State and city pride may have swelled these estimates in some instances, the computation gives a generally fair idea of the number and distribution of the people now living within the boundaries of the United States.—*Philadelphia Press*.

Real Estate Department.

Owing to the unexampled severity of the weather this week, little has been done in real estate circles. A few private sales are reported to us, and until Wednesday business was practically at a standstill. The Exchange sales during the week were limited, owing to the postponement of a number till next week. During the forthcoming week the auction sales will be more numerous, as will be seen from the announcements below.

The sales announced to be held on Monday were few and quite unimportant. They were all postponed, however, owing to the blizzard which arrived in town without previous announcement. There were not more than ten persons present at the Exchange during the entire day.

On Tuesday some fifty persons attended the Exchange. The sales bulletined for the day were all adjourned, with the exception of three parcels on 3d avenue, near 149th street, belonging to the estate of Frederick Brinckman. The sales postponed embraced some desirable properties.

There was a long list of sales on for Wednesday, and the attendance was fair. Only three parcels were sold, most of the sales going over until next week. The dwelling No. 118 East 57th street brought \$26,100. Three parcels of factory and tenement property on West 37th and 40th streets were sold by order of court in partition for a total of \$83,200.

Business at the Exchange was resumed in a lively manner on Thursday, when there was a large attendance and numerous offerings. Some of the parcels sold fairly well, while many others were bid in. Two parcels belonging to the estate of James G. Moffet, embracing Nos. 119 and 121 Prince and 142 and 144 Wooster street, were sold for \$69,850. L. Tanenbaum bought the Prince street property for L. Sachs & Bro. at \$41,000, and Builder E. F. Haight secured the Wooster street parcel at \$28,850. A five-story flat and store on Broadway, near 46th street, was knocked down to J. H. McKim at \$36,000, and the three-story houses Nos. 250 and 252 West 22d street to Zimmermann & Rosenbaum at \$33,250. Both of the Broadway and 22d street properties formed part of the estate of the late Geo. Ross. Two lots on the northeast corner of 5th avenue and 93th street were knocked down at \$37,500, but not sold, and six lots on 95th street, east of 5th avenue, were also knocked down. The figure was \$8,000 for each. The sale of parcels on Lexington avenue, East 82d and 119th streets, New York, and on Hicks, Pacific, Amity, Dean and 18th streets, Brooklyn, was not a success. Most of the property was bid in.

There were no sales at the Exchange yesterday.

On Tuesday, March 20th, Richard V. Harnett will sell the tenement at No. 91 Cannon street, the three-story brown stone house No. 149 East 56th street and the two tenements with store at Nos. 541 and 543 West 44th street. He will at the same time sell the valuable triangular corner, comprising Nos. 36 to 59 6th avenue and Nos. 2 to 8 Cornelia street, by order of the executor.

On Wednesday, the 21st inst., Mr. Harnett will sell, under the direction of the referee, the front and rear buildings at No. 45 Ann street, and the store and tenement at No. 189 East Broadway, corner Jefferson street. He will also sell three choice lots on 72d street, near Central Park, West; the tenements Nos. 64 and 66 Monroe street, by order of the executor and trustee, and the four-story brown stone residence No. 112 East 37th street.

On Wednesday, the 21st inst., Jere Johnson, Jr., will sell at No. 393 Fulton street, Brooklyn, the Jos. P. Puels' property, the sale of which was postponed this week on account of the blizzard. The estate comprises forty houses, lots, etc., situate on Fulton, Myrtle, Vigelius, Halsey, Carroll, Quincy, Hull, 8th, Kosciusko, Decatur, Hancock, Truxton and Pacific streets, and Hopkinson, Fulton, Lexington, Lewis, Division, Greene, Putnam, Franklin, Gates, Quincy, Myrtle and Saratoga avenues and on Clinton place. This will be an important sale, and will no doubt be largely attended by investors and builders.

On Thursday, the 22d inst., Richard V. Harnett will sell the five-story improved apartment house with elevator and fire-proof stairway No. 20 East 12th street, near 5th avenue, and the desirable property on the northwest corner of Hudson and Laight streets, Nos. 165 and 48½ respectively. Mr. Harnett will at the same time sell the splendid first-class business property on the southwest corner of Broadway (Nos. 345 and 347) and Leonard street (Nos. 92 to 96). This is a seven-story and cellar iron front structure with three elevators and all improvements and is leased till February 1, 1892, at \$41,500 per annum; also Nos. 305 to 309 Broadway and Nos. 93 to 97 Duane street, being the northwest corner, and leased till May 1, 1891, at \$26,000 per annum. There is an upset price on the former of \$500,000 and on the latter of \$350,000, and both are Supreme Court partition sales.

On Thursday, the 22d inst., Mr. Harnett will also sell the four-story brown stone front residence, with butlers' pantry extension and handsomely finished, No. 19 East 83d street, near 5th avenue.

Adrian H. Muller & Son will sell, by order of the Supreme Court, on Tuesday, March 27th, seventy-nine valuable lots situated on 10th and Audubon avenues, and 163d, 164th, 166th, 167th, 168th, 169th, 170th and 171st streets and Edgecombe road. This property is a portion of the celebrated Jumel estate, and the title is guaranteed by the Lawyers' Guarantee Title Co.

On Tuesday, the 27th inst., Richard V. Harnett will sell the handsome 25-foot residence, with extension, No. 48 West 58th street, by order of the assignee.

Richard V. Harnett & Co. offer for sale a building plot on 32d street, containing about 9,000 square feet, which is well adapted for a storage warehouse, factory or stable.

CONVEYANCES.

	1887. Mar. 11 to 15 inc.	1888. Mar. 9 to 15 inc.
Number.....	307	142
Amount involved.....	\$6,558,421	\$2,516,195
Number nominal.....	58	25
Number 23d and 24th Wards.....	35	31
Amount involved.....	\$271,172	\$659,050
Number nominal.....	3	8

MORTGAGES.

	1887.	1888.
Number.....	289	144
Amount involved.....	\$3,666,595	\$1,508,660
Number at 5 per cent.....	147	69
Amount involved.....	\$1,680,713	\$922,500
Number at less than 5 per cent.....	20	12
Amount involved.....	\$444,000	\$248,880
Number to Banks, Trust and Ins. Co.....	53	0
Amount involved.....	\$959,533	\$165,500

PROJECTED BUILDINGS.

	1887. Mar. 12 to 18.	1888. Mar. 10 to 16.
Number of buildings.....	133	59
Estimated cost.....	\$1,851,050	\$870,730

Gossip of the Week.

C. W. Luyster has sold two more of his new dwellings on West 71st street, making three sold within four days, and has but one left of the five built. Otto S. Lang bought No. 56, size 20x60, with butler's pantry extension, lot 100.5, and F. S. Kaliske purchased No. 52, same size. The houses brought \$38,000 each. D. Kempner & Son negotiated the sale of No. 52.

Henry Chauncey has sold the four-story brick dwelling No. 24 Washington square, size 27.6x55, with two-story dining-room extension, 22.6x55, with lease of lot 27.6x132 to Macdougall alley, for \$25,000 to John H. Davis.

Dr. Isaac E. Taylor has sold the four-story stone front dwelling No. 7 East 36th street, Broker, G. A. Savory. The particulars have not transpired.

James A. Frame has sold another of his four-story dwellings on West 85th street.

Albert G. Morganstern has purchased from Charles Graham & Sons the four-story stone front dwelling No. 14 East 78th street, 20x102.2, for \$45,000.

Although the deed has not yet been passed, the sale of French's Hotel for \$630,000 to Joseph Pulitzer, the proprietor of the *World*, may be regarded as a fact. We learn on good authority that Mr. Pulitzer will erect a large office building at a cost of about one million dollars. The architect has not yet been selected, and no details have been arranged.

Kavanagh, Mead & Brierly have sold for Mrs. M. Aarons the three-story, high stoop, brown stone house, decorated, No. 125 East 80th street, 18.9x50x100, to a Mr. Ganley for \$20,500; and for Smith Ely, Jr., two lots on the southeast corner of Brook avenue and 149th street, 50x100, to Samuel B. Ogden for \$6,000.

Wm. H. Falconer & Son have sold the three-story brick house No. 64 East 127th street, for David Stevens, of Syracuse, to John Mitchell for \$12,000.

John J. Clancy & Co. have sold to Dr. Wm. A. Ewing four lots on the southwest corner of West End avenue and 81st street, 102.2 feet on the avenue and 100 feet on the street, including five two-story and basement frame cottages, on private terms.

We hear that Walker & Lawson have purchased the southeast corner of 8th avenue and 40th street, 25x75, for improvement.

McSorley & O'Shaughnessy have sold one lot, with three-story frame house, on the north side of 84th street, 125 feet west of 9th avenue, 25x102.2, for \$12,500, to Wm. K. Paulson. Broker, John W. Stevens.

Morris Steinhardt has sold two lots on the southwest corner of Madison avenue and 115th street, 50x75, to Dunn Johnston for improvement.

Notice is given that application will be made to the Supreme Court on April 12th for the appointment of a Commissioner of Estimate and Assessment, relative to acquiring title to East 146th street, from Railroad avenue to St. Ann's avenue.

Sinclair Myers has been elected a governor of the New York Athletic Club by a large vote.

William S. Anderson has sold for the estate of W. Anderson the three-story and basement brick tenement, 22x67, No. 90 Bayard street to S. and M. Silver for \$16,800; for C. S. Robert the three-story and basement brick dwelling, 20x102.2, No. 175 East 73d street to P. J. Cuskley for \$13,500; for M. C. Martin, the three-story and basement brown stone dwelling, 18x100, No. 132 East 110th street to H. McSpedden for \$8,000; and, with S. Freund, the three-story and basement brick dwelling, 16x100, No. 107 East 113th street to M. O. Connell for \$7,500.

William H. Hoyt & Co. have sold to F. A. Lord the Jewell place, containing about half an acre on the corner of Broadway and Main street, Irvington-on-Hudson, for \$8,000; to George Palliser; the Cunningham place of twelve acres at Dobbs Ferry for \$10,000, and the Lockwood place at Rye, containing four acres for \$10,500.

Wells & Crockett have sold a private dwelling on the south side of 120th street, second house west of 6th avenue, on terms which have not transpired.

D. T. Kennedy has sold a dwelling on West 81st street.

J. D. Taylor has sold a three-story dwelling on 122d street, near 6th avenue, 19x55x100.11, for \$24,000 to Wm. G. Brady, of 6th avenue and 125th street.

Mahon & Coyne have sold the five-story brick store and tenement No. 127 Crosby street, 21.1x75.7, for \$30,000 to Michael W. Divine.

Doré Lyon has sold a three-story brick and stone dwelling on the east side of Edgecombe avenue, between 136th and 137th streets, for \$19,000 to F. Garrison, and two similar dwellings on the south side of 97th street, between 9th and 10th avenues, each 16.8x50x100.11, for \$17,000 each to E. C. Simonson.

Charles R. Coster has sold to L. P. Rollwagen the dwelling No. 58 Irving place for \$23,000, and the stable No. 10 Griffen court, 36th street, between 3d and Lexington avenues, 20x40, for \$6,800 to Mrs. Clark.

We hear that a parcel on the east side of Union square, between 14th and 15th streets, has been sold.

Brooklyn.

J. P. Sloane has sold for Samuel Self the gore block at the junction on Guernsey street, Nassau and Bedford avenues, to Randall & Miller, for \$2,400.

Corwith Bros. have sold the house and lot No. 85 Diamond street for W. W. Hadley, to Catherine Fallon for \$2,400.

CONVEYANCES.

	1887. Mar. 11 to 17 inc.	1888. Mar. 8 to 14 inc.
Number.....	276	158
Amount involved.....	\$1,237,618	\$774,313
Number nominal.....	55	41

MORTGAGES.

	1887.	1888.
Number.....	223	114
Amount involved.....	\$771,636	\$629,604
Number at 5% or less.....	122	58
Amount involved.....	\$481,855	\$238,305

PROJECTED BUILDINGS.

	1887. Mar. 12 to 18.	1888. Mar. 10 to 16.
Number of buildings.....	106	23
Estimated cost.....	\$481,115	\$77,498

Out Among the Builders.

Ed. Wenz has the plans under way for two five-story brick, stone and terra cotta front flats, with stores to be built on the northeast corner of 3d avenue and 82d street. They will be wide double apartment houses of an improved character, the corner being 42x63 and that adjoining 40x57. Their estimated cost to the owner, Fred. W. Mertens, is \$70,000. The architect has plans for two five-story brown stone flats, to be built on Louis Wirth on the northwest corner of 116th street and 4th avenue, each adjoining 25x76. They will cost about \$40,000.

The residence on the northwest corner of Park avenue and 69th street is to have an extension of two stories and basement added, from plans by A. B. Ogden & Son.

Andrew Spence has plans for a brick extension, 34.10x20.11, to contain three new stores, to the southwest corner of 3d avenue and 102d street, for Mrs. Maria McDonnell, and for a three story extension, 40x40, to Wright & Ebberts' livery stable on the south side of 121st street, between 4th and Lexington avenues.

Dunn Johnston is about to build two five-story flats with stores on the southwest corner of Madison avenue and 115th street, on plot 50x75.

C. P. H. Gilbert has plans drawn for seven five-story flats, about 18x46 each, to be built on the south side of 121st street, 250 feet west of 7th avenue, for Mary E. Carlin.

J. B. Snook & Son are preparing plans for a four-story improved tenement, 25x65, to be built at No. 553 East 135th street for Edward Higgins.

Charles & Augustus Ruff are having plans made by Schneider & Herter for a five-story tenement, 25x80 6, to be built at No. 431 East 9th street.

Geo. Keister has plans for two five-story brick and stone apartment houses, 25x65 and 71, to be built by James D. Johnson on the southwest corner of St. Nicholas avenue and 115th street, at a cost of about \$40,000.

We were reliably informed that a new building would be erected at Nos. 21 and 23 Centre street, by Thos. S. Godwin, as reported last week. We notice, however, that plans have been filed to merely alter the present buildings, at a cost of \$12,000, indicating a change of intention since our reporter received the information eight days ago.

Out of Town.

Astoria, L. I.—Robert Burnett will build a two-story frame residence, to cost \$6,000; also two cottages semi-detached. Cost, \$9,000.

Stent, Dixon & Desaldern have plans for a two-and-a-half-story frame dwelling, for W. Crissey, of the Washington Life Insurance Company.

J. S. Burroughs will erect two frame dwellings. Cost, \$5,000.

Bayonne, N. J.—The competition for the new school house in this place has been decided in favor of Stent, Dixon & Desalderu. About a dozen plans were submitted. The building will be two-story high, of brick, 60x90, with accommodation for 800 scholars. Steam heat will be used. Cost, \$21,000.

Canaan, Conn.—A new frame Baptist Church will shortly be commenced here from plans by G. Palliser. It will be 50x60 in size and will cost \$12,000.

Jersey City, N. J.—John Gardner will build a large timber warehouse and offices, 50x110, on the Heights.

The St. John's Roman Catholic Church will shortly build a rectory for Father B. H. Ter Woert. It will be 45x54 in size. The architect will be George Palliser, of New York.

New Dorp, S. I.—Horace G. Knapp & Co. have plans for five frame dwellings, two-and-a-half-story high, about 30x45, to be erected by Hughes & Ross. The cost will be between \$20,000 and \$25,000.

W. O. Ross will build a two-and-a-half-story frame residence, 32.6x51, costing \$5,000.

New Rochelle, N. Y.—I. I. Crane will build a two-and-a-half-story residence, 37x51, with steam heat and all improvements. Cost, \$6,000. H. G. Knapp & Co., architects.

The plans submitted in competition by Douglas Smyth for the new clubhouse for the New York Athletic Club have been accepted. The building

will be a Queen Anne structure of stone and tiles, 112x60, and will cost about \$30,000.

Newark, N. J.—The Pennsylvania R. R. have just determined to elevate all their tracks passing through this city. The rails will be carried on a brick and iron structure.

Paterson, N. J.—Horace G. Knapp & Co. will make plans for a frame stable for Aaron Sipp, 20x32.8.

Summit, N. J.—Lamb & Rich will make the plans for a handsome brick and tile residence, 40x40, which Mr. Dodges will build here.

Town of Union, N. J.—Stent, Dixon & Desaldern, of Wall street, New York city, are making plans for a three-story brick store building, 24x75, for John Hellstern. Cost, \$8,000.

Dr. Schlemm will build a 25x45 frame apartment house. Cost, about \$4,000.

White Plains, N. Y.—The Westchester County Children's Hospital, which will be built here, will be 79x60 in size, and will cost \$8,000. The plans are being drawn by Geo. Palliser.

Contractors' Notes.

Bids will be received by the Department of Public Works until noon Wednesday, March 28, for regulating and paving with trap-block the following streets: 73d and 75th streets, from the Boulevard to West End avenue; 76th street, from Avenue A to Avenue B; Madison avenue, from 103d to 105th streets; and 112th street, from 8th to Manhattan avenue; and for regulating and paving with granite block: 90th street, from 2d to 3d avenue; 103d street, from 9th to 10th avenue; 122d street, from 4th to Madison avenue; 132d street, from 4th to Madison avenue; and 141st street, from Avenue St. Nicholas to 10th avenue.

The Department of Public Charities and Corrections will receive bids until 9:30 o'clock Friday, March 27, for plumbing two water-closet towers at Bellevue Hospital.

Bids will be received by the Armory Board at the Mayor's office until 2 o'clock, March 29, for furnishing materials and performing (1) iron work, (2) plumbing and gas fitting, (3) masonry work, (4) steam heating and ventilating, and (5) carpenter work, all in connection with the erection of an armory building on the block bounded by the Boulevard, 9th avenue, 67th and 68th streets; and also bids for furnishing all materials and performing all works in erection of said building.

"The New Parks Beyond the Harlem."

A volume bearing the above title, recently published by THE RECORD AND GUIDE, should be in the hands of every dealer and investor in property north of the Harlem River. The book is edited by Mr. John Mullaly and contains 172 pages of letter press, including 30 pages of illustrations and a map of the city showing the new parks in colors, with mile distances, from the Grand Central depot. The cost is 50 cents in paper and \$1.00 in cloth.

The poverty-stricken Mexicans are still making haste to sell their birthright, and every day or so the news is published of another enormous land purchase by European or American capitalists. It is claimed that a quarter of at least one whole Mexican State is already owned by English companies. The time will come when the Mexicans, land poor as they are now, will bitterly regret the hold which they have given aliens upon the soil of their country, including its richest mining regions.—*Cleveland (Ohio) Leader and Herald.*

BUILDING MATERIAL MARKET.

There is probably no class of merchants in this city upon whom the paralyzing effects of the late storm have fallen with more pronounced and lasting influence than those engaged in handling building material. The stoppage of out-door work will continue long after other kinds of business shall have fully recovered, while the heavy character of the commodities on the list, the situation of storage yards, and the obstructions in the way of finding desirable berths for landing anything that may happen to be afloat, all contribute to debar trading, and since Monday morning up to the present writing have simply acted as factors to suspend all attempts at negotiation. Our markets, therefore, have generally as a matter of necessity been prepared from a nominal basis, and really contain only a meagre amount of information. Fortunately, the work of building was not very forward and considerable loss is thereby saved.

BRICKS.—The rather tame tone of the market last week is now followed by an utter cessation of business under an influence that of course no one could have foreseen. Indeed, for three days operators could not get about and change was almost deserted, and when attendance finally did commence to pick up a little it was found practically useless to attempt negotiations, as seller could not deliver or buyer receive at any point where supplies would be available for consumption. There was some cargoes here, but so far as we can learn no fresh arrivals of consequence, as the folly of shipping was of course apparent. In the matter of quotations we allow former figures to stand for want of a guide for change, but it is probably unnecessary to add that prices under present circumstances are of a nominal character only.

LATH.—There has been neither wholesale nor retail market since our last, and operators were almost inignant when asked to make a report. Even without the blizzard, however, it is doubtful if any first-hand trading would have taken place for want of sub-brokers, and prices remain simply nominally unchanged, giving a new test. We hear of two or three cargoes of lath along the coast, mostly in harbor, and their downward sale is doubtful, while a gentleman just returned from New York tells us there is only 800,000 pieces of lath in the market at that port.

LIME.—Just before the storm introduced itself to perform the Western blizzard act a few cargoes arrived here or at Hart's Island, but there was no time to sell them ahead of the snow blockade, and the result is no market at all for the week with former rates retained as representing sellers' views. A slight hint is given of a weaker undertone, but it would be as well to wait and see what the next sales bring forth. Accounts recently received from St. John indicate that pretty full shipments will again be made this season.

LUMBER.—As the daily papers have by this time about exhausted the descriptive vocabulary in writing up the wonderful storm of snow precipitated upon our city at the commencement of the week, we will not weary our readers by any further attempt in that line. To our Western and Eastern friends who are more experienced in blizzards and similar entertainments, it appears painfully evident that we must know how it is ourselves, and are likely to for some time to come. The effect upon the distributive business is simply paralyzing, and in this way operations do not amount to enough to pay the expense of shoveling passages through the snowdrifts under which many of the yards have been almost buried. It will be a long while, too, before matters can be brought to anything like a normal condition, owing to the impossibilities in the way of delivery. The great majority of truckmen long ago discarded sleighs, and two feet of snow, ice and eventually slush in our streets, are likely to keep wheeling, especially with heavy vehicles and loads to correspond, down to the limit of most imperative necessity for a protracted period. Wholesale trade, too, is almost as badly influenced so far as early deliveries are concerned, owing to check upon coastwise and rail arrivals and difficulty in the way of handling supplies, even were they here, and the moderate business transacted was mainly on contract for future. Our review of the several descriptions of stock, therefore, is made principally from a general standpoint, as the present market is wholly a nominal one so far as prompt business is concerned.

Eastern Spruce. while naturally a little unsettled, as the result of seasonable influences, is on the whole carrying a pretty strong undertone, and sellers really have most of the advantages. Supplies in some of the city yards are pretty full, especially of large sizes, but at other localities around about stocks commence to show a gap, and dealers are anxious to keep in the way of getting additions. Some have anticipated their wants by placing specials, and business in this line is increasing, while from other indications

receivers feel confident they could sell quite an amount of random without difficulty, except in the matter of prompt delivery. The premium on small sizes is not now as a rule obtainable, and prices are returning to their natural relative positions. We quote at \$14.50@15.50 per M for 6 to 9 inch, and \$15.00@16.50 for 10 to 12 inch, with specials at \$17.00@18.00 per M.

Hemlock retains a firm market, with a tendency to further harden if anything. Especially could a prompt disposal be made of standard stock, were it possible to deliver it at present, though that buyers are not waiting for arrivals is indicated by the daily increase in the number of orders placed for the incoming season. We quote Joist at \$12.00@12.50 per M; Boards at 12.50@13.00 per M; Timber \$12.00@12.50 per M for 24-foot and under, \$13.00@14.00 for 26 to 32-foot, and \$15.00@16.00 for 34 to 40-foot.

Piling shows a seller's market, the demand more than balancing the amounts receivers feel warranted in offering for some time ahead, and customers making no objection to the full cost of late ruling. Indeed, the prospects for consumption of this particular class of stock appear thoroughly well supported, with a greater chance for expansion than shrinkage. Quoted at \$3.40@3.50 per lineal foot for one-half of cargo of 12 inch but or larger, and 5/4@5 1/2c. for smaller sizes.

White Pine as usual shows a great deal of irregularity, and a vast amount of wisdom is displayed in the effort to prove how the market is going, either up or down, as the sentiment or interest of operations may lead them to argue. On a conservative and disinterested view of the variety of opinions, however, it looks as though there might be a pretty full amount of stock handled during the year, but without much, if any, gain in value, as the competition to place supplies on this market will not abate, and already gives signs of some little bitterness. Dealers assume that this must prove beneficial to their interest, though they are not yet enabled to show any important gain. We quote \$17.50@19.00 for West India shipping boards; \$2.00@2.25 for South America do.; \$15.50@16.00 for box boards, \$16.50@17.50 for extra do.

Yellow Pine certainly promises well, and the chances look better on the whole than for some seasons past. The main difficulty is to bring about a harmonious course of action at producing points, not only in the matter of the output but in manner of offering it, and the prospects are favorable for a full accomplishment of that end, after which sellers can assume a more independent position, as there seems to be no doubt about the continuation of a good demand. For many kinds of work, in fact, pitch pine is practically without a competitor.

and all present prospects for consumption are said to be good. We quote Randoms, \$18.50@21.00 per M; Specials \$20@22.00 do.; Green Flooring Boards, \$21@22.50 do.; Dry do. do., \$23.00@25.00 do.; Sidings, \$13.00@15.00 do.; Cargoes, f. o. b. at Atlantic ports, \$13.00@15.00 for rough and \$18.00@20.00 for dressed; Cargoes, f. o. b. at Gulf ports, \$12.00@13.50 for rough and \$19.00@21.00 for dressed.

Carolina Pine is spoken of very enthusiastically by those immediately interested in the acknowledged effort to crowd it upon the market, and none but its most prominent enemies attempt to controvert the claim that the stuff is meeting with good sale. As noted in our last the timber has secured a quasi indorsement from a few architects, and this is worked for all it is worth, while the boards secure rather an expanding outlet, and manufacturers of dressed stock commence to talk more generally about an excess of orders. Bills are "firm," but judicious buyers do not in every case pay all that is named as the first asking rate.

Hardwoods retain about old feature for pretty much all grades and the general conditions of the market are healthy. Indeed some operators who, during the winter, were apparently slightly inclined to take a more or less discouraged view of the outlook, now speak hopefully and seem to think the early portion of the season at least will prove quite satisfactory on all regular consumptive outlets. The export trade also promising and for desirable goods will pay full rates. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$36@42 do.; oak, \$37@43 do.; quarter sawed clear, \$50@55 do.; maple, \$25@32 do.; chestnut, \$30@38 do.; cherry, \$67@90 do.; white wood, \$5@33 do.; elm, \$20@23 do.; hickory, \$50@80 do.

Shingles meet with some demand from both the domestic and foreign outlets, and as supplies continue small prices rule firm on all standard grades. Indeed there is a somewhat uppish inclination in a few instances and sellers have a very excellent idea of the spring trade. We quote Cypress at \$8@9.50 per M for 6x20 and Cypress large \$10.00@16.00. Pine shipping stock, \$3.50@4.75 for 18 inch, and Eastern saw grades at \$3.25@5.00 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.75 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch \$13@15 for A and \$18.50@20.50 for No. 1; for 20 inch, \$9.00@9.50 for A and \$12.00@13.00 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

The *Timberman* as follows:

At Chicago, the wholesalers are taking in a steady run of orders, but they are a trifle backward about moving the lumber forward for good reasons. The "Q." strike interferes. This is getting to be somewhat of a chestnut, and it is such a tough one that no one can do anything with it. However, if the lumber is not going out briskly, wholesalers are full of hope and hold on to the orders like grim death. Of course some of the houses are not troubled, and they are selling large train loads of lumber daily. At Lake Erie points the trade is beginning to have a genuine spring-like appearance of activity, while the Michigan markets as a rule are catching at the first straws of the season. The trade in Muskegon has been fairly good all along, and our advices indicate an awakening in the cargo markets. Some Eastern buyers are looking around, and very soon the tide will begin to flow.

Trade on the Mississippi has been hampered for the past week by a remarkable snow and rain storm which set in Friday, March 2, and turned into ice during the night. Lumber piles which were opened for shipments were coated with ice from top to bottom, delaying shipments very much. In its icy condition it was almost impossible to push it through the planers and in many cases had to be shipped rough, adding thousands of pounds of ice to the weight of the lumber. The railroad tracks and sidings were filled with ice even over the rails, making it impossible to put in or pull out cars for several days. The loss of time and extra cost of freight has been considerable.

Meanwhile loggers are hustling as best they can. Some have completed their winter's work, others are in enforced idleness, as a heavy snow fell a week ago, and a rain followed which has crushed the snow in a way to interfere seriously with the movements of the horses and cattle.

Some lumber is moving East, not a large amount at this time of the year, however, because retail dealers in the New England States are now taking an invoice of stock on hand to determine the success or failure of the business year which ends with April 1st, and orders given now are for lumber to be delivered in thirty days, or after the new lumber year has begun. This is a peculiar trade. The dealers here, who cater to it, are constantly solving difficult problems. As, for instance, given three grades of thick clears and selects to choose from, how much of each is to be mixed to form a fourth grade, and what will this fourth grade be worth? There is a constant mixing of grades, and the salesman who journeys through the land of the puritans must needs be a lumberman of the first water, or his firm must follow him up with an adjuster to insure any profit to the business.

The *Timberman* says editorially:

The Michigan lumbermen who are strenuously opposed to the removal of the tariff on Canadian lumber are watching Congressional action with a vast amount of anxiety, believing as they do that free trade in lumber and logs as proposed will be fatal to the interests of Michigan's great industry; some of them are a good deal vexed at the bill recommended by the Ways and Means Committee, and in substantiation of their position on this question refer to the fact that there has recently been an enormous rise in the value of Canadian timber limits from about \$400 per square mile to \$3,000 per mile. They say that this fact does not indicate that American consumers are to receive the benefit of cheap lumber, or Michigan mills to receive the benefit of cheap logs as has been argued by the advocates of the removal of the duty on lumber, but rather as one says, "that the Canadian government will secure an enormous increase in its revenue, and Canadian manufacturers will secure about \$2 per M feet advantage over American manufacturers and the benefit of the whole range of American markets." Michigan lumbermen at all events are not as a rule in love with the advocates of the proposed measure.

Secretary Swan, of the Chicago *Lumberman's* Exchange, referring to the trade of that city, in his annual report says:

The general lumber trade of this city and port, including South Chicago, is here summarized. The total

receipts of lumber for 1887 were 1,846,187,000 feet, divided as follows, according to the best obtainable data:

	PINE.	HARDWOOD.
Received by rail.....	136,932,000	215,706,000
Received by lake.....	1,455,181,000	88,374,000
Total.....	1,592,113,000	254,074,000

There were also received 612,990,000 shingles, 52,239,000 lath, 3,914,550 cedar posts, 5,039,829 railroad ties, 85,264 telegraph poles, and 3,850,000 feet of timber.

The dispositions of lumber for the season were as follows: Sales and shipments, 1,844,961,282 feet, against 1,722,346,629 feet in 1886, being an increase of 122,714,653 feet; sales and shipments of shingles for 1887, 665,714,750, as against 678,562,340 reported for 1886, being a decrease of 12,847,590. By the best data obtainable it would appear that of the above amount of lumber disposed of during 1887, there was pine lumber amounting to 1,607,304,312 feet, and hardwood amounting to 237,657,000 feet, being a total disposition during the year of a little over 75 per cent. of the lumber in sight—an increase in the total dispositions over 1886 of 7 per cent.

The *Northwestern Lumberman* reviews the situation as follows:

In the Northwestern States the enginemen's strike on the Chicago, Burlington & Quincy system has, in a measure, checked distribution of lumber going from the Chicago yards, but the volume of movement throughout the West is large despite the hindering cause indicated. What has been lost by the 22d street section of trade in this city has been gained by dealers here outside of the influence of the strike, and by the trade of Wisconsin and all points along Mississippi river. The demand for dry stocks of Western white pine is insatiable. The supply in Wisconsin and along the Mississippi river is being rapidly depleted by a large and steady demand. This requirement has been magnified by the crippling of the Chicago shipping service by the strike. It is stated that the supply of dry lumber on the Mississippi river has been so exhausted that but one prominent concern in that chain of markets has an ample, fairly well assorted stock. Large drafts have lately been made on the supply here to fill up broken assortments on the river, especially at Hannibal and St. Louis. Uniform reports from river and Wisconsin markets are to the effect that trade is excellent and prices firm. If the blockade in this city should continue for several weeks there would be such a cleaning out of competitive markets before the opening of the producing season as was never before witnessed. This would create a vacuum that would cause a land slide (or lumber slide) from stocks here as soon as traffic facilities should be fully restored. Such a sectional movement of lumber could not fail to have the effect of sustaining values. Throughout the spring there would be a constant call for dry stocks to fill up assortments.

As yet, Chicago wholesale dealers have not shown a disposition to largely contract for lumber to be sawed. Several purchases of logs have been made, but the movement in this direction that was noted recently has measurably been checked by the transportation trouble. Dealers are inclined to hesitate about preparations for future trade until the trouble is over. Still it can be said that there has been more contracting for future supplies than there was so early in the season of 1887.

The *Chicago Lumber* as follows:

The frequency with which large sales of timber land are reported in the South goes to show how actively Northern capital is seeking investment in that quarter, notwithstanding the greatest bargains have already been taken up. A gentleman well posted in regard to the entire Southern timber belt said recently, in a private letter to the editor, that good government pine lands in Louisiana, Mississippi and Alabama at \$1.25 an acre are practically things of the past, and that recent sales at \$2.75 and \$3.00 an acre have been made as easily as they would have sold at the minimum price a few months ago. One reason that Louisiana lands have been in such sharp demand is that the railroads running westward and northward from that State are making very low rates to Mexico and Western Texas, and are meeting Chicago rates to Kansas City and other western points, by this means putting the manufacturers there in position to compete successfully with Chicago and the Northwest for business that belongs to one or the other, as either can make the lower price. The advantage in quality as compared with Michigan and Wisconsin Norway, is probably with the Southern producer, and as his stumpage costs him not to exceed 50 cents, against an average of fully \$3 for Norway at the North, it does not require much further evidence to show that, freights being equal, he must come out the winner in the competition. The close proximity to a steady, growing market is what gives to the long leaf pine of Louisiana and Eastern Texas its peculiar value, and has finally attracted attention to Arkansas, which in respect to its nearness to market, and the easy availability of its timber supply, is hardly to be surpassed by any other State. The timber there is not in all respects equal to the long leaf variety of yellow pine, but neither is it, as some imagine, worthless as a material out of which to make salable lumber. It is not as heavy as the long leaf pine, while for many purposes it is just as good, and being nearer market and cheaper to place there, it should become before a great while an important element in the Southwestern supply. It is not, however, so much a question of what a man buys, after all. There is a good, round profit awaiting the owner of every foot and stick of standing timber in the South, or for that matter anywhere in this country, and anyone who desires to become one of this fortunate company needs only to buy with ordinary judgment to be reasonably sure of securing his gain after but little waiting. He can hardly make a mistake in acquiring Southern pine, even if he has to pay as high as 50 cents a thousand for it.

The *Mississippi Valley Lumberman* as follows:

The shipments of lumber have been heavy during the past week from Minneapolis, and there has been an increased movement from North Wisconsin points through St. Paul. The local receipts in that city have been large, although the local trade has not fairly started in either St. Paul or Minneapolis. There is probably more lumber in pile in St. Paul for the local trade than there was on the first of December. The shippers have shown more anxiety than they have been showing to get lumber out, with the prospects before them of a general strike on the railroads, which might stop all shipments until such time, at least, as the reduced rates are restored.

The action of the St. Paul dealers in advancing their retail list to \$16 for dimension, has had a stimulating effect upon the dealers in Minneapolis, many of whom

have shown a disposition to shave prices to encourage trade. The St. Paul dealers are nearer the Wisconsin manufacturers, who are holding their lumber much firmer than it has been held in Minneapolis, and because much of their lumber has cost better prices they are disposed to stick to the list recently made, and to make the difference of a dollar between the wholesale and retail price.

Much of the lumber which has been going out has been that sold during last week, but buyers have not been absent from the market, and mail orders have been fairly numerous. It will be observed that shipments fall somewhat below what they were at this time last year, when rates were also demoralized in anticipation of the enforcement of the Interstate Commerce law. Much more lumber at that time was being shipped into the Kansas City market than is now the case. The bulk of the lumber going out of this market is being shipped to Iowa and Nebraska points.

THE EAST.

According to the *Boston Commercial Bulletin* the lumbering interests of Coos county, New Hampshire, and Essex county, Vermont, were never carried on in the magnitude that they have been the last winter. Upward of 300,000,000 feet of spruce timber will be "logged" in the two counties before the end of the season, which will be in about two weeks. Of this amount, the Connecticut River Lumber Company are the largest operators, and their drive down the Connecticut river this spring will be something like 60,000,000. The Turner's Falls Company, whose mills are at Turner's Falls, Massachusetts, are also large operators in this and Essex counties. Their drive this spring will consist of 80,000,000 or more. On the Androscoggin, at Berlin, are the mills of the Berlin Company, who will cut and drive their annual amount of 30,000,000. Brown's Lumber Company, with mills at Whitefield, are getting in 20,000,000 from their lands on Cherry Mountain, in Jefferson and Carroll counties. At North Stratford, the mills of the Nulhegon Lumber Company will handle about 15,000,000 this year. These are the largest operators, but there are many others owning small mills who annually lay in and manufacture from 100,000 to 1,000,000 or 2,000,000 feet. On account of the lateness of the snowfall this year, operations did not begin until about the 1st of January, so that the vast amount of labor necessary to accomplish this "logging" has been crowded into a space of less than three months' time.

[CANADA.]

The *Toronto Monetary Times* says:

The 4th of March was an unusually heavy due-date among lumbermen in Ontario, and dealers are jubilant over the fact that payments were met much better than was expected. The cold weather is retarding trade somewhat, but orders for April and May shipments are satisfactory. Dealers and manufacturers are evincing deep interest in the progress of any arrangements for the removal of the duty that has so restricted trade with the United States. It is conceded on all hands that if the duty be removed prices will advance from \$1.00 to \$3.00 per thousand feet, and it is expected that a market will be opened up at profitable prices for the coarser grades. Considerable long bill stuff is being brought into Canada from the Michigan mills, their pine being better adapted for this purpose than ours, the removal of the duty would doubtless increase this trade very materially.

Recent estimates place the cut of lumber on the Upper St. John (N. B.) at 135,000,000 feet, which is about the same as last season.

ENGLAND.

The *London Timber Trades Journal* as follows:

American Black Walnut.—Logs have been coming in rather freely of late, but we notice in some cases they are poor, leaving a good deal to be desired in many respects, whereas other parcels are really of a very good character. Lumber continues to be imported very largely, and there is now no scarcity of stock of any description; we should think buyers would be indeed difficult to please if upon visiting the West India Docks they could not find what they require. We should think that shippers would be studying their own interest by moderating supplies in order to give time for consumption in some degree to overtake recent imports.

American Whitewood.—For logs, the stock of which is light, there has been more inquiry, but as several parcels are now coming in buyers will be able to supply their wants without difficulty. With cut stuff, although this is undoubtedly an increasing trade, the market is at present well supplied with stock.

NAILS.—A very fair inquiry comes from most quarters, and the general tone of the market is pretty well sustained, though buyers do not exhibit an anxiety sufficient to give anything like buoyancy to the situation. Supplies, too, hold out very well, and sellers generally appear satisfied when they can obtain former rates. The Western production is said to be full, occasionally seeking an outlet in this direction. We quote at \$2.00@2.10 per keg, according to quantity, delivery, etc., though some recent sales of carload lots were made at a lower figure to dealers buying for stock.

PAINTS, OILS, ETC.—Demand for most of the staple kind of stock continues to improve somewhat, and dealers are predicting a good spring trade on most outlets. Buyers show old habits by selecting closely in the matter of quantity and figuring every fractional advantage possible in the way of cost, but this is certainly a good financial feature of the situation, and having become used to that kind of trade sellers do not grumble to any extent. In a general way values are very well sustained, and the accumulation of stock seems to be sufficiently perfect to prevent anything like pressure or undue effort to realize. Lined Oil finds a proportionate outlet and steady market at 54@54½. for Western, and 56@56½. for City. Spirits Turpentine dull and has sold lower, but at the present writing is little better than nominal at about 39@40c. per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—Demand is a little irregular, but in the aggregate takes out a fair quantity of stock and pays former rates without apparent objection. The supply fair. We quote Pitch at \$1.35@1.50 per bbl.; Tar at \$1.90@2.20, according to quantity, quality and delivery.

For Tables of Building Material prices see pages VII., IX., X. and XI.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending March 16.

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

RICHARD V. HARNETT & CO.

Broadway, No. 1539, w s, 106.9 s 46th st, 20.6x 87.11x19.9x82.7, five-story brown stone flat with store. J. H. McKim. \$36,000
Leonard st, No. 50, s s, abt 127 e West Broadway, 24.4x100, five-story brown stone, iron building with store. Geo. H. Quick. (Leasehold; lease expires Feb. 1, 1906; ground rent, \$3,000, taxes, assessments, &c; at present leased at \$5,250 per annum) 3,000
Prince st, Nos. 119 and 121, s s, abt 50 w Wooster st, 50x95, two-story brick and frame buildings. L. Sachs & Bro. 41,000
Wooster st, Nos. 142 and 144, w s, 180.6 s Prince st, 43.2x100, two two-story brick buildings. E. F. Haight. 28,850
22d st, Nos. 250 and 252, s s, 250 e 8th av, 50x 98.9, two three-story brick dwell'gs and two-story brick buildings on rear. Zimmermann & Rosenbaum. 33,025
57th st, No. 118, s s, 154.6 w Lexington av, 20x 100.5, four-story brown stone dwell'g. William Gwynne. 23,100
95th st, n s, 100 e 5th av, 15x100.11, vacant. John Weber. 48,000
5th av, n e cor 9th st, 50.11x100, vacant. A. J. Westermeyer. (Bid in) 37,000

JAMES L. WELLS.

Vandam st, No. 28, bet Varick and Macdougall sts, 25x100, three-story frame (brick front) dwell'g and three-story brick dwell'g on rear. James Lynch. 14,000
149th st, n s, 15.4 w Beren av, 99.9x40.8x91, gore, vacant. A. Brinckman, party in interest. 3,200
Alexander av, No. 167, w s, 16.8 n 13th st, 16.8x 70, three-story brown stone dwell'g. James Montgomery. 7,950
3d av, No. 2856, e s, 27.2 n 149th st, 24.8 x irreg. x60, three-story frame and brick front store and tenem't. A. E. Dorn. 15,725
3d av, No. 2858, adj, 26x80, three-story brick store and tenem't. A. Brinckman, party in interest. 15,900

J. THOMAS STEARNS.

47th st, No. 506, s s, 100 w 10th av, 15.4x100.5, two-story frame store and dwell'g and one-story frame dwell'g on rear. Isham Ross. (Amt due \$2,835) 3,100

WM. KENNELLY & BRO.

*37th st, n s, 250 e 9th av, 50x98.9
37th st, n s, 225 e 9th av, 25x98.9
No. 341, five-story brick store and tenement; Nos. 343 and 345, three and five-story brick factory
Katharine Fischer. 67,200
40th st, No. 426, s s, 325 w 9th av, 25x98.9, four-story brick tenem't and three-story brick tenem't on rear. Geo. F. Kek. 16,000
82d st, No. 216, s s, 186 e 3d av, 17x102.2, three-story brown stone dwell'g. Hugo Gorsch. 9,300
119th st, No. 517, n s, east of Pleasant av, 20x 100.10, four-story brown stone flat. Thomas Stacom. (Mort. \$7,500) 9,075
Lexington av, No. 527, e s, 83.5 s 49th st, 16.8x 70, three-story brown stone dwell'g. H. Wronkow, for Security Loan, Banking & Storage Co. 11,900
Total 437,050
Corresponding week, 1887. 1,467,270

BROOKLYN, N. Y.

WM. KENNELLY & BRO.

Amity st, Nos. 81 and 83, n s, 40.3 e Hicks st, 39.9x60, two four-story brick tenem'ts. (Bid in) 9,800
Amity st, No. 85, 19.10x100-x irreg, four-story brick tenem't. J. J. Fox. 4,800
Dean st, No. 284, s s, 200 w 3d av, 16.8x100, three-story brick dwell'g. Anton Wierl. 4,100
Hicks st, No. 371, e s, 60 n Amity st, 20x56, four-story brick tenem't. (Bid in) 4,775
Hicks st, Nos. 367 and 369, 40x56, two similar tenem'ts. (Bid in) 9,600
Hicks st, Nos. 361-365, 60x56, three similar tenements. S. P. Nelson. 14,700
Pacific st, Nos. 74 and 76, s s, 56 e Hicks st, 36x 100, two four-story brick tenem'ts. (Bid in) 9,600
18th st, No. 286, s s, bet 5th and 6th avs, 16.8x 100, two-story frame dwell'g. (Bid in) 2,150

TAYLOR & FOX.

Lee av, No. 40, s w cor Wilson st, 20x100, three-story brown stone dwell'g. Christopher Schwab. 9,000

S. DE WALLTEARSS.

Ellery st, s s, 100 w Marcy av, 100x100, vacant. Geo. Straub. 6,000
Ellery st, adj, 1 lot. Same. 1,650
Ellery st, s s, 325 w Marcy av, 25x100. Same. 1,250

OTHER AUCTIONEERS.

Chauncey st, No. 56, two-story brown stone, 18.3x38x78.10. James Maxwell. 3,675
Clifton pl, No. 38, s s, 325 e St. James pl, 20x100, two-story brown stone dwell'g. Wm. M. Sayre. 7,000
Kosciusko st, Nos. 497A, 499 and 501, n s, 220 w Stuyvesant av, 60x100, three-story brick flats. Asa W. Parker. (Sub. to mort., &c., \$12,220) 14,320
Rapelyea st, n s, 237.6 w Hicks st, 18x100, Henry Widmayer. (Mort. \$3,500) 4,900
Union st, No. 340 1/2, s s, 78.2 e Smith st, 12.6x 97.10x irreg x 50, three-story brown stone dwell'g. A. Lazanski. 4,450
Union st, No. 759, three-story brown stone, 16.8x55x95. F. W. Carlin. 6,700
Greene av, No. 376, s s, 319.2 e Franklin av, 19.4x100, three-story brown stone dwell'g. Dr. Everett. 9,600

Total 125,970
Corresponding week, 1887. 338,715

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st-Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d-C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeach'd, e. i., charged or encumbered.

NEW YORK CITY.

MARCH 9, 10, 12, 13, 14, 15.

Broome st, No. 116, n w cor Willett st, 25x45, four-story frame store and tenem't Adeline Jackson, wife of Francis W., East Orange, N. J., to Charles Laue. Feb. 17. \$11,500
Broome st, No. 118, n s, 25 w Willett st, 25x45, two-story frame dwell'g. Mary L. wife of Thomas W. Jackson et al. (see grantors to Willett st deed) to Charles Laue. Feb. 17. 6,000
Broadway, No. 634, and Crosby st, No. 166, begins Broadway, e s, 75.4 s Bleeker st, 25.1x 196.3 to Crosby st, x north 25x196.5, three-story iron front store. Alexander Maitland et al, exrs. Henrietta A. Lenox, to Jacob Rothschild. Mar. 14. 103,250
Cherry st, No. 412, n s, 21.5 x abt 97.4, two-story frame (brick front) store and dwell'g. Mary A. wife of Adrian H. Dunning, Shelby Co., Mo., to Samuel Weeks, Jr. Mort. \$1,400 Re-recorded April 5, 1871. 4,600
Same property. Samuel Weeks, Jr., to Miles Bradley. Mar. 6. 5,000
Crosby st, Nos. 79-83, e s, 112.2 n Spring st, runs east 100 x north 51.10 x west 10 x north 24.10 x west 90 to Crosby st, x south 76.4; No. 79, three-story frame (brick front) store and tenem't and three-story brick tenem't on rear; No. 81, four-story frame (brick front) store and tenem't and three-story brick tenem't on rear; No. 83, three-story brick store and tenem't and three-story frame tenem't on rear. John S. McWilliam to Joseph Wallach. C. a. G. Oct. 20. 65,000
Christopher st, s s, 47.4 e West st, 22x40.10x 22x48.
Christopher st, s s, 69.4 e West st, 22x48x22.3 x51.9.
William J. Howenstein and ano., exrs. William B. Howenstein, to John and Alexander McKeever. Mar. 15. 29,200
Delancey st, No. 279, s s, 50 w Cannon st, 18.9x 75, three-story frame (brick front) dwell'g. Katharina Weber, widow, East Orange, N. J., to Daniel Diel or Dill. Mar. 15. 7,000
East Broadway, No. 158, } Grant of easement
Canal st, No. 20, } of the space of 10 feet at
the end of East Broadway, house to be used
as a yard. Jacob Rubenstein and Phillip
Sammett to The Board of Health. Mar. 9. nom
Elizabeth st, No. 248, e s, 258.8 s Houston st, 24.3x81.8x24.3x81.9, five-story brick store and tenem't. Joseph F. Kennelly et al., exrs. of Frank I. Kennelly, dec'd, to Josephine Kennelly, widow, individ. and as guard. of Eugene and Frances Kennelly. Mort. \$10,000. Mar. 12. 17,750
Greene st, No. 143, w s, 95 s Houston st, 25x100, five-story brick store. Lippman Topf to Arthur A. Carey, Cambridge, Mass. Mar. 10. 13,000
Greene st, No. 81, w s, 51 s Spring st, 25x100, five-story iron front store. Martia Berolzheimer to Louisa Minturn, widow. Feb. 1. 67,500
Jackson st, w s, bet Water st and Cherry st, at n e cor of a lot now or late of Nicholas Vincent, 25x75. Daniel Donovan, exr. Dora Kelly, to Faybush or Faijbush Libman. Mar. 16. 10,000
Liberty st, Nos. 18 and 20; also property situated on Broadway, 51st st and 7th av, adj the American Horse Exchange, being abt 41.7 on Broadway, 159.11 on 51st st and 56.2 on 7th av. Anti-nuptial agreement bet Amos M. Lyon and Nellie Moran whereby the latter accepts pecuniary provision of \$2,000 in lieu of dower. Sept. 24, 1885. other consid. and 2,000
Minetta st, n s, 108.11 e Bleeker st, runs north 75 x east 91.3 x north 45.1 x west 56.2 x south 5 x west 44 x south 115.1 to st, x east 8.8; Nos. 1-5 Minetta pl, five three story brick dwell'gs. George Starr to Henry Schlobahn. Mar. 1. 18,000
Norfolk st, No. 7, w s, 100.4 n Division st, 26.6x 100x27.11x100, six-story brick store and tenement and five-story brick tenem't on rear. Jacob S. Baum and William Gross to Abraham J. Dworsky. Mort. \$17,000. Mar. 15. 36,000
Ridge st, No. 113, n w s, 125 n e Rivington st, 25x100, five-story brick store and tenem't. Rachel Behrens, formerly Kurzman, to Herman Joseph. Morts. \$19,500. Mar. 12. 35,000
Suffolk st, No. 186, e s, 60.8 s Houston st, 19.4x 74.10x19.4x75, three-story brick store and dwell'g and three-story brick dwell'g in rear. Simon Fine and Harris Boskey to Max Gross. Mort. \$7,000. Feb. 29. 13,500
Stanton st, n e cor Ridge st, 47x75; Nos. 202 and 204 Stanton st, two three-story frame (brick front) stores and dwell'gs; No. 144 Ridge st, two-story brick store and dwell'g. Albert Hubbs, Jersey City, N. J., to Hanna Wolfe. 1-18 part. Mar. 8. val. consid
Willett st, Nos. 21 and 23, w s, 45 n Broome st, 42.6 x50; No. 21, three-story frame (brick front) store and dwell'g; No. 23, three-story frame store and dwell'g and two-story brick dwell'g on rear. Adeline wife of Francis W. Jackson, East Orange, N. J., Mary L. wife of

Thomas W. Jackson, Newark, N. J., John H. Egbert, Watseong, N. J., and Elizabeth A. Vroom wife of and Robert D. to Charles Laue. Feb. 17. 10,500
5th st, No. 244, s s, 80 w 2d av, 20x80.8x20x80.7, three-story brick dwell'g. Theodore M. Koupal to Maria A. Koch. Mar. 12. 15,400
6th st, No. 210, s s, 155 e Bowery, 25x97, five-story brick store and tenem't and two-story frame dwell'g on rear. Margaret E. wife of John H. Scannell and Catharine G. Morris to August Sexauer. Mar. 15. 21,500
9th st, No. 731, n s, abt 293 w Av D, 20x92.3, three-story brick dwell'g. Anna, Emma W., Mary C, Adelaide, Louisa and Isabella Mead to George E. Mead. Q. C. Mort. \$2,500. Mar. 12. nom
12th st, No. 270, s s, 91.11 e 4th st, runs south 91.3 x east 3.7 x south 5.3 x east 23.2 x north 94.1 to st, x west 25, five story stone front tenem't.
12th st, No. 268, s s, 116.11 e 4th st, 24.11x91.8 x26.10x94.1, five-story stone front tenem't. Alexander Cameron to Abraham Jacobs and Isaac Bernstein. Morts. \$44,000. Mar. 15. 80,000
18th st, No. 145, n s, 198.10 w 3d av, 18.10x92, three-story brick dwell'g. David McClure and Catharine F. his wife to James F. Ruggles. Mort. \$13,000. Mar. 2. 18,500
18th st, Nos. 221-227, n s, 275 w 7th av, 100x92, three, four and five-story brick brewery.
18th st, Nos. 232 and 234, s s, 425 w 7th av, 50 x149.6x50x144.10, two five-story brick stores and tenem'ts and two-story brick factory in rear. Contract. Leonard S. Northrup, Broadalbin, N. Y., to John H. Moser. 1/4 part. Mar. 9. 3,500
19th st, No. 408, s s, 125 w 9th av, 25x92, three-story brick store and dwell'g and three-story brick factory in rear. Ellen C. wife of Benjamin C. Peck to James H. Havens. Mort. \$6,000. Mar. 13. 12,500
23d st, No. 35, n s, 150 e Madison av, 25x98.9, four-story stone front dwell'g. Mary G. Durfee, Palmyra, N. Y., and heir of Mary G. Hatch, to Charles B. Hatch, a residuary devisee of said Mary G. Hatch. C. a. G. Mar. 15. nom
27th st, No. 154, s s, 125 w 3d av, 20x98.9, four-story brick tenem't and four-story brick factory on rear, also all title in Broadway alley which adjoins above on east. Mary A. Hayes to Richard Williams and Edward Jones. Mort. \$7,500. Mar. 15. 16,500
28th st, n s, 176.1 e 7th av, 47.10x98.9x47.11x 98.9; No. 145, three-story brick factory and two-story frame dwell'g in rear; No. 147, two-story brick factory. Thomas S. Williams to Charles A. Peabody, Jr. Mar. 8. 40,000
29th st, No. 205, n s, 64 w 7th av, 19x60, four-story brick store and tenem't. William Rovekamp, Brooklyn, to William Otto. Mar. 13. 6,000
29th st, No. 335, n s, 444 w 8th av, 22x98.9, four-story brick dwell'g. Anderson Price, exr. Abigail W. Lyman, to Elizabeth wife of John H. Woods. Mar. 15. 13,382
29th st, No. 351, n s, 158 e 9th av, 22x98.9, four-story brick dwell'g. William Mulry to Harvey B. Johnston. Mort. \$12,000. Mar. 14. 17,000
30th st, No. 216, s s, 203.9 e 3d av, 18.9x98.9, three-story stone front dwell'g. Olivia J. Hall, Elizabeth A. wife of John T. Robeson and Catharine H. wife of George Smith to Mary E. Treacy. Q. C. Confirmation deed. Mar. 3. nom
31st st, No. 340, s s, 400 w 8th av, 20x98.9, three-story brick dwell'g. Owen, Dennis and Henry Hagan, and Ellen wife of and John Todd and Sarah McKenna, heirs of Bernard Hagan, dec'd, to Amelia Hagan, widow. Sub. to dower right of Amelia Hagan. January 31. 10,000
31st st, No. 159, n s, 96.6 w 3d av, 16.6x98.9, three-story brick dwell'g. Partition. Jerome Buck to Andrus B. Howe, Mont Clair, N. J. Mar. 8. 10,375
31st st, n s, 96.6 w 3d av, 3.6x98.9. Paul T. Kammerer to same. C. a. G. Mar. 1. val. consid
Same property. William Sampson and Andrus B. Howe et al., exrs. Timothy A. Howe, to Paul T. Kammerer. C. a. G. Correcion deed. Dec. 21. nom
32d st, No. 144, s s, 455 w 6th av, 20x49.1x20x 49.1, four-story brick dwelling. Eugene Smith, trustee under deed of trust by Mary A. Burns, to Michael Sherry. Mar. 15. 8,900
34th st, No. 49, n s, 175 e Madison av, 25x98.9, four-story stone front dwelling. Rosalie G. wife of Wilber A. Bloodgood to said Wilber A. Bloodgood. Mar. 10. nom
34th st, Nos. 626 and 628, s s, 325 w 11th av, 50x 100, two-story brick store. Samuel Ingersoll to Rebecca S. Mills, Smithtown, L. I. B. & S. Error. Dec. 12. val. consid
34 h st, Nos. 636 and 638, s s, 451.10 w 11th av, 48.2x98.9, three-story brick stable. Rebecca S. wife of and William H. Mills, Smithtown, N. Y., to Samuel Ingersoll. Dec. 12, 1887. nom
34th st, s s, 451.10 w 11th av, 123.2x100; Nos. 636 and 638, three-story brick stable, &c.; Nos. 640 and 644, three-story brick store. Horace Little, Ridgeway, Penn., to Rebecca S., wife of William H. Mills, Smithtown, N. Y. Release of lease. Q. C. Jan. 31. nom
38th st, No. 206, s s, 126 e 3d av, 21x100, four-story brick store and tenem't and four-story brick tenem't in rear. Patrick Foley to Francis Pfeiffer. Mort. \$6,000. Jan. 10. nom
Same property. Francis Pfeiffer to Patrick Foley. Mort. \$6,000. Jan. 10. nom

42d st, No. 126 W. Nellie Lyon agrees that her husband Amos M. Lyon and his children shall have the right to reside in said house. June 5, 1886.

46th st, No. 216, s s, 194 10 e 3d av, 14.1x70, four-story stone front dwell'g. Richard L. Sykes, Columbus, Miss., to Mary L. Godfrey. Q. C. Feb. 15. val. consid

52d st, No. 417, n s, n s, 225 w 9th av, 25x100.5, five-story stone front flat. John M. Ruck to John Biehn. Mort. \$16,000. Mar. 15. 28,000

54th st, No. 325, n s, 275 e 2d av, 24x100.5, five-story brick store and tenem't. Caroline Geisenheimer to George Enser and Susanna his wife. Mort. \$14,750. Mar. 15. 19,775

60th st, No. 239, n s, 155 w 2d av, 21.6x100.5, four-story stone front dwell'g. Jacob Schmitt to Jacob Deutschberger and Johanna his wife. Mort. \$10,000. Mar. 6. 20,000

64th st, n s, 246 e 10th av, 18x100.5. Release mort. Michael Brennan to Henry W. Smith. Mar. 7. nom

Same property. Release judgment. J. Frank Wright to Henry W. Smith. Mar. 1. nom

69th st, No. 109, n s, 82 w 9th av, 18x100.5, four-story stone front dwell'g. Michael Giblin to George Dillenback. Mort. \$20,000. Mar. 10. 30,000

70th st, n s, 250 w 2d av, 50x100.5, vacant. Francis Frey to Samuel W. Waldron. Mort. \$20,000. Mar. 15. 20,500

71st st, n s, 150 w 8th av, 75x102.2, three one-story frame buildings with stores. Jacob Bookman to Milo M. Belding. Mar. 13. 50,000

71st st, Nos. 314 and 316, s s, 225 e 2d av, 50x100.5, two five-story brick tenem'ts. Alexander Hadden to Kate A. McCormick. Mort. \$30,000. Mar. 9. 42,000

72d st, s s, 109 w 9th av, 100x102.2, vacant. Dore Lyon to George F. Johnson. Mort. \$16,800, taxes, &c. Mar. 10. other consid. and 10

73d st, No. 215, n s, 210 e 3d av, 25x102.2, five-story stone front tenem't. Jonas Weil and Bernhard Mayer to Rosanna Toner. Mar. 9. 26,000

73d st, No. 404, s s, 113 e 1st av, 25x102.2, five-story brick stores and tenem't. Albert Steindler to Isaac Pick. Mort. \$15,000. Mar. 15. 23,500

74th st, No. 11, n s, 200 e 5th av, 20x100.5, four-story stone front dwell'g. Henry Hesse to Urania P. wife of William M. Welling. C. a. G. Sept. 22, 1879. 5

Same property. William M. Welling to Henry Hesse. B. & S. Sept. 22, 1879. 5

76th st, n s, 200 e 2d av, 75x102.2, vacant. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$10,000. Mar. 6. 22,500

Same property. Jacob B. Tallmann, Jamesburgh, N. J., to Benedict A. Klein. March 6. nom

76th st, n s, bet 1st av and 2d av. Assign. of judgment. Mary P. Hankinson, guard. Robert J. Hunter, to Maria E. Tallman. Mar. 9. nom

Same property. Assign. of judgment. Maria E. Tallman to Jonas Weil and Bernhard Mayer. Mar. 9. nom

77th st, No. 239, n s, 230 w 2d av, 25x102.2, four-story stone front tenem't. Samuel Pollack to Michael Hogan. Mort. \$10,000. Mar. 12. 16,450

82d st, No. 201, n s, 67.4 e 3d av, 18.2x82.2, three-story stone front dwell'g. Joseph L. Perley to Theodore M. Koupal. Mort. \$6,500. Mar. 14. 13,500

82d st, Nos. 233 and 235, n s, 152.6 w 2d av, 50.10 x102.2, two five-story stone front flats. James Jordan to Louis Smadbeck. Mort. \$32,500. Feb. 29. See 1st av. Corrects error in issue of Mar. 3. 53,000

87th st, No. 149, n e cor Lexington av, 20.2x100.8, two-story brick dwell'g. William L. Dowling, Brooklyn, to George Wolfe. Mort. \$13,000. Mar. 8. 18,000

89th st, n s, 200 w 9th av, 100x100.8, vacant. }
90th st, s s, 200 w 9th av, 200x100.8, vacant. }
James Pyle to Griffen Tompkins, Brooklyn, Mar. 5. val. consid

94th st, No. 106, s s, 100 w 9th av, 17.2x100.8, three-story stone front dwell'g. Abraham Quackenbush to Mary Waters. Sub. to mort. \$13,000. Mar. 10. nom

95th st, n s, 350 e 10th av, 50x100.8, vacant. Joseph M. Lichtenauer to John Brown. Sub. to mort. Mar. 9. 15,850

95th st, No. 123, n s, 250 w 9th av, 17x100.8, three-story brick dwell'g. Charles A. Bouton to Mary V. Terry. M. \$12,000. Mar. 10. 18,000

95th st, No. 125, n s, 267 w 9th av, 17x100.8, three-story brick dwell'g. Same to same. Mort. \$12,500. Mar. 10. 18,000

97th st, No. 138, s s, 350.6 e 10th av, 16.2x100.11. }
97th st, Nos. 144 and 146, s s, 400 e 10th av, 33.4 x100.11. }
Three three-story stone front dwellings. Dore Lyon to Francis M. Jencks. Mort. \$27,000. Feb. 14. 10

97th st, Nos. 175-179, n s, 100 e 10th av, 54x100.11, three three-story brick dwell'gs. Jacob C. Van Horn to William E. Sayre, Warwick, N. Y. Mort. \$43,000. Mar. 5. nom

97th st, Nos. 163 and 165, n s, 213 e 10th av, 37x101.1, two three-story brick dwell'gs. William J. Penoyer, Goshen, N. Y., to Emmeline L. Fitch. Mort. \$29,500. Mar. 8. exch

97th st, n w cor Boulevard, 25x100.11, vacant. William H. Macy, Jr., and ano., exrs. William H. Macy, to John J. Gibbons. Mar. 8. 12,200

98th st, n s, 125 w 2d av, 25x100.5, vacant. Anne wife of John Fox to John Fox. C. a. G. Mar. 10. nom

101st st, No. 217, n s, 260 e 3d av, 25x100.11, four-story brick tenem't with stores. Rachel Wolinsky to Herman Wronkow. Mort. \$9,000. Mar. 15. 13,200

Same property. Herman Wronkow to Gulielma Folger and Isabella Chalfin, Nantucket, Mass., and New York. Mort. \$9,000. Mar. 15. 13,850

108th st, s s, 100 w Lexington av, 50x100.11. Release mort. George C. Carrier to John C. Burne and Mary C. his wife. Mar. 8. 3,900

111th st, No. 128, s s, 645 w 3d av, and being 150 w Lexington av, 16.8x100.10, two-story frame dwell'g. Foreclos. Adolph L. Sanger to Amelia E. Mott. Mar. 9. 4,400

12th st, n s, 150 w 6th av, runs north 100.11 x west 25 x south 95.3 to St. Nicholas av, x southeast 6.8 to st, x east 21.6, vacant. Foreclos. Gilbert M. Speir, Jr., to Randolph Rodman, Orange, N. J. Feb. 10. 6,700

112th st, s s, 100 w 7th av, 50x100.11, vacant. Frances L. Scott to Samuel Scott. January 14. 12,900

112th st, n s, 100 w 8th av, 133.4x100.11, vacant. }
113th st, s s, 100 w 8th av, 133.4x100.11, vacant. }
Egbert C. Simonson to Dore Lyon. C. a. G. Mort. \$35,200. Mar. 8. val. consid

Same property. Release mort. Francis M. Jencks to Egbert C. Simonson. Mar. 8. nom

112th st, n s, 100 w 8th av, 133.4x100.11. }
113th st, s s, 100 w 8th av, 133.4x100.11. }
Dore Lyon to Henry W. Smith. Mort. \$35,200. Mar. 10. 69,333

112th st, n s, 136.8 e Manhattan av. Agreement for party wall on e s of above. Egbert C. Simonson with Mary A. Pettit. Dec. 31. nom

113th st, s s, 136.8 e Manhattan av. Agreement for party wall on e s of above. Same with Edward A. Davis. Feb. 27. nom

117th st, No. 328, s s, 350 e 2d av, 25x100.10, two-story frame dwell'g. Israel Levy to Sig-mund Kuriz. Mort. \$4,500. Feb. 28. 6,800

121st st, No. 157, n s, 110 e 7th av, 18x100.11, three-story stone front dwell'g. Samuel O. Wright, Rockville Centre, L. I., to Helen B. Rennell. Mort. \$12,000. Mar. 9. 21,000

Same property. Release mort. Reuben Ross to Samuel O. Wright, Rockville Centre, L. I. Feb. 14. nom

128th st, Nos. 257-261, n s, 150 e 8th av, 108x99.11, three four-story stone front flats. Emanuel Hirshkud and Simon Adler to David Greenfield, Albany, Ga. Mort. \$70,000. Mar. 2. 102,000

167th st, s s, 119.4 e 10th av, 59.8x97.4x50x131.11. Frank Leber to John E. Cronly. Mar. 1. 9,000

Av A, No. 1549, n w cor 82d st, 26x80.4, five-story stone front tenem't with stores. Ann wife of and John Mulholland to Henry Struckhausen. Mort. \$20,500. Mar. 5. 29,000

Av A, s w cor 83d st, 26x80.5, five-story stone front tenem't with stores. Same to Henry Gauzenmuller. Sub. to mort. \$20,500. Mar. 14. 29,250

Av A, n w cor 83d st, 76.8x76.6, three five-story stone front tenem'ts with stores. Thomas Smith to Alexander and Joseph L. Graf. Mort. \$48,000. Mar. 15. 76,000

Audubon av, n e cor 174th st, 36.5x95.4x26.11x95. Anna wife of Bernard Fellman to William J. Usher. Mar. 8. 2,500

Audubon av, e s, 36.5 n 174th st, runs north to point 95 north 174th st, x east 145 x south — x northwest to beginning. Bernard Fellman to same. Mar. 8. 5,250

Central Park West, formerly 8th av, w s, 20 s 107th st, 30.11x100; also all title in strip adj on north, 3x100, vacant. Julius J. Frank, trustee, to William Rankin. Feb. 9. 10,700

Same property. Isidor Cohnfeld to same. B. & S. All title. Feb. 9. nom

Lexington av, No. 748, w s, 60.5 n 59th st, 20x65, three-story stone front dwell'g. Robert Mowbray to Jane Mowbray. B. & S. and C. a. G. Mar. 8. nom

Lexington av, No. 107, e s, 74.1 s 28th st, 24.5x100, three-story brick dwell'g. Morris C. Lichten et al., exrs. Henrietta Lichten, to John McDermott. Mar. 7. 18,400

Same property. Morris C. Lichten and Gertrude wife of Abraham W. Maas, and Teresa wife of John H. Goodman, heirs Henrietta Lichten, to same. Q. C. Mar. 7. nom

Lexington av, No. 748, w s, 60.5 n 59th st, 20x65, three-story stone front dwell'g. }
2d av, Nos. 1246 and 1248, e s, 50.5 n 65th st, 50 x75, two five-story brick tenem'ts with stores. }
Jane Mowbray to Robert Mowbray. 1/4 part. B. & S. C. a. G. Mar. 8. nom

Lexington av, No. 104, w s, 33.6 n 27th st, 19.9x80, three-story stone front dwell'g. Louis A. Lanthier, Bath, N. Y., to Thomas Sheils. Mort. \$12,000. Mar. 14. 18,000

Lexington av, No. 1671, e s, 25.11 n 105th st, 25 x77, five-story brick flat with stores. John C. Graham to Timothy Lyons. Sub. to mort. \$13,000. Mar. 14. 22,000

Madison av, n w cor 114th st, 100.11x100, one-story frame building and vacant. Edward Hirsh to John B. Cannon. Mort. \$12,000. Mar. 8. 45,000

Madison av, w s, 62.2 n 80th st, 40x70, five-story brick flat with stores. Benjamin Lichtenstein to Siegmund T. Meyer. C. a. G. Mar. 1. nom

Pleasant av or Av A, No. 393, w s, 52.10 s 121st st, 16x75.9x16x75.11. }
Av A, No. 391, w s, 68.10 s 121st st, 16x75.8x16x75.6. }
Av A, No. 359, w s, 84.10 s 121st st, 16x75.5x16x75.5. }
Three three-story stone front dwell'gs.

John J. Burchell to Susan A. Burchell. All liens. Mar. 6. ncm

St. Nicholas av, s e cor 121st st, 118.5x97.8x100.11 x158.10; Nos. 210 218 St. Nicholas av, five-story brick flat with stores; Nos. 258-266 121st st, five three-story brick dwell'gs. Simon Haberman to Gottlieb Huppenbauer. Mort. \$117,500. Feb. 17. nom

Same property. Gottlieb Huppenbauer to William J. Penoyer, Goshen, N. Y. Mort. \$135,800. Feb. 17. exch

South 5th av, w s, 84 s Grand st, 60x35. George I., Cornelius F., Walter F., Ambrose C., formerly Ambrose C., Jr., Kingsland, Augusta L. Jones, widow, and Mary H. wife of William W. Tompkins to The Missionary Society of the Most Holy Redeemer, New York. Nov. 19, 1887. nom

1st av, No. 842, s e cor 47th st, 25.4x60, five-story brick stone and tenem't. Louis Smadbeck to James Jordan. Mort. \$15,000. Feb. 29. See 82d st. Corrects error in issue Mar. 3. 24,000

1st av, No. 987, w s, 21 n 54th st, 20x68, four-story brick store and tenem't. John Kain to William Buhler. Mar. 2. 12,425

1st av, No. 2261, n w cor 116th st, 22x78, four-story brick store and tenem't. Samuel Lillenthal to John Ottendorfer. Mar. 9. 27,500

1st av, No. 1645, w s, 79.4 s 86th st, 25x75, four-story stone front tenem't with stores. Nathan Stern to Ludwig Lotze. Mort. \$8,000. Mar. 13. 20,700

2d av, No. 2195, w s, 50 s 113th st, 21.3x80, four-story brick store and tenem't. John N. Bertrand to Marcellin F. Dellac and Clara Bertrand his intended wife. Jan. 31. val. consid

3d av, Nos. 1709-1715, n e cor 95th st, 100.8x100, four five-story brick tenem'ts with stores. Julius Katzenberg to Randolph Guggenheimer and Salomon Marx. Mort. \$90,000. Mar. 9. 180,000

2d av, No. 1691, w s, 80.5 n 57th st, 20x60, four-story brick store and tenem't. Frederick A. Reiss to Moses Moritz. Sub. to mort. \$3,000. Mar. 15. 16,250

2d av, w s, 61.7 n 127th st, 38.4x100, vacant. David B. Sanford to Benedict A. Klein. Mar. 15. 10,000

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$9,000. Mar. 15. 10,000

7th av, s e cor 123d st, 25.2x100, five-story brick flat with store. Pauline Simon to Moses and Abraham Goldsmith. Mort. \$35,000. Mar. 6. 65,000

7th av, Nos. 1991-1999, s e cor 120th st, 100.11x125, five five-story stone front flats with stores on av and one five-story stone front flat on street. Abraham Yost to Fernando Yost. B. & S. Mar. 13. ncm

7th av, No. 478, w s, 19.1 s 36th st, 18.4x61, four-story brick store and tenem't. Frederick Etz to Auguste wife of Louis Kalisky. Sub. to mort. \$9,000. Mar. 15. 16,500

8th av, w s, 150 n 106th st, 33.11x100. Release mort. The Presbyterian Hospital, New York, to William Rankin. Mar. 14. 8,000

9th av, n w cor 52d st, 25.5x100; No. 781 }
9th av, two-story frame (brick front) store and dwell'g; Nos. 403 and 405 52d st, two two-story frame and brick buildings. }
52d st, No. 407, n s, 100 w 9th av, 25x100.5, one and two-story frame buildings. }
Andrew Ewald to Mary A. wife of Henry W. Gordon. Mar. 8. 37,000

10th av, Nos. 1705-1715, n w cor 98th st, runs west 136.9 to centre old Bloomingdale road, x north 145 x east 114 to av, x south 140.3, six five-story brick tenem'ts with stores. Gilbert R. Hawes to William P. Hawes Orange, N. J. 1/4 part. Sub. to mort. Mar. 9. nom

10th av, n e cor 129th st, runs north 99.11 x east 65.4 x southeast 39.3 x south 74 x southwest 8.4 to st, x west 96.1, five two-story frame dwell'gs, one with stores. Foreclos. Nelson J. Waterbury, Jr., to James B. Adriaance. Mort. \$10,000, assessm'ts \$3,618. Mar. 8. 8,250

10th av, n w cor 166th st, 100x100. }
10th av, w s, 25 n 166th st, 25x100. }
10th av, n e cor 164th st, 177.1x100.11x163.5x100. }
10th av, s e cor 166th st, 25x100. }
10th av, n e cor 166th st, 125x100. }
10th av, n w cor 167th st, 126.7x100. }
10th av, n w cor 168th st, 25x100. }
10th av, w s, 25 s 174th st, 25x100. }
Croton Aqueduct, e s, at boundary bet lands of Jumel estate and Wm. Lynch, runs north to s s of lands of Lespinasse & Knapp, x east to Harlem River, x south to boundary bet Jumel and Lynch, x east to beginning; also land under water Harlem River. }
Croton Aqueduct, e s, at north line of Lespinasse & Knapp's lands, runs north to centre of former 168th st, x east to Harlem River, x south to boundary between Jumel and Lespinasse, x west to beginning; also land under water Harlem River. }
Croton Aqueduct, e s, at centre of former 169th st, runs north to centre former 170th st, x east to Harlem River, x south to former 169th st, x west to beginning, with all title to land under water Harlem River. }
Audubon av, w s, 25 s 170th st, 25x100. }
Audubon av, w s, 50 s 170th st, 25x100. }
163d st, n s, 175 e 10th av, 100x112.6. }
Audubon av, s w cor 168th st, 25x100. }
163d st, s s, 100 e 10th av, 100x112.6. }
164th st, n s, 100 e 10th av, 150x142.11x151.4 x163.5, }

166th st, s s, 200 e 10th av, 75x117.4x75.9x 106.4.
 166th st, s s, 300 e 10th av, 90.4 to w s Edgecombe road, x129.5x114.2x121.1.
 167th st, s s, 125 w 10th av, 100x85.
 Audubon av, n e cor 167th st, 176.7 to 168th st, x95.
 168th st, n s, 100 w 10th av, 75x95.
 10th av, w s, 50 n 168th st, 100x100.
 Audubon av, n e cor 169th st, 26.7x95.
 170th st, s s, 95 e Audubon av, 75x95.
 Audubon av, n e cor 170th st, 25x95.
 171st st, s s, 95 e Audubon av, 75x95.
 Charles H. Holt to Leopold Friedman and George S. Lespinasse. Q. C. May 18, 1887.
 other consid. and nom
 10th av, No. 507, w s, 46 n 38th st, 23.4x150, five-story stone front store and tenemt. Abraham Jacobs and Isaac Bernstein to David Duncan. Sub. to mort. \$32,000. Mar. 15. 40,000
 10th av, No. 923, w s, 75.5 s 60th st, 25x100, five-story stone front flat with store. Bridget Brennan to Henry Dressel. Mort. \$20,000. Mar. 15. 34,000
 Declaration of Bridget Devlin, widow and devisee of Daniel Devlin, that the premises in the City of New York, by will of said Daniel Devlin devised to her in her individual capacity, and described as inclosed bet the Bloomingdale road, 10th av, 136th st and 139th st, did not include premises bounded on the east by w s of 10th av, on the north by 139th st, on the south by 138th st, and on the west by a line 150 w 10th av.

MISCELLANEOUS.

All title in estate real and personal of which Seabury Tredwell died seized. J. Tredwell Richards to John Reynolds, trustees for Helen Richards. April 4, 1883. nom
 Same property. John Reynolds, trustee, to Helen wife of J. Tredwell Richards. April 4, 1883. nom
 Release of judgment. James Fay, assignee, to John Kam. Mar. 8. nom

23d and 24th WARDS.

Buckhout st, n s, the same being a continuation of Ludlow st or Buckhout st, as shown on map filed in Park Department, 107 e Morris av, 50x100. Charles Heylman to Solomon Plant and Charles J. Hildesheimer. Mort. \$1,500. Mar. 15. 2,600
 Buckhout st, n s, the same being a continuation of Ludlow st or Buckhout st, as shown on map filed in Park Department, 157 e Morris av, 5 x110. Henry Edelman to Solomon Plant and Charles J. Hildesheimer. Mort. \$1,500. Mar. 14. 2,600
 Clifton st, n s, 16 2 e Tinton av, 19.6x100. Theodore Eyth to George Decker. Mort. \$1,500, &c. Mar. 5. 3,000
 Hall pl, s e s, 383.2 s w 167th st, 20x70.6x19.6 x68.74. John M. F. Walsh to Mary Tyrrell. Mar. 8. nom
 135th st, n s, 100 w 3d av, old line, 50x100, James H. Moran, trustee, and with Eliza A. Gott, admsrs. William Baity, to Charles A. Goff. Mort \$2,250. Jan. 28. 7,700
 138th st, s s, 566.8 e Willis av, 16.8x100. Release mort. William Cauldwell to John C. Bushfield, Brooklyn. Mar. 15. 2,275
 Same property. Release mort. Same to same. Mar. 15. 1,897
 151st or Gouverneur st, n s, 225 w Morris av, 2.9x118.3x2.9x118.2. Claude Roche to Henry Perdreaux. Mar. 10. 150
 154th st, n s, 345 w Elton av, 25x100. August Meise to Henry H. Meise. B. & S. Mar. 12. nom

Same property. Henry H. Meise to Gertrude wife of August Meise. B. & S. Mar. 12. nom
 169th st, s s, 125 e 3d av, 40x100x37.6x100.
 169th st, s s, 165 e 3d av, 40x100x37.6x100.
 169th st, s s, at point equi-distant from Fordham, or 3d av and Fulton av, runs east 55 x south 118 x west 50 x north 118.5.
 John Eichler to The John Eichler Brewing Co. Mar. 9. Consideration for this and other property. 60,000
 170th st, n e s, 284 n w Franklin av, 50x100. John A. Knox to Newbury D. Lawton, New Rochelle, N. Y. 1/2 part. Feb. 9. 1/2 morts. nom
 Bainbridge av, s e s, 72 n e 184th st, 25x127. Simon P. Saxe to Michael J. Doran. Mort. \$1,600. Mar. 9. 3,000
 Brook av, s e cor 146th st, 25x100. Frank Leslie to Joseph F. Bradley. C. a. G. Mar. 8. val. consid
 Same property. Joseph F. Bradley to Maria wife of Frank Leslie. B. & S. Mar. 9. val. consid
 Central av, s e s, 300 n e of road to Yonkers, 100x406x100.6x420. Samuel M. Purdy and ano., exrs. Adelia Bruner to Peter F. Bruner. 1/2 part. Mar. 6. 1,667
 Same property. Daniel Tier and Angeline Bohde, heirs Jeremiah Tier, to same. 1/2 part. Mar. 3. 3,333
 Central av, s e s, 600 n e of road to Yonkers, 90 x376x65x381. Same to same. 1/2 part. Mar. 3. 2,400
 Same property. Samuel M. Purdy and ano., exrs. Adelia Bruner, to Peter F. Bruner. 1/2 part. Mar. 6. 1,200
 Central av, lots 54, 55 and 56 map Monterey, Upper Morrisania. Kate A. McCormick to Alexander Hadden. Mort. \$5,500. March 9. 10,000
 Concord av, w s, 250 n Division av, 20x100. John D. Halloran to William A. Burton. Morts. \$3,200. Mar. 1. 5,000

Fulton av, e s, 201 s 169th st, 120x150.
 Fulton av, e s, 151 s 169th st, 50x150.
 John Eichler to The John Eichler Brewing Co. Mar. 9. Consideration for this and other property. 600,000
 Fulton av, s w cor 169th st, 59x150.
 Fulton av, lot 109 map village Morrisania, situate 1 1/2 miles from Harlem River, 59x150.
 3d av, e s, part of lots 108 and 109 map Morrisania, runs north 50 x east 194.8 x north 50 x east 198 to Fulton av, x south 160 x west 384 to beginning.
 Same to same. Mar. 9. Consideration for this and other property. 600,000
 Stebbins av, e s, 123.9 n Westchester av, 150x80. Abraham Yost to Fernando Yost. Mort. \$500. Mar. 7. 2,000
 Tinton av, e s, 126.9 s 168th st, 75.9x132.5x69.9 x132.6. John A. Knox to Newbury D. Lawton, New Rochelle, N. Y. 1/2 part. Feb. 9. 1/2 morts. \$10,000. nom
 Washington av, n w s, 72 n e 168th st, 24x150. Theresa Loeble to William McMahon. February 27. 2,250
 Washington av, e s, 92.10, n 163d st, 25x100. Frederick Rohn and Barbara his wife, joint tenants, to Romanus Eusner and Helene his wife, joint tenants. Mar. 14. 6,750
 3d av, w s, 125 s 173d st, runs west abt 90.5 x north 25 x east 92.7 to Fordham av, now 3d av, x south 25. Franklin A. Wilcox to Arthur W. Mead. Mort. \$1,000. Mar. 8. 2,400
 2d av, n s, 300 e 3d st, 60x100. Grace S. wife of William C. Baird, formerly Williams, to Emma Falck. Mar. 1. 3,000
 3d av, w s, 203 s 169th st, 75x100. John Eichler to The John Eichler Brewing Co. Mar. 9. Consideration for this and other property. 600,000
 3d av, s e cor 169th st, 34x125.
 3d av, e s, 34 s 169th st, 33x125.
 3d av, s e s, 67 s w 169th st, runs southeast 125 x southwest 33 x southeast 75 x southwest 34 x northwest 200 to av, x northeast 67 to beginning.
 3d av, s e s, 134 s w 169th st, 35x196x34.5x133.8 x65.
 Same to same. Mar. 9. Consideration for this and other property. 600,000
 3d av, w s, 75 s 169th st, 128x103x130x95. Same to same. Mar. 9. Consideration for this and other property. 600,000
 Part lot 8 map village of Morrisania. Kate M. Schreyer certifies that a mort. on above property made by Frederick Rohn and Barbara his wife, never recorded, is paid and satisfied. Mar. 8. nom

LEASEHOLD CONVEYANCES.

Barclay st, No. 7, n s, 25x75. Assign. lease. Nelson J. Waterbury, Jr., referee, to James B. Adriance. Foreclos. Feb. 21. 4,000
 East Broadway, No. 210, abt 26x56.6.
 Division st, No. 199, abt 26x56.6.
 Contract for houses and assign lease. Rachel and Morris Metz with Adolph Cohen. Jan. 22, 1879. 5,300
 Montgomery st, No. 41. Surrender lease. Isidor Bernstein to Mary S. Kernochan. Mar. 9. 1,750
 Mott st, No. 284. Assign. lease. Donato Patarsio to Joseph Santorre. nom
 9th st, No. 45 E. Assign. lease. Horatio B. Lincoln to William J. Penoyer. nom
 48th st, No. 60 W. Assign. lease. Samuel Hiscox, exr. Susan E. Browning, to Francis E. Browning. val. consid
 Av A, e s, 75.5 s 56th st, 25x100. Assign. lease. Julius Blindow to Ernst Lehmann. 2,000

KINGS COUNTY.

MARCH 8, 9, 10, 12, 13, 14.
 Bergen st, n s, 325 e Nostrand av, 19x107.2. Nicholas Toerge to John Gay. \$10,500
 Berkeley pl, s s, 80 w 7th av, runs south 62 x west 10 x south 38 x west 45 x north 100 to pl, x east 55, hs & ls. Charles L. Hanaman to Henry Dauer. 1/2 part. Mort. \$27,000. nom
 Same property. Charles L. Hanaman, Westfield, N. J., to Frank E. William, New York. 1/2 part. Mort. \$27,000. nom
 Carroll st, e s, 29.5 e Court st, 25x93, h & l. Parker D. Handy, New York, to Edward Gorgorza. nom
 Same property. Edward Gorgorza to Edward Downing. 11,000
 Dean st, s s, 250 e Buffalo av, runs south 107.2 x east 20 x northeast 30 x north 100 to Dean st, x west 50. John F. O'Brien to Mary Purtell. 2,750
 Same property. Mary Purtell to St. Joseph's Institute for the Improved Instruction of Deaf Mutes. B. & S. nom
 Douglass st, s s, 278 e 3d av, 25x100. Nancy B. Wheeler to John Gleavy and Margaret his wife. 800
 Douglass st, No. 45, n e s, 175 n w Smith st, 25 x100. Benjamin W. Worth to Fanny M. Watlington. Q. C. 900
 Elderts lane, s w cor Brooklyn and Jamaica pike, 330x280x307x284, hs & ls, excepting part conveyed heretofore to Sarah V. W. Cobb. Sarah A. Ackerly to Aaron A. Ackerly, Chicago, Ill., and Sarah V. W. Cobb. Mort. \$3,100, taxes, &c. nom
 Fulton st, n w cor Verona pl, 20x79.11. John F. Kucks to Isabella F. Price. Mort. \$8,000. 14,600
 Same property. Isabella G. wife of Augustus M. Price to Henry Grother. Mort. \$8,000. 15,500
 Gerry st, s e s, 24.9 n e Throop av, 123.9x100. Horace Ripley to John Krummenauer. 1/2 part. Sub. to mort. \$10,000. 10,000

Guernsey st late 1st st, w s, 195 s Norman av, runs west to east side of creek, x south to point 220 south Norman av, x east to west side Guernsey st, x north 25.
 Nassau av, s w cor Guernsey st, 134 to creek, x — to point 25 s Nassau av, x — to Guernsey st, x north 25.
 Diamond st, e s, 125 s Nassau av, 25x100.
 Norman av, s s, 50 e Jewell st, 25x95.
 Kate E. wife of Henry L. Leach, Mary A. wife of Richard P. Charles, Adeline S. wife of Thomas de Rivera, heirs Jas. and Jas. A. Murphy, to John J. Randall and William G. Miller. 1,800
 Halsey st, No. 549, n s, 385.8 w Reid av, — x 100 11x17.9x101, h & l. Patrick Lambert to James H. Mason and Lucie A. wife of William H. Myers. 6,400
 Halsey st, No. 374, s s, 460 e Throop av, 20x100. Mari A. Cuming to Joseph F. Ellery. 5,750
 Halsey st, s s, 265 e Sumner av, 16.8x100, h & l. Colson C. Hamilton to Thomas Edwards. Mort. \$3,250. 5,300
 Halsey st, n s, 475 e Reid av, 25x100, h & l. James Williamson to Mary A. Seed. 1,800
 Hancock st, n s, 126 w Throop av, 18x100, h & l. David Weild to Charles T. Hotchkiss. 7,800
 Hancock st, n s, 290 w Marcy av, 79x100, h & l. Hermon Phillips to Emma J. Phillips. Sub. to all morts, &c. 54,000
 Same property. Emma J. wife of Frank H. Phillips to Sarah M. Phillips. All morts. 54,000
 Harman st, n s, 270 n St. Nicholas av, 20x100. James D. Lynch, New York, to Jerome A. Dowd. 360
 Havemeyer (7th) st, e s, 50 s North 7th st, 25x100, h & l. Morris A. Myers to Andrew Du Barbiere and Guisepe Carpinetto. Mort. \$3,000. 5,400
 Herkimer st, n s, 60 w Albany av. 20x100.
 Jette wife of Abraham or Alfred Harris to George T. Turton. Mort. \$2,400. 4,200
 Hewes st, s s, 140 e Bedford av, 20x100, h & l. Henry Altenbrand and ano., exrs. Christina Schneider, to George W. May. 9,300
 Hill st, n s, 345 w Crescent av, 54.2x100. Frederick T. Glover, Westbury, Conn., to Albert W. Hendrickson. Q. C. nom
 Same property. Albert W. Hendrickson to Sarah J. McCosker. 1,500
 Humboldt st, n e cor Stagg st, 25x73.8, h & l. Magdalka wife of John Bogenschutz to Ferdinand Scherrer, New York. Sub. to mort. 11,750
 Jay st, e s, 175 n Willoughby st, 25x107.6. Ida G., Leslie A., William A. and Carrie A. McAllister and Paul H. McAllister, by Austin Stevens, guard, to Martin Henderer. 8,415
 Lorimer st, w s, 75 s Boerum st, 25x100. James Rice, Jr., to Susan C. Rice. B. & S. 10
 Same property. Susan C. Rice to Mary J. Rice. B. & S. 10
 Lincoln pl, n s, 128.9 w 7th av, 18.9x134. Luer and George Otten to Meta Otten. B. & S. 3,500
 Luquer st, n s, 179.6 e Henry st. Party wall agreement. John F. Nelson with John Platte.
 Macon st, n s, 316.8 w Reid av, 16.8x100. Sarah T. wife of Calvin B. Ford to Samuel T. B. Price, New York. Mort. \$4,000. other consid. and nom.
 Madison st, n s, 160.4 w Lewis av, 19.8x100, h & l. William Johnston to Mary A. McLeer. Mort. \$4,500. 8,250
 Madison st, n s, 450 w Franklin av, 50x100. Marcus C. Spencer to Mary Beebe. nom
 Same property. Mary Beebe to Mary J. Spencer. nom
 Maujer st, n s, 80 w Leonard st, 20x100. Elizabeth wife of William McKee to Fanny L. Gibson. B. & S. nom
 Same property. Fannie L. Gibson to William McKee. B. & S. nom
 Maujer st, s s, 200 w Lorimer st, runs east 50 x south 100 x west 34 x south to Ten Eyck st, at point 175 west Lorimer st, x west 50 x north 110.6 x northeast 26.4 x north 79.6. Foreclos. Robert Merchant to Henrietta Smadbeck. 14,750
 McDonough st, s s, 180 w Sumner av, 20x100. Release mort. James D. Ranken and James Ross to Joseph A. Shoudy. 322
 McDonough st, s s, 200 w Sumner av, 20x100. Release mort. Same to Martha A. Leverick. 322
 Monroe st, s s, 290 e Sumner av, 20x100, h & l. Thomas P. Bryant to Charles F. B. Bennett. Mort. \$3,900. 6,900
 Monroe st, n s, 99 e Tompkins av, 19x92.6x19x91, frame dwell'g. William H. Schwalbe to Eugenia R. wife of William H. Van Wart. Morts. \$3,500. 4,500
 Moore st, n s, 75 e Ewen st, 25x100, h & l. Moore st, n s, 100 e Ewen st, 25x100, h & l. Agnes B. Goetz, widow, to Richard B. Kelly, New York. 325
 North Henry st, s e cor Van Cott av, 83.3x100. James D. Lynch, New York, to John Reilly. 4,000
 Orchard st, w s, 125 s Nassau av, 40.9x100. Mary McCallum, New York, to Mary McCallum, Brooklyn. Mort. \$5,000. 5,100
 Palmetto st, s e s, 135 s w Bushwick av, 20x100, h & l. Edward J. Moore to Maria wife of Alexander Dugan. Morts. \$5,150. 8,000
 Park st, n s, 282 e Utica av, 21x127.9. Daniel G. Darling to The Brooklyn Church Soc. Meth. Epis. Church. C. a. G. gift
 President st, s s, 481.8 e Smith st, 16x97.11, h & l. Harrison S. Wilson to Isidor Isaac. 6,100
 Pulaski st, n s, 120 w Tompkins av, 20x100. William G. and H. F. Howenstine, exrs. and trustees William B. Howenstine, to Annie M. wife of Benjamin J. Brown. 5,575

Quincy st, s s, 138 e Patchen av, 18x100. George H. Smith to Asa R. Cassidy. Mort. \$1,000. 7,000

Ross st, n w s, 410 n e Lee av, runs northwest 100 x northeast 6.9 x southeast 19.7 x southeast 85.6 to Ross st, x southwest 20.

Interior lot, 100 s Wilson st and 15.1 s w Division av, runs southwest 13.3 x south 19.7 x northeast — x northwest — James Stewart to Frederick Doscher. Q. C. All title. nom

Same property. Charles B. Place, exr. and trustee Margaret Place, to Frederick Doscher. 6,900

Schermerhorn st, s w s, 300 s e Clinton st, 25x 81.7x25x81.10. Theodore D. Dimon, exr. Hannah S. Dimon, to Mary C. wife of Jarvis S. Wright. Mort. \$7,500. 15,000

Same property. John N. Dimon, sole heir Hannah S. Dimon, to same. Q. C. nom

Seely st, n s, 100 w 18th st, 100x100. Flatbush. Thomas Watson to George W. Watson. nom

Seigel st, s s, 125 w Morrel st, 25x100, h & l. Agnes wife of Conrad Euler to Lizzie wife of Frederick Wolfman. 2,600

St. Marks pl, No. 404, s s, 241.2 w 5th av, 20x 100.

St. Marks pl, No. 408, s s, 281.2 w 5th av, 20x 100.

Peter Murphy to Herman Wronkow. Mort. \$10,000. 14,000

Same property. Herman Wronkow to Peter Murphy. Mort. \$10,000. 14,000

St. Marks pl, No. 406, s s, 261.2 w 5th av, 20x 100.

St. Marks pl, No. 414, s s, 341.2 w 5th av, 20x 100.

St. Marks pl, No. 410, s s, 301.2 w 5th av, 20x 100.

Griffen Tompkins to Herman Wronkow, New York. Mort. \$14,500. 22,500

Same property. Herman Wronkow to Griffen Tompkins. Mort. \$14,500. 22,000

Same property. Griffen Tompkins to Robert J. Power, Sag Harbor, L. I. Ms. \$22,500. 24,000

South Oxford st, e s, 187.10 s De Kalb av, 22x 100. Maggie P. Galway, widow, to Mary L. Lynd. Mort. \$12,500. 18,500

South Oxford st, w s, 167.6 s De Kalb av, 20x 100. Lillie A. wife of William O. Schwarzwaelder to Emma E. wife William W. Owens, Jr., New York. 12,000

St. James pl, e s, 200 s Greene av, 20x100.

Lynde A. Catlin, Putnam, Conn., to Emma E. Johnston. Mort. \$5,500. 9,250

St. Johns pl, n s, 80 e 5th av, 20x100. Release mort. George F. Alexander to Mary McConnell. nom

St. Johns pl, n s, 80 e 5th av, 20x100. Mary McConnell, widow, to Theodore B. and Henry A. Willis, of T. B. Willis & Bro. Mort. \$1,200, taxes 1887. 2,000

Tillary st, n s, 17.3 e Canton st, runs east 60.3 to old Division st, now closed, x north 102.3 x west 71.2 x south 101.8. John Feeney to John Thatcher. 3,775

Van Buren st, s s, 170 e Sumner av, 20x100, h & l. David S. Beasley to Lewis H. Ross. Mort. \$4,000. 7,800

Van Buren st, s s, 310 e Sumner av, 20x100, h & l. David S. Beasley to Victoria C. Beck. Mort. \$3,500. 6,800

Van Buren st, s s, 330 e Sumner av, 20x100, h & l. Same to Emma E. Frith. Mort. \$3,500. 6,850

Vanderveer st, e s, 219.8 n Bushwick av, runs north 155.6 x east 80.6 x southeast 34.2 x south 127.5 x west 100, excepting lot on e Vanderveer av, 219.8 n Bushwick av, 17.6x100. Foreclos. Robert Merchant to Henry Weil. All liens. 17,000

Warwick st, e s, 80.7 s Fulton av, 375x34.4. John C. Schenck, Elizabeth M. wife of Williamson Rapalje and Cornelia C. Schenck to Edward F. Linton. 1/4 part. 2,250

Same property. John C. Schenck et al., exrs. Catharine Schenck, to same. 1/4 part. 750

Wyckoff st, s s, 420 e Bond st, 20x100. Release dower. Margery Allen to Anna V. Seaman. nom

1st st, n s, 203.9 w 6th av, 18.9x100, h & l. Peter Kelly to John G. Opitz. Mort. \$3,750. 7,300

3d pl, s s, 150 e Henry st, 2x133.5, h & l. Mary wife of Joseph H. Haydon to Mary A. Wood. Mort. \$6,000. 7,800

South 4th st, s s, 45.1 w Rodney st, 19.9x103.6. Charles A. Yost to Frederick R. Hitchcock and Hannah D. his wife. 4,000

East 5th st, s e cor Vanderbilt st, 22.2x60.9 x 21.10x54.11, Flatbush. Thomas Watson to Ferdinand Roth. 1,000

5th st, s w s, 227.10 s e 5th av, 15x100. Jacob Barker to Edward G. Bates. Q. C. Correction deed. nom

Same property. Edward G. Bates to Emma L. wife of Charles L. Hart. Mort. \$2,500. 4,500

South 5th st, n s, 20.9 e Berry st, 26.3x47.3x20.4x47. Partition. Augustus N. Weller to William O. Sumner. Correction deed. 4,825

North 8th st, s s, 151.8 e Havemeyer st, 16.8x 100. William Coit to Martin F. B. Saiff. B. & S. nom

12th st, s s, 272.10 e 4th av, 16.8x100, h & l. Mary H. wife of Arthur N. Chamberlain to Dorothy wife of Stephen Stryker. Mort. \$1,500. 3,400

13th st, n e s, 97.10 n w 7th av, 25x100. James Jack to Edwin A. O'Brien, Jr. 1,050

Bay 17th st, w s, 400 n Bath av, runs north 82 to s s of a new st, x west 96.8 x south 82 x east 96.8, New Utrecht. Abbie A. Orr, widow and devisee Gilbert J. Orr, to Catharine E. Griffiths. Mort. \$200. 1,800

17th st, s w s, 33.4 n w 10th av, 16.8x60.2, h & l.

Release mort. Charlotte C. Van Brunt to Hamilton Reeve. nom

Same property. Release mort. W. H. Young, G. H. Gerard and A. F. Quick, of Young, Gerard & Co, to same. 250

Same property. Hamilton Reeve to Sarah Sheahan. 1,600

20th st, s s, 150 w 6th av, 25x100, h & l. Harriet L. wife of Homer P. Bender to Sarah wife of Samuel S. Ryno and Albert Osborne, Martinsville, N. J. Mort. \$3,000. exch

24th st, n s, 30 e 3d av, 25x100. Harriet wife of John Young to Mary A. wife of George D. Radford. 1,075

41st st, w s, 375 n 12th av, 75x100, New Utrecht. West Brooklyn & Improvement Co. to Charles G. Hollingshead. 1,050

41st st, e s, 300 n 12th av, 50x100. West Brooklyn Land and Improvement Co. to Frederick L. Lackemacher. 700

53d st, s s, 320 e 3d av, 20x100.2. Sarah wife of Thomas F. Maher to William H. and Lemuel H. Raymond. 750

Av C, s e cor Ocean Parkway, 250x100. Marcus C. Spencer to Mary Beebe. nom

Same property. Mary Beebe to Mary J. Spencer. nom

Arlington av, n s, 34 e Van Siclen av, 33x100. Mary Carpenter to Catharine Molloy. nom

Atlantic av, s s, 183.4 e Rockaway av, 16.8x100, h & l. George Helbig to Erustina Hegelman, New York. Mort. \$2,250, taxes, &c. 2,500

Bedford av, w s, 290 s Willoughby av, 25x100. Mary J. Husted, widow, to Mary H. Hollingshead. C. a. G. nom

Bedford av, w s, 315 s Willoughby av, 21.6x100. Same to Mary A. wife of William E. Husted. Mort. \$5,500. C. a. G. nom

Bedford av, e s, 125.1 s St. Marks av, runs east 62.1 x southeast 5.8 x southwest 16.11 x south 8.11 x west 47.5 to Bedford av, x north 17.6, h & l. William O. Thompson to Emma H. Scudder, widow. Mort. \$3,000. 5,500

Bennett av, e s, 210 n Blake av, 20x100. Helena Michel to William Mellor. 200

Belmont av, n w cor Logan st, 40x90. Effingham H. Nichols, New York, to John H. Maurer. 400

Belmont av, n s, 60 e Montauk av, 20x90. Effingham H. Nichols to John B. Crofut. 200

Brooklyn av, w s, 125.1 s Warren st, runs west 125 x south 41.8 x east 125 to w s Brooklyn av, x north 41.8, h s & l s. William N. Adams to Charles G. Emery. Mort. \$6,000. 14,000

Buffalo av, n e cor Bergen st, runs north 107.2x east 262.6 x northeast 33.1 x south 113.5 to n s Bergen st, x west 29. William Byrnes, Westchester, to St. Joseph Institute for Improved Instruction of Deaf Mutes. B. & S. 7,931

Buffalo av, s e cor Dean st, runs east 175 x south 107.2 x west 175 to av, x north 107.2. Same to same as last. 3,700

Central av, s cor Halsey la'te Margaretta st, runs southwest 262 to centre old Bushwick road, x southeast along old road to n w s Eldert st, x northeast 230 to s w Central av, x northwest 200. William H. Hubbell and George C. Jeffery to Herman Hoppe. Mort. \$4,000, &c. 14,000

Clason av, n w cor Bergen st, 24.3x100. Release mort. Nathaniel H. Clement to Sarah Kelly. nom

Conklin av, s e s, 254.7 n e Rockaway Beach R. R., 50x150, Canarsie. George W. Smith, Haverstraw, N. Y., to Alfred C. Gosline. 1885. 300

Conklin av, s e s, adj. above. 25x150. Canarsie. Marion S. Dempster to Harriet E. wife A. Cyrus Gosline. 1878. nom

De Kalb av, s s, 200 w Tompkins av, 25x200 to Kosciusko st, h s & l s. Release dower. Annie Howard to Emma C. Lembke. nom

Same property. Annie Howard and ano., exrs. Joseph Howard, to same. 6,500

Division av, s s, 193.11 w Clymer st, runs west 17.6 x south 96.4 x north east — x north 92, h & l. Franz Herrschaft to Charles Mahlmann. 5,300

East New York av, s w cor Williams av, 52.9x 91.11x50x108.11. Anna Hickcox to Maria Hickcox. 3,500

Franklin av, e s, 88.6 n Butler st, 92.6x75, h s & l s. Cevadra B. Sheldon to John M. Smith. Mort. \$26,000. exch

Franklin av, e s, 20 n Butler st, 55.6x80. Franklin av, e s, 91 n Butler st, 18.6x80. Release mort. Asa W. Parker to Cevadra B. Sheldon. nom

Same property. Release mort. Sophia G. Parker to same. nom

Same property. Release mort. Asa W. Parker to same. nom

Franklin av, e s, 75.6 n Butler st, 19.6x80. Franklin av, e s, 112.6 n Butler st, 18.6x80. Release mort. Same to same. nom

Same property. Release mort. Sophie G. Parker to same. nom

Gates av, s s, 185 w Marcy av, 40x100, h & l. Sarah J. Rickerson, New York, to Frederick W. Flannery. Mort. \$15,000. nom

Gat s av, No. 244, s s, 199.2 w Franklin av, 20.10 x115. Henry I. Judson to Charles N. Judson. nom

Same property. Charles N. Judson to Frances E. wife of Henry I. Judson. B. & S. and C. a. G. nom

Gelston av, n w s, 99 s w Prospect pl, 50x116.3, New Utrecht. Fuella Burrell to Jacob W. Ferris, New York. nom

Greene av, n s, 234.8 e Lewis av, 115.4x100. Foreclos. Robert Merchant to John J. Umpleby. 15,700

Jefferson av, s s, 135 w Patchen av, 20x100, h &

l. James Stewart to Joseph H. McClelland, Mountain View, N. J. 1/2 part. nom

Jefferson av, s s, 250 w Stuyvesant av, 16.8x 100, h & l. William G. Howenstine and ano., exrs. and trustees William B. Howenstine, to Annie M. wife of Benjamin J. Brown. 2,380

Jefferson av, s s, 250 w Stuyvesant av, 16.8x 100, h & l. Julia Howenstine, widow, to Annie M. wife of Benjamin J. Brown. Q. C. nom

Jefferson av, n s, 18 w Marcy av, 72x100. Hermon Phillips to Emma J. Phillips. All mort. nom

Jefferson av, s s, 130 w Marcy av, 60x100. Hermon Phillips to Emma J. Phillips. All mort. nom

Kingston av, n w cor Herkimer st, 100x100. Marietta L. wife of William P. Leggett to Henry J. Brown. Mort. \$6,250. 9,000

Knickerbocker av, e s, 100 n S-haeffer st, runs east 200 x north 55.3 x west 100.1 x south 25.1 x west 100 to av, x south 25. William T. Mills to Emily V. Daly. 500

Lafayette av, s s, 125 w Marcy av, 25x100. Vernona G. Butler, formerly Sproul, to Jennie E. wife of Robert M. Morrison. Q. C. Correction deed. nom

Lewis av, n e cor Hancock st, 40x80. Julia Howenstine, widow, to Alois Lazansky. Q. C. nom

Same property. William G. and H. F. Howenstine, exrs. and trustees William B. Howenstine, to same. 4,400

Lewis av, e s, 20 n Hancock st, 2x80. Same to same. 2,000

Morgan av, w s, 9 n Lombardy st, 20x95, h & l. Augustus Rapelye to Matilda Jones. Sub. to mort. and back taxes. 1,200

Norman av, s s, 19.6 w Lorimer st, 18.6x70, h & l. James G. Sutphin to Edward J. Sutphin. B. & S. Mort. \$1,300. 600

Pennsylvania av, w s, 150 s South Carolina av, 25x100. Heinrich, Daniel and Margaretha Petri and Fredericka Klag to Thomas Megarr. Q. C. nom

Same property. Robert Merchant, recvr., to same. 1,445

Putnam av, s e cor Howard av, runs east 375 x south 100 x east 100 x southeast to Jefferson av, x west along av 567.10 to Howard av, x north 50 x east 100 x north 50 x west 100 to Howard av, x north 100. Corydon L. Ford, Ann Arbor, Mich., to Henry W. Putnam. 43,300

Stone av, n e cor Baltic av, 50x100. Phillip Heid to Morris Bookman. 400

St. Marks av, No. 168, s s, 210 e Carlton av, 20 x100. Charles R. Smith to Helen F. wife of James E. Stafford. Mort. \$7,000. 9,500

Union av, e s, 25 s Bayard st, 25x95.8x33.4x73.7, h & l. John L. Lawrence, New York, to Mary Conway. Mort. \$1,800. 2,500

Vernon av, n s, 100 e Throop av, 20x100, h & l. George Covert to John P. Beyer. Mort. \$3,500. 8,000

Vanderbilt av, e s, 35.11 n Gates av, 17.11x72, h & l. Phebe J. wife of Robert C. Hoff to Sallie B. wife of John T. Randall. Mort. \$3,500. 5,600

Van Siclen av, e s, 50 s Arlington av, 50x100, h s & l s. Jamec McGuigan to Ferdinand J. Kallenbach. 6,500

Same property. Release mort. Orman S. Whitmore, exr. Keyes Whitmore, dec'd, to James McGuigan. 800

Van Siclen av, e s, 100 s Arlington av, 50x100. Van Siclen av, w s, 50 s Arlington av, 50x100. Ferdinand J. Kallenbach to James McGuigan. 6,500

Vernon av, s s, 290.5 w Marcy av, 18x100, h & l. Henry Stemmermann to Mary Bos, New York. 5,900

Same property. Martin Bullwinkel to Henry Stemmermann. 5,500

Washington av, e s, 428.2 n Gates av, runs east 120 x north — x west 120. Washington av, e s, 407.4 n Gates av, runs east 120 x north — x west 120. Annie Y. wife of David H. Fowler, conveys first parcel to Emeline C. wife of George H. Smith, who conveys second parcel to Minna H. wife of Edward L. Graef. Corrects errors. nom

Washington av, No. 425, e s, 386.6 n Gates av, 20.10x120. Marie E. wife of William Volckens, of Oevelgonne, Germany, to Minna H. Graef. 18,750

8th av, w s, 150 n Garfield pl, 50x192 to Fiske pl. George Wolfe, New York, to William L. Dowling. Mort. \$11,500. exch. and 380

10th av, e s, 80 s 17th st, 40x100. Anna M., C. Henry, William D., Johanna, Mary E., Josephine and Joseph J. Mangels and Christina M. Shaen to Howard J. Smith. Q. C. 600

Same property. Anna M. Mangels and ano., exrs. and trustees Henry Mangels, to same. 600

11th av, n w cor Ovington av, 92x100x91x 100, Bath Beach. James V. S. Woolley to Johanna Anderson. 750

Brooklyn, Bath & Coney Island R. R., n e s, 37.6 n w of land of Thos. O'Brien, Jr., 12.6x 137x17.10x127.3. Brooklyn, Bath & C. I. R. R., n e s, 50 n w from land of T. O'Brien, Jr., 25x156.6x31.8 x137, Guntherville. Josephine Eypert to Ferdinand Eypert. nom

Canarsie Landing road, adj Isaac Skidmore, 31x 100, Canarsie. Marion S. Dempster, New York, to Harriet wife of Alfred C. Gosline. 1379. nom

Same to same. Bedford av, w s 60.6 s Hancock st, 20x80. Mar. 10, 1 year, 5%. 6,000

Same to same. Bedford av, w s, 140 s Hancock st, 7 lots, each 20x100. 7 morts., each \$6,000. Mar. 10, 1 year, 5%. 42,000

Price, Samuel T. B., to Elizabeth A. Martin. Macon st, n s, 316.8 w Reid av, 16.8x100. Mar. 1, 1 month. 1,500

Ritsch, Franziska, to Louis E. Cuinet. Canton st, e s, 36.6 n Park av, 36x69x37x60. Mar. 1, installs, 5%. 2,000

Raymer, George S., Denver, Col., to The German Savings Bank, Brooklyn. Grand st, n s, 150.1 e Berry st, 21.8x60.10x20.10x62.6. Feb. 24, due June 1, 1889, 5%. 5,000

Raymond, William H. and Lemuel H., to Warren A. James. 53d st, s s, 320 e 3d av, 20x100.2. Mar. 6, 3 years. 2,200

Reilly, John, to James D. Lynch. Van Cott av and North Henry st. P. M. Mar. 7, 6 months, 5%. 2,875

Same to same. Same property. P. M. Mar. 7, 6 months, 5%. 5,000

Ross, Louis H., to David S. Beasley. Van Buren st. P. M. Mar. 3, 2 years, 5%. 2,000

Seaman Anna V., wife of Franklin P., devisee George Allen, to Alexander Baxter, Newtown, L. I. Wyckoff st, s s, 420 e Bond st, 20 100, Mar. 8. 2,600

Sheldon, Cevendra B., to Asa W. Parker. Hempstead, L. I. Franklin av, e s, 20 n Butler st, 111x80. Mar. 8, demand. 6,000

Same to Margaret V. Adams. Jersey City, N. J. Franklin av, e s, 131 n Butler st, 18.6x75. Mar. 7, 1 year. 2,500

Same to Margaret V. Adams, guard. Clara T. Adams. Same property. Mar. 7, 1 year. 1,500

Same to John G. Davis and ano., trustee for Mary Barnes. Franklin av, e s, 38.6 n Butler st, 18.6x75. Mar. 1, 5 years, 5%. 4,000

Same to Sarah W. Collins, Harrison, N. Y. Franklin av, e s, 94 n Butler st, 18.6x75. Mar. 7, 3 years, 1 year, 6%, afterwards 5%. 4,000

Same to Mary E. Sarles. Franklin av, e s, 20 n Butler st, 18.6x75. Mar. 1, due Jan. 1, 1891. 4,000

Same to Agnes H. Davies. Franklin av, e s, 57 n Butler st, 18.6x75. Feb. 13, 2 years. 4,000

Same to same. Franklin av, e s, 75.6 n Butler st, 18.6x75. Feb. 13, 2 years. 4,000

Same to The Bradley & Currier Co. (Lim.) 7th av, w s, 22 n Berkeley pl, 28x100. Mar. 6, 1 year or sooner. 1,600

Smadbeck, Henrietta, to Charles R. Weeks, trustee. Maujer st, s s, 200 w Lorimer st, runs east 50 x south 100 x west 34 x south — to Ten Eyck st, x west 50 x north 110.6 x northeast 26.4 x north 79.6 to beginning. P. M. Dec. 14, due April 1, 1890. 10,000

Somers, Hannah C., to John Mathews and ano., trustees Thomas E. Davis, dec'd. Quincy st, n s, 75 w Nostrand av, 50x100. Mar. 1, 5 years, 5%. gold, 24,000

Splint, Sarah F. W., to George P. Ockershausen, exr. Adolphus F. Ockershausen. Atlantic av, n e cor Hicks st, 34.6x59.11x35x59.10. Mar. 8, due Aug. 1, 1891, 5 1/2%. 16,000

Stoddard, Susan L., to Bernardus Hendrickson, Jamaica, L. I. Conklin av, Canarsie. P. M. Feb. 29, 4 years. 200

Scanlon, Andrew, to Thomas Everit. 38th st, n s, 275 e 3d av, 25x100.2. Mar. 9, 2 years. 350

Skiff, Martin F. B., to Darius Crowell, South Yarmouth, Mass. North 8th st. P. M. Mar. 12, 4 years. 1,500

Stewart, James, and Joseph H. McClelland to William Laytin et al., trustee, William Laytin, dec'd. Jefferson av, s s, 135 w Patchen av, 20x100. Mar. 10, 3 years, 5%. 3,500

The Tucker & Carter Cordage Co. to Julia Waterbury. Graham st, w s, 75 s Flushing av, 117x594 to Park av, with privilege of landing at the dock or landing place purchased by Silas Butler; Park av, s w cor Graham st, 117x640; Clason av, e s, 217.7 s Flushing av, 150x100, with machinery, &c. Given in substitution for previous mortgage, which has been discharged. Mar. 12, due Mar. 1, 1898. gold, 100,000

Thompson, William O., to The Williamsburgh Savings Bank. Quincy st, s s, 300 w Sumner av, 20x100. Mar. 9, 1 year, 5%. 3,000

Tobia, Patrick, to Margaret M. Leverick. 6th av, e s, 148.2 s 16th st, 18.2x80. Mar. 1, 3 years, 5%. 1,700

Tompkins, Griffen, to Thomas A. Painter. St. Marks pl, No. 410. P. M. Mar. 8, due Mar. 1, 1891, 5%. 1,750

Same to same. St. Marks pl, No. 406. P. M. Mar. 8, due Mar. 1, 1891, 5%. 1,750

Same to same. St. Marks pl, No. 414. P. M. Mar. 8, due Mar. 1, 1891, 5%. 1,750

Same to Herman Wronkow. St. Marks pl, No. 410. P. M. Mar. 7, due Mar. 1, 1891, or sooner, 5%. 750

Same to same. St. Marks pl, No. 414. P. M. Mar. 7, due Mar. 1, 1891, or sooner, 5%. 1,250

Same to same. St. Marks pl, No. 406. P. M. Mar. 7, due Mar. 1, 1891, or sooner, 5%. 750

Vanderbilt, Richard, to William Bateman. Hubbard st, n s, 350 w Mill road, 50x129.1. Gravesend. Feb. 29, 5 years, 5%. 1,000

Van Tuyl, Jr., Andrew P., to Sarah E. Thompson. Union st, s s, 167 w 6th av, 16.8x95. Jan. 10, 1 year or sooner. 3,600

Same to same. Union st, s s, 200.4 w 6th av, 16.8x95. Jan. 10, 1 year or sooner. 3,600

Same to Margaret Woodward. 5th av, s e s, 42 s w 5th st, runs southeast 97.10 x southwest 58 x northwest 0.3 x southwest 5 x northwest 97.7 to av, x north 63. Jan. 12, 1 year. 4,500

Wolfram, Lizzie, [wife of Frederick, to Agnes Euler. Seigel st. P. M. Mar. 8, due April 1, 1890, 5%. 1,100

Young, Estelle T., wife of George B., to James N. Harris. Monroe st, s s, 337.8 w Franklin av, 17.2x100. Mar. 8, due Mar. 9, 1891, 5%. 3,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

MARCH 9 TO 15—INCLUSIVE.

Armstrong, Robert J., to Therese Steindler. \$2,000

Battelle, Catharine M., extrx. of Lewis F. Battelle, dec'd, to Lehman Bernheimer. 11,500

Same to same. 11,500

Benedict, Annah E., to Frederic de P. Foster. 10,000

Blatchford, Samuel A., and James D. McClelland, trustees for John F. Van Dyke, to Charles F. Aukamp, general guard, estate of Clarence A. Van Dyke and Mary Rosena Van Dyke. 2-5 part. nom

Brown, Joseph R., to Ann wife of Abraham Brown. 10,100

Cohnfeld, Isidor, to Julius J. Frank. 5,500

Contes, Nicholas, to Charles A. Stadler. nom

Dupre, Alexandrine F., to Joseph C. Levi, trustee. 2,500

Darmody, Mary, to Francis L. Streele. 10,000

Same to same. 2,000

Decker, Elizabeth, formerly Taggart, to The Columbia Bank. nom

Desheimer, Charles, and Frederick Hoch, exrs. of Charles Hamberger, dec'd, to Gustavus A. A. Krehbiel. 18,170

Farley, John T., to Thomas R. A. and William H. Hall, of William Hall's Sons. nom

Gaiser, Jacob, and Bertha wife of George Breittenbach, children and heirs of Judith Lipp, dec'd, to Joseph Honig. nom

Gross, Benjamin, to Simon Fine and Harris Broskey. 5,500

Hawes, Gilbert R., to William P. Hawes, Joseph, Herman, to Rachel Behrens. 3,300

Katzberg, Julius, to Eliza Guggenheimer and Betche Marx. 11,300

Same to Eliza Guggenheimer and Betche Marx. 3,300

Lambert, Edward W., trustee Elliot C. Cowdin, to Sarah K. Cowdin, trustee Elliot C. Cowdin. nom

Levi, Joseph C., trustee, to Alexandrine F. Dupre. 600

Lochmann, Louis, to James Clark. 4,000

Merritt, Elizabeth, admrx. of Margaret Merritt, dec'd, to Elizabeth Merritt. 1-12 part. nom

Same to same, as extrx. of Jane Whittelsey. 1-12 part. nom

Same to Elizabeth Merritt, as extrx. of Anna Merritt. 1-12 part. nom

Merritt, Elizabeth, extrx. of Anna Merritt, to Elizabeth Merritt. 1-6 part. nom

Same to Elizabeth Merritt, extrx. Jane Whittelsey. 1-6 part. nom

Meyer, Arthur L., to Lehman Bernheimer. 3,000

Meyer, Siegmund T., to same. 5,500

Parsons, Helen C., to Lehman Bernheimer. 9,000

Ross, John, to Reuben Ross. 2,300

Ryer, James B., and Gibbons L. Kelty, trustees of William Ryer, dec'd, to William P. O'Connor. 5,000

Same to same. 5,000

Saxe, Simon P., to Thomas H. Cook. 798

Sire, Meyer L., to Edward F. Browning. 250

Same to same. 500

Same to same. 1,500

Steigerwald, Isaac, general guard. Clara Einstein, to Lewis S. Marx, general guard, of Clara Einstein. nom

Tallman, Maria E., to Jonah Weil and Bernhard Mayer. nom

Williamsburgh City Fire Ins. Co. to Robert A. Marx. nom

Ward, Andrew, exr. of John O'Neill, dec'd, to Mary O'Neill. nom

KINGS COUNTY.

MARCH 8 TO 14—INCLUSIVE.

Barrett, Ann, to Eliza Barnett, Long Island City. \$1,500

Belcher, George E., to Andrew D. Baird. 1,539

Bennett, William H., to Alva A. Pearsall. 3,500

Ceballos Juan, to The Atlantic Trust Co. val. consid

Concannon, Patrick, to Albert G. McDonald. 500

Egolf, Edward, and John A. Lott, Jr., to Mary A. Strain. 2,000

Holt, Morgiana, to John J. Hughes. 1,050

Kent, Sarah A. M., to Margaret Cunningham. 1,200

Morrison, Susan, wife of John, to Susan Hutchinson. 2,000

Packard, Josiah S., to Asa W. Parker, Hempstead, L. I. 6,000

Pirring, Jacob, to Louis Bossert, Far Rockaway, L. I. 300

Richardson, Leonard, exr. John S. Cole, to Frederic J. Middlebrook, Brooklyn. 15,115

Schaefer, William, to John C. Schneider. 2,400

Schieren, Charles A., to Charles Arbuckle. 10,125

Smythe, Joseph P., et al., exrs. Freeman B. Plumb, to Francis P. Smyth. 2,000

Widmayer, Henry E., to Adeline Widmayer. nom

Williamson, John, to George F. Alexander. 5,500

Ziegler, William, to Frederick J. Stone. 33,000

Same to same. 25,000

Same to Mrs. Ann Curtis, Staunton, Va. 3,000

CHATELS.

For New York and Kings County Chattels see pages 349, and 350.

JUDGMENTS.

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

NEW YORK CITY.

March

9 Ansty, Henry Lee—Thomas McKay. \$71 98

13 Allard, Joseph A.—J. L. Hasbrouck. 381 45

15 Abenheim, Max—L. C. King. 1,235 67

15 Adams, D. Joseph—P. & F. Corbin. 526 31

15 Anderton, R. Leigh, Jr. } H y m a n
Anderton, Edward K. } Morange. 2,930 12

15 Appman, Henry—Henry Liebmann. 33 90

15 Apgar, Melvin B.—J. F. Carr. 152 44

16 Adler, Henry—Siegmund Rothschild. 42,428 02

9 Burke, George H.—Manhattan Silver Plate Co. 189 70

9 Burchill, Madeline T.—James Culligan. costs 107 66

9 Barclay, Alexander—George Stephens. 670 40

10 Buck, Alexander—W. H. Miller. 160 51

10 Brocher, Charles W. } W. P. Howell. 74 82
Brocher, John }

10 Banks, Edwin C.—John Plant. 35 47

10 Butler, John, Jr.—German Nat. Bank City of Newark. 645 27

10 Balestier, John A., as recvr.—Mechanics' Nat. Bank of City N. Y. costs 92 28

10 Barlow, John F.—James Everard. 146 81

10 the same—Sheridan Shook. 95 32

10 Buck, Frank R.—A. E. Cohen. 1,651 00

10 Baremore, George D.—J. C. Woodruff. 3,223 52

10 Byrnes Ileo Z.—Francis Keil. 251 84

13 Bloch, Rosa—G. W. Venable. 187 07

13 Bauer, Kasper } Charles Brockl. 914 46
Bauer, Barbara }

13 Bahr, Julius—W. H. Beadleston. 31 50

14 Brady, James P.—August Kissling. 33 50

14 Brehm, Catharina—T. G. Rohrberg. 883 82

14 the same—E. A. Steele. 505 22

14 Baird, William M.—Leo Von Raven. 37 50

14 Busch, Peter—Bernhard Schnitzler. costs 125 94

14 Battershall, Anna S.—C. F. Lawrence. 810 49

14 Battershall, Sandford W.—the same. 712 65

14 Butler, Joseph C.—Marie E. Carriere. 1,308 35

14 Brennan, Louis T.—Philip Donohue. 45 90

14 Browning, Henry C. } Louis Bos-
Browning, William J. } sert. 1,037 27

14 Becker, David E.—S. C. Welsh, as exr. 411 80

15 Brown, Louis—John Cromwell. 67 22

15 Brown, George Y.—Hymen Morange. 2,930 12

15 Bester, Marcus—Moses Musliner. 500 26

15 Barnes, John C.—East River Nat. Bank City N. Y. 171 27

16 Bartleman, Joseph B.—G. H. Gardner. costs 149 57

16 Brown, Delamore C.—Sarah E. Chellberg. 83 61

16 Bagley, John A.—Peter Bowe. costs 1,411 69

16 Bayer, Frederick W.—W. P. Dane. 163 90

16 Barlow, John F.—W. J. Holmes. 93 23

16 Babin, Mary—Robert Hill. 116 79

16 Brehm, Catharine—Isabella B. Nowlan. 137 25

16 the same—Margaret A. Makin. 77 25

16 Boehm, William F.—Jacob Serling. 86 27

16 Brockner, Julia—G. B. Merritt. 151 30

16 Bunton, Charles V.—John Hyslop. 310 51

9 Cowlin, James S.—J. R. Warburg. 5,842 65

9 the same—J. R. Warburg. 10,166 65

9 Carpenter, George Haywood—W. S. Webb, as president. costs 109 93

10 Coffin, Edward—George Mark, as trustee. 981 04

10 Clough, William H.—T. B. Cooley. 326 70

10 Curnen, Bernard—I. H. Dahlman. 366 67

10 Cleophas, Adam—William Haaket Co. 48 12

10 Chase, Julia L.—F. H. Congdon. 325 91

10 Colwell, Frank, as exr. of Joseph Colwell—Manhattan Iron Works Co. 2,526 49

10 Carlisle, William—Eliza W. White. 113 12

10 Chase, Lewis S.—Henry Schakel. 198 70

13 Cole, Daniel M.—C. F. Bogart. 260 86

13 Colsey, Charles E.—W. T. Day. 404 24

14 Cohnfeld, Isidor—Leon Tanenbaum. 1,947 50

14 Crampton, Mahlon B.—Nat. Exch. Bank. 8,788 70

15 Collins, John H.—D. B. Goff. 363 03

15 Croft, William F.—Herman Cohen. 729 91

15 Coakley, Francis P.—G. B. Perkins. 1,611 73

16 Cole, Peter W.—D. J. Lyster. 94 27

16 Compton, Samuel D.—Frederick Topping. 44 60

16 Cohen, Harris—Fire Dept. City N. Y. 50 00

9 Diekmann, Charles—George Boek. 72 92

10 Dewey, Susan E.—Lauretta H. Merick, as admr. 176 46

10 De Forest, William H.—Dorchester Union Free Stone Co.....	1,552 21
10 Doerner, Emil—F. H. Congdon.....	325 91
10 De Forest, William H.—David Crear.....	529 16
14*Durie, David—Maurice Meyer.....	119 09
14 De Blaey, Abram—W. H. Burbank.....	480 84
14 Donihee, William B.—J. J. Hopper.....	233 23
15 Delamore, C. Brown—S. E. Chellburg.....	83 61
15 De Bruycker, William—Benjamin Thier.....	80 39
15 De Voursney, Abraham P.—John Simmons.....	225 99
15 Dolen, James E.—J. H. Henry.....	137 31
15 De Forrest, William H.—Russell & Irwin Mfg. Co.....	1,190 73
16 Denninger, Francis—St. Nicholas Bank of N. Y.....	264 12
16 Demille, Henry C.—Leighton Baker	503 17
15 Erxelben, Leopold—The Mayor, &c.....	100 72
15 Ehlen, Peter—T. E. Greacen.....	131 69
15 Evans, Lemuel E.—Park Benjamin.....	89 77
16 Ely, Harry Allen—G. M. Miller.....	406 09
16 Ewest, Johanna—Sigmund Langsdorf.....	347 48
16 Emerick, William A.—T. E. Greacen.....	581 34
10 Fox, Harry E.—Empire City Electric Co.....	188 83
14 Franke, Louis—Bernhard Schnitzler.....	125 94
14*Fowler, Frederick R. } Nat. Exch. Bank.....	8,788 70
14 Farley, Charles B.—S. S. Butler.....	607 60
14 Friedman, Martin—Milton Siedenbach.....	4,018 08
15 Flood, Thomas—Harry Held.....	138 09
15 Ferguson, Robert—The Mayor, &c.....	90 62
15 Friedman, Henry—Wellstein, Meyer & Co.....	1,022 95
15 the same—the same.....	2,039 72
16 Foster, August—Bertha Shurack.....	274 93
16 Friedmann, Henry—G. D. Wagner.....	998 85
16 the same—Lisette Porr.....	1,321 96
16 Gier, Julia—A. J. Steers.....	39 02
13 Green, Eva A.—Jacob Rummell.....	375 96
13 Geoghegan, Peter—George Baufield.....	37 37
13 Goldzieher, Michael M.—James Seligman.....	113 80
14 Giles, James Morton—O. H. Maynard.....	48 33
14 Graeve, Henry W.—J. F. Boyd.....	2,517 56
14*Gahan, Michael—W. H. Burbank.....	480 84
14 Graf, Alphonse—S. E. Brumley.....	538 15
14 Grieme, Herman—Henry Kroger.....	178 22
14 the same—Henry Fechtmann.....	366 59
14 the same—John Clauter.....	499 59
14 the same—J. L. Grieme.....	456 03
14 the same—Henry Eggers.....	75 26
15 Grover, Pliny—D. B. Goff.....	363 03
16 Graham, Mary—M. J. Harris.....	159 09
16 Gaykema, James—Charles Ast.....	219 51
9 Hughes, Edward T.—D. D. McKoon.....	34 22
9 Humphrey, Henry J.—W. F. Nisbet.....	272 20
9 Hoyt, H. H.—Joseph Eager.....	158 32
10 Higgins, C.—F. B. Hall.....	349 85
10 Hays, Isaac—Harriet A. Baljer.....	559 46
Hepworth, Samuel S., } individ., and } Manhattan Iron Works as exrs. of Joseph Colwell.....	2,526 49
13 Harrison, John—Michigan Condensed Milk Co.....	547 77
13 Horton, Charles G.—Timothy Sullivan.....	157 46
13 Hotchkiss, Albert L.—Leonard Rausch.....	323 65
13 Hazard, Charles—G. W. Venable.....	198 49
14 Henriques, Horatio—J. P. Huggins.....	84 59
14 Hirschhorn, Jacob M.—Louis Kessel.....	793 68
14 Hill, Harry—Louis Bossert.....	1,037 27
14 Hutchinson, Ezra A.—G. R. Hill, as trustee.....	220 75
15 Harrell, Claude E.—Maria M. Veith.....	68 17
15 Huner, Annie G.—The Mayor, &c.....	100 72
15 Heim, Herman—John Klumpp.....	106 85
15 Harris, Edward H. } Joseph Pool, } as assignee.....	233 27
15 Harris, A. F. }.....	261 66
16 Hess, Louis—Edward Simon.....	429 27
16 Huffington, John W.—Christian Klackner.....	59 05
9 Ingram, William J.—C. T. Root.....	59 05
Ingersoll, Lorin } Leather Mfrs. }.....	5,285 40
10 Ingersoll, John E. } Nat. Bank }.....	1,929 01
10 Ingersoll, James H. } N. Y. }.....	1,905 72
14 Ingersoll, Lorin—New Haven Copper Co.....	1,591 95
15 Ingersoll, James H.—Samuel Schwartz.....	1,845 23
15 the same—the same.....	7,051 00
15 the same—the same.....	7,051 00
15 Ingalls, Joshua K.—Elizabeth A. L. Hyatt.....	7,051 00
9 Jarlot, Frank } Violetta M. Terry }.....	64 69
9 Jarlot, Caroline }.....	1,177 93
15 Johnson, Nathaniel—Lucy Nelson, as admr.....	210 00
15 Justice, William H.—J. T. Robinson.....	260 34
15 Jacobs, Arnold—E. T. Tefft.....	149 57
10 Klumpp, John F.—G. H. Gardner.....	84 31
10 Knobloch, Philip—William Zschewetzke.....	302 20
12 Kelly, Lewis T.—Hugo Weil.....	3,186 56
13 Kayton, William—W. M. Brigg.....	86 21

15 Kunz, George W.—Francis Hobson.....	124 73
15 Kane, Terence—J. M. Griggs.....	427 72
15 Kaufman, Baruch—L. C. King.....	1,235 67
15 Katen, Andrew J.—E. E. Kipling.....	134 50
16 Kelly, Thomas P. } Henry Thau... }	259 40
16 Kelly, John A. }.....	225 35
16 Koopmann, Frederick—Thomas Dunn.....	141 45
16 Kubn, Edmund—J. N. Peterson.....	278 82
10 Lehman, William P.—Charles McQueed.....	51 74
12 Levi, Simon—Jacob Feinberg.....	241 85
12 L'Hommedieu, James A.—H. M. Newton.....	105 75
14 Ludden, Julius E.—Charles Foster.....	241 85
15 Levene, Isaac—Leopold Weil.....	130 39
15 Lavy, Daniel—E. T. Tefft.....	266 34
9 Maeder, Frederick G.—W. K. Simpson.....	456 34
9 Morgeweck, Adolph—L. G. Preusch.....	43 00
10 Mowbray, William E.—Dorchester Union Freestone Co.....	1,552 21
10 Metzger, Frank—John Harrington.....	72 29
10 Mowbray, William E.—David Crear.....	529 16
13 Mann, William—John Saqui.....	112 80
13 Mintz, Michael—D. G. Yuengling, Jr., Brewing Co.....	98 27
13 Minet, Albert—G. M. Allen.....	76 33
13 Mayer, Louis—W. M. Brigg.....	3,186 56
13 Morelli, Polifonte—Ignazio Mercadante.....	113 67
15 Markus, Louis—Alexander Singer.....	1,002 60
15 Merrick, John M.—Tiffany Glass Co.....	63 44
16 Mackenzie, Alexander T.—A. B. Woodruff.....	273 57
16 Murray, Annie, as extrx. of W. L. Murray—C. C. Keeler.....	1,097 50
16 Muller, Emery, as assignee of Levi I. Lamborn—Nat. Bank of Republic of N. Y.....	87 33
16 Mark, Jacob—Elizabeth A. L. Hyatt.....	7,051 00
10 McCloskey, Charles—Patrick Cassidy.....	1,027 27
14 McManus, James—Maurice Meyer.....	119 09
14 McKean, Peter—A. G. Hupfel.....	669 75
14 McCully, Charles A.—Met. Life Ins. Co.....	91 90
14 McCully, Charles A.—Met. Life Ins. Co.....	91 90
16 Mackenzie, Alexander T.—A. B. Woodruff.....	273 57
16 McCoy, James—S. C. Boehm.....	251 21
16 McSorley, Edward—James Boys.....	883 80
10 Neuberger, Lewis C.—Charles Schram.....	31 78
10 Nieman, George—Charles McQueed.....	278 82
14 Nagel, Thomas—Emil Becker.....	161 66
14 Nettel, Gustav—Alexander Singer.....	1,002 60
16 Nostrand, Edward—Fire Dept. City N. Y.....	1,225 50
16 Obrig, Theodore—J. N. Peterson.....	141 45
10 Parker, S. Webber—Jessup & Moore Paper Co.....	2,019 04
14 Pimentel, Solomon } Frances Pimentel, Carrie } Hoym.....	166 14
15 Plimzol, Henry D.—American Exch. Nat. Bank.....	279 01
15 Porret, Eliza—Duncan Phyfe.....	558 06
15 Pinckney, Henry F. A.—George Pilgrim.....	332 20
15 Pearsall, G. Frank—Farmers' and Mechanics' Nat. Bank of Buffalo.....	670 98
15*Palmer, James—Fire Dept. City N. Y.....	100 00
9 Roe, Richard—M. J. Grossman.....	585 54
9 Rafalsky, Julius—Met. Opera House Co. City N. Y. (Lim).....	137 59
10 Reed, Henry—G. S. Townsend.....	252 37
10 Ried, Henry J.—Francis Keil.....	251 84
10 Robinson, George H., as exr. of Joseph Colwell—Manhattan Iron Works.....	2,556 49
12 Rademacher, Heinrich—Jacob Hunsicker.....	308 69
12 Russell, Charles W.—Obediah Harred, as exr.....	1,451 61
12 Ridley, Edward A. } Ann Mallach.. }.....	87 82
12 Ridley, Arthur J. }.....	86 19
12 Redfield, George H.—G. W. Hill.....	5,094 11
13 Ranger, Gustave—Jesse Seligman.....	5,609 20
14 the same—First Nat. Bank of Plainfield, New Jersey.....	121 47
14 Rapp, William—H. C. Zimmermann.....	186 77
13 the same—G. W. Smith.....	229 96
15 Rook, Nora A.—R. W. Schack.....	5,054 28
15 Ranger, Henry—Old Bangor Slate Co.....	82 77
15 Riehl, Henry—E. P. Bates.....	74 24
15 Rosenzweig, Moses—Joseph Clark.....	2,045 75
15 Ranger, Gustave—Old Bangor Slate Co.....	11,176 37
16 Rasbach, Marcus W.—Herkimer Bank.....	50 00
16 Reitz, Herman—Fire Dept. City N. Y.....	72 92
9 Schober, Charles—George Bock.....	585 54
9*Schlegel, Benjamin F.—M. J. Grossman.....	5,469 38
9 Saurel, Auguste—Morris Goldman.....	1,376 75
9 Stobo, Robert F.—Alice Stobo.....	265 41
9 Stern, Jacob } Helen Sykes... }	157 91
9*Sonneborn, Aaron }.....	2,526 49
10 Stewart, Helen Le Roy—Carie Schmidt.....	130 58
10 Skellen, George W., as exr. Joseph Colwell—Manhattan Iron Work Co.....	566 39
13 Stockwell, John C.—Thomas Kelly.....	3,869 76
13 Shannon, Patrick H.—Hugh O'Reilly.....	432 39
13 Schwab, Emanuel, as surviving partner of Schwab & Son—Aaron Kohn.....	
13 Schnitthener, Frederick C., Jr.—Jennie Russak.....	

14*Simon, Dora—Leo Von Raven.....	42 50
14 Springer, Jacob, as survivor of Raphael Springer—Bernhard Schnitzler.....	125 04
15 Shipman, Anson G.—J. M. Griggs.....	427 72
15 Stillman, Edward W.—Addressing Duplicating and Mailing Co.....	127 13
15 Shapland, Albert G.—Samuel Moses.....	34 50
15 Stack, Cornelius—J. H. Henry.....	137 31
15 Specker, Mark—A. B. Hart.....	172 38
16 Solomon, Emanuel—Sigmund Rothschild.....	42,428 02
16 Sandler, Louis—Sarah Schenalowitz.....	1,039 88
16 Smith, John R.—North River Bank.....	531 72
9 Tamsen, Edward J. H.—Joseph Larchen.....	102 83
10 Tieman, John C.—J. R. Fielder.....	120 52
15 Thayer, Charles A.—J. P. Smith.....	818 44
15*Turpin, Frederick } Peter Smith.. }	223 31
15*Turpin, William A. }.....	278 94
15 Train, George Francis, Jr.—Thomas McKay.....	245 44
16 Tejeiro, Vincela—C. S. Fondevila.....	70 72
The Metropolitan Elevated } C. F. Railway Co. } Tay- lor }.....	97 47
9 The Manhattan Railway Co. }.....	248 30
9 The Home Benefit Society of N. Y.—Mary Minton.....	245 83
9 The Hackett Hatch Door Mfg. Co.—M. J. Hackett.....	804 1
10 The Mayor, &c.—George Warner.....	81 4
10 the same—Fernando Wood, as exr.....	653 59
10 The Courier Co.—Isaac Henderson.....	203 35
13 The Aldine Press—E. H. Phillips.....	143 52
13 Excelsior Electric Co.—Scientific Pub. Co.....	145 10
13 The American Graphic Co.—Ferdinand Wesel.....	108 50
14 The Standard Oil Co. N. Y.—Faus-tro Cosulich.....	1,184 94
14 N. Y. Live Stock Mutual Benefit Assoc.—Jacob Mandelbaum.....	1,162 21
14 Potter & Co.—Jeremiah Fitzpatrick.....	436 29
14 The Medico Legal Journal Assoc.—Helen S. Bell.....	1,929 01
14 U. S. Stamping Co.—New Haven Copper Co.....	730 74
14 the same—the same.....	11,323 83
15 The New York & Charleston Steamship Co.—The N. Y. Floating Dry Dock Co.....	91 74
15 The Total Wreck Mining & Milling Co.—J. N. Requa.....	466 38
15 The Grammercy Park School and Toolhouse Association—Merc Gruaz.....	979 39
15 The Collender Insulating and Water Proofing Co.—F. A. Straus.....	1,510 54
16 United States Wood Vulcanizing Co.—James Trapp.....	5,398 85
16 The E. P. Donnell Mfg. Co.—George Isaacs.....	531 72
16 The President, Managers and Company of the Delaware & Hudson Canal Co.—Lawrence Kilroy.....	321 76
16 The Fruit Dealers' League—North River Bank.....	522 26
10 Vogelius, Charles F.—J. A. Eagleston.....	50 00
10 Von Minden, Elizabeth J.—Moses Slater.....	451 91
16 Vanetten, James—Fire Dept. City N. Y.....	34 00
14 Van Dewater, George—G. L. Pease.....	129 16
10 Wright, Louis B.—James Hutchinson.....	137 65
Wright, John } William Al- } len...costs.....	317 49
12 Wright, Robert H. }.....	5,412 36
12 Wright, Arthur D. F. }.....	1,245 00
12 Wittpen, Frederick—Kunigunda Wittpen.....	102 22
13 Wallach, Adolph—Mary A. Donovan, an infant by guard. ad litem.....	793 68
14 Worthington, Richard—G. F. Perkins.....	1,905 72
14 Wood, John Taylor—Provincial Steamship Co.....	1,591 95
14 Weisenberg, Barnett—Hyman Monash.....	1,345 23
14*Wise, Isaac—Louis Kessel.....	543 34
15 Wolf, Abraham—Samuel Schwartz.....	347 48
15 the same—the same.....	
15 the same—the same.....	
16 Whiton, William H.—J. C. Uhler.....	
16 Wiener, Emile—Sigmund Langsdorf.....	

KINGS COUNTY.

March	
9 Andrews, William—Composite Iron Works Co.....	\$78 72
15 Alford, Phineas—Eliza W. Davis, extrx.....	214 23
8 Burke, George H.—Manhattan Silver Plate Co.....	1,989 77
9 Bedford, William H.—W. Wright.....	187 07
14 Bloch, Rosa—G. W. Venable.....	161 27
15 Bachenheimer, Susman—N. May.....	810 43
15 Battershall, Anna S.—C. F. Lawrence.....	712 65
15 Battershall, Sanford W.—the same	356 75
9 Court, John W.—J. W. Edwards.....	532 20
9 Crimmins, David L.—Caroline M. Parvin.....	981 04
10 Coffin, Edward—G. Monk et al.....	19 50
10 Campbell, Elias—F. A. Quintano.....	281 63
10 Cohen, Bernard } Eva Cohen... }	2,118 76
10 Crawford, George }.....	8,788 70
12 Conley, William J.—D. T. Lynch.....	
14 Crampton, Mahlon B.—Nat. Exchange Bank.....	

Table of names and amounts, including Court, John W., Duffy, Philip, Dillon, William R., Dwyer, Henry B., Ellis, Uriah, Excelsior Electric Co., Figueria, A. G., Fowler, Frederick R., Harrison, John, Hanson, Andrew, Harrison, Patrick, Kiernan, John J., Lehman, James F., Meyn, John C., Mott, Onward B., Moore, George L., McIntyre, John F., Mayer, Benjamin, Norfolk, George H., Norfolk, George H., Reeve, David W., Reed, Henry, Sternan, Henry, Staples, James C., Schall, Joseph, Tate, Mary C., Timony, Thomas K., The Brooklyn Mill and Lumber Co., The Supreme Council of Catholic Benevolent Legion, Tierney, Hugh, The N. Y. and N. J. Telephone Co., The Excelsior Electric Co., Vanderwaag, John A., Vaight, Henry, Woodworth, John H., Woodworth, Rosanna, Whittaker, C. Henry, Welsh, Richard, Westendorf, Bernherd.

Table of names and amounts, including Magnus, Henrietta, Mandeville, Alonzo B., Mutual Benefit Life Assoc. of America, Metz, John, National Sheet Metal Roofing Co., Nichols, George D., O'Keefe, Edward J., Polk, Josiah B., Palliser, George, Packer, Elisba A., Rook, Frederick S., Robinson, Rosa, Scharmann, Frederick, Smith, Charles, Shriver, Aaron J., Schreiber, Louis, Van Orden, Edward, Van Schaick, Henry, Woodford, Walter E., Williamson, Alexander B., Williamson, John C., Walsh, Richard, Welsh, Richard.

Table of names and amounts, including 16 St. Anns av., George Fiencke, George Ficker, 16 One Hundred and Fortieth st., Terrence Kane.

Editor RECORD AND GUIDE: In regard to the lien for \$1,850 filed by Patrick Connor on the 8th inst., would say in explanation thereof that we have paid him in full for all work performed, and have even paid him in excess, so as to enable him to pay sub-contractors. We have given him notice to foreclose the lien. Yours respectfully, BARON & BARRON.

KINGS COUNTY.

Table of names and amounts, including March 9 Folsom pl., Sweeney Bros., Clifton pl., Edwin Hayward, Eldert st., George A. Read, 13 Folsom pl., Francis Oswald, 15 Palmetto st., 16 Throop av., George F. Bindrim, 16 Webster av.

KINGS COUNTY.

Table of names and amounts, including Chapman, George M., Gollner, Ada F., Guliet, George W., Haesloot, Diedrich, Jones, H. M., Phillips, Richard H., Marvin, Oliver W., Schwake, William H., The N. Y. Woodhaven & Rockaway R.R. Co., T. Murphy.

MECHANICS' LIENS.

NEW YORK CITY.

Table of names and amounts, including March 10 Tenth av., Daniel F. Carroll & Co., 10 Thirty-seventh st., 10 Av A, s w cor 71st st., 10 Orchard st., 12 Same property, 10 Same property, 10 Same property, 10 Same property, 10 Same property, 12 Twenty-first st., 13 Orchard st., 13 Ninety-third st., 13 Tenth av., 14 Tenth av., 14 Tenth av., 14 One Hundred and Thirty-fourth st., 15 Road from West Farms to Hunts Point, 15 Tenth av., 15 Sixth av., 15 Lexington av., 15 Oliver st., 15 Ninth av.

SATISFIED JUDGMENTS.

NEW YORK.

March 10 to 16—inclusive.

Table of names and amounts, including Buffalo Ins. Co., Becar, Alfred, Bunten, Charles V., Brandreth, Wm., Burchill, Mary, Berolzheimer, Henry, Brown, George B., Bridgeman, Andrew, Beasley, Alfred W., Brown, Andrew, Caxton Book Concern, Coles, William N., Cornell, George W., Clark, Allan J., Cairns, Jasper, Douglas, William P., Downing, Silas, Dixon, William P., Flynn, William A., Goetz, Michael, Gleitmann, Joseph, Graham, John C., Hopcock, Ellen L., Hoffman, Paul, Harris, Abraham E., Heinsoth, Frederick, Hoffmann, Adolphus, Hagerty, Joseph, Hughes, Terence, Hinz, Julius, Hartwell, H. Edgar, Hotmer, William P., Irons, James, Johnson, David M., Jones, Harry M., Lambeau, Louis.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of names and amounts, including March 10 Tenth av., Anthony A. Hughes, 12 Third av., 12 Rose st., 14 Orchard st., 14 Stanton st., 14 Ninth av., 13 One Hundred and Twentieth st., 15 Fifth av., 15 Columbia st., 16 Pleasant av.

*Discharged by depositing amount of lien and interest with County Clerk. † Discharged by order of Court on filing of bond.

KINGS COUNTY.

Table of names and amounts, including March 10 Lewis pl., Olive pl., 16 Fourth st., 16 Fourth st.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stand for architect, m'n for mason and b'r for builder.

Now ready; A handsome volume of over 200 pages, containing, (1) The New York Building Law, with complete Index, Marginal Notes and Colored Illustrations, showing the heights and thicknesses of walls for all kinds of buildings; (2) Law Limiting the Height of Dwelling Houses, with remarks by the Editor; (3) Laws for Extinction and Prevention of Fires, etc.; (4) Tenement House Law and Health Board Regulations, also ten plans of tenements of different sizes, showing forms of construction approved by the Board of Health; (5) Mechanic's Lien Law with recent amendments; (6) Act for Protection of Life and Limb, showing contractor's liability for accidents, Edited by Mr. Wm. J. Fryer, Jr.; (7) Directory of Architects, for New York, Brooklyn, Yonkers, Newark and Jersey City; the most com-

girders and internal alterations; cost, abt \$3,000; agent, W. Cruikshank, 172 West 126th st; ar't, R. L. Walsh; b'r, not selected.

40—Morris av, e s, No. 676, walls removed and building raised; cost, \$50; Chas. Martin, Morris av and 153d sts.

401—Centre st, s w cor Reade st, walls removed, rebuilt iron girders inserted, new show windows and internal alterations; cost, \$12,000; Thos. S. Godwin, 318 West 59th st.

402—175th st, No. 991 E., two-story frame extension, 24x5, shingle roof; cost, \$325; Jane W. Bedell, on premises; ar't, C. Westerfield.

4 3—3d av, No. 346, new show windows; cost, \$20; Chas. H. Douglass, 316 East 120th st; c'r, H. D. Wiswell.

404—57th st, n e cor 10th av, repair damage by fire; cost, \$1,400; Patrick McMahon, 880 10th av; ar't, R. P. Getty; b'r, not selected.

405—140th st, n e cor 3d av, building moved to new foundation; cost, \$1,000; agent, W. W. Taylor, 710 Westchester av.

406—William st, Nos. 95 and 97, rear, repair damage by fire; cost, \$6,000; estate of A. H. Ward, 2 Wall st; ar't, E. T. Howe; m'n, W. Bulkley; c'r, Miller & Howe.

407—59th st, No. 6 E., openings closed, girders, beams, &c., inserted; cost, \$2,000; V. K. Stevenson, Windsor Hotel; ar't, D. & J. Jardine.

408—63d st, No. 116 and 118 E., stairs, partitions, &c., removed and replaced; cost, \$300; lessee, John Devine, 189 East 64th st; ar't, C. C. Buek.

409—65th st, No. 45 E., repair damage by fire; cost, \$650; Abram H. Cardozo, on premises; m'n, John W. Bassett; c'r, Edward Smith.

410—76th st, No. 352 E., building raised one story; cost, \$300; Patrick Walsh, on premises; ar't, E. Wenz; m'n, W. H. Muldoon.

411—30th street, No. 32 W., plate glass show windows set in; cost, \$200; Walden Pell, 13 East 29th st; c'r, R. H. Casey.

412—95th st, n w cor Madison av, building raised to street grade; cost, \$125; James Lynch, on premises; b'r, M. Magee.

413—124th st, No. 160 E., two-story brick extension, 12 8x20, tin roof and internal alterations; cost, \$500; Lewis Hopner, 110 East 126th st.

414—3d av, No. 2774, new store front and building raised one story; cost, \$2,500; Theo. Ebsling, on premises; ar'ts, Arctander & Meyer.

415—23d st, No. 224 E., foundation walls rebuilt and internal alterations; cost, \$500; Anthony Miller, 152 East 23d st; ar't, J. Boekell & Son.

416—East Broadway, No. 89, new show window; cost, \$60; I. D. Goodman, on premises.

417—137th st, n s, 310 e 6th av, building raised to grade of street; cost, \$100; Catharine E. Brennan, on premises; b'r, D. A. Fitzpatrick.

418—141st st, n s, 100 e 6th av, front wall removed and rebuilt; cost, \$250; D. A. Fitzpatrick; b'r, Gus Barton.

419—Water st, No. 192, building raised two stories; cost, \$1,500; Jos. D. Eldridge, 339 West 54th st; ar't, J. M. Farnsworth.

KINGS COUNTY.

Plan 145—St. Felix st, No. 6, one-story brick extension, 7.8x16, tin roof; cost, \$500; B. E. Whigam, 6 St. Felix st; b'r, J. H. Stone.

146—Freeman st, No. 124, two-story frame extension, 30 and 19x26, gravel roof; cost, \$1,200; Brooklyn R. R. Co., on premises; b'rs, J. Rooney and T. Keppel.

147—Flushing av, junction Bartlett st, repair damage by fire; cost, \$600; A. Duffett, on premises; b'r, G. Kreiss.

148—Fulton st, No. 1411, interior alterations and brick piers under rear wall; cost, \$250; F. W. Carruthers; b'r, S. C. Whitehead.

149—Gates av, No. 1026, interior alterations; cost, \$500; Mary G. Burtis, 121 Quincy st; ar't and b'r, J. A. Brock.

150—Driggs st, n e cor North 4th st, add 5 feet to main building and two stories to extensions; cost, \$1,000; ow'r and b'r, Chas. Wlecke, on premises; ar't, H. Vollweiler.

151—President st, No. 564, raised 3 feet on brick foundation; cost, \$250; Raphael D. Sanna, 567 President st; ar't, G. Damen; b'r, Crimence.

152—Bond st, No. 268, stone lintel; cost, \$70; ow'r and m'n, David Curry, 268 Bond st.

153—Belmont av, No. 7, one-story frame extension, 12.6x14.6; tin roof; cost, \$50; Thos. Sandry, on premises.

154—Manhattan av, n e cor Greenpoint av, new pine girder; cost, \$50; City Brooklyn; b'r, J. T. Hanlon.

155—Bremen st, s w cor Melrose st, interior alterations, walls strengthened, &c; cost, \$700; ow'r and c'r, P. Struett, 10 Bremen st; ar't, Th. Engelhardt; m'n, W. Bayer.

156—Fulton st, n s, 100 w Tompkins av, add one story; cost, \$1,000; Wm. Graef, 1429 Fulton st; ar't, I. D. Reynolds.

157—Brooklyn av, s w cor Fulton st, add one story, also four story brick extension 25x31, tin roof; cost, \$8,000; Mrs. J. F. Hendrickson, 1418 1/2 Fulton st; ar't, I. D. Reynolds; b'r, not selected.

158—Sumpter st, No. 151, add one story, tin roof; cost, \$1,000; Edward Schlupt, 151 Sumpter st; ar't, C. A. Bormann.

159—5th av, n w cor 14th st, one-story brick extension, 25x43, tin roof; cost, \$900; I. I. Shaughnessy, on premises; b'r, C. Kirton.

16—Fulton av, n s, 50 e Wyona av, dig cellar, build foundation wall; cost, \$150; Joseph Absalom, 47 Av D, N. Y.

161—Atlantic av, No. 1323, add one story; cost, \$650; John R. Wood, 75 New York av; ar't and b'r, R. Van Brunt.

162—Pierpont, No. 125, one-story and basement brick extension, 10 and 11x25.4, tin roof;

cost, \$5,000; T. M. Lloyd, 265 Henry st; ar't, M. W. Morris; b'r, J. Thatcher.

163—18th st, s s, 160 e 8th av, two-story brick extension, 40x25, gravel roof, front and rear wall removed; cost, \$1,500; Wm. M. Brasher, on premises; ar't, G. Damen; b'r, W. Corrigan.

164—19th st, n s, 350 e 8th av, add 6 feet to height; cost, \$600; Wm. M. Brasher, on premises; ar't, G. Damen; b'r, W. Corrigan.

165—19th st, n s, 40 e 8th av, add one story, also one-story brick extension, 38x59, tin roof; cost, \$1,500; ow'r, ar't and b'r, same as last.

166—South 2d st, No. 121, one-story and basement brick extension, 20x12, tin roof; cost, \$620; Wm. Skidmore, on premises; ar't, E. Dennis; b'rs, B. J. Dennis & Son.

167—Franklin st, No. 57, add one half-story flat, gravel roof; cost, \$500; ow'r and ar't, Frederick Crowell, on premises; b'r, A. E. Walker.

168—Bergen st, No. 753, add one-story flat, tin roof; cost, \$500; A. Hanrahan, 917 Bergen st.

169—Wythe av, No. 569, two-story brick extension, 16x24, tin roof; cost, \$940; W. F. Straubel, on premises; b'rs, Doenecke & Bro.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the two weeks ending March 16:

Table with columns: Name, Liabilities, Nominal Assets, Real Assets. Includes Cordes, Claus H., Holton, George W., Negus, W. I. & Co., Patterson, Schmid, David, Ward, Chauncey C.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- March 16 Nettel, Gustav, and Louis Marcus, to Charles Nettel. 14 Mook, William H., and Harry B. (firm of Mook Bros., printers, 9 Spruce st), to James E. March. 16 Mitchell, William, 24 State st, to David J. Tingley.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- March 14 Hirsch, Morris, to Jacob Brenner. 14 Gentes, Frank G., to George F. Elliott.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

NEW YORK, March 13 and 14, 1888.

FENCING VACANT LOTS.

78th to 79th st, 9th to 10th av—block, where not already done.†

MAINS.

- 37th st, from 11th av to pier on North River; water.† 88d st, from Av A to Av B; gas.† 120th st, bet 7th and St. Nicholas avs; Croton.† Spuyten Duyvil road, from Hudson River Railroad depot to the crossing of the N. Y. Central Railroad; gas.† Creston av, from 183d st, South, to 141st st; gas.* Summit st, from its present termination to Marion av, a distance of abt 600 ft; gas.* Honeywell av, from Locust av, North, to Kingsbridge road; gas.*

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending March 10, 1888.

REGULATING, GRADING, ETC.

Tinton av, from Kelly st to Westchester av.

REPAVING.

- Corlears st, from Water to Grand st. Dry Dock st, from 10th to 12th st. Goerck st, from Grand to 3d st. Mott st, from Canal to Bleecker st. Cottage pl, from Houston to Bleecker st. Ludlow st, from Stanton to Houston st. York st, from St. Johns lane to West Broadway. St. Johns lane, from Beach to Laight st. Grove st, from Hudson st to Waverly pl. Greene st, from Bleecker to 8th st. 48th st, from 11th av to North River. 25th st, from 1st av to East River. 33d st, from 4th to Lexington av. Tompkins st, from 14th to 16th st (?). Ridge st, from Stanton to Houston st. 30th st, from 11th av to North River. Tompkins st, from Bleecker to 4th st. Suffolk st, from Rivington to Stanton st. 29th st, from 9th to 10th av. 49th st, from 11th av to North River. 6th st, from Lewis st to East River. The work to be done by contract, publicly let to the lowest bidder.

FENCING VACANT LOTS.

106th to 107th st, Boulevard to 10th av—block, where not already done.

FLAGGING.

Lexington av, s e cor 127th st, abt 100x35, an additional course 4 ft wide. 2d av, e s, bet 107th and 109th sts. 108th st, both sides, bet 1st and 2d avs. an additional course 4 ft wide.

CROSSWALKS.

- 1st av, at n and s s of 115th st. 1st av, at s s of 116th st. 1st av, at n s of 111th st. 1st av, at n and s s of 114th st. Boulevard, at s s of 65th st. Canal st, at w s of Chrystie st. Manhattan st, at w s of Manhattan av.

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

- March Ridge st, No. 149, w s, 125 n Stanton st, 25x100, five-story brick store and tenem't, by R. V. Harnett. (Amt due \$8,475) 19 Kingsbridge and West Farms road, n w cor New York & Harlem R. R. Co.'s land, 203x137x103 to Berrian av, x16x36x225, except part taken for Berrian av, Fordham, by R. V. Harnett. (Amt due \$3,050) 19 4th st, No. 308, w s, 88 s 12th st, 20x56 9, three-story brick dwell'g, by Wm. Kennelly & Bro. (Amt due \$2,735) 19 9th st, No. 18, s s, 280 7 w 5th av, 25x93.11, four-story stone front dwell'g, by J. T. Stearns. (Amt due abt \$15,957) 20 21st st, No. 146, s s, 229 4 e 7th av, 22.5x92x20.4x 92, three-story brick dwell'g. 20 24th st, Nos. 74 and 76, s s, 153 8 w 6th av, 40x92; new Nos. 110 and 112, two three-story brick dwell'gs and two three-story brick dwell'gs on rear. 20 by J. T. Stearns. (Partition sale) 20 109th st, No. 117, n s, 155 e 4th av, 18 9x100 11, four-story brick tenem't, by J. T. Stearns. (Amt due \$1,762; prior mort. \$8,000) 20 126th st, No. 249, n s, 325 e 8th av, 25x99 11, four-story stone front dwell'g, by P. F. Meyer. (Amt due \$16,607) 20 110th st, No. 304, s s, 75 e 2d av, 25x75.8, four-story stone front tenem't with stores, by J. L. Wells. (Amt due \$6,576) 20 110th st, No. 306, s s, 100 e 2d av, 25x100 11, four-story stone front tenem't, by J. L. Wells. (Amt due \$6,576) 20 35th st, No. 110, s s, 145 8 e Park av, 16.8x98.10, four-story stone front dwell'g, by Lespinasse & Friedman. (Amt due \$1,338) 20 73d st, No. 121, n s, 195 w 9th av, 20x102 2, four-story stone front dwell'g, by J. Bleecker & Son. (Amt due \$34,031) 20 Robbins av, e s, 100 n Division av or 141st st, 20x 100, two story brick dwell'g, by J. T. Boyd. (Amt due \$1,338) 20 19th st, No. 257, n s, 170.10 e 8th av, 27 6x irreg x 51x104.10, four-story brick store and dwell'g and two two-story brick stables in rear, by J. F. B. Smyth. (Partition sale) 21 133d st, No. 250, s s, 258.4 e 8th av, 29.2x99.11, four-story brick tenem't, by A. H. Muller & Son. (Amt due \$9,887) 21 133d st, No. 252, s s, 229.2 e 8th av, 29.2x99.11, four-story brick tenem't, by R. V. Harnett. (Amt due \$3,710; prior mort. \$9,500) 21 Ann st, No. 45, n s, 28 1x161.1x28 8x169.3, four-story front and two four-story rear brick buildings with store. 21 East Broadway, No. 189, s w cor Jefferson st, 26x74.9, four-story brick store and tenem't. 21 by R. V. Harnett. (Partition sale) 21 28th st, No. 228, s s, 220 8 w 7th av, 24.10x98.9, by J. T. Boyd. (Amt due \$1,338) 21 Broadway, s w cor Leonard st, 56x149 2x19 7x156, being Nos. 345 and 347 Broadway and Nos. 92-93 Leonard st, seven-story iron front store. 21 Broadway, Nos. 305-309, n w cor Duane st, 75x 105x75.4x105, three three-story brick office buildings; Nos. 95 and 97 Duane st, three-story brick store. 22 by R. V. Harnett. (Partition sale) 22 180th st, No. 246, s s, 462 6 w 7th av, 18.9x99 11, three-story brick dwell'g, by R. V. Harnett & Co. 22 133d st, No. 4, s s, 135 e 5th av, 25x99.11, four-story brick (stone front) dwell'g, by R. V. Harnett & Co. (Amt due \$2 3 5) 22 5th av plaza, s w cor 59th st, runs west 175 x south 100.5 x east 50 x south 100.5 to 58th st, x east 125 to Plaza, x north 20 10 to beginning, eight-story brick and stone "Plaza" hotel, by Sheriff, at City Hall. (Sale under execution) 23

KINGS COUNTY.

- March South 3d st, s s, 155 w Roebling (6th) st, 75x95, by Taylor & Fox, at 45 Broadway, E. D. (Partition sale) 19 Atlantic av, Nos. 423 and 425, n s, 250 e Bond st, 50 x100, by T. A. Kerrigan, at 35 Willoughby st. (Sheriff's sale) 19 Pulaski st, n s, 180 w Tompkins av, 20x100, by Taylor & Fox, at 45 Broadway, E. D. 20 Fleet pl, w s, 187.1 n Willoughby st, 25x68.5x25.10 x75 20 Clinton av, e s, 196 s Fulton st, 25x200 to Hamilton st. 21 by J. Cole, at 389 Fulton st. 21 Av B, n s, 551.7 w Ocean av, runs north 401.1 x southwest 291.6 x south 91.3 x east 140 x south 200 to Av B, x east 130 to beginning, Flatbush, by Wm. Cole, at 379 Fulton st. 23

LIS PENDENS, KINGS COUNTY.

- March Skillman st, e s, 132.3 s Park av, 16.8x100, William H. Heap agt Henry Dubine; action for specific performance; att'ys, Page, Hagen & Baker 9 Dikeman st, n e s, 230 n W Dwight st, 20x100, 1-5 part, Edward V. B. Kissam agt Augustus Kuhner; action on attachment; att'y, E. V. B. Kissam 9 Livingston st, s w s, 239 s e Court st, 20.6x99 7x20.6 x100, Samuel S. Goodwin agt Maria E. Gassett; action to establish lien for services; att'y, George W. Pinckney 10 Huron st, n s, 250 e Manhattan av, 25x100, William H. Butterworth, trustee, agt John Kieran; att'ys, C. & T. Perry. 14 Collins st, s s, 250 e Brooklyn av, 25x100, Samuel Whitson, admr. Phebe J. Whitson, agt Walter M. Sevik; att'y, S. A. Underhill. 14 Rogers av, e s, 100 s East Broadway, 50x32, Flatbush, Edward Mackey agt Gideon Mowlein; action for specific performance; att'y, J. Z. Lott. 15 Ryerson st, w s, 364 n Myrtle av, 20x100, William L. Crow, extr. and trustee Charles A. Crow, agt Albert Noe and James Harvey; partition; att'y, Geo. W. Stephens. 15

RECORDED LEASES.

- NEW YORK. Per Year Bethune st, Nos. 21, 23 and 25, stores, Gustavus Isaacs to John Conley & Son; 3 years, from May 1, 1888. \$3,700 Cortlandt st, No. 59, cor Greenwich st, second, third, fourth and fifth floors, Cornelius J.

Table listing property owners and values in New York City, including entries for Donovan to John Glackner, Canal St. No. 115, East Broadway, No. 62, etc.

CHATTELS.

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

NEW YORK CITY. MARCH 9 TO 15—INCLUSIVE. SALOON FIXTURES.

Table listing saloon fixtures with names like Amen, J. 43 E. 112th, Achelstetter, L. 145 Fulton, etc.

Table listing property owners and values in New York City, including entries for Heddendorf, W. 570 Hudson, Henk & Barthel, Jung, L. 108 Allen, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture with names like Agramonte, E. 118 E. 17th, Adams, Teresa, 477 W. 22d, etc.

Table listing property owners and values in New York City, including entries for Hallenbeck, W. E. 149 E. 47th, Hamft, A. K. Von Stetten, Harris, J. H. 101 9th av., etc.

MISCELLANEOUS.

Table listing miscellaneous items with names like Appleton, W. S., Adams, H. P., Arnold, F., etc.

Table listing various items for sale, including carriages, machinery, and furniture, with names of owners and addresses.

ASSIGNMENTS OF CHATEL MORTGAGES. Eichler, J., to J. Eichler Brewing Co. (Saunders & Matthews, Mar. 15, 1888, and 51 others of different dates.) val. consid Gardner & Fromm to J. Ar'mon. (Mortgage given by W. M. Welkin, Oct. 20, 1886.) 140

Peritz, A., to F. Westerkamp. (H. Snas, Aug. 3, 1887.) 400 Skillman, J. P., to Sarah Pries. (W. Pries. Sept. 28, 1886.) 3,000

KINGS COUNTY.

MARCH 8 TO 14—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures including items like Myrtle av., Leonard, Lipsius, Pearl, Liebmann Sons, Marcy, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture including items like Pineapple, Fidelity Indorsing, Haas, Hamm, Hanson, Hill, Hoffman, Johnson, Lawrence, Levien, Lundbeck, Martinez, Modee, Moore, Morton, Meyer, Neehan, Pfeifer, Puls, Roach, Rothwell, Samuel, Sheldon, etc.

MISCELLANEOUS.

Table listing miscellaneous items for sale including items like Pasquale, Travis, Moore, Mulberry, Babcock, Compton, Cordes, Donovan, Duckert, Engert, Fitzpatrick, Feegel, Fitschen, French, Girond, Gompert, Johnson, King, Layton, Lloyd, Maclay, Mead & Whiting, Miller, Moore, Olsen, Paulsen, Plump, Rich, Schneider, Schlech, Snyder, Steam Grain Drying Co., etc.

Table listing items for sale including Stelling, Tucker & Carter Cordage Co., Unser, Anna, Volz, L., Whitman, Wilcox, Wolff, etc.

BILLS OF SALE.

Table listing bills of sale including Alber, Gottlob, Carr, A. S., Conner, J. R., Grandeman, W. C., McNeil, A. L., Schleck, Annie, Spaeth, Louisia, etc.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances including Ackerman, Simeon, Ackerman, Warren, Badenhop, Heinrich, Barney, C. T., Bartlett, W. W., Blake, J. L., Brackin, M. E., Brientnall, J. H., Brown, David, Brunley, J. D., Brustmann, John, Brons, H. W., Buchanan, Paul, Chedister, M. R., Clark, J. P., Cornelly, Catharine, Cornell, C. E., Condit, Theodore, Coudert, F. R., Crump, Samuel, Culberson, N. M., Daily, Henry, Jr., Dawson, H. H., Delano, S. B., Denniston, A. H., Denman, L. A., Dodd, Amzi, Doremus, F. T., Doty, W. H., Dwyer, John, Embury, P. A., Ferck, C. A., Francisco, J. H., Gnichtel, F. W., Groshong, F. A., Hamilton, E. P., Haines, W. T., Harkey, Bernard, Kent, L. A., Kent, S. J., Kingsley, G. P., Kneusel, F. O., Krueger, Louisia, Krueger, Gottfried, Kuhne, Margareta, Lehmann, Henry, Lister, Alfred, Littell, M. L., Littell, J. S., Macknet, Theodore, Mathews, P. A., Miller, E. C., Mingus, George, Morris, Charlotte, Muchmore, E. B., Mueller, Conrad, Murry, John, Neary, Francis, Nevins, Thomas, O'Connor, Mary, Pierson, Jotham, Peloubet, J. A., Pfeifer, J. H., Prieth, Theodore, Richardson, Riker, Adrian, Ropes, L. L., Schade, Henry, Schmidt, Catharine, Schuhmann, Charles, Silverstein, Louis, Skinkle, Jacob, etc.

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Metal Roofers,
 Manufacturers of
METAL CORNICES & SKYLIGHTS,
 326 Av. B, Bet. 19th and 20th Sts., N. Y.

A. ALBONESI, JR.,
CLINTON CORNICE WORKS,
TIN, SLATE & METAL ROOFER,
SKYLIGHTS, Cornices, Window Caps,
Mouldings, &c.,
 Chimney-Tops and Ventilators Put Up.
 Roofs Repaired & Painted. Gutters & Leaders Put Up.
 41 and 43 Willett St., near Delancey, N. Y.
 Orders by mail promptly attended to. Estimates Given

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 Achille Bataille,
 122 West Broadway, Opp. White St., N. Y.
 Wire Railings for Banks, Offices, Cemeteries,
 Window Screens, Elevator Enclosures & Folding Gates
 Brass and Iron Wire Cloth.

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SLATE, TIN AND
METAL ROOFER
 Also Manufacturer of
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 Warranted to last Ten Years. Price, \$10.00 per Set.
 169 E. 85th St., near 2d Av.



PATENT FIRE-PROOF PLASTERING,
 For Walls and Ceilings.
 Being Dried Before Leaving Factory, can be Applied to
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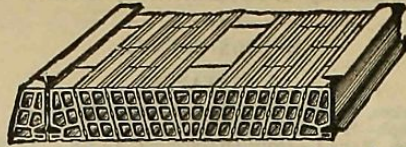
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 WILL NOT WARP, SHRINK, SWELL OR SPLIT.
 Architects and Builders are invited to examine our system of Interior
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 465 EAST 10th STREET, - - - NEW YORK.

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BUILDERS' HARDWARE, PAPER, & c.
CONTRACTORS' TOOLS AND SUPPLIES OF ALL KINDS.
 Large Stock. Low Prices. Prompt Delivery.
 861 & 863 EIGHTH AV., Bet. 51st & 52d Sts.
 Established 1858.
 Telephone Call. 223 29th

TERRA COTTA, FIRE BRICK, ETC



Iron Beam Protection. Patented June 3, 1884.
HENRY MAURER & SON,
 Manufacturers of
FIRE-PROOF MATERIAL
 Of every description. Hollow Brick made of Clay for
 Flat Arches, Partitions, Furring, etc. Porous
 Terra Cotta, Fire Bricks, etc., etc.
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 Buff and Colored Brick, Fire Brick.

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 New York City. New York.
 Telephone No. 482 Nassau. Telephone No. 249 Green's't.

Having retired from the manufacture of **TERRA COTTA, &c.**, our works (with power), suitable for general manufacturing purposes are offered **FOR SALE OR TO RENT.** We have an extensive stock on hand from which orders can be filled promptly.
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 No. 30 COLUMBIA AV., Baltimore, Md.
I. C. HENDRICKSON, Sole Agent,
 237 BROADWAY, NEW YORK.
 Also sole agent for **Burns, Russell Co.'s**
 Celebrated Baltimore Front Brick.

BOSTON TERRA-COTTA CO.,
 74 Chambers Street, - - New York.
ARCHITECTURAL TERRA-COTTA.
BUFF, RED AND MOTTLED BRICK.

BUILDING MATERIAL PRICES.

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

BRICK.—Nominal.	Cargo	afloat
Pale..... M	\$4 25	4 50
Jersey.....	6 50	7 00
Long Island.....	8 00	8 12 1/2
Staten I land.....	7 75	8 00
Haverstraws, seconds.....	—	—
Haverstraws, firsts.....	—	—
Choice cargoes.....	—	—

FRONTS.—Nominal.	Fronts	Fronts
Croton and Croton P'ts.—Brown	\$14 00	15 00
Croton do do—Dark.....	15 00	16 00
Croton do do—Red.....	15 00	16 00
Wilmington.....	23 00	25 00
Philadelphia, alongside pier.....	27 00	28 00
Trenton, do.....	27 00	—
Baltimore, on pier.....	37 00	41 00
Baltimore, moulded.....	50 00	50 00

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

FIRE BRICK.	Price	Price
Welsh, ex vessel.....	\$21 00	21 25
English.....	22 00	24 00
English, choice brands.....	30 00	32 50
Scotch.....	30 00	32 00
Silica, Lee-Moor.....	25 00	27 00
Silica, Dinas.....	45 00	50 00
White, Enamelled, English size, M.	80 00	85 00
do do domestic size.....	75 00	80 00
American, No. 1.....	30 00	33 00
American No. 2.....	23 00	23 00

CEMENT.	Price	Price
Rosendale..... bbl	\$1 20	1 25
Portland, English, general run.....	2 25	2 50
Portland, German, general run.....	2 25	2 50
Roman..... bbl	2 65	2 85
Keene's coarse.....	4 50	5 50
Keene's fine.....	7 00	8 25

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

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

DOORS, WINDOWS AND BLINDS.	Size	Price	Price
DOORS, RAISED PANELS, TWO SIDES.			
2.0x6.0.....	1 1/4 in.	\$1 13	—
2.6x6.6.....	1 1/4	1 58	—
2.4x6.8.....	1 1/4	1 57	—
2.8x6.8.....	1 1/4	1 75	—

DOORS, MOULDED.	Size	Price	Price	Price
DOORS, MOULDED.				
2.0x6.0.....	1 1/4 in.	\$1 09	—	—
2.0x6.8.....	1 1/4	1 89	2 31	—
2.6x6.8.....	1 1/4	2 23	2 87	—
2.6x6.10.....	1 1/4	2 27	2 78	—
2.6x7.0.....	1 1/4	2 30	2 85	—
2.8x6.8.....	1 1/4	2 32	2 87	3 93
2.8x7.0.....	1 1/4	2 40	2 98	4 23
2.10x6.10.....	1 1/4	2 52	3 11	4 34
3.0x7.0.....	1 1/4	2 72	3 30	4 70
Hot Bed Sash Glazed, 3.0x6.0.....			\$2 15	—
Hot Bed Sash Unglazed, 3.0x6.0.....			85	—

OUTSIDE BLINDS.	Size	Price	Price
OUTSIDE BLINDS.			
2.0 1/2 x 3.7 to 2.6 3/4 x 6.7, plain.....		93	@ 1 71
do do painted.....		1 58	@ 2 90
2.7 1/2 x 4.7 to 2.7 3/4 x 6.3, plain.....		1 19	@ 1 63
do do painted.....		2 02	@ 2 75
2.9 1/2 x 4.7 to 2.9 3/4 x 7.3, plain.....		1 19	@ 1 89
do do painted.....		2 02	@ 3 19

INSIDE BLINDS.	Price	Price
INSIDE BLINDS.		
Per lineal foot, 4 folds, Pine.....	—	@ 92
Per lineal foot, 4 folds, Ash or Chestn't	—	@ 1 10
Per lin. ft. 4 folds, Cherry or Butternut	—	@ 1 30
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50

GLASS.
 Window Glass, Prices Current per Box of 50 feet.

SINGLES.	Size	1st.	2d.	3d.	4th.
SINGLES.					
6x 8—10x15.....		\$10 50	\$9 00	\$8 50	\$8 00
11x14—16x24.....		11 50	10 75	10 25	9 75
18x22—20x30.....		15 50	14 00	13 00	12 50
15x36—24x30.....		16 50	15 00	13 50	—
26x38—24x36.....		17 75	16 25	14 75	—
26x38—26x44.....		19 90	17 50	15 25	—
26x46—30x50.....		21 00	19 50	17 00	—
30x52—30x54.....		22 00	20 25	18 00	—
30x56—34x56.....		23 00	21 25	19 00	—
34x58—34x60.....		24 00	22 75	21 00	—
36x60—40x60.....		26 50	24 50	23 00	—

DOUBLES.	Size	Price	Price
DOUBLES.			
6x 8—10x15.....		13 00	12 50
11x14—16x24.....		16 00	15 00
18x22—20x30.....		20 50	19 50
15x36—24x30.....		22 00	20 75
26x38—24x36.....		25 00	23 00
26x38—26x44.....		26 00	25 00
26x46—30x50.....		28 00	26 50
30x52—30x54.....		30 00	28 00
30x56—34x56.....		31 00	30 00
34x58—34x60.....		32 50	31 00
36x60—40x60.....		36 00	33 50

Sizes above—\$15 per box extra for every 5 inches.
 An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 unites inches will be charged in the 84 unites inches' bracket.
 Discount 70 and 10 and 5 per cent. single thick on French; 70 and 10@75 per cent. on American.

Per square foot, net cash.	Price	Price
Per square foot, net cash.		
GREENHOUSE, SKYLIGHT AND FLOOR GLASS.		
1/4 Fluted plate... 18@20	3/4 Rough plate... 27@30	
1-16 Fluted plate... 20@22	1/2 Rough plate... 33@30	
1/4 Fluted plate... 22@25	1/4 Rough plate... 60@70	
1/4 Rough plate... 22@25	1 Rough plate... 70@80	
HAIR—Duty free.		
Cattle.....	1 bushel of 7 lbs.	21@25
Goat.....		30@35