

REAL ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21st 1868.

DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE, JOHN 370.

Communications should be addressed to

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VOL. XLII. NOVEMBER 10, 1888. No. 1,078

With the Presidential election over there will doubtless be a revival of business operations which ought to last until the middle of December. Real estate will certainly be more active. Wall street gives every appearance of increased animation. There is a general feeling that stocks will be higher and speculation more spirited. The election of a Republican President will be interpreted to mean greater government expenditure. In several of his speeches Mr. Harrison has said that he was not afraid of the word subsidy. He evidently believes in using the surplus for rehabilitating the commerce and effecting internal improvements. Then General Harrison is a pronounced silver man. He represents the debtor section of the country, and his aim will be to make money easy and currency abundant. Everything seems to conspire to help values of all kinds; nothing, indeed, can prevent the upward surge of prices unless the administration should decide to put a stop to bond purchases and to permit the surplus to accumulate in the Treasury. It hardly, however, seems probable that the Treasury policy will be changed during Mr. Cleveland's term of office.

Superficially it would seem as if the County Democracy had received its death-blow. Tammany won a signal victory last Tuesday, which will give it a patronage that may keep that wing of the Democracy in power for years. But there will not be offices enough to go around, and there will be a world of discontent after the distribution is effected. There will be twenty applicants for every position to be filled. The County Democracy will represent the discontent of the "outs," and will be in a position to make deals with the Republicans and help to discomfit Tammany Hall in future elections. The Democratic party of this city is too large to be embraced within one organization.

The Mugwumps cut a sorry figure in the announcement of the result of the recent election. Their organs, the *Times*, *Evening Post* and *Harper's Weekly*, supported Grover Cleveland and Warner Miller and Abram Hewitt, all of whom were defeated, while they antagonized Harrison, Hill and Grant, all of whom were elected. This makes a very bad showing, and deprives the Mugwumps of any power to influence nominations and elections. Indeed, their organs had better abandon politics and try to follow, rather than lead, public opinion. There is always room for high-minded, independent, conservative journals. But the *Times* and *Evening Post* have not won much honor as supporters of the Democratic party.

Jay Gould had a mortal quarrel with the elder Robert Garrett because the latter declined to enter into a deal which would unite the Baltimore & Ohio with Gould's Southwestern system of railroads. Gould's scheme was to have a continuous railroad connection extending from Baltimore by way of St. Louis to the City of Mexico and the Pacific Ocean; but Garrett was brought up in too conservative a school for any such gigantic operation. He left the B. & O. to his crazy son, who nearly succeeded in ruining it. But now the Richmond Terminal has come into the field and has consolidated some 7,300 miles of road, extending from the Atlantic seaboard to the Mississippi River, and from Washington and Richmond to the Southwest. It is now rumored that the B. & O. will be added to this system. The fact is emphasized, that Drexel & Co. have been made the financial agents of the Richmond Terminal. This great banking firm already controls the B. & O. The next step will be the addition of the Missouri Pacific. This would make one of the greatest railroad combinations in the world; yet the close of the year 1889 may see it carried out. It is hardly likely, however, that Gould, who first conceived the plan many years ago, will be allowed to have much of a voice in its final consummation.

George E. Waring, the well-known sanitary engineer, writing from California, declares that the great land boom on the Pacific Coast is over, and that the foreclosure suits about to be begun will bring values within the limits of common sense. It is remarkable, by the way, that the collapse of these land speculations in the West

has not been attended by any widespread disaster. Emigration still continues to this new country, and many of those who have bought at high prices can afford to hold on. These and other causes help to break the fall in land values. It is worthy of note that since 1837 there has been no general land speculation. The fever has broken out in spots, as it were. Every State has had it in turn, but the excitement, when it appears, is confined to certain localities. It is not so long ago when it was heard of in Manitoba, on the line of the Northern Pacific road, and in Dakota. Later there was a violent land speculation in the coal and iron regions of Northern Alabama and Mississippi and Southern Tennessee. A great railroad building movement in 1885 and 1886 was started by land speculative cities like Denver, Kansas City, Wichita, and probably a hundred other smaller places. Some time in the not distant future New York real estate will have a boom. The rapid increase of our population warrants it, especially as we are limited by bays and rivers, which permit growth in only one direction. Whenever the unsold houses within our city limits are absorbed there is likely to set in an active demand for unimproved real estate.

Prof. John A. Church, well known in engineering circles in this country, has made his mark in China in opening copper and gold mines. He writes home there is a new departure in that ancient empire. There are now about a hundred miles of standard gauge railroad built, and he says there is little doubt that this line will eventually extend into a great system of iron roads. The Ping Chuan copper mines are under the charge of Mr. Ellis Clark, and the Ping Tu gold mines are being opened by H. M. Ellsworth, both Americans. The mineral wealth of China is enormous, but has as yet been undeveloped. The importance of this matter is that Americans are in favor in China. True, Europe so far supplies the rails, but we can furnish locomotives, cars and general machinery. Our trade with China ought to be very profitable, and hence the bad policy of our exclusion laws in the way they were passed. There is no objection to putting a stop to Chinese immigration into this country, but it should be done in a manner not to offend the natural susceptibilities of the Chinese people.

Mayor-Elect Hugh J. Grant.

The Mayor elected last Tuesday has a chance to distinguish himself above any chief magistrate of the city who has ever taken his seat in the City Hall. There is no question as to the Mayor-elect's personal honesty and his desire to do his whole duty. As an Alderman he was above reproach, and his management of the Sheriff's office has won him warm commendations from all who know what good work he has done in that department of the city government. Under his management the Sheriff's office has been a credit to the metropolis.

The incoming Mayor is well posted in New York real estate. As a business he understands it thoroughly. It follows that we may expect an intelligent oversight in everything that relates to realty. Mayor Hewitt has many brilliant qualities, but he was capricious in dealing with the larger interests of the city. He objected to the widening of Elm street. His rapid transit scheme was impracticable. He had no good scheme for relieving the gorged thoroughfares in the lower part of the city. He was at odds with the Aldermen and with the State Legislature, and then his love of quarreling has impeded the city business. But Mayor-elect Grant is a very different kind of man. He is sensible and straightforward, while he will be in harmony, at first at least, with the other departments of the city government. His great power of appointment will practically make him master of the situation so far as this city is concerned. Among the matters to which his attention should be directed are the following:

1. The utilization of our present elevated system. Double tracks should be permitted on the Second, Third and Sixth avenues so as to give more frequent and fast trains, which would save at least twenty minutes in running the length of the island. Then the tracks ought to be extended to the principal ferries.
2. The widening and extension of Elm street so as to form a continuous thoroughfare from the Brooklyn Bridge to the Harlem River. No street cars should be permitted, but another elevated road should be authorized to accommodate the increase of travel along the centre of the island.
3. A west side widening and extension of some street to relieve the gorged traffic in that part of the city.
4. The extension of the cable system so as to embrace the Third, Sixth and Eighth avenues. This would give swifter transit and relieve the streets of unnecessary cars and horses.
5. Improvement and extension of our dock system. An elevated road over the ends of the piers for freighting purposes, so as to get rid of trucks and carts in our street.
6. A system of half-yearly, if not quarterly, payment of taxes, so as to get rid of the necessity, which now exists, of borrowing money in advance to carry on the business of the city. This is done in

many parts of Germany and is an accommodation to the poorer class of taxpayers. In this connection, Mayor-elect Grant would do well to read and study Professor R. T. Ely's remarkable work on taxation.

There are many other points which might be urged, but these will suffice for the present. We hope and believe that Hugh J. Grant will agreeably disappoint voters who thought that Mr. Hewitt was the only one of the candidates fitted to be Chief Magistrate of the metropolis.

Our Prophetic Department.

READER—What is to be said about the elections? what moral do you draw?

SIR O.—Whiskey.

READER—That is rather enigmatical. What had whiskey to do with the result?

SIR O.—It is very evident that Mr. Cleveland would have been elected were it not that the liquor interests back of Hill traded him off for votes for the Democratic candidate for Governor. The result in New York and Kings Counties proves that conclusively.

READER—What general moral is to be drawn from the election?

SIR O.—The mighty influence which direct pecuniary interest has over sentimental considerations is very obvious. Harrison was backed by the great manufacturing interests of the country; a money power is always potent in our politics when tariffs and taxes are being discussed. Hill was opposed by the Mugwumps, the temperance people and reformers generally, but the powerful liquor interest of the State was a unit for him. The Mugwumps, the laboring people, the temperance folks and reformers generally must have cast 25,000 votes more for Warner Miller than Presidential Candidate Harrison received, but the interested vote was more than enough to overcome these adverse sentimental interests and give Hill a handsome majority besides.

READER—But surely there was some other interest favoring Hill besides the rank and file of the Democracy and the limited saloons.

SIR O.—Yes, in these conversations before the election, I stated that political machines of all parties would exert a powerful interest for David Bennett Hill. The indorsement of the Australian system of voting would have deprived an immense mass of people of certain emoluments connected with the conducting of elections. For instance, there were over 800 election districts in New York city alone, and there was an average of over forty ticket-peddlers, canvassers and "heelers" at each of these districts. Had the Saxton bill become a law the occupation of these camp-followers would have been gone. There was a heavy anti-Hill vote polled; but the liquor men, the machine men and the bribable voters were able to make good Hill's loss and give him a handsome majority besides.

READER—How do you account for Grant's handsome majority?

SIR O.—Again powerful pecuniary interests came into play. Tammany was willing to make promises with regard to offices. Hewitt and his backers would do nothing of the kind. Still, I am one of those who believe that Grant will make a much better Mayor than Hewitt. The latter is much the more brilliant man, but the Mayor-elect is the safer one, while he is just as honest.

READER—What general remark have you to make anent the election?

SIR O.—It is a notable circumstance that the Democratic vote has increased in the Republican States and the Republican vote in the Democratic States. In the next Presidential election there will be a great many more doubtful States than in the one which has just taken place. It is a curious fact that notwithstanding "the free trade scare" Cleveland made a better showing in New Jersey and Connecticut, two States which depend more on manufacturing than do any of the agricultural States proper.

READER—What kind of an administration will Gen. Harrison's be.

SIR O.—A good one, I think. The President-elect is a man of tact and sense. He has made a great many speeches since he was nominated, and he has said nothing indiscreet. No handle could be made of any of his chance expressions. Jas. G. Blaine's addresses afforded numerous texts to the Democrats, but Gen. Harrison managed to slide over the very thin ice without coming to grief once.

READER—Have you any idea in what respect his financial policy will differ from that of President Cleveland?

SIR O.—Vestern ideas will take the place of Eastern ideas in administering our Treasury Department. Silver will have a better show. So far, every Secretary of the Treasury has discriminated against silver. Although three-fourths of the Democrats favor the coinage act, yet Mr. Cleveland and every one of his Secretaries have been consistently opposed to the great majority of Congress and the American people.

READER—As the West is the debtor section of the nation it follows, of course, that President-elect Harrison's policy would favor easy money and an increase in the currency. I recall the fact that in one of his speeches he said he was not afraid of the word subsidy.

SIR O.—Yes, my impression is that any danger of a surplus in the

Treasury would be met by liberal expenditures on the part of the new administration. This has been the policy always favored in these columns.

READER—In this connection it would be well to keep in mind the fact that Congress reassembles in December. What are we to expect as the result of its deliberations? It has a great deal of unfinished business to transact, and its action may be important from a financial point of view.

SIR O.—I would not be surprised if this tail-end of a Congress passed measures that would have a vital effect on the business of the country. It will be forced to make some disposition of the surplus in the Treasury. Now it may agree to expend this money in public buildings, in rehabilitating our merchant marine, or in some extraordinary appropriations. This would help business. Then it is not impossible that the two Houses may agree to get rid of some of the tariff and tax imposts. Both parties are committed to a revision of the tariff, and it is not impossible that there may be some agreement to extend the free list, get rid of the tobacco tax, and perhaps cut down the sugar duty. This House and Senate are both thoroughly educated as to the effects of the tariff duties and internal taxes, and it should not be difficult for the two parties to come to some agreement.

READER—Well, suppose the free list is extended, the tobacco tax taken off and the sugar duty reduced. Let us also take it for granted that some extraordinary expenditures are voted, so that by the time Congress adjourns there will be no further fear of undue accumulations in the Treasury, what would be the effect on stock speculation and general business?

SIR O.—I should say that the general business of the country would be benefited by any series of measures which would put a stop to the locking up of the money of the country in the Treasury; but I should look for a serious disturbance in the stock market if the administration were to stop buying bonds. It is the steady purchasing of government obligations, since the close of the civil war, which has reduced the rate of interest from 7 to about 3 per cent. There has been a perpetual corner on bonds because the Treasury was always in the market to bid them up. The investments thus released sought other securities, and hence there was a perpetual stimulus to speculation.

READER—In that case a stoppage of bond purchases would be followed by a rise in the rate of interest. Four or five per cent. securities would decrease in market value. Government "fours" would sink to the neighborhood of par. This might mean a panic in Wall street.

SIR O.—I think the bulls in stocks had better be careful should the government stop its bond purchases. When that policy is decided upon, I should advise every one to put their securities into money. We know what happened in the summer and fall of 1887, when the government stopped buying its own securities. Prices went down, nor was there any real recovery until the treasury resumed its bond buying last April. Money in general business is worth intrinsically more than three or four per cent. in this young country. The lower rates current for the last seven or eight years are unnatural. There is no probability of our ever seeing a permanent seven per cent. rate again, but in a normal condition of things the charge for the use of money should rule higher in the United States than in Europe.

READER—But what else is Congress likely to do in the coming short session.

SIR O.—It will probably pass several measures, which it did not dare to act upon before the Presidential election. Some of the Senators and a good many of the Representatives take leave of public life on the 4th of March. They will consequently be willing to vote for measures they might be afraid of before the Congressional elections. The Union Pacific Funding bill may pass. The amendments to the Interstate Commerce law may also be indorsed and in a way satisfactory to the great corporations. It would never have done to have favored the railroads before the Presidential election, but I think you will find that these powerful corporations will so manipulate the present law as to do away with the objections, which are urged against the Interstate Commerce act as originally enacted.

READER—If pooling should be permitted and the long and short-haul clause modified, it would add largely to the revenues of the great systems of roads.

SIR O.—Still, I am of the opinion that we must not be too sure about a continuous bull market next spring. True, the railroads will have all they can do and rates will have been restored, but the probable stoppage of bond purchases and the getting rid of the Treasury accumulation will depress stock values. Then the balance of trade is now heavily against us. We have imported no gold this fall, which is an ominous circumstance; for, since the silver coinage act, we have been large importers of the yellow metal every fall until this year. We cannot expect Europe to buy so heavily of our securities during the next year, and hence the spring may see a heavy drain of gold from our shores to Europe. The future is not as rosy as it might be.

The Election and New York City.

Editor RECORD AND GUIDE:

The result of the election terminates and relieves a pressure which for six months has weighed down the business of the country. For more than twenty years, under the protection system, established during and after the war, the prosperity of the country had been constant and uniform. The people were satisfied. Coming into the administration under this system, Mr. Cleveland found a surplus in the Treasury accumulating more than one hundred millions a year. He alone was troubled about it. The people were not. They did not think that a tariff was taxation, nor did they feel it to be a burden, or ask for relief.

He might have been well contented to put the country, through the army and navy departments, into a thorough condition of defence, limit the appropriations to the best objects and pay the rest of the surplus off in reducing the public debt. He would then have gone to the country for re-election with a good record.

But he led off to reduce the surplus by diminishing the revenue, at a time when the people did not want or understand it, and his own party were not agreed on it. He made the issue of his election a question that the people had not at heart. With a simple twist the Republicans turned this into an issue of free trade or protection. In this the people were contented with the system they lived under, fortified by the patriotic feeling that it built up national independence. On this issue Mr. Cleveland's defeat was necessary. It was a theory, and not a living issue, for with a strong Republican Senate no Democratic measure could ever pass.

Now the end of it all is that the protective system will endure for a generation, with the exception of such changes as the party who made it may make in it, and Mr. Cleveland could have done nothing more. The unbounded prosperity of the country will continue. Its growth in population, in railroads, in new enterprises, and in all material products will be greater and greater. Its towns and cities will increase, and the fortunes of this city will start upon a new and long-continued upward career, free from the disquietudes which have unsettled things so much for six months past, or any others of the like kind.

If Mr. Harrison sees this revenue coming in by the enormous hundreds of millions I trust he will not be frightened by it any more than a prosperous banker or manufacturer would. He ought to spend it wisely and keep paying off the debt, and say to the people: "Look at this surplus; when you think the burden is heavy, let your representatives in Congress diminish it." We are bound to be a great country. Our debt will be paid off, our revenues will be enormous, our defences will be perfect, our internal improvements will be extensive and complete; and the people, in patriotic pride, will pay for it without complaint. Mr. Cleveland did not understand that the country was so rich. That was all.

Of this great wealth New York city will be the centre. The concentration here will give it a growth beyond any present calculation.

W. R. M.

Real Estate Department.

There is absolutely nothing new to report about the market. Business has been almost at a standstill during the past week, owing to the elections, which always unsettle dealings temporarily. Now that the result of the voting on Tuesday is known, it is to be hoped that business will receive some of the attention that has for months been paid to politics.

The Salesroom was fairly attended on Wednesday, when the four-story stone front dwelling No. 241 5th avenue, between 27th and 28th streets, size 26x100, was offered by order of court under partition orders. The sum of \$105,000 was realized, which is \$10,000 more than the adjoining building, No. 239, was sold for in March, 1887. Joseph Naylor was the purchaser.

The sales held at the Exchange on Thursday were few and unimportant.

Yesterday was the busiest day of the week on 'Change. There was a large attendance, and much interest was manifested in the sale of the Central Park apartment houses. The property was offered under foreclosure to satisfy second mortgages, and the eight houses were knocked down to the plaintiff, James J. McComb, for \$1,661,000 over first mortgages and interest aggregating \$2,292,371, or a total of \$3,953,371. The amount realized is about \$1,000,000 short of advances and interest thereon made by Mr. McComb. There are 128 apartments in the eight buildings, renting from about \$1,200 to \$5,000 each, and nearly all are occupied. The total rental obtained just about pays interest on the first mortgages and the expenses of running the property. Seven lots on 8th avenue, 81st and 82d streets, brought a total of \$130,384, and six lots on West 58th and 59th streets realized \$107,450. Both parcels were secured by Mr. McComb. They were pledged by Mr. Navarro to secure advances made by Mr. McComb to complete the apartment houses which are referred to above. It may be added that Mr. McComb owns the first mortgages against the Madrid, Lisbon, Cordova and Barcelona, which amount to \$1,270,725, and he is arranging to buy the first mortgages against the Granada, Valencia, Salamanca and Tolosso, aggregating \$1,021,646.

On Monday next, the 12th inst., Richard V. Harnett & Co. will sell two lots on the south side of 103d street, east of Riverside Drive; on Monday, the 14th inst., the houses at No. 519 Lexington avenue and No. 242 East 33d street; and on Thursday, the 15th inst., the Stuyvesant leasehold property, No. 241 3d avenue.

On Tuesday, the 13th inst., James C. Lalor will sell some desirable Brooklyn property. It comprises two brick houses at Nos. 623 and 625 Clason avenue, the stores and dwellings at Nos. 490 and 490 1/2 Smith street, and the three-story front house, with extension, and one-story house in rear, at No. 93 North 6th street. This property will be sold at the New York Real Estate Exchange. The sale is absolute.

On Tuesday, the 20th inst., Richard V. Harnett & Co. will sell the brick building at No. 112 Thompson street, and the following Brooklyn properties:

The house and stable at No. 131 Remsen street and 42 Sidney place, and lots on St. Mark's avenue, Carroll street and on the corner of Washington avenue and the Eastern Parkway. This is an executor's sale.

On the same day Richard V. Harnett & Co. will sell the Mechanics' and Traders' Bank building, on the north east corner of the Bowery and Broome street. This comprises a valuable four-story, basement and sub-basement corner, and the property is to be sold on account of the bank's forthcoming removal to No. 486 Broadway, corner Broome street.

On Thursday, the 22d inst., A. H. Muller & Son will conduct one of the most important auction sales of the season—that of the Joshua Jones estate. The property includes the handsome residence on the southwest corner of 5th avenue and 28th street, with the stable and lot adjoining; fifteen modern houses at Nos. 109 to 137 West 74th street, and one hundred choice vacant lots on 8th and 9th avenues, 74th and 75th streets, taking in the whole block. This sale will bring together an unusual gathering of buyers and interested onlookers. It will afford an excellent opportunity for builders to acquire some choice west side property for improvement, which has long been regarded with eager eyes.

There is an increase this week in the number and amount of the transfers and mortgages and a decrease in the projected buildings, as compared with the corresponding week last year, as will be seen from the tables:

CONVEYANCES.

	1887. Nov. 4 to 10 inc.	1888. Nov. 2 to 8 inc.
Number.....	159	199
Amount involved.....	\$2,368,916	\$3,479,862
Number nominal.....	46	40
Number 23d and 24th Wards.....	49	40
Amount involved.....	\$128,750	\$474,704
Number nominal.....	8	7

MORTGAGES.

	1887. Nov. 5 to 11.	1888. Nov. 3 to 9.
Number.....	199	235
Amount involved.....	\$1,091,026	\$2,899,325
Number at 5 per cent.....	68	116
Amount involved.....	\$643,018	\$1,630,987
Number at less than 5 per cent.....	24	22
Amount involved.....	\$273,000	\$478,000
Number to Banks, Trust and Ins. Cos.....	24	59
Amount involved.....	\$275,000	\$932,000

PROJECTED BUILDINGS.

	1887. Nov. 5 to 11.	1888. Nov. 3 to 9.
Number of buildings.....	29	17
Estimated cost.....	\$294,620	\$230,550

Gossip of the Week.

E. P. Hamilton & Co. have sold for H. E. Woodward the four-story stone front dwelling No. 122 West 81st street, for \$40,000 to J. W. Conrow.

Arnold Lustig has sold to the trustees of the Leake and Watts Orphan Asylum about forty-three acres of land on the Hudson River, adjoining lands of the Sisters of St. Vincent de Paul, for about \$100,000. About ten acres consists of land under water. An asylum will be erected without delay.

Among recent exchanges of property noticed is the following: Frederick Beck traded the westerly front on Central Park West, between 107th and 108th streets, eight lots, with Robert A. Chesebrough, for a large tract in the 23d Ward on the Harlem River & Portchester Railroad. The former is valued at \$120,000, and the latter at \$200,000. In April, 1887, the avenue lots were sold by the Barnes estate at \$90,000.

It transpires that Ashley A. Vantine is the purchaser of the premises on the southwest corner of 6th avenue and 22d street, size 23x65, which was to have been sold at auction last month but withdrawn, having been previously sold at private contract. The consideration was \$125,000, nearly \$83.68 per square foot.

brick dwelling, 23x65, four-story }
George L. Walker to Samuel H. Hoppin.
May 1, 1888.

P. S. Treacy has sold for Geo. E. Van Brunt the four-story brick double tenement No. 249 West 60th street, 25x60x100.5, on private terms.

The Bloomingdale Store and Apartment Co. has been incorporated, with a capital of \$200,000, by William E. Davies, Fred. Beck, Hermann Koehler, Samuel McMillen, Floyd Clarkson, John C. Shaw, Curtis B. Pierce, Edward V. Loew and W. Ottmann, for the purchase, improvement and sale of real estate in New York city.

Phillips and Wells have sold for Walter B. Longyear the Longyear Homestead, comprising 1,100 acres, in Delaware County, N. Y., to T. G. Nankin for \$20,000; also for T. Finigan the large residence at Haverstraw-on-the-Hudson, to Rev. D. W. Thomas for \$6,000; also the Pompton Methodist Church at Pompton, N. J., to Mrs. Laura Hall; also the Sidney Law Homestead at Chatham, N. J., to Chas. E. Goodrich on private terms.

St. Luke's Church has purchased a plot on the northeast corner of Hamilton avenue (first avenue west of St. Nicholas) and 141st street. A new church will be erected at once. W. P. Seymour negotiated the sale.

S. Kempner has sold two six-story brick stores and tenements and one three-story brick store on the southeast corner of Rivington and Chrystie streets, together in size 50x80, for about \$79,000.

The Department of Public Parks will hear all statements, objections, etc., on November 28th, at 11 A. M., in reference to proposed changes in the lines of streets in the 23d Ward, between St. Ann's and Robbins avenues, East 138th street and St. Mary's Park.

Brooklyn.

Corwith Bros. have sold for J. V. Meserole two lots on the north side of Calyer street, about 50 feet east of Oakland street, to John N. Fowler for \$925.

J. P. Sloane has sold for Thos. Haslin the three-story frame dwelling, lot 20x100, at No. 127 Eckford street, to Mary A. Connolly for \$4,100.

CONVEYANCES.

	1887. Nov. 3 to 9 inc.	1888. Nov. 1 to 7 inc.
Number.....	287	278
Amount involved.....	\$881,886	\$1,682,066
Number nominal.....	48	85

MORTGAGES.			
Number.....	238	255	
Amount involved.....	\$236,682	\$291,289	
Number at 5% or less.....	113	151	
Amount involved.....	\$456,295	\$583,484	
PROJECTED BUILDINGS.			
	1887.	1888.	
	Nov. 5 to 11 inc.	Nov. 2 to 8 inc.	
Number of buildings.....	72	68	
Estimated cost.....	\$308,895	\$283,810	

Out Among the Builders.

C. Abbott French & Co. are preparing plans for a five-story and basement brick and brown stone front flat with two stores on the first story, to be built by Moritz Cohn on the southwest corner of Madison avenue and 125th street. It will be 57x96 in size, and will have cabinet trim, steam heat and other improvements, and will be frescoed and otherwise decorated in the interior. The cost is estimated at about \$70,000.

Andrew Spence has the plans under way for a five-story brick and brown stone front, four-family tenement and store, 25.6x94, to be built on the northeast corner of Avenue A and 76th street, to cost \$18,500, and for a similar tenement with two stores, 25x85, to be built on the east side of Avenue A, 76.8 feet north of 76th street, to cost \$16,000, both for David Milliken. The same architect has the plans for two five-story single flats with brown stone fronts, 25x85 each, to be built by John H. Babcock, on the north side of 94th street, 100 feet west of 9th avenue. They will have steam heat, etc., and will cost about \$40,000.

Jas. F. Kelly and John B. Roberts will build another tenement on the south side of 99th street, 400 feet east of 10th avenue, adjoining that for which plans were recently filed. It will be 25x65, with an extension, and will cost about \$15,000. Plans are being drawn by C. A. French & Co. and Andrew Spence.

Adam Munch intends to build two tenements at Nos. 294 to 298 Stanton street; plot 50x80.

E. L. Angell has plans for two five-story apartment houses, 61.10x100, to be erected on the northwest corner of 93d street and 9th avenue.

A. Weinstein will build three five-story apartment houses with stores at Nos. 517-523 East 11th street. The buildings will be 75x91.6, constructed of brown stone and terra cotta. They will cost \$65,000. Herter Bros., architects. This improvement was mentioned last week.

Herter Bros. have plans under way for a five-story apartment house, 25x75, of brown stone and terra cotta, which Abraham J. Dworsky will build on the southwest corner of Orchard and Hester streets; also plans for alterations and additions to the Synagogue of the Congregation Ohab Zedeck, Nos. 146 and 148 Norfolk street.

Geo. B. Pelham has the plans under way for a five-story brick and brown stone front tenement with store, 25x76, to be built by Weil & Meyer at No. 63 Broome street, southeast corner of Cannon, to cost \$20,000. This adjoins the one which the same owners intend building at No. 61.

John C. Burne is preparing sketches for two five-story brown stone front flats, 25x72.5 each, to be built by John Bannon on 126th street, west of 3d avenue, at a cost of \$40,000.

Richard R. Davis is the architect for the five flats to be built by Albert

E. Smith on the southwest corner of 9th avenue and 102d street, as reported last week.

Jordan & Giller are the architects for extensive alterations and a large addition to No. 494 Broadway. Louis Schoolherr, owner.

M. V. B. Ferdon is the architect for two five-story tenements, 24x87 each, to be built on the north side of 36th street, 182 feet west of 8th avenue. Owners, John Curry and Jas. B. Gillie.

Aug. Gareiss, Jr., is drawing plans for a four-story tenement, 26x62, to be built on the south side of 142d street, 81 feet west of Willis avenue.

H. Kreidler has the plans for a five-story tenement, 21x40 and 11x17 extension, to be built by H. Bornemann, of Newark, at No. 339 East 45th street.

John Hickey is about to build three five-story tenements on the north side of 106th street, between 3d and Lexington avenues, from plans by Ed. Wenz.

Brooklyn.

F. B. Langston is at work on seven three-story and basement brown stone dwellings, 18x45 each, to be erected on the south side of Lincoln place, 100 feet east of 6th avenue, for James A. Bills, to cost about \$50,000.

Th. Engelhardt is engaged on plans for a two-and-one-half-story frame dwelling, 22x45, with two-story frame extension, 22x17, to be built on the southwest side of Bushwick avenue, 25 feet south of Elm street, for Henry Roth, to cost \$4,800; two four-story frame tenements, one 25x60, and one 15x60, on the north side of Park avenue, 85 west of Tompkins avenue, for Jacob Mannesmitt, to cost \$12,000, and a four-story frame tenement, 30x60, on the south side of 17th street, 285 feet east of 5th avenue, for Thomas Evans, to cost \$6,500.

Amzi Hill is at work on plans for a two-story and basement brick dwelling, 20x42, to be erected on the north side of Herkimer street, 80 feet west of Rochester avenue, for Wm. Dick.

Out of Town.

BRIDGEPORT, CONN.—Dr. J. De Ver Warner has subscribed \$20,000 for a building for the Young Men's Christian Association of this city, to cost \$70,000. A lot 70x210 feet on Main and Gilbert streets has been purchased. An architect has not yet been appointed.

HARTFORD, CONN.—W. B. Tubby has completed plans for a handsome two-and-a-half-story stone and frame residence, 50x50, for W. A. Sanborn, the publisher.

JERSEY CITY, N. J.—Buckley & Bannister have plans on the board for a frame dwelling, two-and-a-half-stories high, 21x50 feet, in the Colonial style. It is to be built on the Heights by E. C. Phelps.

MONTECLAIR, N. J.—C. D. Marvin has plans under way for a residence, 45x45, for M. Van Vleck, to cost \$10,000, and for a two-story frame school-house, 50x55, to cost \$8,000.

STATEN ISLAND, N. Y.—Charles P. H. Gilbert has plans completed for a large hotel, to be erected by C. B. Wilcox on the site of the old St. Mark's Hotel, on the heights, New Brighton, Staten Island. The building will be 350x50, four-and-a-half-stories high, with high pitched roof. It will be fitted with steam-heat, elevators and all modern improvements, and is to be constructed according to a semi-fireproof plan devised by the architect.

BUILDING MATERIAL MARKET.

BRICKS.—In nearly all important particulars the market for Common Hards remains much the same as at the date of our last. Naturally business has been somewhat impaired during the present week by the all absorbing excitement over the election, but making due allowance for that, the general movement was a fair one, and has kept the grades most wanted in the market. The form of demand is just

than Hewitt. The latter is much the more

Mayor-elect is the safer one, while he is just

as honest. The bidding limit seemed to be about \$5.50 per M, and the natural inference is that to pay any more would cut off the margin of those who are seeking stock to deliver on contract, while anything they can secure for less cost and make pass muster under their engagements affords just so much greater profit. Receivers appear to appreciate and accept the situation and have, for the present, abandoned the attempt to lift the line of value on medium grades up to \$6.00 per M. The better quality of stock is held from the latter figure upward with \$6.50 per M top, but sell so slowly as to continually keep something of a surplus supply in first hands, a result due less to any important objection to cost than to the fact that most lines of custom have about all they can take care of or will be likely to require for the present and see no propriety in additional investment for the present. We understand one manufacturer has indulged in the experiment of moulding, etc., during the season, but otherwise along the river work is stopped and the season practically over with a stock believed to be about equal to last year. Some of the New Jersey product has come forward and found a very good market at quotations, especially as most of the offerings come within the limit to which buyers confine themselves. Pales have continued in pretty full supply without much, if any, gain in the demand, and the tone is easy on a basis of about the figures for a considerable time current.

LATH.—The usual story about smaller amounts of stock expected has been followed by a very common result, and since our last another heavy arrival came upon the market, including several extra full cargoes. The result is buyers have retained the advantage, and while \$2.10 may be preserved as an outside quotation \$2.00 has of late been a more ordinary rate. This latter price seems to be fairly satisfactory to most buyers, and the prospect is good for cleaning up the supply gradually unless other "unexpected" arrivals take place to disturb receivers. The distribution has been quite general, buyers being sought and obtained at pretty much all points ordinarily dependent upon this market, and there is said to be considerable out-of-town custom yet to hear from.

LIME.—Most features of this market are repeating themselves from week to week, and there is really nothing new to suggest at the present writing. Ar-

rivals were possibly a trifle larger, but taken care of with no more than the usual difficulty, and a steady range of value supported by all the leading receivers. Of St. John stock a trifle more has been available on spot and to arrive, but it found very good sale and is reported as commanding former figures without much difficulty.

LUMBER.—We have a very narrow uneventful sort of market, and a decided dearth of news is found in brilliant man, but the in coastwise supplies may be to come, but operations

practically over for a while, and indeed it is quite unlikely that the interest of dealers can again be revived to any extent until they commence to lay plans for another season. Of course nearly every one has been ready to give the election credit for much of the dullness of the past two weeks, and no doubt that important event has hurt business to some extent, but the market really was inherently tame, and "dull and nominally unchanged" covers about the entire ground. In the meanwhile, however, stocks gradually increase and round out as supplies come in on contract, and it commences to look as though there would be pretty nearly an average accumulation by the time everything is at hand.

Eastern Spruce will sell when it gets here, and probably without any violent fluctuation in value from this time forward unless offerings should prove unexpectedly and unusually large. We do not mean that there is any general or anxious demand for the stock; indeed, on the contrary, a great many buyers are really indifferent toward it, but it is a standard article on this market, the price is not extreme, and if reports of curtailment of production and lighter shipments are well founded receivers can in all probability keep matters about steady. Recent arrivals have about all been worked off. We quote at \$13.00@15.00 per M for 6 to 9 inch and \$15.00@16.00 for 10 to 12 inch, with specials at \$16.50@18.00 per M.

Northern Spruce remains steady but has not much of a market, and Hemlock seems to be moving in only small irregular lots. Pennsylvania Hemlock has an irregular position still and reports are current that some pretty low sales have been made. It is, however, claimed by agents of leading mills that they are unable to secure any better terms from headquarters and they quote as before. Really desirable supplies are said to be under control. We quote Joist at \$11.00@11.75 per M; Boards at \$12.00@12.50 per M; Timber \$12.00 per M for 20-foot and under; \$13.00 for 22 to 24 feet; \$13.50 for 26, 28 and 30-foot; \$14.50 for 32 to 34-foot; \$15.50 for 36 to 38-foot, and 17.00 for 40 to 42-foot.

Piling is without change. Supplies appear to be very well managed, the demand occasionally proves quite satisfactory and former rates are obtained without much difficulty, especially for large sticks. We quote by cargo, running one-half 12-inch butt and upward, 38 to 40 feet average, 4 1/2@5c per lineal foot; running two-thirds 12-inch butt, 38 to 42 feet average, 5 1/4@5 1/2c do.; running three-fourths 12-inch butt, 40 to 45 feet average, 5 3/4@6c do.; running all 12-inch butt and upward, 40 to 45 feet average, 6@6 1/2c do. Eastern Spars

by cargo, 40-foot sticks, \$4.00 each; 45-foot, \$6.00 do.; 50-foot, \$8.00 do.; 55-foot, \$12.00 do. Inch spars 18@22c per inch. Scaffolding Poles, 60c each, and clothes poles, 45 to 65 feet long, \$3.00 each.

White Pine, outside the steady call for box boards, receives very little attention from consumers and is without any great amount of strength in the matter of values on the distributive outlet. This finds full reflection upon whatever exists here in the way of a wholesale market, and if the agents who are still struggling to place out lots of stock on behalf of interior houses secure custom, it seems almost a certainty that they must offer buyers some sort of inducement, if not in the way of price, at least in the matter of grading. Dealers generally claim to have all the stock they think they can use, and some pretend to fear their investment has been too liberal. The export outlet still furnishes only moderate and uncertain relief, most advices from abroad proving tame. We quote \$17.50@19.00 for West India shipping boards; \$20@29 for South American do.; \$14.50@16.00 for box boards; \$16.50@17.50 for extra do.

Yellow pine is occasionally depicted as suffering greatly from neglect, and there is certainly a strain of dissatisfaction current, yet on the whole the position is not so bad as that for some of the other leading standard grades of lumber, and a great many receivers insist upon being cheerful over the market. Margins are narrow, of course; they have been for a long while and are likely to continue so until supply and demand can become better adjusted, but operators are not keeping in business at a loss, and they are in one way and another getting a comparatively good run of trade. We quote Randoms, \$18.50@21.00 per M; Specials, \$19.00@21.00 do.; Green Flooring Boards, \$21.00@23.50 do.; Dry, do., \$23.00@25.00 do.; \$13.00@14.50 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 has not been unusually active, and show no really new features worthy of note. Rough boards have about the same general channel to move in, and command former rates, and dressed stock also does very well locally, with a fair call from the East, and steady rates are claimed, though it is intimated that recently considerable quiet cutting in price has been resorted to by a few anxious sellers.

Hardwoods of all kinds are about steady in value so far as the distributive deal is concerned, and finding a little more trade at times. Offerings to dealers, however, do not secure any marked degree of attention, especially if there be the least uncertainty as to quality, on the claim that accumulations are sufficient for all wants. Desirable poplar, however, has of late been inquired after more frequently, and really attractive lots of cherry would also find custom, but about all the arrivals of the latter go direct into consumers' hands. There is a large accumulation of mahogany here, but in good hands and firmly held. We quote at wholesale rates by car load as follows: Walnut \$60@110 per M. White ash, \$36@42 do.; oak, \$36@42 do.; quarter sawed clear, \$46@50 do.; maple, \$25@31 do.; chestnut, \$30@37 do.; cherry \$67@92 do.; white wood, \$25@33 do.; elm, \$20@23 do.; hickory, \$50@80 do.

Shingles seem to be about steady. Consumption is practically over, but dealers want stock occasionally against spring requirements, and there is also a continued fair opportunity at times on foreign orders. Pine stock is held with somewhat greater firmness. We quote Cypress at \$8@9.50 per M for 6x20 and Cypress large \$10@16. 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 \$17.00@19.00 for No. 1; for 20 inch, \$8.75@9.50 for A and \$11.00@12.00 for No 1

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows:

Perhaps as remarkable a feature of the current movement in the country at large as any is that to be witnessed on Lake Michigan. The total of receipts in this city since January last has reached nearly or quite 1,000,000,000 feet, or nearly 200,000,000 more than at a corresponding time last year. If the ratio of receipts for the past portion of the season be maintained to the close, by January there will have been received in this market fully 2,000,000,000 feet of lumber, or nearly as much as in the famous season of 1882. Indeed, it is not improbable that the total this year will be fully as much as in 1882. Yet it is to be observed that the market has been sufficiently active and capacious to fairly relieve the manufacturers of their product. Stocks at the mills around Lake Michigan are nowhere excessive, while at some points, notably Manistee, they have been sold up unusually close. The dealers of this city seem to have had full faith in lumber property, and have bought freely, and while there is now in the wholesale yards here an excess of about 50,000,000 feet of lumber as compared to the stock on hand at a corresponding time last year, the dealers do not feel that they are overloaded.

It is a noteworthy feature of this year's white pine trade in the country at large that, while there has been a pronounced absence of an extraordinary railroad requirement a general complaint of dullness at the East, and only a moderate rural requirement in the West, actual sales out of wholesale yards in the great markets have kept down accumulations to a safe limit, while distribution from some, particularly this city, has greatly exceeded sales and shipments last year. The only way to account for this is by the constantly increasing consumption in the large cities. The time has come when the city demand is much more important than that from the farming districts, and the smaller interior places.

Though the manufacturers of white pine have been able to dispose of their product this season at a slight advance on prices last year, and the market has been remarkably steady, they are in a measure dissatisfied with results. They anticipated still higher prices, and now complain that profits have been meagre. The late softening of the market for common and cull inch stock has caused them still further dissatisfaction. The prevailing tendency among loggers and manufacturers throughout Michigan, lower and upper, is to restrict the coming winter's input of logs. In upper Wisconsin and Minnesota the disposition is to go into the woods for a fuller ingathering. In the older sections stumpage values have reached such a height that owners are inclined to husband their resources and adjust them to the actual conditions of the market.

Chicago Lumber has the following item:

Ludington (Mich.) papers speak of the increasing production at that point of gray elm which is largely shipped to this market. The demand for this wood has grown up rapidly of late, and evidently elm has come into permanent favor with furniture manufacturers. It is a material that is excellently adapted to imitative effects, and a large proportion of the amount used passes muster with buyers for something that if not better is at least more costly. It is a desirable wood to handle and it cuts up without waste, running largely to wide, clear stock. It is light when dry, easily worked and takes a handsome finish, so that as a substitute for finer woods it is most useful and economical. It is a common practice with furniture-makers to use the genuine wood for the prominent parts of a piece and fill in those less exposed to view with close imitations of the more expensive material. The latter is so cleverly matched that half the users never know but it is all genuine and cut from the same tree. Elm serves an important purpose for such uses, and is now recognized as one of the staple supplies for furniture-makers. A steady market for a certain quantity of it is promised, and those who have it available to their mills can easily cut it to good advantage.

The Timberman, of Chicago, has the following on the cargo market:

About an even dozen cargoes per day have been hitched to the docks during the past week. The conditions have not materially changed in regard to prices, but the demand seems to be a trifle more brisk. The yard dealers and commission men were not so much interested in what was received this week as what will be received during the remainder of the season, should matters stand as they do at present in regard to lake freight rates, wages of vessel men, etc. To begin with the Seamen's Association has raised the price of labor from \$2.50 to \$3 per day. This was followed by the vessel owners demanding higher freight rates. In some cases vessel masters have failed to secure the advance and promptly tied up and stripped for the winter. With the season nearing a close and vessels going out of the trade as they have done this week, those who are short on shingles are becoming somewhat alarmed. Some are concerned about lumber that should be delivered yet this fall, but the feeling is by no means general, considering that the receipts of lumber have been heavy of late.

The wholesale yard dealers have not been so busy in many weeks as they are at the present time. They are not employed in disbursing but in receiving lumber. The yard docks become more encumbered each day, until some firms have given up attempting to sort the stock, and are satisfied if they can move it back fast enough to allow the vessels dock front on which to unload. * * * The bullish movement which pervades the entire trade has gained much strength of late in a substantial way, which satisfies all concerned that it is genuine. There are scoffers at home who have no faith in anything the trade attempts in concert, but at the same time the consumers and those wholesalers in other markets who need stock are paying the advanced prices in many instances, and these same scoffing ones are tailing on behind occasionally, when they go out to buy a little common lumber of their neighbors. * * * There is not so much heard about \$11.50 piece stuff and

\$14.50 fencing as was in the air a month ago, and dealers are looking on one another with a little less distrust, and apparently co-operating with a purpose. Some two or three car-loads of No. 1 fencing was sold one day this week at \$15.50 per thousand, to be shipped to Nebraska. This should be ample proof that prices ought to be secured in nearby territory when they are readily obtained in territory which belongs almost exclusively to another market.

GREAT BRITAIN.

The Timber Trades Journal as follows:

The demand for pine in London is just now, and has been for some time, very sluggish and any violent rise in price may have the effect of checking what little business there is now doing. The coach trade, which is a large factor in the consumption of pine, was never slacker than it is now, and the cabinet trades are not doing much for export, while the piano trade may almost be left out of our calculations. With this state of things looking us in the face, it is well to let the stimulus take a natural tone, which the short supply will, sooner or later, impart to it, than to hurry it on, with a reactionary result. When prices are forced up to an unhealthy pitch a cheaper substitute is sought after, and it was while the pine market was so inflated in 1883 that Sequoia and American white-wood found their way into this market, and in which they have continued making more or less headway ever since. Many who formerly bought pine now keep to the whitewood because it is lower in price.

American Black Walnut.—In this a generally good trade continues to be done, though not so much in logs as in cut stuff. The catalogue of Wednesday's sale includes a large quantity of both logs and lumber, very much of the latter being for sale without reserve.

American Whitewood.—The coming sale also includes a large quantity of logs and lumber, and as stocks of cut stuff are now so reduced, and cannot be imported at present prices owing to the great advance in freights, we shall not be surprised if shortly we have to report more firmness in this market.

American Oak.—Of late the sales of board and plank stuff have been upon a large scale. Logs, too, have been selling more freely. We notice in the catalogue of next week's sale some logs are to be sold without reserve, at a minimum of 1s. 8d. per foot, as well as a quantity of lumber for absolute sale.

NAILS.—Business moderate and disappointing, and the market generally quite dull. Supplies, too, seem to be keeping fuller than calculated upon, and this at times leads to more or less uncomfortable pressure to find an outlet with prices influenced accordingly. We quote at \$1.8@1.90 per keg for car lots, and \$1.65@2.00 from store.

PAINTS, OILS, ETC.—The general market has been only fairly active this week, and in many cases there is quite a decided claim for dullness. This however was not unexpected as a natural sequence of the period and has no special influence, though many operators express some doubts about any important revival of trade again this season. The supply in hand is fair as to quantity and assortment and available at former rates, though considerable irregularity prevails on leads. For Linseed Oil there is demand enough to keep stocks within control and prices steady at 64@55c. for Western, and 58@58½c. for City. Spirits Turpentine has advanced somewhat and rules pretty firm at 45½@46½c. per gallon, according to size of invoice.

TAR AND PITCH.—There has been a rather light, uncertain movement, with no change of importance on values. Stocks are fair and can be reached without difficulty, though holders resort to no pressure. We quote Pitch at \$1.25@1.50 per bbl.; Tar at \$2.60@2.20, according to quantity, quality and delivery.

For tables of Building Material prices see pages v., vii., viii. and ix.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending Nov. 9.

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

D. P. INGRAHAM & CO.

Table listing real estate sales with details such as address, size, and price. Includes entries like '58th st, n s, 105 e 7th av, 101x100.5, eight-story brick and stone apartment house' and '58th st, n s, 206 e 7th av, 102x100.5, "Salamanca" Same. (Amt due \$213,476; prior mort. \$216,665) 490,165'.

Auctioneer listings for R. V. HARNETT & CO. and A. H. MULLER & SON. Includes entries like '5th av, No. 241, e s, 84.8 n 27th st, 26x100, four-story stone front dwell'g. Joseph Naylor 105,000' and '95th st, n s, 100 w 9th av, 50x100.8, vacant. Jacob Lawson. (Amt due \$7,146; prior mort. \$8,040) 14,500'.

Auctioneer listings for BROOKLYN, N. Y. Includes entries like 'Court st, No. 513, e s, 25 n West 9th st, 20.10x 100, four-story brick store and tenem't. Michael Seitz. 6,801' and 'Stanhope st, No. 162, s e s, 120 n e Hamburg av, 26x100. Joseph Ryan. (Sub. to mort. \$2,200) 2,500'.

CONVEYANCES.

NEW YORK CITY.

Table listing conveyances with details like date, address, and parties involved. Includes entries like 'Allen st, No. 165, w s, 150.6 s Stanton st, runs west 46 x north 0.6 x west 41.6 x south 25 x east, 87.6 to st, x north 24.6, four-story brick store and tenem't and three-story brick dwell'g on rear. Fannie Cantrowich and Caroline wife of Julius Davis to Louis Levy. Nov. 1. \$23,000'.

Thiel, Maria widow to Henry Eich. Moore st, s s, 150 e Graham av, 25x100. Oct. 30, 5 years, 5%.

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.

NOVEMBER 2 TO 8—INCLUSIVE.

Appleby, Edgar S. to Louis Campora. val consid. Brick Church, N. J. \$500

Rogers to Annie M. Rogers guard. of same. nom

KINGS COUNTY.

NOVEMBER 1 TO 7—INCLUSIVE.

Brown, Mary to John E. Tousey. \$7,500

Van Hoesen, Amelia A. widow to Jennie Lutkins. 2,000

JUDGMENTS.

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

NEW YORK CITY.

Nov. 5 Ackley, John T.—Charles Riley... \$2,219 43

Table of business listings with names and amounts. Includes entries for Gibson, John H., Gawan, John, Goodwin, Emma E., Guigou, Augustus, etc.

Table of business listings with names and amounts. Includes entries for O'Brien, James, Osborne, Thomas, Peck, Carlos L., Parissette, Frederick W., etc.

Table of business listings with names and amounts. Includes entries for the same - Millers Falls Co, The Rustic Mfg and Construction Co, etc.

KINGS COUNTY.

Table of business listings for Kings County with names and amounts. Includes entries for Adams, William H., Bottjer, John H., Burhans, Alice R., etc.

Table of mechanics' liens for November 3 to 9 inclusive in New York City. Includes entries for Nichols, George; Otis, Edward T.; O'Connor, Edward J.; Quigley, James F.; Raymond, Charles H.; Reilly, John J.; Robbins, Frank A.; Ruppel, Fritz; Schindler, Anthony; Stoops, William; Swift, James; Safarik, Anna; Scammell, Walter S.; The Alden Book Co.; The New York Book Co.; Thompson, George; Thompson, Henry R.; Ullrich, Louis; Vandewater, Joseph E.; Vernam, Remington; Vierke, Otto; Vierke, Anna; Voegel, August; Wood, Joseph I.; Wheatley, Henry; Zacharias, Morris; Zimmerman, Martin.

SATISFIED JUDGMENTS.

NEW YORK.

November 3 to 9—inclusive.

Table of satisfied judgments in New York City. Includes entries for Ammon, Robert A.; Amberg, Gustav; Ash, Magnus; Buck, Elizabeth; Bigelow, William A.; Cornell, John M.; De Long, Wm A.; Dry Dock, East Broadway; Fay, Michael; Foster, James P.; Flucker, John; Giurios, Marie; Hepburn, Ward A.; Jex, Wm A.; Kullberg John; Keenan, John; Krumwiede, Henry W.; Kellogg, Norman G.; Metropolitan Elevated Railroad Co.; Montgomery, Thomas J.; McKenna, Michael; Moody, Horace; O'Halloran, Dennis W.; Omasdahl, August; Pfennig, Victor; Parker, S Webber; Ransdale, Wm W.; Rosendorff, Morris; Rosenbusch, Wm; Verlaquet, Mary; Weiller, Hermann; Ward, C M.; Ward, Charles M.; White, Stephen V.; Walker, Henry H.; Wagner, Frederick; Wagner, Peter; Walsh, Margaret.

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

KINGS COUNTY.

November 2 to 8—inclusive.

Table of mechanics' liens for November 2 to 8 inclusive in Kings County. Includes entries for Bronson, George W.; Brucker, Eugene; Fuller, Waldo E.; Fogler, Frank; McCrea, William G.; Spaulding, Charles F.; Skidmore, Joel E.; Young, Jacob G.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens for November in New York City. Includes entry for 3 Fifty-fifth st, No. 234 W., s s, 85 w Broadway, 16.8x100. Gaven & Walsh agt Velano, owner, and John Walsh, contractor. \$210 00

Table of mechanics' liens for November in Kings County. Includes entries for Irving pl, No. 1, n w cor 14th st, 25.2x125; 3 Eighth av, s w cor 119th st, 100x100; 3 Thirty-eighth st, No. 323 E., s s, 275 e 2d av, 20x100; 5 Twenty-sixth st, Nos. 47-51 W., n s, 100 e 6th av, 57x98.9; 5 Thirty-ninth st, Nos. 117 and 119 W., n s, 200 w 6th av, 50x98.9; 5 Eighty-second st, n s, 225 w 9th av, 75x100; 7 Twenty-fifth st, Nos. 215 and 217 E., n s, abt 185 e 2d av, 50 ft. front; 7 One Hundred and Forty-sixth st, n s, 100 e 8th av, 75x100; 7 Ninth av, n e cor 70th st, 50.5x100; 8 Forty-sixth st, No. 108 W., s s, 140 w 6th av, 20x100; 8 Bowers, No. 207, e s, 75 s Delancey st, 25x100; 8 First av, No. 2007, w s, 60 n 103d st, 20x75; 8 Sixty-ninth st, Nos. 206-212 W., s s, 125 w 10th av, 125x100; 8 Rockfield st, n s, 150 w Bainbridge av, 25x125; 8 Same property; 8 Same property; 8 Sixty-second st, n s, 125 w 10th av, 100x100; 9 Ninth av, w s, 50 s 67th st, 50x100; 9 One Hundredth st, n s, 335 e 3d av, 250x100.11; 9 Seventieth st, Nos. 142-146 W., s s, 140 e Boulevard, 50x100; 9 Third av, No. 3467, w s, 121 n 167th st, 25x100; 9 Bowers, e s, abt 75 s Delancey st, 25x100; Harrold Kasschau agt Adolph Sternheim and Mrs. Collins, lessees and contractors.

NEW YORK, NOV. 7, 1888.

Editor RECORD AND GUIDE: Referring to the lien filed October 27th, 1888, by E. D. Conolly & Sons against my buildings, southeast corner of 121st street and 7th avenue, which appeared in your issue of last week, I desire to say that the claimants were not entitled, under their contract, to the amount claimed, and that said lien will be contested and a bond to discharge the same has been served.

HENRY J. MCGUCKIN.

KINGS COUNTY.

Table of mechanics' liens for November in Kings County. Includes entries for Grand st, n e cor Kent av late 1st st, 25x100; 2 Lorimer st, No. 606, e s, 25x100; 2 Seventh St Basin, s s, from Gowanus Canal to 2d av, 500x450; 2 Third av, s s, 25.2 e 37th st, 110x100; 3 Fulton av, s s, 25 w Hendrix st, 25x100; 3 Huron st, No. 101, 25x100; 3 Forty-third st, s s, and n s 44th st, bet 12th and 13th avs, 10 houses; 5 Furman st, e s, 101.6 n State st, 91.1x100; 7 De Kalb av, s w cor Vanderbilt av; 7 Nostrand av, w s, extd from Park to Prospect pl, 255.6x100; 7 Same property; 7 Same property; 7 McDonough st, s s, 300 e Sumner av, 120x100; 8 Glenmore av, n s, 16 w Powell st, 12 houses; 8 Sackman st, w s, 71 n Glenmore av, 8 houses; 8 Powell st, e s, 71 n Glenmore av, 8 houses; 8 Tompkins av, No. 273, e s, 75 n Lexington av, 25x100.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens for November in New York City. Includes entries for 3 Coogan av, s e cor 14th st; 3 Coogan av, w s, 100 s 145th st; 3*One Hundred and Thirty-eighth st, s s, bet Brook and Willis avs; 5 One Hundred and Fifty-eighth st, n s, abt 75 e Railroad; 5 Thirty-first st, s w cor 8th av; 7*8th av, e s, 49.11 s 148th st; 8 Fifth av, s w cor 136th st; 9 Sixty-ninth st, n s, 74 e 8th av; 9 Seventieth st, s s, 74 e 9th 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 mechanics' liens for November in Kings County. Includes entries for 2 Putnam av, s s, 87 w Howard av; 2 Osborn st, e s, 125 n Belmont av; 3 Lafayette av, Nos. 850-858, s s; 7 Kosciuszko st, s s, 100 e Lewis av.

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Clinton st, Nos. 170 and 172, two five-story stone and brick tenem'ts, 25x88.6; tin roofs; cost, \$23,000 each; Louis M. Jones, 409 Garden st, Hoboken, N. J.; ar'ts, Schneider & Herter, Plan 1568. City Hall pl, No. 32, five-story brick storage warehouse, 24.6x77.6, tin roof; cost, \$10,000; Peter McCormick, 214 East 48th st; ar't, J. M. Dunn; m'n, M. Reid. Plan 1573. Howard st, No. 27, five-story brick and iron store, 25.1x97.8; cost, \$20,000; Sam'l Inslce, 169 West 47th st; ar't, S. A. Warner. Plan 1570.

BETWEEN 14TH AND 59TH STREETS.

14th st, No. 259 W., rear, one-story frame shed, 19x34; tin roof; cost, \$150; Bradish Johnston, Tompkinsville, S. I. Plan 1567. 25th st, s s, 171 e 3d av, three five-story brick and stone flats, 26.10 and 26.4x88.6; tin roofs; cost, \$25,000 each; Kotlowsky & Levy, 74 Henry st; ar'ts, Schneider & Herter. Plan 1572. 34th st, No. 556 W., two-story brick office, 25x35, tin roof; cost, \$4,000; Moores M. White, 56 West 54th st; ar'ts, Vaux & Radford; m'n, J. Sheridan. Plan 1578. 51st st, s s, 46 e 12th av, one-story brick dwell'g and office, 18.6x32, gravel roof; cost, \$600; Henry Bolze, 506 East 89th st; ar't and c'r, H. Grube; m'n, J. Buckley. Plan 1571.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

Park av, e s, 25.5 n 118th st, five-story stone front flat, 25x67; tin roof; cost, \$14,000; Samuel C. Boehm, 116 East 80th st; ar't, G. B. Pelham. Plan 1565. 61st st, No. 302 E., six-story brick storage warehouse, 25x97, tin roof; cost, \$15,000; Andrew B. Yetter, 222 East 62d st. Plan 1579.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

75th st, No. 211 W., three-story brick stable and carriage-house, 25x100, tin roof; cost, \$1,300; Thos. P. Kelly et al, 321 West 55th; ar't, G. Keister. Plan 1574. 82d st, s e cor Boulevard, four foundations for five-story flats, three 25x67.3, one 27.2x88.11; cost, three \$600 each, one \$1,200; Frank F. Smith, 310 West 129th st; ar't, J. A. Webster. Plan 1569. 110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.

124th st, s s, 70 e 8th av, four-story brick workshop, 30x48, tin roof; cost, \$5,000; Henry Heuer, 2382 8th av; ar't, J. A. Webster. Plan 1576.

NORTH OF 125TH STREET.

Lenox av, w s, 25 n 136th st, five-story stone front flat, 25x60; tin roof; cost, \$22,000; Frederick Aldhouse, 513 Lenox av; ar't, J. C. Burne. Plan 1566.

23D AND 24TH WARDS.

Jerome av, w s, 288 n Cromwell av, two-story frame dwell'g, 21x40, tin roof; cost, \$3,000; Chas. Frazier, 120 West 95th st; ar't, C. M. Stack; b'r, J. Scully. Plan 1575. Prospect av, e s, 150 n 165th st, two-story frame dwell'g, 19x37, tin roof; cost, \$4,500; Theo.

Table listing names and addresses, including Lowy, Philip; Mackin, Francis; McCandless, Bridget; McDevitt, Ellen; Bleecker st; McEntee, J D et al; McGarry, Alexander; Parker, R W; Parker, R W; Patterson, David; Peters, Joseph; Pope, E A; Porter, G S; Reidenbach, J V; Rieder, August; Rifer, George; Scribner, H H; Shepherd, Emma; Silberstein, S R; Smith, Edwin; Stern, Henrietta; Stradling, Albert; Stradling, Chas; Van Benchooten; Van Duyne; Walsh, S M; Walsh, Zachariah; Westerville, H A; Williams, R P; Zilliox, M A.

CHATTEL MORTGAGES.

Table listing names and addresses for chattel mortgages, including Amend, J W C E; Armitage, Walter; Ashley, C H; Burnet, S H et al; Chamberlain, John; Cottman, D F; Egloff, Bertha; Guenther, George; Hastings, W P; Mead, Aaron; Michell, G A; Riley, W H; Sundermacher, C W; Trefurth, Richard; York, E P.

JUDGMENTS.

Table listing judgments, including Schuhman, Joseph; White, Giles.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances, including Ashbey, Margaret R; Baker, J D; Baker, Clarissa; Bayer, John; Bebus, J G; Bernheimer, Isaac; Bettcher, L F; Blair, J A; Blair, J A; Bloodgood, F W; Bruck, Rosa; Carpenter, R L; Chaffanjon, Claude; Church of St Paul's; Clevenger, Harriet; Coles, Frances; Coles, F W; Colgan, Delia; Dallas, Alexander; Davis, E A; Deas, J P; Decker, J F; Drexler, Frank; Fuller, Emily; Gilbert, Margaretha; Gifford, Livingston; Grube, J A; Hamblet, J W; Hathaway, A G; Hoboken Land and Impt Co; Same; Same; Same; Hodges, George; Hoffmann, William; Johnson, Caroline; Same; Same; Same; Johnson, R C; Kearry, Thomas; Kerrigan, Sarah; Kerrigan, Sarah C; McRae, J C; Meyer, Mary; Meckert, Madeline; North Jersey Land Co; Same; Same; Ritch, W S; Schalan, Rosa; Schaefer, Wilhelmine.

Table listing names and addresses, including Schwerdtfeger, Ferdinand; Shanley, B M; Skerritt, W H; Sly, George; Spencer, E L; Spitznagel, L W; Storeken, Constantine; Swan, E J; Symes, J H; Tuttle, W R; Vanderheyden, Henry; Van Vorst, Garret; Same; Van Winkle, P S; Van Winkle, Jacob; Van Winkle, Emma; Von Biela, Leopold; Vreeland, S B; Weller, F J; West, Catharine; Williams, John; Wright, Daniel; Wynkoop, J F.

MORTGAGES.

Table listing mortgages, including Barthelmes, Kilian; Blair, J A; Briggs, Josephine; Brien, Sarah; Brown, D C; Bruck, Rosa; Brown, Jennette; Broegeler, Adeline; Burus, H W; Carey, Julia; Cox, James; Currie, M J; Cutter, G E; Daley, J T; Daveau, Z N; Daus, C G; Downey, Katie; Eggeling, Herman; Eilchholz, Ida; Ferguson, Ann; Forsyth, W J; Frericks, Henry; Glennon, Bridget; Greene, H C; Hamlin, Mary; Kampen, M H; Koch, Charles; Loesch, R C; Loutrel, C F; Maier, Melchior; Manz, John; Metzger, George; McCauley, Patrick; Mutschler, W H; Reid, G B; Rieken, Henry; Roes, C D; Rogers, Elizabeth; Roney, Mary; Schwerdtfeger, Ferdinand; Seyd, Charles; Stewart, William; Svee, Frank; Taft, R V; Tobin, Patrick; Uebbing, Joseph; Vogel, Conrad; Walter, P G; Welsh, W A; Winans, G H.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Cronheim, Siegfried; Garrigan, Peter; Harper, C F; Havens, James; Hausen, C J; James & Taylor; Liberman, Joseph; Missin, Bogden; Murrell, Mrs Lulu; Parker, C A; Schelpet, J W.

Table listing names and addresses, including Schick, George; Springsted, C H; Valestra, Antonio; Whilden, C B; Wurth, F S.

BILLS OF SALE.

Table listing bills of sale, including Norris, Edward; Peters, John.

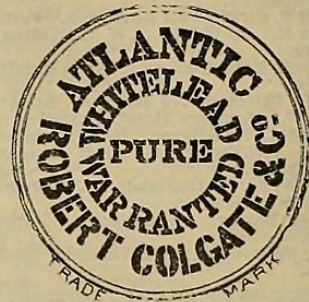
JUDGMENTS.

Table listing judgments, including Hopkins, Thomas; O'Neill, Catharine.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

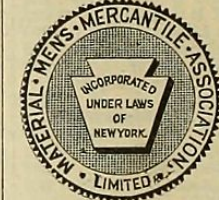
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A. KLABER, Steam Marble Works, 238 to 244 East 57th Street, At 2d Av. Elevated R. R. Station, NEW YORK.

Material Men's Mercantile Association, LIMITED.

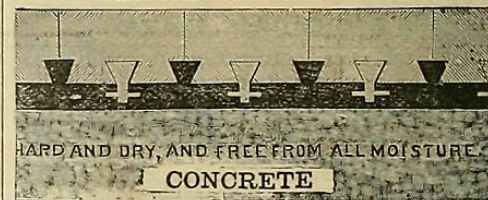


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