

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

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

VOL. XLIII.

APRIL 27, 1889.

No. 1,102

Wiseacres of Wall street continue to give their reasons, at length, in the daily and financial press, why the price of securities does not advance, and why a bull speculation does not make its appearance; but the matter is a simple one. The business of the country is in a depressed condition, and there is no immediate prospect of its getting better. Coal and iron are slow of sale and their price is low, which shows that our manufacturing industries are in a bad way; nor is there any prospect of a revival, for, to all appearances, Congress will not meet until next December, and we will then be plunged into a tariff debate, which, while it lasts, will check industrial enterprises of all kinds. There is really only one promising factor, and that is the excellent crop prospects; but an abundance of agricultural products will not of themselves give us good times, if our manufacturing interests remain under a cloud until the tariff dispute is settled. It will take another year at least to effect this. The rapid accumulation of currency, at money centres, shows how indisposed capitalists are to invest until the tariff and fiscal policy of the country are finally determined.

If the new administration had taken our advice and called an extra session of Congress to meet on May 15th, how changed would have been the prospect. There would have been a hopeful feeling that something would come of the early session. It could very well have been given out that the first duty of the new Congress would be to appropriate the surplus money in the treasury productively, to rehabilitate our merchant marine for instance. A recess could have been taken during the hot months, and the tariff discussion taken up by October and closed by the holidays. But, apparently, President Harrison, with the instinct of his profession, wants to procrastinate, and his energy seems bent upon getting the Republican machines in the several States in good working order. But if the business of the country is kept disorganized through the tardy action of the party in power, there will be a Democratic House elected a year from next fall, and the administration will be a failure. "Go forth my son," said the Sage, "and see with how little wisdom the world is governed."

Facts and figures have recently been published to show that speculation on all the exchanges of the country is, and has for some time been, at a low ebb. The speculative dealings in railroad securities have fallen off more than one-half, although there are in existence twice and even three times the amount of stocks and bonds than there were eight or ten years ago. In 1880 and 1881 dealings in 800,000 and 900,000 shares per day were not uncommon. Recently 300,000 shares have been regarded as a good day's business. Cotton and grain tell the same story of a falling off in dealings, and petroleum sees no such fluctuations or trading as was common five years ago. The bucket shop doubtless explains in a part the falling off in the regular exchanges, but, undoubtedly, the betting on futures has resulted in equalizing prices and checking unnatural speculation. An excited market depends on wide fluctuation in prices, and these are discouraged by time sales.

But shrewd and experienced operators are looking for the development of speculation in some new field. The public, as years roll by, is afflicted with some pet lunacy. Sometimes it is land values, then railroad stocks of certain regions; and just at present the speculative fever is showing itself in trust stocks, some of which have great merit, but which are dangerous to deal in. The history of Tennessee coal and iron, of cotton seed oil, both excellent properties in themselves, is full of warning to conservative investors. No matter how intrinsically valuable the property may be, it seems fated to go through a baptism of fire. Cotton seed oil stock has run up from 30 to 70, then fell back to 25, and has since sold at about 60; yet there was no corresponding change in the intrinsic value of the certificates. Many of our readers will recall the petroleum excitement which broke out at about the close of the civil war—it created a downright popular frenzy. There are some who think that natural gas will some day be an object of similar popular favor.

It is taking the place of coal in western Pennsylvania and in some of the Middle States. Both as a fuel and as an illuminant it is far preferable to any form of coal or coke. The profits on it have been enormous; the company that supplies Pittsburg has been paying 1 per cent. per month for over forty months. Yet the stock of this Philadelphia Company ran down from 130 to near 70. Since then new gas strikes in some of its fields have advanced the price of the stock to near 90. This natural gas is revolutionizing manufacture. The glass which is made by its use is the best in the world. It really looks as if the speculation of the future will turn more on industrial products, like cotton seed oil, sugar, gas (made from coal), natural gas, petroleum and the like. The speculative temper is only sleeping, not dead.

The principal denouncers of trusts and commercial combinations have been the newspapers and the politicians. Both have been blind to the real nature and meaning of the institutions they decried. Instead of seeing that they are the natural result of the conditions of modern trade they regarded them as merely the work of a few grasping monopolists. It is only the justice which events usually mete out to the fool that both newspapers and politicians have been compelled by the force of the very conditions which created the trusts to at last themselves turn for assistance to the principle underlying trusts.

In combining recently to increase the price of the Sunday edition to five cents the press of this city have done exactly what a score of organizations that they have roundly denounced as public robbers have done, and the New York *Sun*, the only paper in the city that has not been positively rabid on the trust question, has pointed out that the politicians are also "trusting" exactly as the oil men, sugar refiners, steel rail manufacturers and others did before them. The Republican interests in this city are now controlled by an independent board of seven persons. All power is delegated to them just as the trustees of the Standard Oil Company control the interests of all the refiners in the trust. The district delegates of the County Democracy place all authority in a Committee of Twenty-four. This committee controls the entire organization. In Tammany there is the same "trust." The power of the district leaders and the heads of the City Departments over patronage has been greatly curtailed of late, and all authority is being conferred upon the Commissioners of the Sinking Fund—that is, the Mayor, Recorder, Comptroller, Chairman of the Finance Committee of the Board of Aldermen and the City Chamberlain. They form now the great political trust whose voice in party matters is supreme, and whose power in city affairs is almost predominant. There is nothing in these facts to be deplored or to cause good citizens the least anxiety. Just as the commercial trust results in greater economy, the political trust will secure more efficient government. The weak point in our municipal machinery hitherto has been the lack of a strong controlling responsible head. As the Sinking Fund Commissioners obtain a greater power over patronage, and exert a greater influence in city affairs, the people are sure to impose more and more upon them the responsibility for good government as well, and thus the "political trust" may bring about the great reform which has long been needed in municipal government—the repose of all power in a few hands directly responsible to the people. It is thus that the things we fear are often better than those we pray for.

There seems to be more popular interest in the civic parade of Wednesday than the military display of Tuesday. And very naturally so. We Americans have no real military, so have no material for an artistic display. In England or on the Continent there is not only a great deal of "show" about official life, which, however useless as it may be in the transaction of business, certainly lends color and brilliancy to a national parade of any kind; but there are the regiments, each with distinctive uniforms, great horses and brightly burnished arms. A citizens' committee working with militia men and inexperienced in the business cannot be expected to create a spectacle at all comparable to the spectacles which the experienced officials abroad can get up. This is something rather to be proud of rather than ashamed of. We are not a military nation; our officials do not carry swords and wear uniforms. We are not in the habit of massing troops into artistic lines and groups, for we have no troops to mass and no occasion to mass them. We are a commercial people, and the success of our jubilee will not be measured in terms of pomp and color, but in terms of the enthusiasm which is manifested for a government under which, whatever may be its faults, we have been prosperous and happy.

The power of corporations in our local politics is strikingly shown by the attitude of the city government and press of Baltimore to a horse-car company. Under a wise Maryland law the charters of horse-car companies expire in fifteen years' time. They are allowed two years' grace, and then, if no action is taken by the city government, the charter runs another fifteen years.

Some time since a charter expired by limitation, but the fact has been kept a profound secret. The entire Baltimore press have said nothing about it, nor has any mention been made of it in the Mayor's message, or in any municipal document. The company is powerful, politically, and controls many votes. It now pays 9 per cent. of its gross receipts in the city treasury. It is understood that it stands ready to pay 25 per cent. for the franchise, and the conspiracy of silence between the press and the city officials is to help the horse-car company at the expense of the city treasury. Surely an indignation meeting is in order in the "monumental city."

Municipal Control of Gas Works.

Our cities are now facing the same problem which confronted the local authorities of Great Britain, and was practically settled by them ten years ago, viz., the proper relations of municipalities to the gas supply. At that time all attempts to secure gas at a reasonable price through the competitive action of private companies, and, in fact, under any system of private management, was abandoned by leading cities throughout Great Britain as altogether out of the question, and the system of municipal ownership and control was substituted. The success which attended the municipalization of gas works in such cities as Belfast, Birmingham, Glasgow and others which took the initiative in this line of enterprise, led to the adoption of the same system by other cities throughout that country, until now, when a municipality is found which does not own its gas works, it is safe to conclude that the private companies in the place either refuse to sell their plants or attach such a high selling value to them that the city is unable to buy them up. In Germany over one-half of the gas works are in the possession of the municipal authorities, and the general tendency throughout the leading countries of all Europe is towards the assumption of the control of such undertakings by the local authorities. The question, then, may well be asked, shall we in this country totally disregard the experience of older European cities, and persist in attempting to apply principles in the management of our gas works which repeated trials have, without exception, declared unsound?

It is interesting to notice that the same objection which is now raised in this country against municipal ownership—that public corporations cannot manufacture gas so cheaply as can private companies—was one of the first arguments advanced against the proposal of the local authorities of Great Britain to assume control of their gas works. A few years of practical experiment, however, was sufficient to silence all opposition on this point in that country. It was soon found that cities, after complying with all conditions of transfers, were able to furnish gas to consumers even at a lower price than the private companies which they bought up had ever done, and at the same time realize a profit each year on the undertaking which went greatly to the relief of the rate payers. Birmingham assumed control of its works in 1875, and inside of four years the city was able, after paying the original company the annual interest on their investment according to the terms of the contract, and sinking fund charges for the redemption of the capital employed, to reduce the price of gas to the consumer over £30,000 (\$150,000) annually, and relieve the taxes upon ratepayers to the amount of £25,000 (\$125,000). The manufacture of gas has now become a prominent source of revenue to many European cities, the principle generally acted upon being to first reduce the price of gas to a reasonable rate and then place the remaining profits, if there are any, to the relief of taxation. Glasgow, in 1877—eight years after it had assumed control of its gas works—realized from them a net profit of nearly \$90,000, and this after the price of gas per thousand feet had been reduced from 4s. 7d. (\$1.10) to 4s. (\$0.96). The net profits of the City of Belfast from her gas works at the expiration of the first year of municipal control amounted to over \$55,000. When the city took charge of the works the price of gas was \$1.20 per thousand, and under its management the price has been reduced to \$0.66. These are only representative examples of hundreds of European cities which now derive large profits from such undertakings.

It is said that greater economy and efficiency are attained through the personal interest in an undertaking which comes from private ownership and management. This is unquestionably true in those lines of enterprise where the owner is able to look closely into the details of his business, but in undertakings like that of furnishing gas to large cities private companies must depend upon the faithfulness of paid agents as much as public corporations. But even if private companies could manufacture gas at a less cost than public corporations it by no means follows that the consumers would receive the benefit of this increased efficiency. Any advantage which companies under private control might possess in the production of gas is sure to go to the stockholders in the shape of increased profits. We hear constantly of discoveries of improved methods in the manufacture of gas, but seldom, if ever, hear of a fall in the price of this commodity following such discoveries. It is safe to say that in a majority of the cities in the United States consumers are paying prices for gas fixed years ago on the basis of older and

more expensive processes of manufacture. According to the testimony and figures of an expert in the business gas can be produced and delivered to consumers at the present time in New York City at a profit for sixty-five cents per thousand feet. Have the consumers in this city received any benefit from improved methods in gas manufacture? Other cities are much more favorably situated for the manufacture of gas at a cheaper rate than New York. In Philadelphia, for instance, gas is even manufactured and delivered in the holders at a profit for less than forty cents a thousand. The exact cost of the manufacture of gas by private companies is difficult to obtain, so carefully is the secret guarded, but it can be approximated nearly enough to make it quite clear that under municipal control the present price charged could be greatly lowered, and then, after paying sinking fund charges and all costs of transfers, a handsome profit might still be secured to the city.

Under municipal control capital invested in gas works would be redeemed in a few years by laying aside a certain amount annually for a sinking fund; while, on the other hand, private companies demand profits in perpetuity, not only on the capital that has actually been put into the undertaking, but often on this investment capitalized for sometimes double its real value. Cities possess also other advantages over private corporations in the manufacture and supply of gas. Gas for street lighting would, for example, be furnished at the cost of manufacture, and this would also relieve the taxpayers who now pay, in addition to the cost of production, an extra sum which goes as profits to private stockholders. Still further, any extension in improvements in the plant could be carried forward by the city with capital borrowed at a much lower rate of interest than that at which it could be secured by private companies.

Our city fathers have been too easily persuaded in the belief that the question of furnishing gas to a city at the most reasonable rate was settled when other companies were allowed to enter the field in competition. This seeming failure of our city council to understand the true nature of the gas business, to perceive that a duplication or a multiplication of plants must always be at the expense of the consumer, and to observe that combination invariably follows the attempts of two or more companies to supply gas in the same city or district, must be attributed either to sheer ignorance on their part or—what is more probably true—to the direct influence brought to bear upon them by private companies. A councilman who feels that his official position is dependent upon votes controlled by wealthy gas corporations, or who perhaps burns free gas, as is commonly the case in cities throughout the country, is not at liberty to act as his better judgment might otherwise lead him. All attempts to regulate the prices of gas to consumers under systems of private control are and must be failures. The recent combination of all the gas companies of the City of Boston is only an example on a large scale of what is occurring almost weekly throughout the United States. Philadelphia, Richmond, Va., and Wheeling, W. Va., have for a number of years owned and operated their own gas works, and the results of municipal control in these cities will compare favorably, from every point of view, with those of any works in this country under private control.

Primary elections of the various city political parties have been a transparent humbug for the past forty years. The county and ward bosses have picked out the delegates, and the voting on their names was a mere form. The party machinery in every case was in the hands of an aristocracy of local leaders, influenced very often by a boss, such as John Kelly was for the Tammany men, and Arthur for the local Republicans. The County Democracy made the last endeavor to give some vitality to the primary election, but it has been a dismal failure. Recent developments show that the three local political organizations have given up all attempts at even pretending to have a popular basis. The Republican organization is in the hands of a committee of seven, who are all supreme. The County Democracy are ruled by an executive committee of twenty-four, one from each Ward, while the Tammany organization is substantially in the hands of Mayor Grant and City Chamberlain Richard Croker. In other words, a political "trust," has made its appearance in our local politics, closely imitating the industrial trusts. Our political organizations are no longer democracies; but are ruled by a supreme boss, assisted by an aristocracy of partisans. Like the chess-board, it is the queen, the castle, the knight and the bishop, which are to do the principle work, the average voter representing the pawns. Of course, these bosses must consult the wishes of the average voter, or else they would be displaced; but the change of leadership is profoundly significant. It is absurd to talk about the suppression of the negro vote of the South without keeping in mind that the white vote in all our large cities is practically dispensed with. The machinery of our local, State and federal politics, our great convention system by which candidates are selected, from Assemblymen and Aldermen up to President of United States, is practically without any popular voting basis. Everything is done by the politicians. This is why the Tom Platts and McQuades count for so much in

our national politics. Either of these men in political contests counts for more than any million of voters, for in party management and in the conduct of elections the average voter has nothing to do but deposit the ballot put into his hands by the party boss or the local leaders.

Our Prophetic Department.

OLD NEW YORKER.—In view of the commemoration of a past event of note, suppose we have a chat about the past instead of the future. You are an old enough man to recall many phases in the past history of the city. What are your earlier recollections?

SIR ORACLE.—My first remembrance is of my father taking me over the ground covered by the fire of 1835, which had burned the older portion of the city below Wall street. I was then about six years old. That fire was a blessing in disguise for New York, and resulted in a great deal of improvement in the ultimate values of New York realty.

OLD N. Y.—Still it involved an immense loss of property, and must have helped to bring about the panic of 1837. Have you any recollection of that catastrophe?

SIR O.—I recall the flour riots vividly. My family then lived in "Little Green street," now known as "Liberty Court," upon which the Real Estate Exchange is situated. I recall the crowds of men and women who took the flour in sacks to their homes, until the streets were littered with the debris of the riot.

OLD N. Y.—At that time the city did not extend much above the Tombs. Maiden lane and John street were full of private residences, and Chamber street was the fashionable quarter of the city.

SIR O.—The Tombs was not yet constructed. Its original site was a small lake, or pond. Canal street was what its name implies—a canal—part swamp. As the city began to grow rapidly along the line of Broadway, Bleecker street became the fashionable quarter, where what the elder Bennett called the "codfish aristocracy" had their homes.

OLD N. Y.—What do you recall about theatres?

SIR O.—We had the old Park, on Park row, and a very good theatre it was. I remember a friend taking me to see Tyrone Power, who shortly after was drowned in the steamer President, which left this port for Guernsey, and was never heard of more. It was here, Charlotte Cushman first won her fame. I recall Ellen Tree's Rosalind, and her husband, Charles Keene's, fine revival of "Richard III." The Bowery Theatre was next opened, the manager of which was Tom Hamblin, a fine actor, but who in my time had measurably lost his voice. His wife, Mrs. Shaw, was a very superior artist; but the early fame of the Bowery is associated with J. R. Scott and Kirby. "Wake me up when Kirby dies" has passed into a proverb. But the Bowery has graduated some good actors. Lester Wallack played quite a while there.

OLD N. Y.—You must recall the Chatham Theatre also?

SIR O.—Yes; it was made famous by the first long run in the theatrical history of this country—that of "Uncle Tom's Cabin."

OLD N. Y.—What else was there of interest down town that you recall?

SIR O.—The fact that Castle Garden was the Opera House of New York. It was here Jenny Lind appeared. I remember paying one dollar for standing room in the top gallery. It was here also that Julien gave his famous concerts. He was something of a humbug, but could excite enthusiasm. I recollect going to a ball in Castle Garden, given, I think, by the Seventy-first Regiment—Highlanders. A heavy snow storm came up, and people had to walk home. It was very uncomfortable to the ladies with low-neck dresses and the Highlanders without pantaloons. The Battery then was a beautiful place, and the chief breathing ground for New Yorkers.

OLD N. Y.—What special localities were you interested in when a small boy?

SIR O.—Well, Exchange place in winter time when the snow was on the ground. Crowds of boys used to run their sleds over that course from Broadway to Broad street. The practice went under the realistic name of "belly-gutters." My chief playground was in front of Grant Thorburns' seed store in Liberty street. One of my companions was Jimmy Casey, afterwards hung by a vigilance committee in San Francisco. He was a bold, bad fellow, and bullied the weaker boys. Speaking of criminals, I now recall the Bridewell in the Park alongside the City Hall. Pell's Museum was on Broadway, near by. It was, I believe, the basis of Barnum's more famous museum years afterwards. It was here I first heard the old joke: "This was the skull of Oliver Cromwell when a boy."

OLD N. Y.—The city did not then have many breathing spaces?

SIR O.—No; New Yorkers were neglectful of the future. But then there were farms and fields all above Canal street. On Sundays I often walked from my home to what is now 17th street, where two families named Dudley and Gaggin lived; it was a settlement in an open country. It seems so strange to me now to pass over the same ground covered with houses and densely populated. How wealthy I should have been had I put all my spare savings into real estate. At that time 5th avenue lots could be

bought for \$25 each. The general expectation was that 2d avenue would be the fashionable avenue, but destiny planned otherwise.

OLD N. Y.—You recollect something about our schools. There was a time when our public schools were under control of a private society, largely composed of Quakers.

SIR O.—Yes; I dimly remember the time when the transfer was made. There was violent opposition to the State assumption of educating the children of the community. The rich and childless people thought it unjust that they should be charged for the education of youngsters who did not belong to them. The first school I went to was kept by an old woman in Thames street. Afterwards I went to public school No. 1, situated on the present site of the *Staats Zeitung* building, on Tryon row. I remember a teacher there named Jacobus, who beat the boys unmercifully. The rod was an essential part of education in those days. I also recall a Mr. Belden, and a boys' rhyme about him lingers in my memory. "Good-bye! scholars; Good-bye! school; Good-bye! Belden; you are a darned old fool."

OLD N. Y.—From which distich I should judge that Belden did not spare the rod, but he did spoil the child.

SIR O.—I recall Henry Kittle, another teacher, a suave, pleasant gentleman. He was afterwards Superintendent of Schools, but lost his position through his rather pronounced advocacy of spiritualism.

OLD N. Y.—You recall the Volunteer Fire Department?

SIR O.—Yes; in my younger days every boy belonged to some engine company. There was a good deal of fighting at that time. The Volunteer Department did good work in its day; but many of the companies were composed of roughs, and the fights they became engaged in gave the thieves a chance to rob the burning buildings. Still, there was a great deal of heroism in the Fire Department, and they were the pets of the public; but the body degenerated into a political machine; the boys from the engine houses were organized to control the primary elections, and, indeed, from that day to this there have been no primary elections, as the delegates have been selected beforehand by the local politicians. It is a remarkable instance of popular illusion, that the average citizen who believed that the best way to reform our local politics was to get possession of the primary meeting, and hence the exhortations to the citizens to attend to their political duties in this respect. All the movements for improving the situation commenced just here, and all came to grief because the conditions that gave life to the primary election no longer existed. I remember a fine Volunteer's doggerel, to this effect:

No. One is full of fun;
No. Two is better;
No. Three is a bumble bee,
And No. Four is a cutter.
No. Five is a beehive;
No. Six picks up sticks;
No. Seven plays to Heaven,
While No. Eight he comes so late
He bumps his back against the gate.

It was supposed that the organization of a paid fire department would purify our local politics, but it was other and larger causes than fire department influences which were ruining primary elections as expressions of honest party opinion. Our present paid Fire Department is an immense improvement over the volunteers. The most humorous type of the old New York fireman was that presented by Frank Chanfrau in the character of Mose. The piece in which the character was portrayed was presented in Mitchell's Olympic Theatre, and was subsequently repeated all over the Union, but the actor is now dead and the part cannot be produced, as the type of fireman it portrayed is gone forever. I also recall the old "leather heads," the force of watchmen who preceded our present Police Department. They were the laughing-stock of the small boys. They had a star either on their helmet or their breast, for I recollect that one of them was outraged by a line, something to this effect, pinned on his back when he was asleep by one of the boys: "The stars do wink with over-watching."

OLD N. Y.—You spoke of the Olympic Theatre. Have we anything like it now?

SIR O.—No, and more is the pity. It is connected with the pleasantest recollections of my younger days. The house was a small one, the best seats being only 50 cents, and the pit or parquet was 12½ cents. The salaries must have been meagre, but what an admirable company it was. What pleasure I have had in witnessing the performances and hearing the singing of Mary Taylor, Mrs. Timm, Miss Clark, Mary Gannon, Charles Walcot, George Holland and Nickinson Stoddard, now of the Madison Square. I have seen "Fra Diavolo" very much better sung than at the Olympic, but never so well played. Mitchell himself made more out of Beppo than any subsequent actor I have seen in the same part. Walcot was the original Don Caesar and was an actor of most delicious and refined humor, his line being high comedy. Miss Clark's Smike in "Nicholas Nickleby" was a wonderfully pathetic performance. George Holland's specialty was the broadest kind of farce. Mitchell was an admirable manager and believed in variety;

he never gave less than two pieces in one evening, and often four. I have wondered time and again why some of our modern managers did not reproduce a theatre like his; it could not fail to succeed.

OLD N. Y.—How about the churches of your younger days?

SIR O.—I went to Sunday-school in the old John Street Methodist Church. Most of the sermons were redolent of hell fire in those days. I dimly recall a trial of an abolitionist clergyman, the Rev. Charles K. True. He was censured by the Methodist bishops, whose judgment was presented by Bishop Bangs, a stern old gentleman, the ancestor of the auctioneers and lawyers of that name now living in the city. I first heard Dr. E. H. Chapin when he preached in Murray street. When a young man I went to hear Rev. Mr. Bush, a Swedenborgian; his congregation met in a hall near Lispenard street. I never could understand what he was driving at, but the attendance was of very intelligent people. I doubt if the Swedenborgians have increased in number during the past forty years. This allusion to the Swedenborgians recalls to my mind a scene in Stuyvesant Hall, on Broadway, opposite Bond street. Henry James, the father of the novelist, was the announced lecturer. He was a writer of very brilliant sentences and paragraphs; but for my part I could never make head or tail of his Swedenborgian metaphysics. Yet, when in the University and subsequently, I was an earnest and I think intelligent reader of writers such as Sir William Hamilton, Auguste Comte, John Stuart Mill and Herbert Spencer, but Mr. James' writings gleamed with a light that blinded. I could make nothing of them. On attending his lecture I found a small audience; but when Mr. James entered upon the platform there was some trouble about the desk on which he laid his manuscript; it was too far from his eyes. The janitor finally brought a box; but, when it was placed in position and the lecturer began, in full sight of the audience on the box were the words "pure starch," there was a ripple of laughter, to the bewilderment of the lecturer. Turning around, I saw John Van Buren enjoying the situation. In this same hall every Sunday morning and afternoon Rev. T. M. Harris preached. Among the later attendants was Horace Greeley, who, to all appearances, slept through the morning services. I was present on the Sunday when Mr. Harris announced that he was a medium between Heaven and earth, and that God's holy angels daily ministered to him. He has had a curious and varied experience since then; for it was he who founded the Brockton community near Buffalo, and who has since removed to California. The late Mr. Oliphant, it will be remembered, was a disciple of Harris. But these yarns would spin out to all creation. To continue for a moment, however, I remember the Broadway Tabernacle, and heard many famous lecturers there, including Emerson. I recall the Hutchinson family, and remember hearing them announce, musically, that "Uncle Sam is rich enough to give us all a farm." There really was not a good singer in the whole quartet, but they were well drilled, were quaint in their remarks, and their songs were full of the reform-feeling and anti-slavery fervor of the times. Then I recall the abolition riots. I remember Fred. Douglas at his best, and heard him scold Capt. Rynders unmercifully for interrupting his meeting.

OLD N. Y.—Tell us of the amusements of your younger days—of the way the young New Yorker fifty years ago spent his leisure hours.

SIR O.—Well; the ball rooms I recall were Tammany Hall, and the Apollo Rooms on Broadway near Canal street. On the 8th of January, the anniversary of the Battle of New Orleans, there was always a great Democratic festivity, when the unterrified eulogized Gen. Jackson and afterwards "tripped the light fantastic toe." Tammany Hall, it will be remembered, occupied the present site of the *Sun* building. I recall many interesting scenes in old Tammany. A very remarkable individuality was Mike Walsh—a man who was both eloquent and humorous. He published a paper called the *Subterranean* and represented the radical Democracy, then nick-named the "Loco-foco." This name was given them from a very inferior match which was used when matches were first discovered. These radicals had a contest with conservatives and were about to pass their resolutions when the conservatives turned the gas off. But the radicals were equal to the emergency, for they brought out their loco-foco matches and had the gas soon blazing again. For years this faction was known all over the Union by that name. It was Mike Walsh who said in the Assembly that it took as much genius to cross Broadway as it did to live in the rural districts all one's life, which shows that Broadway was almost as crowded then as now, and that was back in the forties. In making a speech at Tammany one night when a little "sprung," he frequently referred to the Democratic Virginia resolutions of '89 as containing the programme of the Democratic party. To embarrass him and counteract the effect of his speech a rival politician shouted out, "What were the resolutions of '89, anyway?" Mike did not know, but he was not going to be bluffed, and with an air of immense knowledge he pointed out his interrogator to the audience with the remark, "There's a damn fool who doesn't know the resolutions of '89, which, of course, every Democrat learned by

heart when he entered politics." Naturally there was a roar of laughter, and the man was squelched.

OLD N. Y.—How about the holidays of your youth?

SIR O.—Holidays were few and far between. Young people in those days took little recreation. No out-door sports or baseball or lawn tennis. Billiards was almost unknown, though in time the six-pocket table with a chalkless cue came in play. An ingenious chap who first discovered the use of chalk made quite a pot of money in preparing it, as he led the billiard players to believe that it was only a certain kind of chalk prepared in a certain way that was of any value. Thalen and Dudley Cavanagh were the first great players, but their game would be considered very crude to-day. But you asked about holidays. We had Fourth of July, Thanksgiving and New Year's Day, but that was all. There was no Washington's Birthday, Easter holidays or observance of Christmas. The Puritan sentiment still prevailed. Many gifts were exchanged at Christmas, but the day itself was only partially kept. I confess I always liked New Year's Day. It was a kindly, hospitable anniversary; but the city finally got too large for it. The gentlemen could not make calls on all their lady friends. Fortunately it is still observed in the other cities throughout the country.

OLD N. Y.—Have you anything to say about the future?

SIR O.—On that point I could talk by the hour; but this conversation was to deal with the past. What a splendid metropolis we shall have some time. I have always believed in the consolidation of New York with Brooklyn and the surrounding country. What I have been talking and dreaming about all my life seems likely to be accomplished early in the next century. But I must quit.

Reminiscences of Old New York

ONE HUNDRED YEARS AGO.

Not quite a century ago, in December, 1789, an individual unknown to fame suggested, under the influence of the conviviality of a club dinner, that it would be a wise step to purchase the "Fresh Water Pond" and the rural lands surrounding it for a park, not indeed for the city of that day, for the spot was too far "out of town," but for the use of future generations.

The suggestion was ridiculed.

The idea that the city would ever extend as far northward as the present line of Leonard street was entirely too visionary to find a lodgment under the peruke of any sane citizen of the New York of the last days of the Revolution.

This fact exemplifies the marvelous growth of the metropolis during the century now closing, and goes to show that the average citizen of 1789 was as unimaginative a creature endowed with as little foresight as some of his descendants are to-day.

But the New Yorker of a century ago might well plead that there were reasons for his not recognizing the imperial destiny of the city.

In our illustrated supplement will be found a map of the great fire of 1776. The entire west side of the city had been devastated and the flames which had crossed Broadway consumed the lower part of the city in a northwesterly direction, between Whitehall Slip and old Trinity Church (see illustration). In 1789 the ruins of the conflagration were still visible. During the exciting years which had intervened more fighting than building had been done. Cattle grazed in the fields around Reade street (opened in 1794), which by the way was far enough from the populous parts of the city to permit the burial there of negroes. The population of New York numbered about 25,000, and the first directory, a little book of 82 pages with 900 names, had just been published. Chambers street was a place of rural felicities. Duane street had not been opened, and for some time to come pedestrians with athletic tendencies reached the termination of the sidewalk on the west side of Broadway at about Vesey street. Wall street was the centre of fashion, and Broadway, from the Battery to St. Paul's, was the great thoroughfare of the city and a favorite drive for the 400 of that day in their phaetons, one-horse chairs and other vehicles.

Beyond these narrow limits, Manhattan Island, traversed by two highways, gave as little token of the future city that was to cover it as it did when it was the site of a few wigwam villages of the Indians. Farms and homesteads dotted it here and there. The Apthorpe house (see illustration), at about 91st street and 9th avenue; the Hamilton house (see illustration), and the homes of the Joneses, Stuyvesants, Delanceys, Beekmans, Rutgers and other families whose names are still familiar.

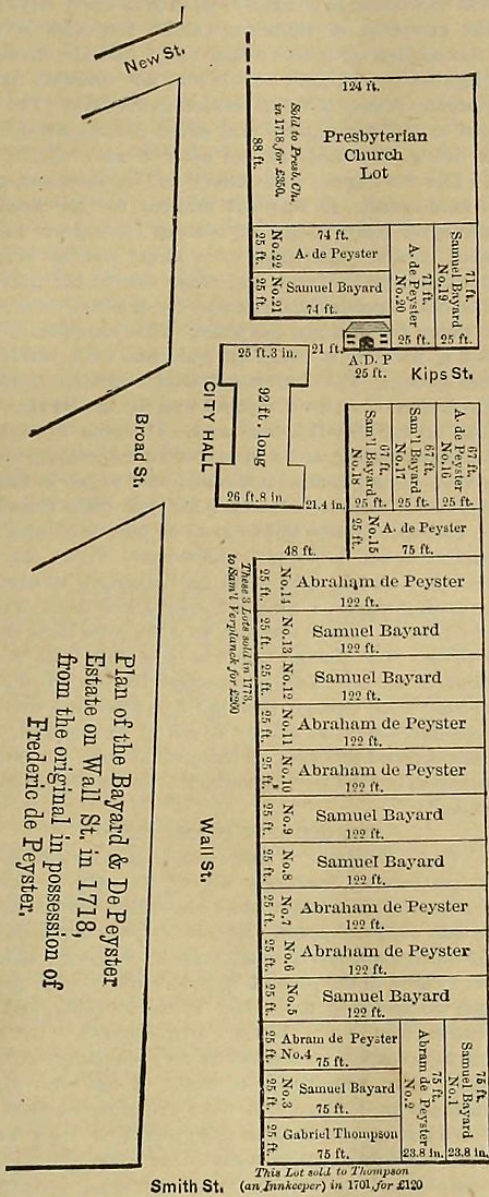
One hundred years ago there was something like a building "boom" in the city—if so vigorous a term may be applied to any activity in those sleepy old-fashioned days. The streets on the lower east side of the town were being repaired, graded to carry the water into gutters, and supplied with brick sidewalks. Many houses were building on the site of the fire which had become known as "Canvas Town" from the tents which a rough class of citizens had pitched there during the war. The class of dwellings occupied by the well-to-do in those days is shown in our illustrations. They were principally of brick with tiled roofs and an architectural tendency towards a deformed Greek style. Most houses of pretension had a preposterous Ionic facade of three or four columns, surmounted often with a windowed pediment. Survivals of this architecture are still common in forgotten country places in several of the Eastern States. The Coster mansion given in our illustrations is an example. The dwellings were wider than in these days, perhaps not quite so deep, certainly not so high, three stories were the rule, four stories the exception, and in one of his letters Washington speaks of a five-story house which he inspected, but he had to abandon his investigations at the fourth story. Wall street was 50 feet wide, Hanover square a place of residence, and William street the seat of the retail dry-goods trade. The city was supplied with well water, carried from door to door in casks, and a famous pump stood at the head

of Pearl street. There were no public schools in 1779, for the first one was not opened until 1806 in a house in Madison street, and the first school building was not built until later on Chatham street.

WALL STREET AND THE VALUE OF PROPERTY.

Below we give a map of Wall street in 1718, showing the value of certain lots at that period, the value of others as late as 1773 showing that prices had not greatly increased, if indeed they had increased at all. In 1718 the northwest corner of William and Wall streets, where the new Bank of America stands, sold for \$600, and in 1773 three lots near the City Hall sold for \$1,300.

To-day the property is some of the most valuable in the city.



Plan of the Bayard & De Peyster Estate on Wall St. in 1718, from the original in possession of Frederic de Peyster.

MAP OF WALL STREET IN 1718.

In connection with the foregoing the following figures will be interesting historically and for comparison.

The list shows the transfers of property on Wall street during the past ten years. The casual reader will be interested by the astonishingly high figures which are paid for this gilt-edged properties once owned by the De Peysters, Bayards and others.

WALL STREET CONVEYANCES.

Table listing Wall Street conveyances with columns for lot number, description, date, and value. Values range from 'nom' to \$87,500.

Table listing property transactions with columns for address, date, and value. Values range from 'nom' to \$7,469,169.

From the foregoing it will be seen that over seven million dollars were involved in the transactions completed, excluding several deeds for nominal considerations. It will also be observed that in several instances handsome profits were realized on some of the pieces bought and resold.

REAL ESTATE ADVERTISEMENTS IN YE OLDEN TIME.

One hundred years ago there were newspapers in the good City of New York, and consequently there were advertisements. Real estate was bought and sold—much of it in the coffee houses and taverns which in the past took the place of the present Exchange.

FORECLOSURE SALE NEARLY ONE HUNDRED YEARS AGO.

TO BE SOLD, At Public Vendue.

At the Tontine Coffee House, in the City of New York, on Thursday, the first day of March next, at noon.

All that certain Lot of Land situate in the Town of Florida, in the County of Montgomery and State of New York, on which Elijah Bent now resides, containing ten acres, more or less, with the buildings thereon, by the said Elijah Bent, purchased of Milo Bostwick; which said premises will be sold according to an act of the Legislature of the State of New York, entitled "An act to prevent fraud by mortgages and for securing the purchasers of mortgaged estates, passed the 26th of February, 1788," by virtue of a power contained in a mortgage executed by the said Elijah Bent, of the town and county aforesaid, on the 25th day of November, in the year of our Lord one thousand seven hundred and ninety-four, to John B. Murray and John P. Mumford, of the City of New York, merchants, to secure the payment of three hundred and ninety-eight pounds, four shillings and a penny, with lawful interest, on or before the 25th day of November then next, default having been made in the payment.

Dated in New York this 11th day of August, 1796. MURRAY & MUMFORD.

ANOTHER EXAMPLE. (From the Spectator, February, 1797.)

TO BE SOLD AT PUBLIC AUCTION.

At the Tontine Coffee House, in the City of New York, the 21st day of April next, at eleven o'clock in the forenoon of the same day.

All the Right, Title and Interest of the American Iron Company, or Ringwood Company, and every of them, of, in and to all that certain tract or parcel of land, situate, lying and being in the County of Orange, bounded easterly by the lands granted to Gabriel and William Ludlow, northeasterly by the lands granted to Bradley's children and southeasterly by the new northwest line—containing one thousand acres—granted to Peter Hasenclever, the 25th March, 1767. Payments for the said tract of land will be received in installments, which, with the conditions of the vendue, will be made known at the time and place of sale.

PETER GOELET, ROBERT MORRIS, WILLIAM POPHAM, Trustees. New York, Jan. 16, 1797.

INTERESTING TO BUILDERS.

SLATES FOR COVERING HOUSES.

A large quantity, just imported from North Wales, of a very superior quality, for sale by the subscriber at for his slate yard on Tenbrook's wharf, bottom of Warren street. Prices from 12 to 75 dollars per thousand only. Also a handsome assortment of chimney pieces and hearth floors. October 3, 1797. G. GRIFFITHS.

THE CITY GOVERNMENT.

The government of the city when New York was the political capital of the country has been described too often to bear repetition here. The present City Hall was not built until 1810. The corner stone was laid by Edward Livingston in 1803. It cost more than half a million of dollars. The marble came from Stockbridge, Mass., and the building was considered the handsomest structure in the United States. Of course the memory of none of officials goes back to that day, but there are some who can speak of the days when the building was still "new."

Thomas Boese, Clerk of the Superior Court, is one of the oldest of our officials. He is in his sixty-third year, and has occupied the post he now holds, with that of Clerk of the Board of Education, alternately, since 1847. While in the last office he published a "History of Public Education in New York," which is a most valuable book, owing to the hitherto unpublished information which it contains. He was in official harness about nine years before Clerk Cady, who is generally supposed to be the oldest official in the city. During his forty-two years of office Mr. Boese has met with most of the public men of the last half century. He said: "I was born in New York, and used to play around the Court House when I was eight years old. At that time we had very few policemen; not more, I think, than a dozen. There were, besides, several Sunday officers and Ward constables. The latter were elected by the people and were attached to the courts. They had no uniform in those days. The city watchmen used to wear a leather hat, somewhat in the style of the present firemen's headgear. I was appointed a Clerk of the Court of Common Pleas in 1847. I recollect well many of the old lawyers who used to haunt the chambers then. The great political meetings in those days used to take place in front of the City Hall. They were generally held in the afternoon, so as to give an opportunity to the business and working people to come and listen on their way home. These meetings would sometimes be attended by five and six thousand people. The meetings during the Presidential contest in 1848, when Cass, Van Buren and Gen. Taylor were the candidates, created intense excitement. In those days the Democratic speakers compared more than favorably with those of the present day, and there was an abundance of them. John Van Buren, Chauncey Shaffer and John Cochrane were the great speakers in the Van Buren interest, the two former being especially noted for their wit. The Van Buren party were called 'Barnburners;' why, I forget. [It was a term of reproach. This section of the Democratic party was supposed to sympathize with the anti-renters.—Ed.] The Democrats used to hold their meetings at Tammany Hall. The nominations made at committees had to be *actually* ratified at a mass meeting of the party held in Tammany Hall, and there sometimes used to be a great struggle between the opposing factions in the convention to get in their particular nominees. Some old stagers will recollect the term 'loco-foco.' It became attached to the name of the Democratic party somewhere between 1835 and 1840. A faction of the party, headed by Alexander Ming and Wilson Small, who held their meetings at Military Hall on the Bowery, had learned that the Tammany Hall wing of the party had threatened that if they found the Military Hall faction were going to be strong enough to defeat the ratification of certain of their candidates at a mass meeting to be held, that the parties in control of Tammany Hall would put out the gas. The Military Hall faction therefore decided to come prepared for such an emergency, and they brought with them candles and loco-foco matches, which were then just invented. The gas was actually turned off at the meeting, and they lighted a number of candles with the matches and continued the meeting. They were for that reason called 'loco-focoes.' Subsequently their platform of principles was adopted substantially by the Tammany Hall section, and after that the Whigs dubbed the entire Democratic party 'loco-focoes,' a term which was applied to them for years afterwards. The City Hall Park was, in my early days, the rendezvous for all the politicians. David T. Valentine, for many years Clerk of the Board of Aldermen, and author of "Valentine's Manual," had an office in the City Hall. The Chambers of the Court of Common Pleas, after the Court had risen, was the meeting place for many eminent lawyers and politicians, who used to come there to have a talk. Few people at that time lived above 8th street, and they seldom went out of town, except to Hoboken or Staten Island, and that was considered a good trip. On summer afternoons it was quite a usual sight to see men like James T. Brady, John Van Buren, James R. Whiting ('Little Bitters'), Ambrose L. Jordan ('Old Phosphorus') and other prominent lawyers promenading Broadway. The two last-named were frequently pitted against each other in legal contests, and their characters are described in their nicknames. Many of these genial fellows would in the afternoon frequent the basement of the Windust restaurant, which was located on Park row, near Ann street, just south of the present *Mail and Express* building. There they would drink good old brandy and smoke Spanish cigars, telling stories and cracking jokes till dusk, when they would disperse to their homes, which were nearby. Van Buren and Brady were the great wits on these occasions, and it was always enjoyable to be in their company. The great processions in those days used to start from lower Broadway and go northwards to 14th street, then turning into the Bowery, through Chatham street and down past the City Hall, where was the reviewing stand. About this time 'the 7th Ward aristocracy,' as they were called, left East Broadway and neighborhood and moved further north. Bond street then became the favorite and fashionable part of the line of march; just as 5th avenue now is. I recollect the Whig headquarters at the Broadway House, on the northeast corner of Broadway and Grand street. It had a bar-room down stairs and a meeting and dancing hall up stairs, after the fashion of all such assembly places then. Silas Wright used to hold forth at Tammany Hall, where the *Sun* building now is, and Daniel Webster at the Broadway House. I remember how Webster came to remove here. He had allied himself with the unpopular Tyler party in Massachusetts, and this resulted in his deciding to leave that State. He moved to Bergen, N. J., and practiced law in New York, having his office together with Luther R. Marsh and Oscar Sturtevant."

"Do you recollect Samuel J. Tilden?" asked the writer.

"Yes," said Mr. Boese, "very well. He was never a good speaker, but he was a man of remarkable ability from the beginning of his career. He first became prominent in connection with the political law suit between Azariah C. Flagg—formerly one of the leaders of the Albany regency, of whom Tilden was a disciple—and John S. Giles. Flagg and Giles had been candidates for the Comptrollership, and it was charged that the latter had been counted in in the 19th Ward. Tilden was counsel for Flagg and won the case, the latter becoming Comptroller. Tilden at that time had his

office in Jauncey Court, on Wall street, and Andrew H. Green was associated with him. His first business venture, as I recollect, was in connection with the dry dock at the foot of Pike and Market streets, of which he was one of the promoters. In appearance, even as a young man, he looked thin and cadaverous. He was quiet in manner, a good listener and a first rate lawyer. He also had an excellent knowledge of men. It is not generally known by the present generation that Tilden once ran for Corporation Counsel on the same ticket with Havemeyer, who was a candidate for the Mayoralty. Andrew H. Green managed the campaign. This was in 1859, and Tilden's opponent for the office was Greene C. Bronson. Bronson was elected on the same ticket with Fernando Wood, who became Mayor."

"What was the condition of the streets in your early days?"

"With the exception of Broadway, and a few other of the principal streets and thoroughfares, it was rather bad," said Mr. Boese. "The city was mostly lighted by oil lamps, and it was not unusual for the oil to be frozen in winter and many of the streets left in the dark. The sewerage was little attended to, and the gutters and street crossings were often flooded and frozen over. The back streets after a snow storm were almost impassable. The fire engines were heavy and cumbersome, and the water supply was inadequate. It was not unusual for the firemen to break through fence after fence to get at cisterns for water. Previous to the introduction of Croton water there were large cisterns in front of every church and other large building, and these caught the rain as it ran off the roof. The city depended upon pumps for drinking water and upon the cisterns for water for washing purposes. The Manhattan Water Works also supplied a number of wealthy residents with water which they obtained from springs. The church bells used to give the fire alarm in those days, and the sextons were paid a small sum for the service. Afterwards the great bell on the City Hall was used. This was located right behind the cupola on that building, and a man could use a telescope there and look all over the city. Every genteel household used to get in large supplies of wood for the winter then, as coal had not yet been introduced to any extent. We had storehouses in the rear of our dwellings, for twenty or thirty loads of wood had to be put somewhere. Some old residents will recollect when they had to split wood on Saturdays to supply the household for the ensuing week. I recollect John Jacob Astor living on Broadway, opposite Niblo's. There was also an Astor who lived on the Bowery, near Hester street. The Marine Court in those days held its sessions in the basement rooms of the City Hall, now occupied as the Third Police Precinct offices. The New York College, then the free academy, was established as a college about half a century ago by a vote of the citizens. Many of the wealthy classes opposed this step, on the ground that the State should not give any education beyond the elementary branches to the children of the working people."

THE OLD CITY DEPARTMENTS.

Artemas S. Cady, Collector of Assessments and Clerk of Arrears, enjoys the distinction of having faithfully served the city for over thirty-six years, having been in office longer than any other official except "Tom" Boese. In a talk with the reporter he said: "I was appointed on January 1, 1853. Our bureau was not then organized. We were then, with other departments, located in the present Register's office. We remained there till 1876, when we moved to the Court House building, and in 1884 came over to the Stewart building. When I came into office the sales of property for taxes in arrears were conducted very similarly to the way they are now; only there were fewer of them. I have no figures at hand showing how many there were, but they are now at least ten times as numerous. We had no idea in those days that New York was going to be what it is. All the public offices were so unimportant that now, looking back, they seem to me to have been pocket bureaus, compared with what they have since become. The city's taxes then were less than \$4,000,000, now they are over \$37,000,000. The tax rate in 1853 was \$1.23 per cent., and before that less than 1 per cent.; now it is \$2.22. The management of the public departments is fully as good now as it was then, while in many cases there has been a decided improvement. I recollect being told when the present City Hall was built that it was considered so far out of town that only the front was built of marble. The northern side was built of brown stone, the idea being that that side of the building would never be noticed, as no one lived on the other side of the City Hall Park, and it would be a waste of money to put a marble front where it would never be seen. The City Hall was commenced in 1803 and finished in 1812, its cost being \$538,000. When I came into office the 'City Fathers' were composed of twenty Aldermen and twenty Assistant Aldermen. A few years after, the latter were abolished and replaced by a Board of Councilmen. Later on, at about the close of the War, that body was reformed and an Alderman elected from each ward, as at present. In my early days they used to call the City Fathers 'the Forty Thieves.' They were, on the whole, men of standing in the community, but the nickname applied to them shows that they were not publicly believed to be all honest men. They were then almost purely American, of the old stock. There were no Irish Aldermen in those days. I recollect, as a boy, some sixty years ago, seeing people in Knickerbocker costume, but only now and then. It was a rare thing, and only worn by some of the old residents and country folk. Our post-office was then in the old brown stone building in the City Hall Park. It was later on removed to the corner of Nassau and Liberty streets, where the Mutual Life Insurance Company's building now stands. The early pavement of New York used to be of cobblestones, and the condition of our streets is much superior in every way to what it was then. I recollect stages running from the City Hall along 7th avenue, the fare, I think, being six cents. Burton's Theatre, on Chambers street, between Broadway and Centre streets, and the Park Theatre, on Park Row, were the two great amusement places then. The *Tribune*, *Sun*, *Courier and Enquirer* and *Evening Express* were the principal papers, and they were single sheets for many years."

Some of the illustrations which we give in this number are derived from Mrs. Lamb's "History of New York," published by A. S. Barnes & Co. It is due to the courtesy of that firm that we are enabled to reproduce them.

The Washington Building.

The remarkable progress made by New York City during the past century could not be better illustrated than in the contrast between the old mansion which stood on the site of the present Washington building and the superb structure which now graces the spot. When the Kennedy mansion was built its inmates little dreamed of the wonderful twelve-story building, which the enterprise of Mr. Cyrus W. Field has added to the architectural features of the city, and if they could return to Mother Earth to-day the metamorphosis would appear to them like the work of an Aladdin's lamp. Contrast the two buildings in the illustrations which we publish, the one an unpretentious two-story dwelling; the other an enormous office building, with a dome reaching to 258 feet above the ground, with about 860 windows and 358 rooms, every one of which is perfectly ventilated and lighted by the rays of the sunshine, making them unsurpassable for office purposes. It occupied a day to compute the number of bricks in the structure, which was found to total about 7,000,000. The Washington building, or the Field building, as it is more often called, is undoubtedly one of the handsomest office structures in the world. It has a total frontage of over 375 feet, of which 171.9 feet is on Battery place, 100 feet on Broadway and 104 feet on Greenwich street. All its foundations are on solid rock. It is one of the most perfectly fireproof buildings in the city, and it has four elevators and will soon have two more, making six in all. It has an artesian well. It has electric light throughout, supplied by special dynamos in the basement. It stands not only on an historic spot, but on one of the most valuable pieces of ground down town. The location is certainly unsurpassed, for it has a superb and unobstructed view of the Bay, the Narrows, the North River, and the Staten Island, New Jersey and Long Island shores, as well as the Brooklyn Bridge, the Statue of Liberty and other prominent objects. It is probably the first building to attract the foreigner who comes to our shores, and it stands out prominently, both on land and water, as one of the noblest buildings at the extreme southern boundary of Manhattan Island. The Washington building, and the land on which it stands, are valued at \$3,000,000.

The Adrian Apartment House.

It does not require the memory of the oldest inhabitant to recollect the time when the west side of this city was almost a barren stretch of territory from 59th street northwards. It is scarcely ten years since that the first improvement that started the building movement on that side of the city was conceived by the late Mr. Clark. At that time there was scarcely a building of a modern character west of the Central Park. What a metamorphosis has taken place since is seen in the thousands of structures which have been reared in the past five or six years where nothing was to be seen before but grass and hedge.

In the improvement of the west side no street has received greater attention than 72d street. It has had the advantage of having been nurtured by the wealthy property-owners along its route. These gentlemen have been possessed of that peculiar local pride which makes men feel that they want their street to be perfection, no matter what other street is not. And they have been a class of men who are not by any means wanting in the particular ability to carry through the necessary measures to improve and beautify their street. Not satisfied with having it placed under the jurisdiction of the Park Department, they have had it repaved and otherwise put in fine condition, and have obtained an appropriation with which elm trees, surrounded by grass plots, have been planted along both sides of the curb. The streets and avenues in New York City which have had this particular care taken of them can be counted on one's fingers. It not only enhances the value of the property along their line, but it makes it pleasant to walk and drive on them. Indeed, 72d street has become the principal driving thoroughfare to connect the east and west parts of the city, and it is the great highway leading to and from the Riverside Park, with its bracing water breezes and its fine view of the Palisades.

West 72d street is, almost along its entire distance, lined with private residences. The exceptions are the avenue corners, some of which have been improved with handsome apartment houses. It is one of these—"The Adrian," which has recently been completed—to which I wish to refer. It is a very handsome building, and occupies the southeast corner of 9th avenue. It has two entrances, one on the avenue and one on the street. The latter is the main entrance and leads to the apartments on the upper floors. It has a portico with granite columns. The vestibule walls and ceiling are covered entirely in solid oak, while the flooring is in marble tiling. The hall, which is entered through a handsome oak door, is about 45 feet in length. It is lighted by means of a stained-glass ceiling, looking out on a courtyard, which runs to the top of the building, and which also gives light to all the rear windows of the various suites of apartments above. These are eight in number, and contain nine rooms each. They have reception, music, dining and drawing rooms, all communicating with each other. This is a feature which cannot be too frequently referred to in terms of commendation, for our modern social life makes such an arrangement all the more desirable, and is very much appreciated by those who wish to live something better than a humdrum life. Each suite also contains three bedrooms, a bathroom with all the conveniences, and a kitchen with all the domestic arrangements, including porcelain wash-tubs, etc. The reception rooms are handsomely fitted up with mantels of special design, with mirrors and fireplaces, andirons, etc. The walls are covered with cartridge paper and the ceilings are decorated. There is no attempt to be gaudy, nor is there anything to offend good taste. There is a private hall to each suite, from which entrance and exit is obtained from every room. There are three bedrooms, exclusive of a servant's bedroom adjoining the kitchen, which is separated from the remainder of the apartment. The elevator is quite a handsome piece of workmanship and has the air-brake and air-cushion safety attachments.

The two first floors of the building are devoted to business purposes. The first floor has four large stores, the corner being occupied by the well-known druggist, H. A. Cassebeer, and two others by a decorator and a real

estate broker, while the fourth has been leased to the Western Union Telegraph Company. The second floor, which is reached from the avenue entrance, contains six offices, a suite of bachelors' apartments and janitor's apartments. All are occupied. There is an elaborate toilet room on this floor, with a 5-foot marble wainscoting.

The main feature of the building is that every window has direct light. Another feature is that there are no boilers in any part of the structure. All the house machinery is under the sidewalk, including the boilers, and hot water is obtained from these to run to every floor during day and night. The building is partly fire-proof and is well planned and well constructed throughout.

The property is one of the most valuable on the west side. It was commenced and nearly finished by the late Terence Farley, who during his life was one of the most active builders in this city, both on the east and west sides. The Adrian is now managed by his sons, who have resolved to hold the property as an investment for the estate.

OBSERVER.

Important to Property-Holders.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL,)
NEW YORK, April 20, 1889. }

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

SEWERS.

No. 1.—Hamilton pl, bet 141st and 142d sts, connecting with present sewer in 142d st.

No. 2.—Hamilton pl, bet 140th and 141st sts.

No. 3.—141st st, bet Boulevard and 10th av.
10th av, w s, bet 140th and 141st sts.

[The limits embraced by said assessments include all the houses and lots of ground situated as follows:

No. 1.—Hamilton pl, from 141st to 142d st.

No. 2.—Hamilton pl, both sides, from 140th to 141st st.

No. 3.—Hamilton pl, both sides, from 140th to 141st st.
141st st, both sides, commencing at a point abt 100 west of Hamilton pl and extending to 10th av.
10th av, w s, from 140th to 141st st.]

The above described list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 21st day of May, 1889.

Important Special Notices.

E. A. CRUIKSHANK & CO.

Some five years hence this firm, by a long way the senior real estate house in this city and probably the oldest in the country, will celebrate the centenary of its existence. It has seen many vicissitudes in New York—real estate panics, booms and extraordinary increases in values. The father of the present head of the firm is still active, and in his early days had charge of the estates of some of our oldest families. He has lived to see his son twice elected president of the Real Estate Exchange, an institution undreamt of in his time. The firm has a very large number of properties under its management, and its rentals and sales of realty of every description are considerable.

H. H. CAMMANN & CO.

It is characteristic of the position held by the real estate broker and agent of this day that he is now in many cases given important positions of trust to fill in the community. Mr. Cammann, who was for three years president of the Real Estate Exchange, is also a trustee of Trinity Church Corporation, and a prominent member of a number of charitable institutions. He has in safe keeping the property interests of some of the wealthiest and best of our citizens, and has an able co-worker in Mr. Newbold T. Lawrence, his partner. The main business of this firm is the management of estates.

GEO. R. READ.

Some men achieve distinction in the particular walk of life they have chosen to follow more rapidly than others. With many it is a tedious journey; with a few success comes quickly. Geo. R. Read is to be placed in the latter category. He had a long experience under the able generalship of such a veteran as the late Edward H. Ludlow, and when he entered the field on his own account he at once, naturally as it were, took his place in the front rank, a strong evidence of the estimation in which he was held. He has transacted business for the Astor and other wealthy estates and has charge of a number of first-class office properties, as well as other classes of real estate. His office is in the Astor building, No. 9 Pine street, of which he has the management. Mr. Read is treasurer of the Real Estate Exchange.

S. F. JAYNE & CO.

The high standing of this firm, and its increasing business, is an evidence of the character of the members of which it is composed. They are both gentlemen of refinement, and they are as untiring in their industry as they are capable and successful in the management of the properties intrusted to their care. Their handsome and well-appointed office at No. 254 West 23d street, is an improvement, both in size and appearance, over the office which they occupied for many years opposite, and is a reflex of the volume of business now transacted by them, as compared with the earlier years of their existence. They also have a down-town office in the Real Estate Exchange building. They make fire insurance, as well as the collection of rents, a specialty.

PORTER & CO.

When Mr. David F. Porter, the head of this firm, commenced business in Harlem the population of that section of the city was only about one-quarter what it is at the present day. As Harlem has grown in inhabitants and habitations so has his business increased, until now it is the largest up his

way. His firm does a very large up-town renting and collecting business, and have the entire charge of a great many properties. Mr. Porter is a director of the Real Estate Exchange, and was one of the Presidential Electors of this State selected to cast the vote for President Harrison. The firm's offices are at No. 77 East 125th street.

LEONARD J. CARPENTER.

If to have earned the respect and confidence of all with whom one comes in contact in business is one of the necessary stepping-stones to success in life, then has success been achieved by Leonard J. Carpenter. But equally successful has been the business which, as a young man, he started in a modest way. His office is now one of the best managed and best equipped in the city, and has a large number of properties in charge. He does a considerable business in selling, exchanging, renting and appraising real estate, as well as collecting rents, interest, dividends, etc. Mr. Carpenter is one of the most prominent members of the Real Estate Exchange, and until recently held the position of treasurer to that institution. His office is at No. 41 Liberty street, and he has a branch at No. 1181 3d avenue, between 68th and 69th streets.

HOFFMAN BROS.

Many of the younger among our real estate firms have acquired considerable prominence during the last three or four years. They seem to have captured many of the largest sales, and have somewhat surprised the older heads by the brilliant feats they have accomplished in consummating important transactions. Among these is the firm of Hoffman Bros., who hold the laurels for making a number of sales to some Boston capitalists amounting to \$1,170,000. Their business is an increasing one, and they have a large amount of trust funds to loan, as well as money on bond and mortgage. They take entire charge of estates. The firm is comprised of Messrs. C. F. Hoffman, Jr., and W. M. V. Hoffman, and their offices are at Nos. 4 and 6 Warren street.

JANES & KIRTLAND.

This firm, so well known as the manufacturers of the widely-reputed Beebe Furnaces and Ranges, will, in a few days, remove their business from 1346 Broadway to No. 242 Water street, between Peck Slip and Beekman street, which they will make their office and shipping department, and to Nos. 110, 112, 114 and 116 Beekman street, which will hereafter be their showrooms and sales department. They advertise that orders for repairs will be promptly attended to by them, and request that all communications addressed to them shall be mailed to No. 242 Water street.

J. EDGAR LEAYCRAFT.

The west side, below 59th street, contains many real estate offices, but none is better known and respected than that of J. Edgar Leaycraft. He has conducted business as a real estate broker, agent and appraiser for many years, and he has in charge numerous properties in all parts of the city. His main office is at No. 1544 Broadway, near 46th street, and his branch office at No. 1524 3d avenue. He gives special attention to renting and collecting and the management of estates.

JAMES R. WATERLOW.

Mr. Waterlow has for many years been known as a real estate broker and agent on 6th avenue. He commenced business in Nassau street some twenty years ago, and has been quite successful during his long business career. He has just removed his office to No. 81 West 50th street, on the northeast corner of 6th avenue. He does a general real estate business, renting, collecting and managing property. He also makes a specialty of insurance, and represents the Continental (Fire) Insurance Company of New York, and the Metropolitan Plate Glass Insurance Company, his office being a branch of both companies.

GEORGE T. CROMBIE.

The lumber trade has now become one of the most important in New York City. Among the dealers in lumber and timber George T. Crombie is one of the oldest and best known. Builders, contractors, carpenters and others will find a large stock of various kinds at his yard at the foot of 92d and 93d streets, East River. His firm was established thirty-five years ago as Carrington & Silliman. It then became Crombie & Silliman, subsequently Hugh Crombie, later Thos. J. Crombie and then Hanson & Crombie who preceded the present Mr. Crombie. He has also a dock frontage on 93d and 94th streets, with a yard extending almost to 1st avenue, thus giving him excellent facilities. Telephone, 49 Harlem.

F. E. BARNES.

For eleven years this well-known broker has had his office at No. 344 4th avenue, and he makes a specialty of property between 23d and 42d streets, 5th avenue and the East River, though he has properties on his books located in all parts of the city. Those desirous of leasing, purchasing or disposing of real estate within the boundaries named, will find it profitable to call at his office. His facilities are extensive, his experience has been large and his judgment is reliable and conservative. Mr. Barnes is a member of the Real Estate Exchange.

STEWART & CO.

To have manufactured and supplied building material for a generation past with general satisfaction to one's customers is a recommendation of no mean character. This Messrs. Stewart & Co. have done. They are the proprietors of the well-known Manhattan Pottery, Drain Pipe and Terra Cotta Works at the foot of West 18th and 19th streets, their office being at No. 312 Pearl street, at the corner of Peck Slip. A fac-simile of their card, which appeared in this paper in 1868, is reproduced elsewhere. From this it will be noticed that the head of this firm, Mr. W. D. Stewart, was in business twenty-one years ago at No. 541 West 18th street, and was manufacturing the same articles as his firm does now.

JOHN R. FOLEY & SON.

Industry and activity are the characteristics of this firm, both in father and son. They are members of the Real Estate Exchange, and transact a real estate business in all its branches, including renting and collecting, in-

surance, the management of estates and the negotiation of loans. They offer, in our advertising columns, a list of properties at reasonable figures, and in a foot-note they call the particular attention of builders and others to a number of properties which can be profitably improved, situated on Wooster, Watts, Spring, Broome, Front, Stanton, Pearl, Morton and other streets below 14th street. They offer to arrange building loans for those desiring to improve immediately who may be short of the ready cash. They report having sold over \$1,500,000 of property at private sale during the last four months. Their office is at No. 153 Broadway, and they have an out-of-town branch at No. 1008 F street, Washington, D. C.

DUFF & CONGER.

Among the real estate brokers and agents on the upper part of 3d avenue, the firm of Duff & Conger is very well known. They have been established for many years and the head of the firm is peculiarly capable of handling and managing property, having built considerably on his own account. Both members of the firm are able men and they do considerable renting, collecting, insurance, etc. Their office is at No. 1474 3d avenue, near the 84th street elevated road station.

HENRY STEEGER.

The artistic card of Mr. Steeger in another column is worth glancing at by those who wish to see how an attractive advertisement can be made of prosaic objects. This manufacturer turns out the following materials in copper: boilers, showers, bath tubs, closet pans, pantry sinks, foot and seat tubs. He is a dealer in all kinds of tinned and planished copper, his works being at Nos. 143 and 145 East 31st street. He makes his bath tubs all weights, 10, 12, 14, 16, 18 and 20 oz. and upward, guaranteed, each being stamped and warranted.

A. K. MURPHY.

The young lady who does business under the above title is the daughter of the late Capt. Wm. Jay Murphy, for many years well and honorably known in the upper wards. Miss Murphy transacts a real estate business in all its branches, and is one of the very few ladies who have been created a notary public. Her father conducted business on the spot where her office now is for twenty years. She took complete management of the business during his long illness, and succeeded him on his death, about a year ago. She has gained the respect and confidence of some of our wealthiest citizens by her courage, industry and tact, and one of her recent sales was that of a parcel of up-town property to Banker Kountze for \$108,000. Miss Murphy makes a specialty of 24th Ward property, and her quarters are on the corner of 3d avenue and 177th street.

C. H. SOUTHARD.

This enterprising building material dealer has received considerable notoriety this week by purchasing the Rockaway Hotel, which is said to have cost \$1,000,000, for \$29,000. He is one of the most pushing among our second-hand building material men, and his machine for lowering brick in taking down buildings has enabled him to remove them quickly and safely. By its aid he lowered 1,250,000 brick in taking down "Holbrook Hall" and 800,000 in demolishing French's Hotel, lowering over 100,000 in ten hours, besides the better portion of the debris in the building. This machine, to which he has secured the exclusive right, enables dirt and rubbish to be lowered in baskets, thus avoiding complaints about dust. He will use it in all buildings which he will tear down this season. He makes a specialty of purchasing and removing old structures. His yards and office are at 9th avenue, between 14th and 15th streets.

THOMAS & ECKERSON.

This firm of able and experienced brokers are so well known to the many property owners of this city, especially those along the line of Broadway from 14th to 59th streets, that their merits call for no emphasis. The estates under their care are numerous, and they have the reputation of being at once careful of the interests of the owners and of the rights of the tenants. They have a handsome suite of offices, situated in the same building with Palmer's Theatre, on the northeast corner of Broadway and 30th street.

JACOB APPELL.

For the past twenty years Mr. Appell has conducted a real estate business in all its branches. During this time he has made a vast number of sales, and the properties placed under his management have increased from year to year. He is one of the best-known agents on the west side, between 14th and 50th streets, and his office continues at his old and well-known quarters at No. 277 West 23d street, near the northeast corner of 8th avenue.

FRED'K SOUTHACK.

Among the old-time brokers and agents Mr. Southack takes a prominent place. He has not made a great display of his work, but has quietly added to his business year by year, until it has assumed goodly proportions. His specialty is the renting and selling of property in the dry goods, importing and adjoining wholesale business districts. His main office is at No. 401 Broadway, between Walker and Lispenard streets, and his branch office in the well-known Trinity Building, No. 111 Broadway, of which property he has the full management.

J. P. DUFFY & CO.

The business of this firm is daily increasing. They manufacture salt-glazed, vitrified sewer and drain pipe, as well as wall coping, flue linings, fire brick, etc. They estimate very reasonably upon all classes of this work, and those desiring to see the character of their material should take a run up to their office and yards at 138th street and 4th avenue, where a large assortment of their manufactures can be seen.

P. J. CUSKLEY.

The real estate business of this agent and broker has very much increased of late. He has on his books a large number of properties for rent and sale on the various streets on the line of 6th, 5th, Madison, 4th and Lexington avenues, including private houses, stores, offices, etc. He does a general real estate business, and loans money on bond and mortgage. His office is on the first floor of the Madison Square Bank Building at Nos. 1 and 3 West 25th street, on the corner of Broadway.

Real Estate Department.

The week has been one of comparative unimportance in real estate circles. In the brokers' offices very little has been done, either in renting or selling. On 'Change the parcels offered have been numerous, but with the exception of a few pieces of property they do not call for special comment. Next week will largely be given over to the Centennial celebrations, and the sales at auction will be few and far between, while in the brokers' and agents' offices little business is expected to be done. The conveyances and mortgages this week, both in number and amount, largely exceed those for the corresponding period last year. The projected buildings, while much smaller in number, are nearly as large in their estimated cost, as will be seen from the tables below.

With but two exceptions the sales on Monday were all held pursuant to court orders. There was a small attendance, and the plaintiffs secured a large share of the parcels offered. The five-story brick factory No. 116 Nassau street, 18.9x80.1x16.2x82.1, was sold for \$58,000 to John Pettit. Two houses on 5th avenue, corner of 132d street, were sold for less than the first mortgages thereon; and a single lot on the same avenue, north of 65th street, went for \$15,000. The sale of the Bijou Opera House was again postponed.

There were comparatively few sales at the Exchange on Tuesday, although the offerings were numerous and the attendance fair. With the exception of the Winans' estate sale, which brought a total of \$209,225, there were few offerings which attracted much attention. Lots in the 23d Ward were withdrawn, owing to the absence of bidders, and other parcels were secured by interested persons. The five-story brick and iron building No. 72 Grand street, northeast corner of Wooster street, size 25x100, belonging to the Winans estate, was started at \$60,000, and sold to Thos. Lewis for \$76,000. The property is rented until May 1, 1890, at \$5,400 per annum. Another parcel, forming part of the same estate, viz.: No. 23 Bowery, was sold for \$29,500. It is whispered about that something over \$2,000 less would have secured the property at private sale. A plot of seven lots with two frame buildings, on the southwest corner of 2d avenue and 121st street, were sold together for \$61,750. The first bid thereon was \$50,000. Five Brooklyn houses belonging to the Winans estate were bid in or withdrawn, owing to satisfactory bids not being made. One of the court sales embraced No. 156 Washington street, corner of Liberty street. It brought \$49,100, and Ferdinand Fish was the buyer. At a sale held on March 26th, the same corner was knocked down to R. B. Guion at \$51,000, but he failed to complete the purchase.

On Wednesday the sales were quite numerous. The bulk of the properties offered were improved. What was one of the most important sales of the day turned out to be unsuccessful. It was that of the residence at No. 1 East 62d street, adjoining the southeast corner of 5th avenue, and was bid in by John F. Doyle at \$50,000. A plot of about seven city lots, with a dwelling, on the northwest corner of St. Nicholas avenue and 155th street, brought \$53,150, John H. Caryl and others being the purchasers. Four lots on the southeast corner of Madison avenue and 112th street brought \$25,100, the corner \$8,250, and the inside parcels \$5,600 and \$2,625 each, A. D. Weekes being the buyer. R. Cameron bought the house at No. 18 West 40th street for \$38,000. The stable properties on West 43d and West 44th streets were withdrawn. One of the sensations on 'Change this day was the purchase, by C. H. Southard, the dealer in secondhand building material, of the mammoth Rockaway Hotel, which is said to have cost over \$1,000,000. It was knocked down to Mr. Southard at \$29,000, the first bid being \$10,000. The purchaser is given one year in which to remove the structure.

On Thursday quite a large crowd gathered at the Exchange, and no less than eleven auctioneers were on their stands offering properties. The largest single sale of the day was that of the Englewood apartment house, on the southeast corner of Lexington avenue and 81st street, of which L. A. de Peyster became the purchaser at \$183,000. The Ferris estate sale attracted a big crowd. Among the parcels belonging to this estate was No. 716 Broadway, between East 4th street and Astor place. The bidding started at \$70,000, and the property was knocked down to Thomas C. Smith for Scholle Bros., the brokers, at \$75,500. It comprises a three-story stone house, on a lot 25x137.6, with a party wall. A small, irregular lot on the southeast corner of New Bowery and Madison street was started at \$14,000, and knocked down to Jarvis Hussey at \$20,000. The southwest corner of Water and Dover streets, 27.2x28x34.8x36.1, with a frame building on the site, brought out considerable bidding, and was secured at \$13,400 by J. Cronin, the first bid having been \$7,000. There was also a contest for the adjoining property on Dover street, a five-story brick building on a lot 24.5x26.8 and 27.2. The first bid was \$3,000, and the property was obtained by the same party at \$8,000. Mahoney Brothers bought the southeast corner of Cherry and Roosevelt streets for \$9,500, John L. Sullivan the southwest corner at \$24,500, and J. K. Oakley the northwest corner of Water and Roosevelt streets at \$17,750. The southwest corner of Roosevelt and Water streets, which rents for \$1,400, was knocked down to G. Clapham for \$13,100. It is a four-story and attic brick house, on a lot 21.6 1/4 and 22x48.4 and 50.8. Several properties were withdrawn, while the sale of others was adjourned. A vacant lot on the west side of 6th avenue, 100.5 feet north of 54th street, was withdrawn at a bid of \$25,000. Two 8th avenue flats, Nos. 2367 and 2369, brought \$53,750 and \$27,800 respectively, the former being a corner, and being purchased by B. Gallagher, the latter being knocked down to T. F. Ryan.

On Thursday, May 2d, Richard V. Harnett & Co. will sell, by order of the executor of the estate of the late Oliver Charlick, the two four-story dwellings and lots at Nos. 1106 and 1108 Park avenue, south of 65th street; also the six three-story, high stoop, stone front dwellings at Nos. 35 to 45 West 94th street, containing all the improvements.

On Tuesday, May 7th, Richard V. Harnett & Co. will sell the two flats at Nos. 102 and 104 East 120th street; the five-story tenement and two stores at No. 2493 3d avenue, near 136th street, and the three-story and attic house at No. 333 West 22d street, 37.1 feet in frontage, with mirrors, chandeliers, etc.

On Thursday, May 9th, Richard V. Harnett & Co. will offer the five-story tenement at No. 165 Mott street; the six-story double tenement, with stores, at No. 152 Forsyth street, and the two five-story double tenements and stores at Nos. 1358 and 1387 Avenue A, near 74th street.

CONVEYANCES.

	1888.	1889.
	April 20 to 26 incl.	April 19 to 25 incl.
Number.....	306	433
Amount involved.....	\$4,351,233	\$7,409,957
Number nominal.....	57	65
Number 23d and 24th Wards.....	51	74
Amount involved.....	\$85,865	\$3,128,891
Number nominal.....	10	12

MORTGAGES.

	1888.	1889.
	April 21 to 27.	April 20 to 26.
Number.....	290	892
Amount involved.....	\$2,885,763	\$4,891,451
Number at 5 per cent.....	141	215
Amount involved.....	\$1,495,227	\$2,765,552
Number at less than 5 per cent.....	27	61
Amount involved.....	\$459,940	\$937,100
Number to Banks, Trust and Ins. Cos.....	62	57
Amount involved.....	\$803,750	\$1,038,559

PROJECTED BUILDINGS.

	1888.	1889.
	April 21 to 27.	April 20 to 26.
Number of buildings.....	126	80
Estimated cost.....	\$1,371,375	\$1,321,875

Gossip of the Week.

SOUTH OF 59TH STREET.

We hear that Robert Bonner's Sons have sold the southeast corner of 57th street and 5th avenue, 75 feet on the avenue and 150 on the street, to Collis P. Huntington for \$600,000 or \$650,000. We have been unable to verify this report before going to press.

L. Tanenbaum has sold for ex-Tax Commissioner John N. Hayward the iron front building No. 714 Broadway, 25x137.6, to Messrs. M. Kahn & Meyer Finn for about \$100,000.

Daniel Birdsall & Co. have sold No. 423 Broadway, 25x100, to Samuel Insee for \$81,400; and No. 495 Broadway, 25x200, for \$130,000.

The report that the Plaza Hotel has been sold for \$1,600,000 is incorrect. We learn from the New York Life Insurance Company, which owns the property, that negotiations for a lease of the hotel are under way, and that the contract will probably be closed next week. It is said that the parties who are trying to secure the lease are the same who manage the Murray Hill Hotel.

Title was passed on Thursday to the northwest corner of Madison avenue and 34th street, which was sold recently by Henry R. A. Carey. At the time of sale the name of the purchasers was not known, but it now transpires that White, Howard & Co., dressmakers, of No. 25 West 16th street, were the buyers. The price was \$191,000, and Broker Howard MacNutt negotiated a loan of \$140,000 at 5 per cent. for five years from the Peabody Education Fund. In the division of the Carey estate this property was appraised and deeded to Henry R. A. Carey at \$200,000. This purchase by White, Howard & Co. represents the first foothold taken by business in that locality, and it has given rise to much complaint by adjoining owners.

The New York Homeseekers' Building and Loan Association has been incorporated by T. Foley, president; Edward O'M. Condon, vice-president; J. L. Ryan, secretary; David Healy, treasurer. The object of the association is to create a fund to be loaned to members for the purchase of real estate, laying out such real estate into lots, erection of buildings thereon, and paying off encumbrances.

The Commissioners of Estimate, in the matter of acquiring title to certain lands on the northerly side of 41st street, between 7th and 8th avenues, give notice that objections to their completed estimate may be filed at the office, and that the report will be presented to the Supreme Court on the 7th of June.

We hear that Adam Happel has purchased the plot on the north side of Broome street, 109.8 east of Bowery, 40x about 93.11, for \$36,000, for improvement.

Lewis M. Jones has sold the two new tenements at Nos. 170 and 173 Clinton street, south of Grand street, to a Mr. Levy for \$86,000.

T. S. Clarkson & Co. have sold for Mrs. Embury No. 31 West 37th street, 36 feet wide in front and 41.6 in rear, for \$70,000; and for Mrs. Adams the four-story brown stone house, No. 127 East 36th street, 20x74, for \$30,000.

L. Froehlich has sold for Jacob Schmidt the two lots, 50x118, on the east side of Columbia street, 100 feet north of Rivington street, for \$32,000.

P. C. Eckhardt has sold for John E. Hasler the five-story double flat and the five-story three-family apartment house Nos. 446 and 448 West 47th street to Max Simon for \$58,000; for Mrs. O. Merae the three-story brick building, lot 25x100, No. 407 West 43d street to Walter Rauschenbusch for \$14,000; for Alexander Moore the new five-story four-family tenement No. 426 West 35th street to Sophia Panzer for \$32,500; and for Chas. Schilo the five-story front and four-story rear building No. 442 West 45th street to George Walker for \$25,500.

L. J. Rosendorff informs us that he paid \$20,000, not \$26,000 as erroneously reported by him last week, for the tenement No. 59 Canal street.

H. V. Mead & Co. have sold the three-story brick, high stoop, private house, No. 257 West 24th street, 20x98.9, for Mrs. M. A. Weed and Mrs. E. A. Everett, to Henry J. Heidinis for \$14,250.

John M. Gibson has sold the four-story brick store and tenement No. 258 East 10th street to Michel Maier for \$12,750, and the two-story and basement brick residence No. 190 Belmont avenue, Jersey City, to J. Fuerth for \$2,800.

F. E. Barnes has sold for Dr. V. E. W. Cook to Mrs. Crooker the two dwellings on lot 25x 1/2 block, Nos. 210 and 212 East 41st street, on private terms.

No. 137 East 36th street and No. 114 East 40th street are reported to have been sold.

Notice is given that application will be made to the Supreme Court on the 18th of May for the appointment of Commissioners of Estimate in the

matter of acquiring title to certain lands on 4th avenue, 33d and 34th streets, for armory purposes.

We are informed that the residence No. 327 West 40th street was not sold through Leog & Son, as we understood, but through Joseph Levy & Son.

NORTH OF 59TH STREET.

John Banon has sold for Henry R. Cassel five lots on the northeast corner of 9th avenue and 87th street, 100 feet on the avenue and 125 feet on 87th street, being part of the property that Chas. L. Guillaume began to improve about two years ago. The purchaser was Charles Gahren, and the price paid \$86,500 without loan.

Lespinnasse & Co. have sold for the estate of Leopold Friedman four lots on the southwest corner of 109th street and 8th avenue, 100x100, to Mr. Cheeseborough for what would seem to be a rather low price, \$40,000.

G. T. Hanning & Co. have sold to T. C. Van Brunt twenty-three lots on the south side of 136th street, between 7th and 8th avenues, 25x100, and the same for Mr. Van Brunt to E. C. Butcher & Co., with a building resold loan.

A. K. Murphy has sold for Isaac Henderson a plot containing about ten lots on the northeast corner of Washington avenue and Quarry road to the Mott Haven Co-operative Building Association for \$9,000.

Fraser & Minor have sold to Patrick Farley a plot on the northeast corner of 9th avenue and 93d street, 76x100, including lane 18x100 in size, for improvement.

Presdee & Moore have sold for Messrs Giblin & Taylor the two apartment houses Nos. 202 and 204 East 96th street, 27x66x100 each, for \$54,000.

L. Froehlich has sold for Mrs. Blumenthal the four-story and basement brown stone dwelling No. 204 East 61st street for \$16,000, and E. M. Schreiner the three-story brown stone dwelling No. 1113 Lexington avenue, between 77th and 78th streets, for \$13,000.

Dore Lyon has sold the three-story brown stone dwelling, 16.8x82, on the west side of Manhattan avenue, between 119th and 120th streets, to Katerina Keck for \$16,000.

Parties interested in the grades of the following named streets are requested to call at the Department of Public Parks within ten days from April 23d: Tiffany street, from Lane to Wetmore avenue; Baretto street, from Lane to Wetmore avenue; Hunt's Point road, from Lane avenue to Lafayette road; Spofford street, from Tiffany street to Hunt's Point road; Lafayette road, from Tiffany street to Hunt's Point road; Lane avenue, from Tiffany street to Hunt's Point road; Wetmore avenue, from Tiffany street to Baretto street, in the 23d Ward.

John B. Hibbard has sold for A. M. Reynolds the frame building, No. 240 East 83d street to Henry Hyman for \$9,750, and resold to Thomas Bennet, with a building loan.

The Commissioners of Estimate, in the matter of acquiring title to certain lands on the northerly side of 75th street, give notice that their report has been filed and that they are ready to receive objections to it. It will be presented to the Supreme Court on the 3d of June.

Brooklyn.

Corwith Bros. have sold No. 74 Norman avenue to Charlotte C. Drake for \$5,300; the store property No. 486 Manhattan avenue for Rosina Riecker to John Bloechle for \$10,000.

The Rev. Dr. R. S. Storrs has forwarded his resignation to Mayor Chapin as a member of the Board of Park Commissioners.

J. P. Sloane has sold for Joseph Howe the three-story and basement frame dwelling, lot 25x100, No. 218 Eckford street, to Elmira Robbins for \$4,700, and for James Dickson the three-story and basement brick tenement No. 178 Eckford street, lot 24.10x100, to William Conroy for \$6,000.

CONVEYANCES.

	1888.	1889.
	April 19 to 25 inc.	April 18 to 24 inc.
Number.....	335	438
Amount involved.....	\$1,649,981	\$2,380,704
Number nominal.....	64	100

MORTGAGES.

	1888.	1889.
Number.....	268	334
Amount involved.....	\$1,316,491	\$1,203,550
Number at 5 % or less.....	148	185
Amount involved.....	\$627,186	\$708,429

PROJECTED BUILDINGS.

	1888.	1889.
	April 21 to 27 inc.	April 19 to 25 inc.
Number of buildings.....	59	99
Estimated cost.....	\$313,125	\$439,470

Out Among the Builders.

E. C. Butcher & Co., who have just purchased the twenty-three lots on the south side of 136th street, between 7th and 8th avenues, as reported elsewhere, will improve the same by the erection of thirty-four three-story brick and brown stone private residences of superior class and style. They will have a frontage of 16.8 and 17 feet each, and will be 50 feet deep, with butler's pantry extension of two stories, and will cost in the neighborhood of \$400,000.

John E. Kerby has a plan for a Catholic Church which will be erected on the west side of Bathgate avenue, in the middle of the block between 177th and 178th streets. It will be built of white marble in the Romanesque style, with steeple and iron roof. Cost, \$100,000.

J. H. Poole is the architect for the Church of St. Thomas Aquinas to be built on 118th street, west of St. Nicholas avenue, as reported in our issue of March 30th. The dimension of the basement and upper church will be 145x65. The front is to be of limestone or marble and the sides of brick and stone. Only the basement will be finished at present and it will be entirely of stone. The style will be Gothic. The cost has not yet been estimated.

Geo. B. Pelham has the plans on the boards for five three-story and basement private dwellings, each 16x57.6, to be built by Mrs. Evelyn Randall. The first stories and basements will be of stone and the fronts above of brick with stone dressings. They will be finished in hardwood

trim and will have foyer halls, their estimated cost being \$70,000. The location has not transpired.

Martin J. Barron intends to build a five-story flat, 25x89, on the north side of 99th street, between 8th and 9th avenues. It will have a stone front and bay windows, and will accommodate two families per floor. The cost is estimated at \$20,000. Geo. B. Pelham is preparing the plans. The same architect has drawings for a five-story tenement, which Michael Duffy will build on the north side of 47th street, 125 feet west of 8th avenue, at a cost of about \$15,000.

G. A. Schellenger is the architect for four handsome five-story flats which Simon Haberman will build on the northeast corner of Manhattan avenue and 116th street. Their sizes will be 38x85, 27.1x78, 36.3x54 and 36.9x54 respectively, and they will have all the modern improvements.

Herter Bros. have plans for a six-story apartment house which they themselves are to erect at No. 173 East Broadway, Rutgers square, on a plot 26x100. It is to have baths, hot and cold water, fire-proof stairs and halls, and in general all the modern improvements.

The building at the Insane Asylum on Blackwell's Island, known as the Lodge, and heretofore used as a dormitory, is to be changed into an amusement hall. Messrs. Withers & Dickson are drawing the plans for this alteration, which will include the building of a stage and interior decorations generally. The cost for the alteration will be \$16,000. The same architects are at work on plans to alter the kitchens and laundries on Randall's Island.

Architects Rentz & Lange will shortly file plans for a five-story brick, stone and terra cotta flat, 25x88.6, to be built for Messrs. Loonie & Parker at No. 107 Sheriff street. There will be four families on each floor. The estimated cost is \$20,000.

We learn that Adam Happel will improve the plot 40x93.11 on the north side of Broome street, 109.8 east of the Bowery, just purchased by him.

Chas. Gahren is going to build on a plot 100x125 on the northeast corner of 9th avenue and 87th street.

Patrick Farley intends to build three private houses and a flat on a plot 76 x100, with lane 18x100, on the northeast corner of 9th avenue and 93d street.

The will of William J. Syms makes a bequest of \$350,000 to Roosevelt Hospital for the erection of a building on 9th avenue and 59th street.

J. C. Cady & Co. have plans for an enlargement to the south side of the American Museum of Natural History in Central Park. The front will be constructed of red granite, 100x170 feet, between two round towers, with a fine series of Romanesque arches over a 40-foot archway leading to a lecture room. The new building will make room for additional exhibits, etc. The complete plans provide for an enormous building which will extend from 77th to 81st streets, a distance of over 1,000 feet, and from 8th to 9th avenues, about 725 feet, with a handsome tower rising to a height of between 400 and 500 feet, at the intersection of the wings. The entire plan will not be carried into execution for many years.

J. C. Burne has plans for two five-story tenements, 25x90 each, to be built by Cavinato Bros. at Nos. 31 and 33 Goerck street, and for a five-story tenement, 25x69, and extension, to be built by Henry C. Tucke on the south side of 104th street, 155 feet west of 4th avenue.

Thom & Wilson have drawings prepared for a five-story flat, 25x73, to be built by Geo. Mulligan on the north side of 93d street, 20 feet east of Lexington avenue, and for two five-story tenements, 25x88.6, to be built at Nos. 226 and 228 Stanton street by Magnus Mansfield.

Wm. Graul has plans for four five-story tenements, 25x79.6 each, to be built by Louis Lese at Nos. 139 to 145 Essex street.

H. Horenburger is drawing plans for a five-story tenement, 25x89, to be built by Wm. Franz, at No. 70 East 3d street.

Wm. Kuhles is preparing sketches for a four-story tenement, 25x66 and 100, with a store in the first story and a bottling establishment in the basement. It will be built by Fred. Hollender at No. 149 West 125th street.

R. R. Davis is the architect for the five five-story flats, to be built by Matthew Kervan, on the southwest corner of Willis avenue and 137th street, referred to April 13th. They will be 25x62 each, and the others 25 x70 and 77.6.

Alex. Moore will build a five-story tenement, 25x88.8, at No. 445 West 35th street, from plans by Geo. Keister.

Andrew Spence has plans for a five-story flat, 52x88, to be built by Frederick Meyer at Nos. 151 and 153 East 23d street.

E. L. Angell has plans for two five-story tenements to be built by J. Streifer on the northeast corner of Bradhurst avenue and 144th street.

John E. Kerby has also a plan for a residence for J. P. Wenninger on the west side of Bathgate avenue, 216 feet south of 175th street. It will be frame, 20x35 feet. Cost, \$4,000.

F. Charles Merry has engaged offices in the New Market and Fulton National Bank building, No. 83 Fulton street.

Alexander I. Finkle is about to change his offices from No. 171 Broadway to the southwest corner of Spring street and Broadway.

Brooklyn.

Lawrence B. Valk has been appointed architect for the new Memorial Church, which the Sands Street Methodist Church will build on the southwest corner of Henry and Clark streets. It will measure 75x107 feet, and will accommodate about 800 worshippers. The exterior will be constructed of red brick and brown stone, and on the corner will be a tower. The interior will be arranged in the shape of an amphitheatre, and the Sunday-school and prayer meeting room will be separated from the audience room by sliding doors, so that all may be thrown open upon large occasions. The work of removing the old building will be commenced at once, and the new structure will be completed by next fall. The cost is estimated at about \$50,000.

Chas. D. Marvin is getting up plans for a Congregational Church on Herkimer street, just outside of the fire limits, to seat four or five hundred people. The building will be built of wood with brick foundations, in the Romanesque style. The lecture room, Sunday-school room, Bible-class room and kitchen will be located in the basement. On the ground floor

will be an inclosed vestibule, study, etc. The organ will be placed over the pulpit. Lot 100 feet square, building to occupy 89 feet, the balance to be reserved for future necessity. Work will be started as soon as the plans are completed. No price has been decided upon as yet.

Th. Engelhardt is engaged on plans for a two-story and mansard brick private residence, 40x40, with two-story extension 24x20, to be built on the northwest corner of Bushwick avenue and Myrtle street, at a cost to the owner, Mrs. Catharine Lipsius, of about \$30,000; two five-story brick, brown stone and terra cotta trimmed tenements, 27.6x90 each, arranged for four families on a floor, at Nos. 85 and 87 Sands street, for E. Von Au, to cost \$40,000; two three-story and basement brick private dwellings, 21.6 and 25x50, with extension 15.6x21.6 and 19x21.6 respectively, at Nos. 122 and 124 Milton street. The buildings will be trimmed with terra cotta and Lake Superior stone and the interior will be finished in hardwood. The owners are Messrs. Church & Gerard, and the cost is not yet estimated. A four-story brick extension to factory, 113 to 119 Gwinnett street; also interior alterations to present building for Messrs. Cooper & McKee, to cost \$15,000; a four-story frame tenement, 25x58, at No. 29 Maujer street, for R. E. Kraft, to cost \$6,500; a two-story frame photographic gallery and store, 29.4x29.3x irreg., on the north side of Broadway, 28.7 north of Park avenue, for C. Fredericks, to cost \$3,500; three four-story brick double flats, 33.4x70 and 65, on the southeast corner of Bushwick avenue and Elm street, for Wm. Mogk, to cost \$35,000; four four-story brick double flats and stores, 30.3x65, on the south side of Myrtle avenue, 200 west of Lewis avenue, for George Loeffler, to cost \$40,000.

John E. Dwyer has the plans for a three-story frame double tenement, 25x53, to be erected at No. 108 Metropolitan avenue for William Peterkin, to cost \$3,500, and a two-story and cellar frame dwelling, 21x30, with extension 15x14, on Jamaica avenue, near Bradford street, for W. Thompson, to cost \$2,500.

Wm. C. Frohne has plans for an alteration for Gustave Waeldin to No. 10 Lee avenue. It consists of a 20x60 foot extension, with interior decoration in hardwood. It is to be done by day's work.

In less than a month the Montauk members expect to break ground and will commence building. They have selected F. H. Kimball as their architect, and the club house will be completed in less than a year. It will occupy a plot of ground running along Lincoln place, from 8th avenue to the Plaza Circle, with frontage of 100 feet on the avenue and 117 feet on Lincoln place. It is on one of the highest points of Prospect Hill, overlooking the bay as far as the Narrows on one side, while on the other it is flanked by the square mile of greenery which makes up the Park. The style of the building will be thoroughly Venetian. It will be 60x90; cost, \$60,000.

Out of Town.

HARRISONS, N. Y.—Constable Bros., of New York, have finished plans for a residence, 50x42, near this place.

Constable Bros., have plans for a frame dwelling near the town, finished in hardwood, 40x60 feet. Cost not estimated.

NUTLEY, N. J.—W. B. Bigelow is building for Frank Fowler, the artist, a one-story frame shingled cottage, 32x44 feet, with gambrel roof. Later on a studio will be added. Cost, \$4,000.

JERSEY CITY, N. J.—Henry D. Hooker, of New York, has plans for a three-story frame apartment house, with stores in first story and basement, 23.6x50 feet, with 15-foot one-story extension, which David Ebele will build at No. 120 Monticello avenue. Cost, \$5,000.

BLAIRSTOWN, N. J.—John I. Blair, is about to increase the educational facilities of Blair Hall by adding two more buildings, each 50x125 feet, three stories high. One of the buildings will be erected midway between the main buildings and the music hall, and the other on the campus, between gymnasium hall and the present building. One will be furnished with apartments for seventy-five girls and the principal's family, and the

other will have room for seventy-five boys. The material will be blue limestone. The old buildings also will be remodelled. His gifts have already amounted to \$200,000, and the contemplated improvements will nearly double that sum.

JAMAICA, L. I.—Th. Engelhardt, of Brooklyn, is to draft the plans for a one-story frame church, 40x60, and a one-story frame Sunday-school, 25x50. The church will have two towers and be in the Gothic style of architecture, and will be built on Flushing avenue and Grove street, for the First Baptist Church of the village of Jamaica, to cost \$9,000.

SUMMIT, N. J.—Constable Bros. have plans for a frame extension to the residence of C. B. Grant, to consist of kitchen, laundry and sitting room, 20x30 feet. The estimates have not been made.

Contractors' Notes.

Bids will be received at the office of the Department of Public Charities and Correction until 9.30 A.M., on May 3d, for materials and work required for putting in hot air furnaces, flues and other work into the building for the accommodation of the lunatics on Blackwell's Island, and for plumbing at Central Islip, L. I.

Special Notices.

The Buffalo Door and Sash Company announce that the destruction of their new building by fire will not interfere in the least with the execution of contracts now on hand, as their factory facilities at Buffalo are ample to meet every requirement. Their temporary office is at No. 31 Hancock place.

E. L. Pierson, on the 1st of May, will remove his offices to No. 45 Broadway (Aldrich Court), third floor, that he may be near the Commercial Union Life Insurance Company of New York in that building. Mr. Pierson was largely influential in the organization of and in securing the capital for this company last year, and as he occupies an important official position will give what time he can spare from his real estate matters.

How to Draw a Contract.

An invaluable work for all dealers in realty is found in "The Guide to Buyers and Sellers of Real Estate," by Counsellor Geo. W. Van Sicken. This pamphlet, of only fifty-six pages, offers a complete solution of all the complicated questions that arise in drawing contracts. It discusses questions of titles, liens, curtesy and dower rights, deeds, searches, etc., and contains forms of contracts and judicial decisions which, with other general information, will go far towards making every man his own lawyer. It tells all about fixtures, assumption of mortgages, apportionment of rents, description of property, terms of payment, damages for failure to carry out contracts, information on setting aside contracts for mistake or fraud, and forms of deeds. Published by THE RECORD AND GUIDE, 191 Broadway. Price 50 cents.

Bound Volumes of the Record and Guide.

Subscribers and others can purchase at this office years 1887 and 1888 of THE RECORD AND GUIDE, handsomely bound in half morocco. This is a rare chance for real estate men who cannot afford to wait while their RECORDS are being bound. Volume XLIII, the last half of 1888, or any other single volume, can be had for \$4.75 per volume, or \$9.50 per year.

Strong, neat binders, especially made for THE RECORD AND GUIDE can be obtained at this office. Those of our subscribers who wish to keep a file of the numbers in a compact form and in regular sequence, can have the binder delivered at their office on receipt of order by postal card. The price is one dollar.

BUILDING MATERIAL MARKET.

BRICKS.—For Common Hards the general verdict seems to be that it was a pretty fair sort of week. Values again failed to stiffen, indeed if anything there was here and there a little easing up when custom became difficult to handle, but receivers have managed supplies so as to prevent any direct pressure and keep the average run of prices about as before. On a comparison of views for the purpose of revising quotations we find former extreme figures too exceptional for further retention and consider \$3.25 quite as full as can consistently be named, while in the great majority of cases \$8 is the ruling top basis for trading, and not many Up Rivers exceed \$7.75 per M. Arrivals appear to have again run up somewhat fuller than anticipated, and buyers rarely found it necessary to wait for an offering when they were ready to negotiate, but the fair proportion of consumption prevented the accumulation of a surplus in first hands. Current receipts commence to show signs of the end of old stock, as, in addition to last loads reported from many points, there is a falling away in quality to some extent, with now and then some pretty full bunches of "lammies," etc., as though the yards were cleaning up. Against that, however, it may be noted that the first of new-make Jerseys have appeared this week, and it is expected that by the end of next week some of this season's product from the Hudson will be on sale. It is, however, again claimed that new brick cannot become plenty enough to act as a serious factor upon the market until well into May or the first of June. Pales have also remained about steady, and while some operators think former extreme quotations a little full, we allow them to stand as representing occasional business in very fine quality.

LATH.—It has been a moderately active market, owing, it is claimed, to the meagre supply rather than to any absence of interest among buyers. The selling side has certainly retained the advantage without apparent difficulty, and at the present writing full former rates, or say \$2.25 per M, quoted as the regular figure on slab stock. Some few round wood lots

have been offered and secured attention at \$2.10@2.15 per M, but so far as known about all this class of stock is now forward, and further arrivals will only be of a desultory character. Actual consumption is very good.

LIME.—The market remains steady for all kinds, and the offering as it comes to hand sells without much delay. Buyers, however, are not over anxious or free in their movements, and the probabilities are that the supply has been full enough for all necessary purposes of the moment. It is understood that the association of manufacturers at the Eastward have received their compact for the ensuing season, and will continue to exercise control over the output and shipment, and maintain a uniform range on values.

LUMBER.—The general distribution of supplies has been about up to former average on all regular outlets and there appears to be no positive fault to find with the yard trade. A great deal of stuff has been handled of late in one way or another preparatory to the Centennial celebration, but only a small proportion will probably go into active consumption, as most of the stands, etc., erected can be taken apart without detriment to the stuff, and the latter go back into second-hand stock at least. Dealers in many cases have received an increased number of calls within the past two or three days from representatives of manufacturers and interior operators, and this is another result of the approaching jubilee, the visits being so timed as to combine business with pleasure. The offerings made from the sources mentioned presented no specially new attractions and sellers themselves claim to feel very confident and firm, yet now and then the indications seem to show that interior points are competing closely, and shrewd buyers profiting thereby. It is likely that unsold arrivals of all kinds during the next three or four days will find no immediate custom.

Eastern Spruce is still looked upon as occupying too favorable a position to be assailed with any degree of success, and some of the trade insist that no further arrival of stock is possible from the old crop of logs under which the line of value would suffer any serious depression. Even yards which came into spring with pretty good accumulations on hand are now said

to be feeling the necessity for fresh stock, and as other points of consumption are calling for their share of the cut, the production is considered as practically provided for already. In regard to the new cut there is also much apparent faith as the evidences of a short supply of logs do not abate, and in pretty much all cases manufacturers manifest an indifference about contracting ahead except upon a pretty full line of valuation.

Piling has been quoted a little irregular in one or two instances, but buyers as a rule admit that it was impossible to find any really attractive stock upon better terms than for some time past, and that holders make no special effort to realize. Of average run there is a fair supply available, but large sticks are not plenty and it is claimed very few can come forward.

Hemlock retains very much the former general features, the bulk of the supply remaining under control and the offering careful and moderate. There is probably no actual scarcity at primary points as yet, but stocks have run down somewhat, and as most of the holding is well seasoned and in generally good condition there is no hesitation about carrying it. Operators say that they have already spread the area of distribution somewhat this season, and while new custom is a little cautious, the weekly addition to the orders, some of them tentative and some duplicates, indicates a growing appreciation of this wood.

White Pine is commented upon in various ways, as it may suit the interest of operators, and in some instances it is difficult to fairly reconcile the statements made. In the matter of distribution, however, there has probably been a movement quite equal to the ordinary proportion as compared with other descriptions of lumber, and at fair rates, indeed at pretty full figures on the best of the shipping and box stock. There is also reason to believe that a great deal of stuff has, in one way or another, been taken by dealers for delivery, sooner or later, upon contract, as there was, and indeed continues, a close canvass of the situation on behalf of the interior holder of stock, and trade journals at the West have for some little time been speaking of the receipt of orders from this locality.

Yellow Pine remains firm, and while business is evidently a little irregular, most showings develop a market greatly improved over last year. Prices in

the first place are \$1.00@1.50 per M higher, and, secondly, the attempt to control and regulate the offerings and neutralize tendencies to suicidal competition has been so successful that even on some of the most desirable orders the bidding has shown only ordinary fractional differences, and buyers heretofore accustomed to meeting some pretty sharp efforts to secure their trade with attending liberality of terms, now find the margin between bids very narrow, and manufacturers in rather an indifferent humor. Flooring is probably the most uncertain, but it is said that care will be taken not to flood the market with it at any time this season.

Carolina Pine has not changed in any important particular, the reports generally running in favorable form. So far as the kiln dried stock is concerned, sellers not only expect to hold all the former local trade, but to expand it somewhat, and are making a great deal of calculation upon extending the line of custom to other points, and as the output is practically under control, sellers see nothing to prevent the preservation of a healthy, profitable market.

Hardwoods, in some cases, are reported less active; in others an increase of business is claimed, though this contradictory form of statement is no greater, probably, than could be found at almost any period, as the trade of the various dealers comes from numerous sources, and is apt to vary in intensity from time to time. On the general average, however, the movement probably is equal to, if not in excess of, last year, and embraces about an ordinary selection. The most pronounced contradictions in the matter of prices are on poplar, yet reliable operators have for some little time insisted that any claims for business at less than \$32.00 for desirable parcels of boards are open to the suspicion of concealing some portion of the terms of contract that would show in reality a cost laid down quite equal to the figure named. The general export trade is keeping up very well and at steady rates.

METALS.—COPPER—Ingot has been rather slow and uncertain and the market without many, if any, really new points. It is asserted that the mining companies are compelled to keep their prices to consumers at a very full line in order to protect certain contracts with the syndicate, but a change is expected at no distant day in which the advantage will go largely to the buyer. Indeed, it is asserted that some of the producers, not seriously involved in speculative deals, are making contracts for future delivery with the understanding that prices will be fixed later on at a lower level. For the present about 15@15½c. for Lake is quoted. Manufactured Copper is not moving to any extent beyond the ordinary limits, but remains fairly under control and quite steadily held at former rates. We quote as follows: Sheets, not above 30x72 in., 16 oz. and over, 25c.; do, 14 to 16 oz, 26c.; do, 12 to 14 oz, 27c.; do, 10 to 12 oz, 28c.; do, 8 to 10 oz, 29c.; do, under 8, 28@33c. Sheets longer than 72 inches add 1c. for 12@14 oz, 2c. for 10@12 oz, and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz and over, 25c.; do, 16 to 32 oz, 25c.; do, 14 to 16 oz, 27c.; do, 12 to 14 oz, 29c.; do, 10 to 12 oz, 30c.; do, 8 to 10 oz, 30c. Sheets longer than 96 inches add 1c. for under 16 oz; and 2c. for 8 to 10 oz. Sheets, not above 48x96, 32 to 64 oz, 25c.; do, 16 to 32 oz, 28c.; do, 14 to 16 oz, 30c.; do, 12 to 14 oz, 32c. Sheets 60x96 and over, 25@30c., for 32 to 64 oz and over, and 31c. for 16 to 32 oz. All bath tub sheets, per lb., 16 oz, 28c.; 4 oz, 30c.; 12 oz, 32c.; and 10 oz, 35c. Bolt copper, ¾ inch diameter and over, 25c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottom, 28@31c. per lb. Ingot—Scotch Pig meets with only a limited sort of demand and most of the supply comes forward on actual orders. As there is practically no accumulation here rates are pretty well sustained on all brands, but occasionally there is a hint of a weakening tendency abroad. We quote at \$19.00@21.50, according to brand, delivery, etc. American Pig has been somewhat irregular in value and movement. From some sources a very good demand now and then developed; but as a rule there was an absence of anxiety among customers, and outside the favorite brands more or less inclination to shade cost a trifle. The latter more curtailed trade rather than expanded it, as buyers held off in hopes of greater weakness. We quote at \$17.00@18.00 per ton for No. 1 X foundry; \$16.00@16.50 for No. 2 X do.; and \$15.00@15.25 for Gray Forge. Old material not particularly active. There has been some business, especially in old rails, and more or less bidding continues, but buyers' ideas of value are too low for any important movement. We quote at about \$22.00@23.00 for old rails; \$19.50@20.00 for No. 1 wrought scrap; \$14.50@16.00 for cast scrap, and \$18.00@18.50 for car wheels. Steel rails have been fairly active since our last, but the general market without much encouragement. Values are a little uncertain, but look tame, as the Western manufacturers recently shaded somewhat in competition with offerings from the East. We quote at \$27.00 per ton at the mills, and \$28.00@28.50 do. at tide water. Manufactured Iron has shown about an average movement, with nothing new of special interest on the general market and pretty much former rates ruling all around. We quote Common Merchant Bar-ordinary sizes, at 1.90@2.10c. from store, and refined at 2.00@2.30c.; Rods, round and square 2.10@2.30c.; Bands, 2.20@2.30c.; Norway Nail Rods, 4@5c., and domestic sheet on the basis of 2.75@2.80c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD—Domestic Pig moves along fairly as wanted by the trade at steady rates, but no large amounts are required and the speculative element still appears rather passive. We quote at 3.62½@3.70c., as to quality. The manufacturers of lead are quoted: Bar, 5c.; pipe, 6c.; sheet, 6½c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 45c., on same terms. TIN—Pig not very active on consumptive account, and seems to possess no speculative attractions. Prices vary with the foreign market, but the average cost of small lots runs about the same. We quote at about 20¾@20¾c. for round lots and 21@21½c. for jobbing parcels. Tin plates have some demand from canners, etc., but otherwise are rather slow and supply seems to be very well in hand and not forced for sale. We quote prices as follows: I. C. Charcoal, ¼ cross assortment, Melyn grades, \$5.45@5.50, each additional X add \$1.50; I. C. Charcoal, ½ cross assortment, Alloway grade, \$4.75@4.80, each additional X add \$1; Charcoal terne, M. F. grade, 14x20, \$6.60@6.65; M. F. grade, 20x28, \$13.20@13.25; Worcester, 14x20, \$4.60@4.62½; Worcester, 20x28, \$9.25@9.30; Deane grade, 14x20, \$4.20@4.30; Dean grade, 20x28, \$8.37½@8.50; Alloway grade,

14x20, \$4.05@4.07½; Alloway grade, 20x28, \$8.10@8.20; I. C. Coke, B. V. grade, \$4.30@4.32½; J. B. grade, 14x20, \$4.35@4.37½; I. C. Bessemer steel, squares, \$4.70 basis; I. C. Siemens steel, squares, \$4.75. Spelter meeting with a moderate demand and principally from galvanizers, the consumption by brass manufacturers not running full. We quote at \$4.65@4.90, according to quality.

NAILS.—Business has been fairly active, with rather a gain in volume if anything. Against the outlet, however, offerings are ample both in quantity and assortment, and with material low manufacturers generally seem to think it desirable to accept about former rates, and on that plane of negotiations they are fairly met by buyers. We quote at \$1.80@1.85 for car lots, and \$1.90@2.00 per keg for parcels from store.

PAINTS AND OILS.—Buyers are still found to be pretty closely bound to the idea that it is best to allow the bulk of stock to be carried in first hands and draw thereon as necessity may arise. They are, however, making some very full calls at present, and altogether the business shows as good form as could reasonably be expected and ranges well up to the average for the season. A pretty nice general selection is also being made, and with prices sustained for most leading articles there is not much to complain of. Linseed Oil moves somewhat irregularly, but the market is kept well in hand at 57@57½c. for Western, and 58@58½c. for City. Spirits Turpentine has found a fairly active demand on usual outlet, closing about steady at 46@47c per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—The general movement is not very free or extending beyond ordinary limits, and as a whole the market lacks new features. Prices rule about steady all around. We quote Pitch \$1.35@1.50 per bbl.; Tar at \$2.10@2.20, according to quantity, quality and delivery.

For tables of Building Material prices see pages XVI., XVII., XIX. and XX.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending April 26.

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

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries for Broome st, No. 101, Suffolk st, No. 178, and others.

A. H. MULLER & SON.

Table listing real estate sales with columns for address, description, and price. Includes entries for Bowery, No. 23, and Broadway, No. 716.

Table listing real estate sales with columns for address, description, and price. Includes entries for East Broadway, No. 40, and New Bowery, Nos. 23 and 25.

WM. KENNELLY & BRO.

Table listing real estate sales with columns for address, description, and price. Includes entries for Nassau st, No. 116, and 32d st, No. 109.

L. J. & I. PHILLIPS.

Table listing real estate sales with columns for address, description, and price. Includes entries for Houston st, No. 430, and *119th st, s s, 310 e Lenox av.

E. H. LUDLOW & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries for 77th st, s s, 117 e 2d av, and James C. Leviness.

S. DE WALLTEARSS.

Table listing real estate sales with columns for address, description, and price. Includes entries for 4th st, w s, 25 s Willard av, and 132d st, No. 353.

J. C. LALOR.

Table listing real estate sales with columns for address, description, and price. Includes entries for Stanton st, No. 176, and 49th st, No. 148.

OTHER AUCTIONEERS.

Table listing real estate sales with columns for address, description, and price. Includes entries for Adams st, w s, 180 s Columbine st, and Clifton or 161st st, s s, 100 e Concord or Forest av.

Table listing property sales in Manhattan, including addresses, descriptions, and prices. Includes entries for five-story brick tenement, 32d st, No. 346, and various other lots.

BROOKLYN, N. Y.

JERE JOHNSON, JR.

Table listing property sales in Brooklyn, including addresses like 50th st, No. 140, and descriptions of various lots and buildings.

Table listing property sales in Manhattan, including addresses like 56th st, adj, 1 lot, and descriptions of various lots.

TAYLOR & FOX.

Table listing property sales by Taylor & Fox, including addresses like Ewen st, Nos. 146 and 148, and descriptions of various lots.

A. H. MULLER & SON.

Table listing property sales by A. H. Muller & Son, including addresses like Kosciusko st, No. 398, and descriptions of various lots.

L. J. & I. PHILLIPS.

Table listing property sales by L. J. & I. Phillips, including addresses like William st, s e cor Schenectady av.

OTHER AUCTIONEERS.

Table listing property sales by other auctioneers, including addresses like Cooper pl, No. 16, and descriptions of various lots.

Summary table for Manhattan sales, including 'two two-story brick stores and dwell'gs' and 'Schuman' with a total of \$302,330.

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S 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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
3d-B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

APRIL 19, 20, 22, 23, 24.

Table listing property sales in New York City, including addresses like Attorney st, Nos. 155 and 157, and descriptions of various lots and buildings.

59th st, s s, 225 w 4th av, 25x100.5, vacant. Charles G. Landon and ano. exrs. Benjamin H. Hutton to John D. Crimmins. April 11. 21,000
60th st, No. 163, n s, 75 e 10th av, 25x100.5. }
61st st, No. 158, s s, 75 e 10th av, 25x100.5. }
Two five-story brick flats. James H. Havens to Charles N. Martin. Morts. \$36,000. April 20. 53,000
61st st, No. 160, s s, 184 w 3d av, 19x100.5, four-story stone front dwell'g. Maria E. Lane to Elizabeth Seitz. Morts. \$7,000. April 20. nom
68d st, Nos. 322-328, s s, 275 e 2d av, 100x100.5, five-story cigar factory. Sarah L. wife of William L. Loew to Fanny A. Lowenstein. Morts. \$40,000. April 17. 70,000
69th st, No. 358, s s, 475 e 2d av, 16.8x77.4, two-story stone front dwell'g. Eliza S. Walsh widow and William J. Shields to John Gitz. Mort. \$2,000. April 18. 8,750
69th st, No. 114, s s, 131.6 w 9th av, 17x100.5, four-story brick dwell'g. Release judgment. Arthur B. Jennings to Richard Lamb. Mar. 13. 35
Same property. Release mechanic's lien. R. Clarence Dorsett to Richard Lamb. April 2. nom
Same property. Richard Lamb to Frank Lawson. April 9. nom
Same property. Frank Lawson to Richard Lamb. All liens. April 23. nom
73d st, Nos. 422 and 424, s s, 225 w Av A, 50x 102.2. Jonas Weil and Bernhard Mayer to Adolph S., Julius and Morris S. Jaeger, 1-6 part each, and Aaron J. Bach, 3-6 part. Mort. \$30,000. April 24. 43,000
73d st, No. 315, n s, 250 e 2d av. 25x102.2, five-story brick tenem't. Robert B. Merritt to Sara Weinstock widow. Mort. 17,500. April 22. 22,000
73d st, n s, 323 e Av A, 25x102.2, two-story brick building and vacant. Release dower. Catherine M. Jones widow to Fritz Groebler. April 2. nom
Same property. Fritz Groebler to James Mc-Gee and Morris Lawton. April 16. 3,350
74th st, Nos. 161 and 163, n s, 210 w 3d av, 40x 102.2, two four-story stone front flats. Bernhard B. Zippert to Ferdinand Wesel. Morts. \$22,000. April 22. 36,850
75th st, No. 173, n s, 150 w 3d av, 20x102.2, four-story stone front dwell'g. Theodore Kalischer to Jane Delmonte. April 24. 18,000
78th st, No. 144, s s, 336 e 10th av, 18x93.8x18x 93.4, four-story stone front dwell'g. Jennie wife of Moses Mosler to Lucy W. Drexel. Mort. \$19,000. April 20. 28,500
79th st, No. 48, s s, 39 e Madison av, 18x80, four-story stone front dwell'g. Herman Wronkow to Pinkus Nathan. Mort. \$16,000. April 24. 28,000
81st st, No. 104, s s, 59.6 w 9th av, 30.6x51.2, three-story brick dwell'g. Louis Hoopes and ano. exrs. Evan T. Hoopes to Mary Ryan. Mort. \$8,000. April 15. 17,000
83d st, n s, 123 e Av A, 50x102.2, vacant. John, Jr., and Joseph Schreiner to John Schreiner, Sr. All liens. April 3. consid. omitted
84th st, s s, 90 w 9th av, 35x102.2. Walter and Wheeler de F. Edwards and Mary P. wife of Thomas S. Van Volkenburgh to Margaret A. Brennan. Re-recorded. Feb. 27, 1888. 15,500
Same property. Charles A. Edwards to Walter and Wheeler de F. Edwards and Mary P. Van Volkenburgh. 1/4 part. Re-recorded. Aug. 27, 1887. 3,500
84th st, s s, 125 w 9th av, 50x102.2. Anna C. wife of Armstrong Malbie to Sidney H. Stuart. Mort. \$7,500. Re-recorded. Jan. 7, 1870. 16,250
84th st, No. 434, s s, 324.9 e 1st av, 25.3x102.2, three-story frame dwell'g. Michael C. Collins to Charlotte wife of Fritz Buchert. April 23. 9,500
84th st, No. 59, n s, 231 e 9th av, 19x102.2, four-story stone front dwell'g. George C. and Thomas C. Edgar to Cornelia Hall widow. Mort. \$20,000. April 18. 33,000
84th st, No. 65, n s, 175 e 9th av, 19x102.2, four-story stone front dwell'g. Same to same. Mort. \$20,000. April 18. 32,500
85th st, No. 134, s s, 275 w 9th av, 20x102.2, four-story brick dwell'g. George F. Vogel to Gilman H. Tucker, of Raymond, N. H. Morts. \$13,000. April 12. 25,000
86th st, No. 121, n s, 210 w 9th av, 20x100.8, four-story brick dwell'g. John G. Prague to Clara A. wife of Henry W. Williams. Mort. \$28,000. April 23. nom
86th st, Nos. 302-312, s s, 100 w West End av, 119.6x102.2, six four-story stone front dwell'ings. Release mort. New York Lumber & Wood Working Co. to Nelson M. Whipple. April 22. 11,000
Same property. Nelson M. Whipple to Frederick Van Tine. April 23. nom
87th st, s s, 230 e 5th av, 76.8x100.8. Frank Lawson to James A. Frame. Sub. to morts. April 22. 100
87th st, s s, 330 w 9th av, 100x100.8, vacant. D. Willis James to Charles D. Milliken. April 23. 48,000
87th st, n s, 125 e 10th av, 200x100.8, vacant. Alexander B. Crane exr., &c., John W. Mitchell to Marx and Moses Ottinger and Morris Steinhardt. Morts. \$45,000. April 22. 65,600
Same property. Marx and Moses Ottinger and Morris Steinhardt to William C. G. Wilson and James Tichborne. Morts. \$45,000. April 23. 80,000

87th st, n s, 100 e 10th av, 25x100.8, vacant. Alexander B. Crane exr., &c., John W. Mitchell to Frank Thomas. April 22. 8,450
87th st, No. 12, s s, 230 e 5th av, 76.8x100.8, five-story brick flat. James A. Frame to Frank Lawson. April 18. 100
87th st, No. 119, n s, 158.4 w 9th av, 16.8x100.8, three-story stone front dwell'g. William L. Snyder to Charles F. Daymond. C. a. G. All liens. April 19. nom
Same property. Charles F. Daymond to Eleanor wife of William L. Snyder. C. a. G. All liens. April 22. nom
88th st, s s, 200 e 10th av, 125x100.8, vacant. Alexander B. Crane exr., &c., John W. Mitchell to Hymann and Henry Sonn. Mort. \$26,162. April 22. 37,375
88th st, s s, 125 e 10th av, 75x100.8, vacant. Same to Marx and Moses Ottinger and Morris Steinhardt. Morts. \$15,300. April 22. 21,900
91st st, No. 57, n s, 244 w 4th av, 17.1x100.8, three-story brick dwell'g. Mina Schreiber to Sarah Rutsky. April 19. 14,000
91st st, No. 38, s s, 338 w 8th av, 18x100.8, four-story brick dwell'g. Catharine S. wife of John E. Barrow to Nannie Barrow. April 17. nom
93d st, s s, 212.2 e 5th av, 0.6x100.8. Release mort. Mutual Life Ins. Co., New York, to John H. Gray. April 17. nom
93d st, No. 4, s s, 152.8 e 5th av, 20x100.8, four-story brick dwell'g. John H. Gray to Louis Fellheimer. Mort. \$15,000. April 24. 30,000
96th st, s s, 125 e Madison av, 75x100.8, vacant. Francis J. Schnugg to Rosanna Toner. Mort. \$10,000. April 24. See 43d st. 30,000
100th st, No. 127, n s, 250 w 9th av. 25x100.11, five-story brick tenem't and store. Thomas Cowman and Charles Wein to John Mascher. Morts. \$14,500. April 15. 19,400
102d st, No. 124, s s, 305 e 4th av, 25x100.11. }
101st st, No. 131, n s, 305 e 4th av, 25x100.11. }
Two five-story brick tenem'ts. Minnie L. H. Howes to Daniel W. Reeve, Riverhead, L. I. Mort. \$27,225. April 15. 56,000
102d st, No. 225, n s, 355 e 3d av, 25x100.11, five-story brick tenem't. Peter F. Meyer to Samuel McMillan. 1/2 part. C. a. G. Mar. 29. nom
102d st, Nos. 215 and 217, n s, 230 e 3d av, 50x 100.11, two five-story brick tenem'ts. Asher Simon to Samuel Cohn. 1/2 part. Morts. 1/2 of \$22,000. April 23. nom
103d st, Nos. 102 and 104, s s, 75 w 9th av, 50x 100.11, two five-story brick and stone front flats. John Leonard to John H. Branth. C. a. G. Morts. \$35,000, also to a collateral mort. Mar. 20. nom
103d st, n s, 317 w 9th av, 16.6x100.11. Release mort. Albert P. Chase, New Providence. N. J., to Harry D. Pease. April 18. nom
Same property. Release mort. Frederick M. Littlefield to Harry D. Pease. April 18. nom
Same property. Agnes H. wife of Frederick M. Littlefield to same. Mort. \$13,000. April 19. 18,000
104th st, n s, 130 w 4th av, 25x100.11, two three-story stone front dwell'gs. James Rogers to William H. Moore. Mort. \$6,000. April 2. nom
Same property. Release of covenant. James F. Stansbury Elizabeth, N. J., to William H. Moore. April 18. nom
106th st, Nos. 217 and 219, n s, 229.6 e 3d av, 40 x100.11, two four-story brick tenem'ts. Edmund J. Healy, Far Rockaway, to Albert Bielefeld and Louis Spahn. Morts. \$16,000. Jan. 15. 24,000
106th st, No. 38, s s, 103.2 e Manhattan av, 16.10 x100.11, three-story brick dwell'g. Frank Lewis to Katherine H. Gould. B. & S. and C. a. G. Mort. \$10,000. April 8. nom
108th st, Nos. 113 and 115, n s, 155 e 4th av, 50x 100.11, two four-story stone front tenem'ts. Esther wife of Harris B. Goldman to Artemas S. Cady. Sub. to morts. April 20. 31,000
108th st, Nos. 109 and 111, n s, 105 e 4th av, 50x 100.11, two four-story stone front tenem'ts. Clarence W. Gaylor to Artemas S. Cady. Sub. to morts. April 20. 31,000
110th st, No. 340, s s, 150 w 1st av, 25x100.11, four-story brick tenem't and stores. Timothy Murphy exr. John S. Murphy to John Falvella. April 23. 9,202
111th st, No. 69, n s, 219 w 4th av, 16x100.11, three-story stone front dwell'g. Isidor Furst to Frederick A. Ringler. Mort. \$6,000. April 23. 11,000
113th st, No. 209, n s, 137.10 e 3d av, 16.8x 100.11, four-story brick dwell'g. Anna wife of John Gill to John Theiss. April 24. 8,500
Same property. John Theiss to David Reggel. Mort. \$7,500. April 22. 9,500
114th st, No. 427, n s, 345 e 1st av, 25x100.10, four-story brick tenem't. Release mort. Selig Steinhardt, with consent of Henry Crichton, to James R. Breen. April 18. 3,000
Same property. James R. Breen to John J. Sullivan. Mort. \$10,000. April 20. 14,500
114th st, No. 167, n s, 214 w 3d av, 26.6x100.11, four-story brick tenem't. Leonard Halberstad to Thomas O'Connor and Annie his wife, joint tenants. Morts. \$17,000. April 19. 21,000
115th st, n s, 225 w 7th av, 100x100.11, vacant. Hiram M. Moore to Ferdinand Kurzman and Simon Herman. Mort. \$15,600. April 19. nom
116th st, No. 115, n s, 202.7 w Lexington av, 17.10x100.11, three-story stone front dwell'g. John H. Moon by Ella M. Turl guard. to Maria I. Mather. 1/2 part. April 8. 3,500
Same property. William T. and John H.

Moon and Ella M. Turl to same. Mort. \$4,500. April 8. 15,000
116th st, No. 319, n s, 233.6 e 2d av, 16.6x100.11, three-story stone front dwell'g. Henrietta Schramm widow to Emma Stein. April 23. 12,000
118th st, No. 280, s s, 75 e 8th av, 25x100.11, five-story brick flat. Fredericke wife of Henry Vehstedt to Francis H. Weeks. Morts. \$17,000. April 24. 17,850
121st st, No. 9, n s, 220 e Lenox av, 19x100.11, four-story stone front dwell'g. Frederick Aldhous to Rachel wife of Daniel P. Hays. Mort. \$18,000. April 24. 29,500
122d st, No. 61, n s, 180 w 4th av, 27x100.11, five-story stone front flat. Searles Babbitt, New York, and James Gilmor, Paterson, N. J., to John Kelly. Mort. \$19,000. April 15. 29,000
122d st, No. 407 1/2, n s, 137.11 e 1st av, 16.8x 100.11, three-story stone front dwell'g. Romelia A. Dater to Clara M. Parkhurst. Mort. \$5,500. April 22. 8,500
122d st, No. 16, s s, 150 e Lenox av, 20x100.11, three-story brick dwell'g. Anthony Smyth to Fanny wife of Charles M. Mather. April 20. 26,000
123d st, No. 1, n s, 281 e 6th av, 19x100.11, three-story stone front dwell'g. Adella L. Hardy to Emily D. Day. Mort. \$15,000. April 22. 23,000
123d st, n s, 200 e 10th av, 75x100.11, vacant. William R. Martin to Samuel T. Gilford. April 20. 30,000
124th st, Nos. 413 and 415, n s, 175 e 1st av, runs north 100.11 x east 25 x south 10.11 x east 25 x south 90 to 124th st, x west 50, three-story brick factory. Thomas J. Robinson to Abraham Steers. Mort. \$35,000. Mar. 6. 35,000
127th st, No. 222, s s, 190 w 7th av, 18x99.11, three-story stone front dwell'g. Edward Berry to Virginia S. wife of Jackson S. Kaufman. April 22. 19,000
130th st, No. 112, s s, 150 w Lenox av, 16.8x 99.11, three-story stone front dwell'g. Olivia D. wife of George W. Stockly, Cleveland, Ohio, to Magdalena wife of H. W. Plant. Mort. \$9,000. April 15. 13,030
131st st, No. 235, n s, 390 e 8th av, 15x99.11, three-story stone front dwell'g. Alice wife of John H. Forman to Manly A. Ruland, Brooklyn. Mort. \$7,000. April 19. 13,000
131st st, s s, 109.5 w Convent av, 78x115.9x19.6 x99.11, vacant. Female Academy of the Sacred Heart to Patrick Fogarty. April 17. 3,950
131st st, n s, 134.2 w Convent av, 50x109.8, vacant. Female Academy Sacred Heart to Ellen wife of S. J. Geoghegan. April 17. 5,450
132d st, No. 263, n s, 239 e 8th av, 14x99.11, three-story stone front dwell'g. Adrian Iselin, New Rochelle, to Mary C. Moore. April 1. 10,250
134th st, Nos. 10-16, s s, 200 e 5th av, 100x99.11, four four-story brick tenem'ts. Foreclos. Francis D. Dowley to David H. Goodman. April 23. 3,977
142d st, n s, 225 e Boulevard, 50x99.11, vacant, new buildings projected. Hannah M. wife of Zachariah J. Halpin to Jo n R. Allen. April 22. 8,000
144th st, n s, 100 w 8th av, 50x99.11, new flats projected. Joseph E. Mount to Sarah J. Crothers. All liens. April 20. 45,000
145th st, No. 331, n s, 146 w new av first west of 8th av, 16x99.11 three-story brick dwell'g. Edward D. Ellis, Poultney, Vt., to George W. Ellis. B. & S. Mort. \$5,000. June 10, 1886. 8,750
147th st, s s, 375 e 10th av, runs east 425 to 9th av x south to Bloomingdale road x southwest to 146th st x west 335 to point 375 east 10th av x north 199.10 to beginning. Robert B. Catherwood, Edward S. Bull, Herman Unger and Theodore M. Squires to Nathaniel Jarvis, Jr. Q. C. All title. Re-recorded. April 25. 1870. nom
Convent av, n w cor 131st st, 95.2x97.3x87.9x 134.2, vacant. Female Academy of the Sacred Heart to Ellen wife of S. J. Geoghegan. April 17. 13,200
Convent av, w s, 119 n 131st st, 27.1x127.5x25x 138, vacant. Female Academy of the Sacred Heart to Hyman and Henry Sonn. April 17. 3,475
Convent av, w s, 95.2 n 131st st, 23.9x88x21.11x 97.3, vacant. Same to Heyman Gershel. April 17. 2,875
Convent av, e s, 479.6 n 141st st, 20x100, three-story brick dwell'g. Release mort. Matthias B. Smith to Jacob D. Butler. April 18. 3,056
Same property. Jacob D. Butler to Rachael W. J. Moore. Mort. \$15,000. April 16. nom
Convent av, w s, 25 s 133d st, 100x100, vacant. Female Academy Sacred Heart to Edward Rafter. April 17. 13,600
Lenox (6th) av, Nos. 202-206, e s, 21 n 120th st, 60x80, three four-story brick dwell'gs. Henry Schloerb, Rochester, to Jacob Morgenthaler, Brooklyn. Q. C. April 15. nom
Lenox av, No. 275, w s, 49.11 s 124th st, runs west 35 x south 0.6 x west 40 x south 16.6 x east 75 to av, x north 17, three-story stone front dwell'g. Release mort. Harriet P. Brown to Abram B. Vandusen. April 23. 5,000
Same property. Abram B. Vandusen to Mary F. wife of George F. Dodge. Mort. \$15,000. April 23. 20,000
Lexington av, n w cor 95th st. Agreement as to easement for light and air. Francis J. Schnugg and Lambert S. Quackenbush trustee to The Board of Health. April 24. nom

- runs southeast 57.8 x southwest 2.1 x south-east 7.1 x southwest 20 x northwest 62.10 to Pearl st, x northeast 23.5. April 23, 3 years, 4 1/2 %.
- Lindemann, Charles, Brooklyn, to THE BOWERY SAVINGS BANK. Chrystie st, e s, 224.3 s Houston st, 25x75; Chrystie st, e s, 199.3 s Houston st, 25x75. April 22, 5 years, 4 1/2 %.
- Linden, Mary E. V. to Warren C. Crane. Inwood av. P. M. April 6, due April 22, 1890, 450
- Lowenstein, Fannie A. to Sarah L. wife of William L. Loew. 63d st, s s, 275 e 2d av, 4 lots. P. M. 4 P. M. morts., each \$3,000. April 17, installs.
- Lyman, Thomas C. to Lizzie H. Walker. 6th av. P. M. April 20, 3 years, 5 %.
- Lyons, William H. and Thomas E. to The F. & M. Schaefer Brewing Co. 2d av, No. 822. Store lease. April 16, demand.
- Lane, Caroline A. to Amelia David. 25th st. P. M. April 18, due April 19, 1892, 5 %.
- Levy, Moses to Morris Steckel. Norfolk st. P. M. April 19, due January 1, 1890, or sooner.
- Lutgen, Walther, Linden, N. J., with Charles Weinberg. Agreement as to priority of morts. made by James T. Hall. April 18. nom
- Larkin, Carrie S., Brooklyn, to Albert Flake. 35th st. P. M. April 24, 1 year, 5 %.
- Same to Charles H. and Mary A. Jewett. Same property. P. M. April 24, 5 years, 5 %.
- Libmann, Joseph, and Adolph Mintzer to THE CENTRAL TRUST CO. of N. Y. South 5th av. P. M. April 23, due May 1, 1894, or installs, 4 1/2 %.
- Lund, Harry A. to Mary E. Barry. Pleasant av. P. M. April 24, 1 year or sooner, 4 %.
- Morgenthaler, Jacob, Brooklyn, to Esther H. Byers et al. exrs., &c., John Byers. Lenox av, e s, 21 n 120th st, 3 lots, each \$20x80. 3 morts., each \$21,000. April 25, 5 years, 5 %.
- Mather, Fanny M. to Andrew Mills, Jr., exr. Andrew Mills. 122d st. April 20, 1 year, 4 1/2 %. See Conveys.
- McGlynn, Patrick to The J. Chr. G. Hupfel Brewing Co. 3d av, No. 617. Lease. April 18, demand.
- Mahoney, Richard J. to Catharine Dempsey, Rockaway Beach. 3d av. P. M. April 9, due Oct. 23, 1889, or sooner, 5 %.
- Manson, Donald A., Brooklyn, and Carrie L. his wife to Caroline W. Astor extr., &c., A. B. Schermerhorn. Coenties slip, No. 21, w s, 30 s Front st, 27x45. April 23, due April 1, 1894, 5 %.
- Martin, John B. to THE UNION DIME SAVINGS INST. of New York. 64th st, n s, 150 w 10th av, 50x100.5. April 22, due May 1, 1892, 5 %.
- Mather, Maria I. to THE EMIGRANT INDUST. SAVINGS BANK. 116th st. P. M. April 22, 1 year.
- McCormack, Alice wife of and Peter to Abraham Steers. Greenwich st, No. 707, e s, 44 s Charles st, 25.4x90.6. Sub. morts. \$24,000. April 23, due May 15, 1889.
- McKenna, Jane A. to Morris Meyer. 1st av, n e cor 113th st. P. M. April 12, due May 1, 1893, or installs.
- Megrath, Sarah G. wife of and George to The New York Produce Exchange. 19th st, No. 30, s s, 485 e 6th av, 25x92. April 18, due May 1, 1890, 4 1/2 %.
- Metzger, Sophia wife of and George to Hester A. Bertine, Eastchester, N. Y. Elm av, s w s, lots 21, 22 and 23 map South Belmont, 24th Ward, 150x100. April 18, due July 29, 1892.
- Meyer, Charles to George Hillen. 47th st, Nos. 101 and 103 W., n w cor 6th av. Lease. April 23, n ctes.
- Meyer, Anton to Frederick Dillemath. 159th st, n s, 450 w Elton av, 50x100. April 19, 1 year.
- Miller, Mary E. wife of and William to Edward P. Steers. Lots 18 and 19 block 450 map 892 Charlotte F. Trowbridge, 23d Ward; part lot 7 block 418 map 918 Mary P. Tiffany, 23d Ward; gore, rear part lots 7 to 13 block 418 same map; lots 19 to 24 block 469 map 892 C. F. Trowbridge. April 18, 1 year.
- Milliken, Charles D. to D. Willis James. 87th st, s s, 330 w 9th av, 5 lots. 5 P. M. morts., each \$19,600. P. M. April 24, 2 years or sooner.
- Same with same. 87th st, s s, 330 w 9th av, 100x100.8. Contract to sell for \$48,000 and agreement for building loan of \$50,000. Mar. 25.
- Minor, Edna V. wife of and John C. Minor to THE IRVING SAVINGS INST. 18th st, s s, lot 7 map J. C. Krapff, 25x96.3x26x89. April 24, 1 year, 4 1/2 %.
- McLellan, Euphemia wife of and John to Ambrose K. Ely trustee M. K. C. Fales. 31st st. P. M. April 24, 3 years, 5 %.
- Moore, Sarah M. P. wife of Thomas J. to THE EMIGRANT INDUST. SAVINGS BANK. Waverley st. P. M. April 24, 1 year.
- Moeslein, Valentine to Abraham C. Quackenbush. 48th st, s s, 297 e 1st av, 28x100.5. April 24, due May 1, 1892, 5 %.
- Same to Deborah J. Shipman, Ocean Grove, N. J. Same property. April 24, due May 1, 1892, 5 %.
- Mehrbach, Solomon to THE MUTUAL LIFE INS. Co., New York. 97th st, Nos. 301-313, n s, 75 e 2d av, 175x100.11. April 24, 1 year, 5 %.
- Mathesius, William A. and Isabella C. Anderson to Augustus Noll and Charles L. Eidlitz. 5th av, e s, 52.2 n 77th st, 50x100. Sub. to mort. \$65,000. April 1, due Aug. 8, 1889.
- Moore, William H. to George M. Miller trustee for Sarah E. Lanier. 104th st. P. M. April 18, due April 20, 1894, 5 %.
- Moore, Mary C. to Adrian Iselin, Jr., and Columbus O'D. Iselin, New Rochelle, N. Y. 132d st. P. M. April 1, 5 years or installs, 5 %.
- Moriarty, Mary A. and Thaddeus to Nancy Crozier. Henry st, No. 140, s s, 23.10x100. April 19, 3 years, 5 %.
- Mott Haven Co-operative Building Assoc. to Isaac Anderson. Washington av, n e cor Quarry road. P. M. April 22, 2 years. 2,800
- Murphy, Frederick W., Brooklyn, to Herbert B. Turner, Englewood, N. J. Mangin st, w s, 150 n Broome st. P. M. April 20, 3 years, 4 1/2 %.
- Same to Rosewell G. Rolston, Babylon, L. I. Mangin st, w s, 99.2 n Broome st. P. M. April 20, 3 years, 4 1/2 %.
- McIlvain, David H. to Ernest F. Unger. 3d av, w s, 148.6 n 11th st, 19.4x75. Lease. April 20, notes.
- Moore, H. Morton to Walbridge Bros. and Cooke. 115th st, s s, 225 e 8th av, 50x100.11. April 19, note.
- Moore, Rachel W. J. to Jacob D. Butler. Convent av. P. M. April 18, 2 years, 5 %.
- Nugent, Millie L. wife of Frederick F. to Thomas MacKellar. 5th av, e s, 37.11 n 124th st. 18x80. Sub. to morts. \$19,500. April 15, 1 year or sooner.
- Offord, Robert M. to West End Co-operative Building and Loan Assoc. Lot No. 411, map part of Charles Berrian Farm, 24th Ward. Building loan. April 19, installs, 5 %.
- O'Shaughnessy, Margaretta wife of and Edward J. to Kate Warner. 7th av, No. 2155. P. M. April 23, due May 1, 1892, 5 %.
- Same to Sophie C. Lawrence. 7th av, No. 2153. P. M. April 23, due May 1, 1892, 5 %.
- Ottinger, Marx and Moses and Morris Steinhardt to Alexander B. Crane extr., &c., J. W. Mitchell. 87th st, n s, 125 e 10th av. P. M. April 22, 3 years or sooner, 5 %.
- Same to same. 88th st. P. M. April 22, 3 years or sooner, 5 %.
- Same to same. 87th st, n s, 215 e 10th av. P. M. April 22, 3 years or sooner, 5 %.
- O'Connor, Thomas to Leonard Halberstad. 114th st, n s, 214 w 3d av, 26.6x100.10. April 19, installs, 5 %.
- Orange, Elizabeth to Andrew Hirth. 45th st. P. M. April 23, 3 years or installs, 5 %.
- O'Sullivan, Mary to THE CONNECTICUT MUTUAL LIFE INS. Co., Hartford, Conn. 10th av, w s, 46 s 20th st, 23x100. April 22, 5 years, 5 %.
- Peters, Emily M. to Lizzie F. Kretschmar extr. F. A. Moran. 49th st. Leasehold. P. M. Feb. 28, 1 year. gold, 10,250
- Parkhurst, Clara M. to Romelia A. Dater. 122d st, No. 407 1/2 E. P. M. April 22, installs, 5 %.
- Pinckney, Nellie J. wife of and Joseph C. to William H. Payne. 122d st, No. 160, s s, 107.1 e Lexington av, 17.4x67.2x17.6x66.4. April 17, 5 years or sooner.
- Pope, Martha R. widow, Brooklyn, to THE SOUTH BROOKLYN SAVINGS INST. Beekman st, No. 61, n w cor Gold st, 23.9x100 to Ann st, x23.4x95.2. April 23, 1 year, 4 %.
- Popper, Herman and Katie his wife to Victor Steiner. Essex st, e s, 75 s Rivington st, 17.6 x50. April 22, 2 years.
- Rafter, Edward to The Female Academy of the Sacred Heart. Convent av, w s, 25 s 133d st, 3 lots. P. M. 3 P. M. morts., each \$2,210. April 17, due April 22, 1892, 5 %.
- Same to same. Convent av, w s, 100 s 133d st. P. M. April 17, due April 22, 1892, 5 %.
- Same to same. 10th av. P. M. April 17, due April 22, 1892, 5 %.
- Reed, Albert to John Carr. Vanderbilt av West. P. M. April 22, due July 22, 1890, 5 %.
- Reid, John to Margaret Inglis. 87th st, s s, 258.4 e Av A., 16.8x82x16.8x82.2. April 22, 3 years, 5 %.
- Ritchie, Mary A. wife of Peter C. to William Cauldwell. Railroad av, e s, 400 s 171st st, 100x300 to Washington av. April 15, 3 years.
- Roberts, Peter to Ambrose K. Ely trustee for Katherine K. C. Lyman. West Broadway, No. 160, w s, 43 s York st, 20.5x53.6x20.5x55. April 23, 3 years, 5 %.
- Romaine, Elizabeth A. wife of and George E. to Elizabeth Taber, Brooklyn, N. Y. Bank st, n s, 100 e 4th st, 25x95. April 20, 3 yrs. 1,000
- Reeve, Daniel W., Riverhead, L. I., to Laura A. Grant extr. H. A. Grant. 102d st, s s, 305 e 4th av, 25x100.11. April 17, 3 years or sooner.
- Rohan, Mary wife of Michael to THE EMIGRANT INDUST. SAVINGS BANK. Henry st, No. 261, n s, 24x91.2x24x92.9. April 19, 1 year.
- Rohrs, Frederick to George E. Hyatt. Willis av, n e cor 134th st, 100x100. April 18, due Nov. 1, 1889.
- Rutsky, Sarah to Mina Schreiber. 91st st. P. M. April 19, due May 1, 1894 or installs, 5 %.
- Reed, Agnes to Martin Walter. Webster av, e s, 33 s 179th st, 27x62 to Centre Mill Brook. April 22, 3 years.
- Rankin, John to George T. Smith, Boston Spa, N. Y. 9th av, w s, 78.11 n 17th st. P. M. April 24, 5 years, 5 %.
- Same to Francis E. Doughty trustee. 9th av, w s, 52.10 n 17th st. P. M. April 24, 5 years, 5 %.
- Roosevelt, John E. to James A. and Alfred Roosevelt trustees for Marcia R. Scovel. 49th st. P. M. April 24, 5 years or sooner, 4 1/2 %.
- Radley, John B. to George L. Kingsland et al. trustees for Augusta L. Jones. 16th st, Nos. 229 and 231, n s, 367.6 w 7th av, 2 lots, each 29.5x100. 2 morts. each \$27,500. April 17, 5 years, 5 %.
- Reggel, David to John Theiss. 113th st. P. M. April 22, 1 year.
- Stewart, Alethia B. wife of Andrew and Anna L. B. wife of Robert to John R. Suydam trustee J. R. Suydam. 42d st, No. 221, n s, 280 w 7th av, 20x100.4. April 23, 5 years, 4 1/2 %.
- Sinclair, Nellie E., Annie H. S. Lobinger widow, William A. and David C. Sinclair to New York and Suburban Co-operative Building and Loan Assoc. Franklin av, s e s, 110 s w 7th st, 32x137. April 20, 10 years, 5 %.
- Stolz, George to Elizabeth Burt. 150th st, n s, 345.3 e Morris av, 25x118.5. April 24, 3 years, 5 %.
- Simpson, George L. to Rose C. Curran. Willis av. P. M. April 23, 5 years or installs, 5 %.
- Shaw, William J. and William F. Newkirk to James M. Brown et al, exrs. James Brown. 137th st. P. M. April 19, due May 1, 1892, 5 %.
- Salmon, James H. to Elizabeth V. Irwin. 11th av, n e cor 94th st. 42.2x100x40.4x100. April 23, 2 years, 5 %.
- Sinclair, Selina C. to The New York and Suburban Co-operative Building and Loan Assoc. Franklin av, e s, 110 s w 7th st, 32x137. April 20, installs.
- Smith, Harriet L. wife of and James G. to Caroline L. Macy. 127th st, No. 251, n s, 408.4 w 7th av, 17.2x99.11. April 15, 3 years, 5 %.
- Smith, Thomas J. to Joseph Larocque, Astoria, L. I. 45th st. P. M. April 20, 3 years, 5 %.
- Sonn, Hyman and Henry to The Female Academy of the Sacred Heart. 10th av, e s, 325 s 135d st. P. M. April 17, due April 22, 1892, 5 %.
- Same to same. 10th av, e s, 250 s 133d st, 2 lots. P. M. 2 P. M. morts., each \$2,096. April 17, due April 22, 1892, 5 %.
- Same to same. 10th av, e s, 300 s 133d st. P. M. April 17, due April 22, 1892, 5 %.
- Same to same. Convent av. P. M. April 17, due April 22, 1892, 5 %.
- Same to Alexander B. Crane extr. J. W. Mitchell. 88th st, s s, 275 e 10th av, 5 lots. P. M. 5 P. M. morts., each \$5,232. April 22, 1 year or sooner, 5 %.
- Stein, Charles A. to THE DIME SAVINGS BANK of Brooklyn. 59th st. P. M. April 20, 1 year, 4 %.
- Stein, Dora wife of and Simon to Joseph Priest, Brooklyn, N. Y. Suffolk st, e s, 84.6 s Delancey st, 23x100.2. April 22, due Aug. 5, 1892, 5 %.
- Steinhardt, Morris to Alexander B. Crane extr. J. W. Mitchell. 10th av and 88th st. P. M. April 22, 3 years or sooner, 5 %.
- Sullivan, Lydia M. wife of and Cornelius J. to James A. Trowbridge and ano. trustees for Mary A. Davis. 35th st, No. 58 W. P. M. Mar. 25, due April 1, 1892, 4 1/2 %.
- Sharkey, Patrick J. to The John Kress Brewing Co. 4th av, No. 135. Saloon lease. April 19, notes, demand.
- Shire, Reubin to Joseph C. Griffen extr. D. M. Griffen. Rivington st. P. M. April 16, 3 years, 5 %.
- Silberman, Adolph to D. G. Yuengling Brewing Co. Nassau st, No. 107. Saloon lease. April 19, note.
- Smith, Alice A. to Simon Wolf. Pelhamdale av, s w s, at intersection with land occupied by Huguenot Memorial church, —x—, being lot 223 map Chesnut Grove, Pelham Manor, &c. April 19, due Oct. 1, 1889.
- Smith, Fannie wife of Charles R. to John T. Hunt. 161st st. P. M. April 11, 5 years, 5 %.
- Theiss, John to Mary T. Constant et al. exrs. S. S. Constant. 113th st. P. M. April 24, due May 1, 1892, or installs, 5 %.
- Tekulsky, John S. and Louis to Michael Sheehy. 51st st. P. M. April 17, due May 1, 1891, 3,000
- Toner, Rosanna to Aaron Hershfield. 96th st, s s, 125 e Madison av, 75x100.8. Collateral to another mortgage. April 24, demand.
- Toner, Rosanna, wife of Patrick to Francis J. Schnugg. Same property. Sub. to mort. \$4,000. April 24, 5 years or sooner, 5 %.
- Same to same. Same property. P. M. April 24, 5 years or sooner, 5 %.
- Thompson, Caroline E. to the trustees of The Northern Dispensary, N. Y. 30th st. P. M. April 18, 5 years, 4 1/2 %.
- Taylor, James to Emma Post admrx. G. H. Post. 95th st, s s, 245 e 9th av, 17x100.8. April 19, 1 year, 5 %.
- Tamajo, Jane A. to Bernhard Beinecke, Joseph Heshdorfer and Casper F. Sondern. 71st st, n s, 500 w 8th av, 17.6x102.2. April 18, due July 17, 1889.
- Taylor, Minnie A., Port Monmouth, N. J., to New York Produce Exchange. 43d st. P. M. April 1, due April 22, 1894, 4 1/2 %.
- Same to John L. Bassett. Same property. P. M. Sub. to mort. \$10,000. April 1, due April 22, 1892 or sooner, 5 %.
- The Ph. and Wm. Ebling Brewing Co. to THE WASHINGTON LIFE INS. Co. St. Anns av, n e cor 156th st, runs north to point 100.2 south

121 w 4th av, 2 lots, each 20.4x100. 2 morts, each \$5,000. April 18, due May 1, 1892, 5%. 10,000

Same to same. St. Marks av, s s, 324.4 w 4th av, 20.4x100. April 18, due May 1, 1892, 5%. 5,000

Edling, Andrew P. to William Post exr. Abram P. Skidmore. Dean st, s s, 85.5 e Vanderbilt av, 44.7x66.10x53.10x36. April 24, due May 1, 1892. 7,000

Edwards, Corlies to Robert E. Topping. 53d st, n s, 340 w 3d av, 40x100. April 4, demand. 1,000

Erickson, John and Ida his wife to Rachel R. Wright. 35th st, n s, 80 w 4th av, 20x60.2. April 24, 3 years. 2,200

Same to Nathaniel Orr. 35th st, s w cor 4th av, 20x60.2. April 1, 2 years. 1,500

Finley, Frank J. to George H. Smith. Quincy st. P. M. April 24, installs. 1,700

Fancher, James H. to The Irving Savings Inst. Moiton st, s e s, 161.8 w Bedford av, 21.8x100. April 15, 1 year, 5%. 5,000

Flink, John A. to William N. Dykman. 58th st, n s, 100 w 5th av, 60x100.2. April 18, 1 year. 500

Fisher, John to Frances T. Ingraham. Nostrand av, n e cor Maple st, 100x100; Nostrand av, s e cor Maple st, 100x100; Gravesend av, s w cor 2d pl, 129x213 to Lake st; Chauncey st, n s, 75 w Patchen av, 150x103.11 to centre Brooklyn and Jamaica turnpike, x 150x99.4. April 19, 2 years or sooner. 3,000

Fox, Mary E. to Charles Isbill Madison st. P. M. April 18, installs, 5%. 2,600

Francis, George S. to Betsy Emmons. 86th st, s w s, part lot 5 map R. A. Van Brunt Homestead, 50x100. April 17, 3 years. 1,000

Federgreen, Nathan to Alanson W. Adams. President st. P. M. April 23, installs, 5%. 6,000

Ferstler, Adam to Clemens Dehler. George st. P. M. April 22, due July 1, 1894, 5%. 2,500

Fuller, Mary wife of Theodore to Henry Immig. 8th av, s e cor 37th st, 100.2x94.7. April 22, due July 1, 1892. 500

Glover, William H. H. to The Title Guarantee and Trust Co. Gates av, n s, 198 e Lewis av, 52x100. April 20, demand. 2,500

Same to Benjamin T. Van Nostrand. Gates av, n s, 198 e Lewis av, 26x100. April 20, 3 years, 5%. 8,500

Same to The Title Guarantee and Trust Co. Gates av, n s, 224 e Lewis av, 26x100. April 20, 1 year, 5%. 3,000

Grace, Lizzie T. wife of William H. to The American Baptist Home Mission Soc. Willoughby av, n e cor Jay st; Ellery st; Harrison av. P. M. April 23, 1 year, 5%. 18,000

Gainer, Jerome to Adrian M. Suydam. Right of way leading from Old Mill road to the woods n s adj J. H. Suydam, containing ten acres. April 18, 1 year. 2,400

Gardner, Andrew and Helen his wife to Christianah M. wife of Robert H. Fall. Butler st, s s, 500 w Smith st, 25x100. April 17, due July 1, 1894, or installs, 5%. 3,000

Gein, Louis H. to Martin Byrne and ano. exrs. John Dorian. Clason av. P. M. April 30, 3 years, 5%. 4,000

Gottscheld, Paul H. to George B. Douglass, Flushing, L. I. Varet st. P. M. April 2. 1,300

Harral, Jr., James to Catharine M. Reed. Berkeley pl, s s, 282 w 6th av, 20x95. April 18, due April 17, 1899, or installs, 5%. 1,500

Hubbard, Frank to Chas. E. Parsons. 21st st. P. M. April 19, 3 years. 500

Hamilton, James H. to Anna J. Hamilton. 1st st, s s, 91.9 e 5th av, 18.3x100. April 18, 3 years, 5%. 1,500

Hopkins, Jr, Joseph to Miriam H. C. Cannon. Bushwick av, w s, 20 n Pilling st, 16.8x70.4. April 17, 5 years. 2,000

Same to Philip J. Gilchrist. Bushwick av, w s, 36.8 n Pilling st, 16.8x70.4. April 17, 5 years. 2,000

Same to Jacob H. Gumble. Bushwick av, w s, 53.4 n Pilling st, 16.8x70.4. April 17, 5 years. 2,000

Hartmann, Conrad to German Savings Bank, Brooklyn. Grand st. P. M. April 17, 1 year, 5%. 7,500

Same to same. Sumner av, w s, 25 s Hopkins st, 25x100. April 17, 1 year, 5%. 3,000

Harris, William and Fanny M. his wife to Augustus Wenzel. Wythe av, south cor South 5th st. P. M. April 19, 3 years or sooner. 2,500

Haworth, Amelia B. to Louis Bonert. 5th st. P. M. April 18, due May 1, 1892, or installs, 5%. 2,000

Heffron, Peter J. to Abby L. Wells and Maria J. Livingston. Grand st, n s, 75 e land Reformed Prot. Dutch Church, 25x100, Flatbush. April 1, 3 years, 5%. 5,000

Hicks, Dorisal P. to Levi V. Martin. 53d st, n s, 100 e 2d av, 17.6x100.2. Dec. 1, due Aug. 1, 1891, installs. 800

Higgins, Ann to John H. O'Rourke. 50th st. P. M. April 18, 2 years, 5%. 500

Higginson, Elizabeth to Andrew F. Kindberg. Bushwick Boulevard, s-w s, 140 s e Woodbine st, 20x80. April 18, 3 years. 5,000

Same to John J. Curran. Bushwick Boulevard, s w s, 40 n Ivy st, 20x80. Sub. to mort. \$5,000. Feb. 1, 1 year. 1,000

Same to Orville O. Jones and ano. trustees for creditors. Bushwick Boulevard, s w s, 20 n Ivy st, 40x80. April 18, due May 1, 1889. 2,500

Hollen, Henry J. to Mary L. Myers. Decatur st, n s, 250 w Patchen av, 30x100. April 17, installs. 350

Houy, Louis to Minnie E. wife of Frederick W. Patterson. Front st. P. M. April 15, 3 years, 5%. 3,000

Howell, Charles W. to Elizabeth A. Peck. Hewes st. P. M. April 18, 3 years, 5%. 5,000

Hartmann, Pauline wife of and William to Pamela T. McCoun. Watkins st, w s, 150 s Belmont av, 25x100. April 22, due May 1, 1892. 1,500

Hemmenway, Stephen to Richard M. Nichols and ano. exrs. William T. Hemmenway. Bedford av, e s, 160 s Willoughby av. P. M. April 16, due July 1, 1889. 7,800

Hestermann, Conrad to Andreas Meth. Stanhope st, s s, 310 w St. Nicholas av, 20x100. April 20, due April 15, 1892. 1,500

Hickcox, George H. and Ida F. his wife to George Beach. Locust st. P. M. April 4, installs. 1,235

Hopkin, William to John B. Hopkins and ano. exrs. William Hopkins. New Lots road, s e cor Montauk av, 40x100. Mar. 28, 3 years, 5%. 1,000

Heubach, Amanda W. to Anna E. Cozine. Duryea st, n w s, 360 n e Bushwick av, 20x100. Sub. to mort. \$2,500. April 24, installs. 425

Same to The Title Guarantee and Trust Co. Same property. April 24, 1 year, 5%. 2,500

Jacob, Maria M. to The Williamsburgh Savings Bank. Bushwick av, e s, 106.5 s Metropolitan av, runs east 35.5 x north 8.5 x east 25 x south 25 x east 50 x south 7 x west 97.3 to av, x north 29.11, except part taken for widening Bushwick av. April 19, 1 year, 5%. 1,400

Joyce, Andrew A. to Tertullus G. Mathews. Dean st, s s, 174.6 e Vanderbilt av, 35.3x110. Mar. 29, installs, 5%. 1,200

Same to Alice M. Dexter. Dean st, s s, 192.1 e Vanderbilt av. P. M. April 1, 5 years, 5%. 4,250

Same to De Witt C. Brown trustee. Dean st, s s, 174.6 e Vanderbilt av. P. M. April 1, 5 years, 5%. 4,250

Keating, Maggie A. to Minnie Kuhe et al. exrs. Francis H. Kuhe. Prospect pl. P. M. April 24, 3 years, 5%. 6,000

Kneuer, Franz to Annie C. Forbes. Kosciusko st. P. M. April 8, due April 24, 1892, 5%. 1,500

Keegan, William to Town of New Utrecht Co-operative Building and Loan Assoc. Clarke st, s w s, 300 n w Stewart av, 50x100. March 13, installs, 5%. 2,000

Kells, John to John F. Hagen. South 3d st. P. M. April 20, 6 years or installs, 5%. 3,400

Kelly, Michael D. to Nellie Kelly. Congress st, s s, 234 w Columbia st, 22x78.5x22x79.1. April 19, 3 years, 5%. 3,000

Knuppig, John and Ann his wife to Ralph H. Tiebout. Alabama av, e s, 350 n-Liberty av, 25x100. April 19, 3 years, 5%. 3,500

Kopp, Matthew to Edmund W. Barnett. Bushwick av, n w cor Remsen st, 40x100. April 19, 1 year, 4%. 4,500

Kleinhaus, Jacques to Michael Nolan. Stagg st. P. M. Nov. 7, 1888, 1 year, 5%. 1,500

Kneeland, Mary S. wife of and Stillwell F. to Florence Reynolds. President st, n s, 300.4 w 6th av, 20.10x95. April 10, 2 years, 5%. 7,000

Konig, Mary L. wife of and Henry to Edward Pfarre. Gold st. P. M. April 17, 5 years, 5%. 4,000

Kunkel, Felix to George A. Beyer. Stagg st, s s, 550 w Waterbury st, 25x100. April 16, due April 1, 1892, 5%. 1,300

Kaiser, Pauline wife of George P. to Conrad Wassermann. Duryea st, s e s, 435 n e Bushwick av, 20x100. Sub. to mort. \$2,500. April 20, installs. 1,600

Same to Title Guarantee and Trust Co. Duryea st. P. M. April 20, 1 year, 5%. 2,500

Karutz, Adolph to Evadna P. Green. Powers st, s s, 75 w Leonard st, 24.9x100. March 15, due June 1, 1894, 5%. 5,500

King, Arthur R. to William Toothe. St. Johns pl, s s, 118.10 w 8th av, 18.10x100. Mar. 26, 1 year. 2,500

Knowlson, Alice wife of J. B. to Thomas Everit. Arlington av, s s, 63 w Ashford st, 14x100. April 22, installs. 1,200

Kelland, Phiip to Brooklyn Trust Co. Poplar st, s s, 60.6 e Columbia st. P. M. April 15, 1 year, 5%. 4,000

Kennelly, Bryan L. mortgagee to Sarah F. Bouton. Certificate that assignment of mortgage is collateral security for \$440. April 22, nom

Ketcham, Edwy. B. to Estelle B. Miller and ano. exrs. Mary L. Brundage. De Kalb av. P. M. April 22, installs, 5%. 1,500

Klostermeyer, Frederick and Johanna his wife to Elizabeth P. Auld. Van Voorhis st. P. M. April 23, 2 years or installs, 5%. 550

Linton, Edward F. with J. V. A. Craighead trustees Jesse Van Aken estate both mortgagees. Agreement as to priority of morts. made by Sarah G. O'Donoghue. April 22, nom

Larkin, Carrie L. wife of and William H. to Theodore Goldsmith. Quincy st, s s, 80 w Patchen av, 20x100. April 22, 3 years. 5,000

Levy, Philip to Thomas J. Moore. Myrtle av, n s, 150 w Sumner av, 2 lots. 2 P. M. morts., each \$4,500. April 22, due April 30, 1892, 5%. 9,000

Lewis, Mary E. wife of and John J. to John C. Gulick. Norman av, s s, 43 e Oakland st, 19 x85. April 23, 2 years. 3,000

Law, Mary C. to Sophia C. Collins. Lafayette av, s e cor Raymond st, runs east 22.1 x south 95.1 x east 22.6 x south 20 x west 45 to Raymond st, x north 115.1. April 18, 2 years, 5%. 9,000

Littell, John to John W. Barnhart. Middle-

town, Conn. Greene av. P. M. April 18, due May 1, 1894, 5%. 3,000

Same to same. Same property. P. M. April 18, installs. 1,000

Lawrence, Josephine H. wife of George H. to Sallie R. Wennwell. Milford st, e s, 212.6 n Liberty av, 18.9x100. Error in description. April 20, 3 years. 800

Lehmann, Pauline and Martha Sievers to Catharine Tartter. Degraw st, s s, 100 e Columbia st, 20x100. April 20, 5 years, 5%. 1,500

Longman, Henry to The Title Guarantee and Trust Co. Duryea st. P. M. April 22, 1 year, 5%. 2,500

Same to Conrad Wassermann. Same property. Sub. to mort. \$2,500. April 22, installs. 1,100

Loughlin, John, Bishop of Brooklyn, to Equitable Life Assur. Soc. of the U. S. Sackett st. P. M. April 15, due Jan. 1, 1891, 5%. 4,600

Luqueer, Charlotte A. wife of F. T. to Andrew D. Baird. Lafayette av. P. M. April 16, 3 years, 5%. 2,000

Loesch, Valentine to Marx May. Park av. P. M. Mar. 28, due April 15, 1894. 5,500

Lowerre, Elizabeth S. to Hermann Boehme. Logan st, w s, 100 n Liberty av, 50x100. April 16, due April 1, 1892. 1,750

Lowerre, Arthur H. to Hugh R. Hill trustee for Edith A. Forwood. Bergen st, n s, 201 e Stone av, 18x107.2. April 12, due May 1, 1892, 5%. 2,750

Same to same. Bergen st, n s, 165 e Stone av, 2 lots, each 18x107.2. 2 morts., each \$2,500. April 12, due May 1, 1892, 5%. 5,000

Same to same. Bergen st, n s, 125 e Stone av, 2 lots, each 20x107.2. 2 morts., each \$1,200. April 12, due May 1, 1892, 5%. 2,400

Same to same as trustee for Charlotte M. Bolton. Bergen st, n s, 219 e Stone av, runs east 9.2 to East New York av, x northeast 17.5 x northwest 100 x west 2.2 x south 107.2. April 12, due May 1, 1892, 5%. 3,000

Liesegang, Emilie C. wife of and Gustav to The Williamsburgh Savings Bank. Shepherd av, e s, 260 n Ridgewood av, 25x102.5. April 24, 1 year, 5%. 1,700

McGovern, Owen to Thomas J. Murphy, Flatbush, L. I. Vanderbilt st, n s, 50 w 20th st, 25x100. April 17, 2 years. 250

McNamara, Peter P. to Denis H. McNamara. 4th av, n e cor Union st, 20x91.10. April 24, 5 years, 4%. 1,000

Maher, James and Fanny his wife to The Title Guarantee and Trust Co. 9th st, s s, 300.1 w Court st, 24.11x39.10x27.7x52. April 18, 1 year, 5%. 1,300

Mander, Andrew, Whitestone, L. I., to Jeanette G. Brown. Pacific st, s s, 324 w Nostrand av. April 19, 3 years or sooner. 6,000

Same to Rose O'Byrne Fillmore pl, s s, 88 w 6th st, 20x60. April 19, 1 year, 5%. 1,200

Martense, Eliza A. widow to Gertrude Prince. Flatbush av, e s, 213.6 s Linden Boulevard, runs south 173.4 x east 350.6 x north 12 x east 221.10 x north 187.10 x west 384.1 x south 75 x west 200. April 18, due May 1, 1894, 5%. 5,000

Martin, Mary E. wife of and William H. to Nassau Land and Improvement Company. 16th st. P. M. April 12, 3 years, 5%. 2,500

McMonnie, Johana E. wife of and William to George Simpson. Van Buren st. P. M. April 11, due May 1, 1891, 5%. 800

Middleton, Adeline B. to George J. Penfield, Mt. Vernon, N. Y. St. Marks av, s s, 155 e Clason av. P. M. April 17, 1 year. 750

Same to same. St. Marks av, s s, 135 e Clason av, 2 lots. 2 P. M. morts., each \$5,500. Apr. 17, 3 years. 11,000

Same to same. St. Marks av, s s, 135 e Clason av. P. M. April 17, 1 year. 1,000

Mogk, Margretha to George Loffler. Sumpter st. P. M. April 17, 5 years or installs, 5%. 4,000

Morgan, Mary wife of and Charles to Avery P. Brown and ano. trustees Caroline I. Satchell. Heyward st, s s, 133.10 e Bedford av, 19x100. April 8, due May 1, 1894, 5%. 3,300

Same to same. Heyward st, s s, 95.10 e Bedford av, 19x100. April 8, due May 1, 1894, 5%. 3,200

Masel, John G. to Charles W. Cooper. Withers st, n s, 260 e Humboldt st, 20x100. Sub. to mort. \$1,200. April 22, 6 years, 5%. 300

Same to Williamsburgh Savings Bank. Same property. April 22, 1 year, 5%. 1,200

McCauley, Edward P. to Richard Goodwin, Vigilius st, s e s, 390 n e Broadway. P. M. Dec. 1, 1888, 1 year. 2,000

Same to same. Vigilius st, s e s, 300 n e Broadway, 3 lots. 3 P. M. morts., each \$2,000. Dec. 1, 2 years. 6,000

Same to same. Vigilius st, s e s, 246 n e Broadway, 3 lots. 3 P. M. morts., each \$2,000. Dec. 1, 1 1/2 years. 6,000

Same to same. Vigilius st, s e s, 228 n e Broadway. P. M. Dec. 1, 1 year. 2,000

Same to same. Vigilius st, s e s, 138 n e Broadway, 4 lots. 4 P. M. morts. each \$2,000. Dec. 1, 1 year. 8,000

McCloskey, Francis A. to The Title Guarantee and Trust Co. Clermont av, w s, 166.6 n Lafayette av, 16.8x100. April 20, due April 20, 1890, 5%. 3,500

McCullough, Mary E. wife of and Charles to Mary Strybing. St. James pl, w s, 194.2 s Greene av. P. M. April 19, due Apr. 29, 1892, 5%. 6,000

Migge, Wilhelm to Charles Hoyler. 61st st, n s, 40 w 12th av, 80x100. April 20, due April 1, 1894. 1,100

Martin, Elliott D. to John Rueger. Elton st, e s, 325 s Sutter av, 25x90. April 22, 5 years or sooner, 5%. 1,625

Mead, Martha S. wife of and Henry B. to The Mutual Life Ins. Co., New York. Amity st, n s, 241.4 w Clinton st, 24.6x100. Already mortgaged to party of second part. April 19, 1 year, 5%. 2,000

McLaughlin, Michael to The Williamsburgh Savings Bank. Grove st, n cor Central pl, 25.9x100. April 22, 1 year, 5%. 11,500

Moore, Albert G. and Sarah his wife to Edward Baldwin, Elizabeth, N. J. Dean st, s s, 338 e Clason av, 14x90. April 9, 3 years, 5%. 1,500

McNamara, Peter P. to George R. Brown. 4th av, n e cor Union st. P. M. April 24, 3 years, 5%. 3,000

Moody, Leonard to Antonette M. Marshall. Clinton st. P. M. April 22, 3 years, 5%. 9,900

Neilson, Samuel H. to Levi V. Martin. 53d st, n s, 80 e 2d av, 20x100.2. Aug. 13, due April 2, 1891, or installs. 800

Oare, Hannah S. to Thomas J. Moore. Van Buren st. P. M. April 17, 3 years or installs. 3,700

O'Donnell, Thomas to East Side Co-operative Building and Loan Assoc. 4th av, e s, 50 n 13th st, 16.8x57.10. April 15, installs, 5%. 3,750

O'Donoghue, Sarah G. to Edward F. Linton. Linwood st, w s, 200 n Ridgewood av. P. M. April 17, due April 15, 1890. 550

O'Hara, William to Marcella Daly. Baltic st, s s, 225 e Hoyt st, 25x100. April 1, 3 years, 5%. 500

O'Kane, James to Frederick A. Constable. Oak st. P. M. April 22, 3 months. 3,350

Ogden, Anna B. to Isidore M. Bon. Sterling pl. P. M. April 17, 2 years. 1,000

Otterstedt, Anna wife of and John to Henry Sahlfeld. Greene av, west cor Central av. P. M. April 24, 5 years, 5%. 5,000

O'Connell, Michael to Carrie B. Hunt. Butler st, s s, 329 e Schenectady av, 38x102.9. April 23, 5 years. 400

Perine, Albert F. to Matilda F. Selss. Carroll st. P. M. April 24, due May 1, 1891, 5%. 500

Povie, Anna D. wife of and Francis to Anna E. Thornton. Monroe st, n s, 366.8 w Tompkins av, 16.8x100. April 16, 1 month. 250

Pretz, Susan wife of and Philip S. to Thomas Keck, East Orange, N. J. Butler st. P. M. April 22, 5 years. 6,250

Putnam, Mary C. wife of Wilkins K. to Patrick McCabe. 52d st, s s, 220 e 2d av, 20x100.2. Mar. 25, 3 years, 5%. 1,000

Pfeiffer, Otto J. to Dime Savings Bank, Williamsburgh. Withers st, s s, 200 e Lorimer st, 25x100. April 18, 1 year, 5%. 900

Phillipi, Rudolph J. to Asa P. Tefft. Willoughby st, n s, 61 e Hudson av, 20.4x75; Hudson av, e s, 50 s Bolivar st, runs east 100.5 x south 18.11 x northwest 101.8 to av, x north 3.2. April 18, 3 years. 2,000

Prince, Jr., John D. to Gertrude Prince. Flatbush av, e s, 138.6 s Linden Boulevard, 75x200. April 18, due May 1, 1894, 5%. 9,000

Rourke, Patrick to Eva Lambert. President st. P. M. April 15, 2 years, 5%. 1,100

Rae, William P. to William H. Chapman. Monroe st, n s, 265 e Bedford av, 16x100. Sub. to mort. \$4,000. April 18, 1 year. 1,500

Reichert, Peter to Christian Reichert. Powers st, s s, 100 e Graham av, 25x100. April 17, 3 years, 5%. 1,200

Rick, Eleanora to Elizabeth R. Kissam. Kosciusko st, n s, 261.8 w Reid av, 19x100. April 16. 2,000

Rodden, James and Bridget his wife to Henry Howard, Henry st. P. M. April 18, 5 years or installs, 5%. 4,000

Rokus, Bernard to Charles Cooke. Grand st, n s, 100 e Graham av, 25x100. April 17, 3 years. 2,000

Rouse, Ella wife of and George D. T. to Marion Canfield. Quincy st, n s, 467.8 e Reid av, 20x100. Sub. to mort. \$4,500. April 15, 1 year or sooner. 1,000

Rowan, Patrick J. to Mary Van Nostrand, Jersey City, N. J. Duffield st, e s, 246.1 n Tillary st. P. M. April 19, 3 years, 5%. 2,000

Same to Henry D. Van Nostrand trustee John Van Nostrand. Duffield st, e s, 211.5 n Tillary st, 2 lots. P. M. 2 mort., each \$2,500. April 19, 3 years, 5%. 5,000

Ryan, Annie wife of Edward to The Long Island Bank. Ryerson st, w s, 237 s Myrtle av, 25x100. April 11, note. 2,000

Ryder, Isaac to Joseph Brennan. Road from Gravesend village to Garretsons mill, n w s, at intersection with s w s of Ryders lane, contains 35 acres. Mar. 11, 3 years. 1,500

Requa, Sarah L. wife of John J. to Title Guarantee and Trust Co. Duryea st. P. M. April 20, due April 23, 1890, 5%. 2,500

Rohrs, Wilhelmina to Susan T. Prince, Flatbush, L. I. Smith st, e s, 24.6 s Union st or Bergen pl, 18.9x66.3. April 23, 3 years, 5%. 2,500

Ransom, Ida M. to James Jack. 10th st. P. M. April 20, 6 months. 2,025

Same to Kate C. Henderson et al. exrs. Isaac Henderson. Same property. April 20, 6 months, 5%. 6,750

Raymond, Virginia L. to Arthur Taylor. McDonough st. P. M. April 18, due April 10, 1894, or installs, 5%. 9,500

Reyels, John F. to Louis Bonert. 5th st, n e s, 275.9 n w 6th av. P. M. April 22, 1 year or sooner, 5%. 1,000

Same to same. Same property. P. M. April 22, 3 years or sooner, 5%. 1,500

Rosengarden, Fredrica wife of Alexander to Annie Thieme. Duryea st, s e s, 355 n e Bushwick av, 20x100. April 15, 1 year. 1,800

Ryan, Thomas to William E. Kay, Blytheborne, L. I. 18th st. P. M. April 15, installs. 900

Schluchter, Gottfried to Frank X. Kuchler. Johnson st, s s, 175 e Graham av, 25x100. April 23, due July 1, 1891, 5%. 5,000

Selleck, Grace A. to Cornelia D. Earle. Penn st, n s, 172.11 e Bedford av, 21.7x100. April 23, 5 years, 5%. 4,500

Settel, Lyman to Carrie A. Dunham guard. Edgar A., Maud A. and Alden B. Dunham. Throop av, n e cor Macon st, 20x100. April 22, 3 years. 6,500

Sanche, Vincent to Charlotte Stevens. 6th st, s w s, 177.10 n w 6th av, 20x100. April 19, due May 1, 1892. 3,500

Sahn, Joseph to Franz Sahn and Karolina his wife. Bergen st, n s, 125 e Rochester av, 25x107.2. April 17, due July 1, 1882, 4%. 600

Schubert, Constantine to The South Brooklyn Co-operative Building and Loan Assoc. 84th st, Bay Ridge. P. M. April 9, installs, 5%. 7,500

Seeger, Charles to James B. Murray. 5th av. P. M. April 18, 2 years or sooner. 300

Shelley, Abram C. to Jane E. Cropsey. 85th st, w s, at intersection with s line of Jacob P. Moore, 85.3x100x66.7x101.9. Jan. 2, 1 year. 411

Smith, Thomas C. to Mabel A. Roby. Berkeley pl, n s, 204.2 e 6th av, 20.10x100. April 16, demand, gold. 2,000

Sorenson, Mads C. to The South Brooklyn Co-operative Building and Loan Assoc. 14th av, s w cor 62d st, 40x100. April 16, installs, 5%. 3,000

Sharkey, Albert G. to Susan B. Schenck and ano. guards. Anna P. Schenck. 4th av, n e cor 34th st, 150.2x125. April 23, due May 1, 1892, 5%. 3,150

Same to same guards. Dorsey N. H. Schenck. 4th av, s e cor 33d st, 50.2x125. April 23, due May 1, 1892, or sooner, 5%. 1,150

Same to same. 4th av, s e cor 22d st, 39.5x89x39.6x89. April 23, due May 1, 1892, 5%. 2,000

Stoutenburg, Hannah E. wife of George B. to Hattie S. Crowell. Underhill av, n e cor Dean st. P. M. April 9, 6 months. 25,000

Schuchhardt, Daniel and Frida his wife to Rosa and Augusta Sticht. Gwinnett st, e s, 298 n e Harrison av, 22x112x22.1x110.10. April 17, due May 1, 1893, 5%. 1,500

Smith, Thomas C. to Judith W. Richardson. Berkeley pl, n s, 141.8 e 6th av, 41.8x100. April 23, demand. gold, 3,000

Same to same. Berkeley pl, n s, 204.2 e 6th av, 20.10x100. April 23, demand. gold, 2,000

Same to same. Berkeley pl, n s, 100 e 6th av, 83.4x100. April 23, demand. gold, 6,000

Stuyvesant, Mary T. wife of William B. to Anna R. wife of Frederick H. Parson. Evergreen av, s w s, 50 s e Himrod st, 16.8x80. May 1, 1884, demand. 500

Sullivan, Helen T. to A. Stewart Walsh. Greene av. P. M. April 23, installs. 2,850

Schwartz, Moses to Equitable Life Assurance Soc. of the U. S. Union st. P. M. April 15, due Jan. 1, 1891, 5%. 3,000

Sheffield, Thomas R. to The Bushwick Co-operative Building and Loan Assoc. Skillman av, n s, 100 e Graham av, 50 x 100. April 19, installs. 7,000

Schliep, Louis C. to George S. Ingraham. Hancock st. P. M. April 20, 1 year or sooner. 1,800

Sesnon, Anna M. to Isidore M. Bon. Sterling pl. P. M. April 1, 1 year. 1,000

Shepperd, William E. to Theodore F. Jackson. Stanhope st. P. M. April 16, 1 year. 500

Smith, Arthur H. to Florence Butterbrodt. Lafayette av. P. M. April 22, 3 years, 5%. 5,000

Smith, George A. to Anna H. Eastburn Mofatt st, s e s, 96.7 n e Central av, 100x100. April 13, 1 year. 1,000

Smith, James to Agnes A. Arden. Pulaski st, n s, 239 e Nostrand av, 18x100. April 22, 5 years, 5%. 3,500

Smith, Mary A. to Robert Voorhies. Ocean av, e s, 40 n Voorhies av, 80x110, Gravesend. April 20, 2 years. 1,000

Spigel, Bertha to Henry Roth. Moore st. P. M. April 15, installs, 5%. 1,100

Swift, Margaret A. wife of and Edwin H. to James N. Wells trustee Clement Moore. Franklin av. P. M. April 15, due April 20, 1892, 5%. 4,000

Terhune, Abraham V. to Emanuel Dreyfous. South 2d st, No. 92, s s, 100 w 3d st, 23x—x72. April 18, 1 year. 750

The Synagogue of the Congregation Asiface Israel to Jacob Aronson. Varet st, n s, 20 w Ewen st, 18x35x20x40. Nov. 16, 1 year. 800

Thomas, Walter to John Davies. Woodbine st, n s, 225 w Central av, 25x100. April 13, due Nov. 15, 1891. 300

Thompson, Catharine to Frank Bailey trustee. 14th st, n e s, 164.6 n w 7th av, 16.8x100. April 17, 6 months. 1,000

Tobin, James F. to Cornelia D. Longmire. Butler st, s s, 62.2 e Rogers av, 40x80. Mar. 18, 3 years, 5%. 1,200

Townrow, Sarah C. wife of and Frederick W. to Olive W. Richardson. Van Buren st, n w s, 290 n e Broadway, 16.8x100. April 19, 3 years, 5%. 2,500

Travis, George E. to Albert E. Hallam. Grand st, s s, 180 e Ewen st, 20x100. April 15, 3 years, 5%. 6,000

Terpenning, Irving B. to James B. Bacon. 10th st, s s, 160.3 w 4th av, 18x100. April 19, 3 years. 1,200

Thatcher, Dora to John J. Umpleby. Greene av, n s, 333.2 e Lewis av, 16.9x100. April 15, 5 years or installs, 5%. 4,500

Thompson, William O. to Ann Adair. St. Marks av, n e cor Bedford av, 82.1x109.6x60.1x111.9. April 20, 1 year. 2,000

Turle, Robert H. to The D me Savings Bank, Brooklyn. Monroe pl. P. M. Nov. 14, 1888, 1 year, 4%. 22,000

Tomajo, Jennie A. wife of and Ercole to Frederick N. Du Bois. Union st, n s, 227.6 w Clinton st, 140x100. Sub. to mort. \$12,000. April 23, installs. 4,000

Same to same. Same property. April 23, 1 year or sooner. 12,000

Tracy, William to The Greenpoint Savings Bank. Leonard st, e s, 425 n Calyer st, 25x100. April 22, 1 year. 1,600

Tobin, Richard H. to Mary Strybing widow. Waverley av. P. M. April 23, 5 years, 5%. 5,420

Ulzheimer, Albert to Christian W. Yutte, Hoboken, N. J. Glenmore av, s e cor Hendrix st, 25x100. April 23, 5 years, 5%. 5,000

Van Pelt, Peter J. and Mary his wife to Stephen B. Sturges. McDougal st, s s, 150 e Hopkinson av, 75x100. April 19, demand. gold, 13,500

Van Wart, Eugenia R. to The New York Life Ins. Co. Monroe st, n s, 99 e Tompkins av, 19x92x19x91. April 18, 3 years, 5%. 3,000

Victory, John F. to Andrew Miller. Prospect pl, n s, 275.7 e Troy av, 20.3x155.7. P. M. May 25, 1887, due May 25, 1890. 200

Veysey, Jane A. wife of and William H. to Susan Anable. St. James pl. P. M. April 18, 3 years, 5%. 6,000

Vreeland, John to The Brooklyn Co-operative Building and Loan Assoc. Prospect pl, n s, 172.7 e 5th av, 18.9x80.9. April 11, installs, 5%. 7,250

Volhard, Caspar to The Williamsburgh Savings Bank. Palmetto st, n w s, 325 s w Central av, 25x100. April 24, 1 year, 5%. 3,000

Van Beuren, Egbert K. to Isabella McCormack. Skillman st, s e cor Park av, 89.3x100x82.5x100. April 23, demand. 8,500

Whitnum, Samuel to Sarah M. Lawson. Ross st. P. M. April 23, 3 years, 5%. 4,000

Wierl, Anton to George Dietrick. Union st. P. M. Mar. 26, 5 years 5%. 12,000

Waxberg, Hitel to Gertrude R. Sackett. Rockaway av, e s, 250 n Riverdale av, 25x200.2 to Thairford av. April 23, due May 1, 1892, 1,600

Walsh, Thomas A. to Elizabeth McMillan. Court st, s e cor Lorraine st. P. M. April 19, 3 years, 5%. 3,200

Weed, Hamilton A. to James D. Lynch. 21st av, east cor 86th st, Bensonhurst-by-the-Sea. P. M. April 10, 1 year, 5%. 3,780

Same to same. 22d av, north cor 86th st, Bensonhurst-by-the-Sea. P. M. April 10, 1 year, 5%. 3,570

Same to same. 22d av, west cor 85th st, Bensonhurst-by-the-Sea. P. M. April 10, 1 year, 5%. 3,570

Same to same. 21st av, south cor 85th st, Bensonhurst-by-the-Sea. P. M. April 10, 1 year, 5%. 3,780

Same to same. 22d av, east cor 81st st, Bensonhurst-by-the-Sea. P. M. April 10, 1 year, 5%. 13,600

Same to same. 22d av, east cor 80th st. P. M. April 10, 1 year, 5%. 13,600

Same to same. 22d av, east cor 79th st. P. M. April 10, 1 year, 5%. 13,600

Whalen, Ann widow John Jr., Edward, William, Bernard, Philip, Mary J. and Henry Whalen and Sarah Frost formerly Whalen to Freeman Clarkson. Grant st, s w cor Lawrence st, 50.3x113.1x50.3x113.2. April 15, due July 1, 1890. 200

Whittaker, Julia A. and Annie M. O'Brien and Catharine Taylor to John Davis. Union av, e s, 75 s Skillman av, 25x100. April 17, 2 years. 700

Whitaker, George H. and Virginia A. to Henry Weil. Vanderveer st. P. M. April 1, installs. 375

White, William E. to Kate A. Molineux. White st, Flatbush. P. M. April 17, 1 yr. 350

Walbridge, Augustus C. to Olin G. Walbridge. Garfield pl, n s, 165 w 9th av, 20x100. April 16, due April 22, 1894, or sooner, 5%. 8,000

Wheeler, Nancy B. to American Surety Co., New York. Gallatin pl, e s, 99.7 n Livingston st, 24.6x93. Secures surety to undertaking on appeal. April 5.

Wheelock, William E. to Cornelia Whiteman. Henry st. P. M. April 22, 3 years, 5%. 5,000

Same to Charles S. Campbell guard. Stewart F. Campbell. Same property. P. M. Equal lien with last mort. April 22, 3 yrs, 5%. 5,000

Williamson, Stephen to Michael Dowd. Herkimer st, s s, 50 w Brooklyn av, 21x92.9. April 22, due April 1, 1894. 1,100

Wilson, Eugene H. to Stephen P. Sturges. Herkimer st, n w cor Rockaway av, 20x80. April 15, demand. 500

Same to Mable A. Roby. Douglass st, n s, 80 e 4th av, 118.4x100. April 15, demand. 26,900

Wright, William G. to Louis B. Jones. Quincy st, s s, 245 e Marcy av, 25x100. April 1, 1 year. 1,000

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.
APRIL 19 TO 24—INCLUSIVE.

Agar, George P., New Orleans, La., to John G. Agar. \$4,500

Ammidown, Henry P. individ. and extr. Holmes Ammidown, and Annie Ammidown individ. and extr. and legatee of C. H. Ammidown to Edward H. Ammidown. nom

Table listing names and amounts for Ammidown, Edward H. to Henry P. Ammidown, Anderson, William D. trustee Jane Anderson to William D. Anderson, Jr., Benedict, Sarah S. et al. trustees George Cromwell to George Cromwell, Garretsons, S. I., Same trustees H. B. Cromwell to Henry B. Cromwell, Garretsons, S. I., Brown, John J. to Henry W. Beebe, Booth, Edwin, Boston, Mass., to Elise Eisner widow, Brooklyn, N. Y., Coudert, Frederic R. and Charles exrs. Marie J. Lambert to Marie G. de Haro Gad., Cowen, Newman to Meyer S. Isaacs, Coudert, Frederic R. exr. Marie J. Lambert to Catherine L. wife of Austin D. Middleton, Elbers, Mary to Leopold Gusthal, Frank, George exr. Louis Schneider to George Schneider, Gruenbaum, Lena to Mendez D. Senior, Guggenheimer, Randolph and Henry Clausen to George F. Johnson, Halpin, Hannah M. wife of Zachariah J. to John Graham, Hardy, John to John C. Overhiser, Herter, Gustave to Myra Moffat, Same to Jacob K. Lockman exr. R. C. Sage, Isaacs, Meyer S. to Charles B. Curtis, Jaeger, Adolph to Sigmund Cohn, Kernochan, James P. and ano. trustees Catharine L. Kernochan to James P. Kernochan et al. trustees Eleanor E. L. Cenci, Krug, Emma to Thomas J. Lawrence, Klein, Benedict A. to Samuel Weil, McLaughlin, Rody to John W. Haaren, Merrihew, Stephen and ano. exrs., &c. Tarrant Putnam to Mary A. Monahan et al trustee Thomas Monahan, Merrihew, Stephen and ano. exrs. Tarrant Putnam to Caroline P. wife of Stephen Merrihew, Middlebrook, Frederic J., Brooklyn, to The Mercantile Trust Co. guard. of S. G. and Rebecca B. Cornell, Same to William A. Nash, Morgenthau, Henry to Simson Wolf. val. consid Middlebrook, Frederic J., Brooklyn, to James N. Platt et al. exrs. W. B. Lawrence, Newton, Nelson, New Rochelle, N. Y., to Alexander Mackenzie et al. trustees G. R. McKenzie, Rawlins, Edward A. to Charlotte A. Kissel, Reinhardt, Henry to Sara Weinstock, Reville, Nicholas J. and Anastasia wife of John Murphy to Thomas J. Cummins, Rosenberg, Abraham to Jacob K. Weiner, Steinhardt, Rosalie and Benjamin to Louis Franke & Co. collateral security, Smith, Charles R. to John T. Hunt, Smith, Pierre J. exr. B. D. Smith to The United States Trust Co. of New York trustee for Mary D. Smith, Smith, J. Boyce, exr. T. H. Smith to May wife of James A. Deering. Rerecorded, Stemme, John to Edward F. Brown and ano. exrs. Obadiah Ayres, Stern, Joseph and ano. exrs. Jacob Metzger to Leon and Moses Levy, Theiss, John to Mary E. Barry, Title Guarantee and Trust Co. to Ursula story et al. trustees for Emily L. Paret, Same to Augustus D. Julliard et al. exrs., J. H. Weller, Vanderpoel, Frederick S. to William B. Davenport, Brooklyn, Walker, Fernando R. to Charles Coudert admr. Marie Ferran, White, John J. admr. J. R. White to Caroline White, Litchfield, Conn., White, Caroline, Litchfield, Conn., to the J. L. Mott Iron Works, Williamsburg City Fire Ins. Co., Brooklyn, to Robert A. Maxwell, Supt. of Insurance Department, State of New York.

KINGS COUNTY.

APRIL 18 TO 24—INCLUSIVE.

Table listing names and amounts for Kings County, Addy, Richard C. to Charles H. Tyson, Aldrich, Elizabeth W. to Mary E. Johnson, Bolen, M. Fraser to Elizabeth H. Bowers, Bradley, Edwin A. and George C. Currier to William G. Hoople, Brown, George W. exr. M. Louise Brown to George R. Brown, Biers, William H. to Antonio Rasines, Clyne, Thomas G. to E. Willard Roby, Covert, Lizzie G. to Lorinda Meyer, Glendale, L. I., Davenport, Mary E. to John Z. Lott, Delmar, John treasurer of the trustees of the Widows' and Orphans' Fund of the Western District of Brooklyn to Marietta wife of John S. Ridley, Donohue, Catharine to James D. Lynch, Same to same, Dull, Alfred M. to Zelia Pooler, Fessler, Margaretha to Anton and Elizabeth Schimmel, Flaherty, John W. to Frederick A. Fox, Franz, Josephine to Henry Franz, San Francisco, Cal., Freeman, Alfred A. guard. Roberta F. Freeman to John R. Pitt substituted guard. order of Court, Frederick, Alphonse to Alfred M. Bull, Elizabeth, N. J.,

Table listing names and amounts for Godfred, Phebe A. to Charles D. King, Haggerty, Thomas to Charles D. King, Hamlin, Denso to Frederick W. Starr, Harris, William to Christian Rossbach, Higgins, George to George C. Clausen and William L. Flanagan directors of The N. Y. Brewery Co. (Lim.), Harris, Mary C., Providence, R. I., to John B. Hendry, Hendry, John B., Easton, Pa., to Eugene J. Swan, Hoagland, Cornelius N. to Thomas H. Brush, Joost, Martin and ano. exrs. Magdalena Joost to Elizabeth Cross, Kelly, Eugene guard. Kate, Annie, Nellie and William Murphy to John J. Murphy, Kissam, Daniel to Peggy and Ann Kissam, Lynch, James D. to Catharine Donohue, Martin, Enoch to Peter Will, McGovern, Hugh to Martin Flanigan, Monas, John to Eldred A. Carley, Michel, Celestine to Roswell Eldridge, town treasurer, Hempstead, L. I., Nolan, Michael to Mary S. Baker, Pitt, John R. guard. R. F. Freeman to Robert F. Freeman, Powell, Sarah to Daniel H. and Amy W. Griffen, Yorktown, N. Y., Rick, Eleanor to Elizabeth R. Kissam, Rogers, Adeline B. admr. Edgar H. Rogers to Harry E. Stam, Snyder, Louisa R. to Thomas Everit, Stearns, Salome T. to Charles B. Davis, Titus, Mary and John H. exrs. Epenetus Titus to Roswell Eldridge town treasurer, Hempstead, L. I., Title Guarantee and Trust Co. to Alexander H. Anderson, Same to James Cubberly, Same to Riverhead Savings Bank, Same to James Cubberly, Travis, David W. to N. Dullmeyer, White, William De C. exr. Thomas E. Basker to Sarah L. Wyckoff, Williams, John A. trustee to Jos. W. Kay, Weed, William W. to Adolph C. Wenzel, Young, Archibald to Albert G. McDonald, Young, George to Myers Curtiss, Zeigler, Carl to Emilie Zeigler.

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.

Table listing names and amounts for New York City, April, 20 Allen, John C—Jeremiah Collins, 20 Adams, George W—Jacob Ottmann, 23 Akin, Richard—Hugh O'Neill, 24 Armstrong, Thomas R—H J Grant, as Sheriff, 25 Asbeck, Charles M—Peter Frank, 26 Arteaga, Serapis—C J Wichmann, 26 Auge, George—Charles Klenk, 20*Bennett, Charles H—Jeremiah Collins, 20 Block, Henry—C A Fach, 20 Bisco, Joseph O—J J Coogan, 20 Barclay, Sackett M—Lucien Knapp, 20 Barkley, Frank G—A C Morehouse, 20 Beatty, James B—M a t h e w Beatty, Claudius F—Schlesinger, 22 Baxter, Emma M—Frances M Swanstrom, 22+Beers, William P—C A Vom Baur, 22 Bloch, Mayer—People of State N Y, 22 Bell, Frank P—Cora H Bell, 22 Bloom, Raphael—H W Rosenbaum, 23 Brock, Louis M—Robert Kell, 23 Barker, Sophronia M—L M Chapman, 23 Berkovitz, Reggie—Rosa Kline, 23 Berkovitz, Judah—Rosa Kline, 23 Bowen, Chauncey T—Henry Nichols, 23 Bowcock, Bartholomew—Henrietta Levy (Morris Goldberg by assign), 23 Bond, Robert B—Annie R Hagedorn, 24 Brommond, Edward—Leopold Rosenbush, 24 Boles, George J—Morris Benjamin, 24 Beach, John N—H J Grant, as Sheriff, 24 Bradley, Alfred F—George Latham, 24 Blaekmur, Horace A—Passaic Rolling Mill Co., 25 Boylston, Herman—Anton Markert, 25 Buckbee, Minnie—Robert Devlin, 25 Biddle, David H—E O Thompson, 26 Bennet, Henry D—Bardelle Marble Mfg Co., 26 Behrens, Charles—A V Whiteman, 26 Bechtold, Sophia, as treasurer—Louis Hubach, 26 Berliner, Henry—Rachel A Bourke, 26 Blank, John—L J Aumann, 19 Clark, Allen J—Asa Heuremann, 20 Conyngham, Thomas D—T V Johnson, 22 Cooke, Helen M—C A Cragin, 22 Cochrane, Michael—J M Koehler, 23 Coyle, Andrew B—A S Core, 23 Coar, Mary J—W H Jackson, (D)

Table listing names and amounts for 24 Cisco, John A—Wyoming Nat Bank of Wilkesbarre, 24 Cree, Eugene H—T C Kennedy, 24 Copp, William A—H B Hollins, costs, 24 Croker, John—E G Jewett, 25 Carlin, Mary E—Mary A Tucker (D), 25 the same—Ellen A Hall, (D), 25 the same—R T Auchmuty, trustee, (D), 25 the same—Allen Tucker, (D), 26 Cutley, John—William Barrett, 26 the same—the same, 19 Doe, John—W H Hoffman, 20 Devlin, James—J L Hasbrouck, 22+Doe, John—Francis Forbes, 23 Dempsey, Guy C—Clinton Bank, 24 Dorchester, Henrietta X—Louis Schneider, 24 De Wolf, William H—Charlotte S Thompson, 24 the same—the same, 24 Driscoll, John J—People of State N Y, 24 Dougherty, Everett B—J W Bell, 25 Dryer, Bernard A—Nat Bank of Republic of N Y, 25 De Kraft, Henry—E J Flood, 26*Doe, John—Herman Colell, 26 Dickson, Samuel R—W C Valentine, 26 Dickson, Thomas—Isaac Boehm, 20 Edsall, David H—J C Wachenheimer, 20 Elliott, Alexander—T V Johnson, 22 Etienne, Le Bell—Joshua Gregg, 23*Edel, Ernest U—William Kruger, 23 Eckert, Henry—Leopold Weil, 19 Fussari, Giovanni—W H Hoffman, 19 Feist, Frederick—Robert Lambert, 19 Fisher, Charles J—Jeremiah Collins, 19*Freeman, Argus L—Emil Morel, 22 Flynn, John J—Richard Carroll, 22 French, Thomas J—Matilda French, 23 Frost, Mahlon S—Peninsular Car, 23*Frost, Edward I—Co., 23 Fleig, Abraham C—H M Wheeler, 24 Foote, Frederick W—Wyoming Nat Bank of Wilkesbarre, 24 Flood, Lawrence—F J Gallagher, as assignee, 24 Fiske, William S—Passaic Rolling Mill Co., 25*Farrell, Thomas P—Delos Brower, 25 Farley, Cornelius J—T J Shea, 25 Franciulli, Francisco—Frank Hohn, 26 Fesel, William—People of State N Y, 26 Friedman, Morris—the same, 26 Fettech, James—Washington Life Ins Co., 20 Green, Shirley J—Hermann Weiller, 20 Guidon, Gustave—Hermann Weiller, 22+Gebhard, Adolph—Maurice Rapf, 23 Guerriero, Pasquale—Antonio Maccuccio, 23 Gentil, Henry A—John Sharp, 23 Goodson, Borrass—J E Nichols, 23 Grossman, Ethal—Rosa Kline, 23 Grossman, Samuel—H Webster Co., 23 Goetz, Wolfgang—Amelia L Goetz, 24 Gilkinson, James—J T Barnard, 24 Gilman, Anna K—C T Haviland, 24 Gould, Annie V—Theodore Tritschler, 24 Gerstl, Sigfried—Elias Wolf, 24 Goodenough, Walter A—Gleason & Bailey Mfg Co., 24 Griffin, James H—People of State N Y, 25 Gill, Ann—Bernard Kaskell, 25 Graves, William—Bank of N Y Nat Banking Assoc., 25 Gunther, Jacob P—A E Bateman, as assignee, 25 Gillevan, Peter—Snow & Earle Co., 26 Goetz, Christian—People of State N Y, 26 Glaeser, William—Thomas Terry, Jr., 26 Gedney, Frederick G—R B Hyres, 26 the same—C B Fisher, 26 Gilson, Carlton S—A L Mordecai, 22 Harrington, Patrick—J V Hecker, as exr., 22 Heath, Marcellus C—J W Hoey, 22 Hogan, John J—People of State N Y, 23 Heydenreich, Max H—William Kruger, 23 Henning, Walter H—J H Strong, as trustee, 24 Hill, Alice L—J H Parsons, 24 Hill, John T—J H Parsons, 24 Hardie, James M—C B Waite, 24 Hilpoltsteiner, William—Samuel Green, 24 Hollingshead, Charles G—Wellman Osborne, 24 the same—J J Hennessy, 24 Hendrickson, Wilber C—Robert McAfee, 24 Hamilton, Walter—Andrew Peters, 24 Haggerty, Edward—J W Bell, 24 Housman, Emma L—H C Aspinwall, 25 Healy, John B—Thomas Aldridge, 25 Hayden, William H—W M Stout, 25 Hanson, Caroline A—W P Durando, 25 Hamel, James—John O'Grady, 25 Hamilton, William J—C H Murray, 25 Hickie, John C—Mary A Woodhead, COSTS

25 Hoyt, Joel I—Emma C Moulton....	268 02	25 McCallum, Mary—Harry Waller-stein	72 52	20 The Empire Condensed Milk Co—E R Coker, as trustee.....	9,329 84
26 Hogan, Patrick—Margaret Rodgers	211 47	26 McDonald, Edward F—People of State N Y.....	100 00	20 the same—E R Coker.....	11,417 84
26 Heath, Delos L—Standard Fashion Co.....	158 88	26 McConnell, Andrew—C B Weathered.....	271 88	20 The Mayor, &c—W M Watson.....	257 57
26 Hughes, Thomas—Dry Dock, East Broadway & Battery R. R. Co.....	22 35	19*Nichols Bros & Co—Asa Heurmann.....	1,264 94	20 The Petra Crusta Matt Co (Lim)—R J Anderton.....	179 44
26 Hannegan, John J—J L Mott Iron Works.....	275 01	23 Nobie, Frederick W—M H Cashman	902 97	The Medico Legal Journal } A D	
26 Hydorn, Joseph B—C E Caldwell..	7,636 09	24 Nolan, Thomas—Joseph Loiseau....	146 32	20 The Railway and General } Farmer	292 93
26 Hays, Isaac—Solomon Hoffheimer..	621 39	22 Perkins, Mattie J. } M H Phelps		22 The Empire Warehouse Co (Lim)—James Colwell.....	1,176 76
20 Ineson, Charles B—Emil Morel.....	51 45	22 Perkins, William J. }	617 12	22 The Mayor, &c—James Gregory....	119 66
23 Ives, Howard—J J Schillinger.....	595 75	22 Pfeiffer, Aloys—S J Nowell.....	1,651 68	22 The Callender Insulating and Water-proofing Co—M D Ross....	990 75
23 Ives, Howard—Nat Park Bank of N Y.....	129 80	22 Platt, Nathan C, } as admrx.....	12,427 26	22 the same—the same.....	455 39
23 the same—the same.....	769 00	22 Platt, Annie, as extr, &c., William H Platt—the same.....	12,328 55	22 the same—the same.....	323 02
26 Isaacs, Morris—People of State N Y.....	1,500 00	23 Payne, William H—Frank Keller..	2,953 33	The Met Elevated Rail- way Co.....	
22 Johnston, Robert A—J H Dunham	2,341 20	23 Pechter, Moses—Moses Bloch..costs	33 81	23 The Manhattan Rail- way Co.....	J M Young 4,846 40
23 Johnson, Charles E—William Shimmer.....	24 15	24 Prager, Julius—J T Barnard.....	350 00	23 Provident Homestead Co—J O Bache.....	458 20
23 Jones, William C—Beatrice Mahoney.....	78 71	24 Phillips, John—G F Bassett.....	282 24	23 The Commercial Automatic Machine Co—J C Sarsfield.....	215 81
23 Johnson, Lewis M—M H Eisner....	343 55	25 Pearl, Charles—Joseph Kuntz.....	171 02	23 The Burdick Mfg Co—Joseph Lambden.....	120 45
24 Joslyn, Orlando W—Truman Parsons.....	217 86	25 Pollard, Walter F—Ira Perego.....	35 80	23 The Sanford Nat Stove Works—Thomas Jones.....	2,550 44
25 the same—J W Bell.....	378 37	25 Popiglio, Francisco—Sarah Arons..	183 59	23 the same—the same.....	3,531 95
25 Joyce, Catharine—John Jerolomon.	119 90	23 Quin, Thomas—Margaret E Smith.....	240 04	The Metropolitan Ele- vated Railway Co.....	
25 Jones, A Delmont—D B Ingersoll..	105 62	19 Riordan, William J—W H Hoffman.....	25 50	23 The Manhattan Rail- way Co.....	S C Welsh, as exr... 5,547 70
22 Kloeckner, Frederick—I F Wood..	3,758 16	20 Rankin, A McKee—Joaquin Miller..	5,223 97	23 Hoboken Beef Co (Lim)—Carl Loef- fel.....	101 32
22 Krom, Charles B—Frank Krom.....	1,897 84	23 Roach, Charles E—Thomas Molloy..	113 85	24 McWilliams Printing Co—Bartholomew Donegan.....	248 79
23 Koues, Louise W—August Krusius	114 74	23 Rothschild, Jacob—Jacob Hirsch....	99 87	24 The Supreme Council of the Order of True Friends—A F Johnson....	1,031 84
23 the same—Baldwin & Gleason Co (Lim).....	176 98	24 Reiman, James A—A H Dale.....	155 00	25 Callender Insulating and Water-proofing Co—W H Temple.....	389 50
23 Kellogg, Marie L—C D Koppel.....	71 75	25 Randall, William W—S F Nirdlinger.....	364 45	25 The A B Cohn Co—American Exchange Nat Bank.....	94 18
23 Kelly, Daniel—Cooke Smelting and Refining Co.....	273 76	26 Roberts, Stephen M—A R Robinson	259 29	25 American Electric Mfg Co—C M Higgins.....	582 43
24 Kenny, Peter—Arthur Blue.....	94 07	19 Schwartz, Ernest—American Exch Nat Bank.....	8,774 27	25 The Callender Insulating and Water-proofing Co—George Fuller.....	1,763 05
24 King, John Floyd—J W Bell.....	352 21	19 Simons, William B—Seligman Trier	280 96	25 the same—Ansonia Brass and Copper Co.....	1,791 01
26 Kurtz, Leopold—People of State N Y.....	2,500 00	20 Schmidt, John M—Julius Schirmer..	1,556 76	25 Eidgenossische Transport Versich- erungs Gesellschaft—Joseph Hornstein.....	109 50
26 the same—the same.....	1,500 00	20 Sleight, Charles—Michael Molough- ney.....	149 00	25 N Y, Providence & Boston R R Co—W P Dixon, as assignee.....costs	140 56
19 Leavett, Rufus W—American Ex- change Nat Bank.....	8,774 27	20 Shaw, James G—Carter Rice & Co..	206 53	26 The Manhattan Railway Co—Ignatz Dlabola.....	671 33
22 Lester, Andrew—G K Thompson....	846 39	22 Stanley, Elizabeth S } Peoples Bank		26 The Richardson & Boynton Co—Richardson, Morgan & Co.....costs	86 44
22 Lynch, Terence J—Arthur Bruce..	94 22	22 Stanley, Arthur S } City N Y..	123 32	The Met Elevated Rail- way Co.....	
22 Lilienthal, Louis M—J E Nichols..	316 07	22 Stamm, Simon—F J Kloes.....	678 48	26 The Manhattan Rail- way Co.....	S C Welsh, as exr... 6,855 64
23 Luez, Albert—The Osborne & Cheesman Co.....	759 93	22 Sampter, Michael } John Weber... 17,003 20		22 Volkhardt, Adolph—Bernhard Ul- mann.....	31 25
24 Leventhal, William—Thomas Sulli- van.....	572 55	22 Sampter, Arnold }		23+Van Wert, Frederick—Clinton Bank	201 75
24 Levy, Maurice—P W Scribner, as assignee.....	80 60	22 Sampter, Morris }		24 Venitucci, Pasquale—Pasquale Capomgri.....	720 67
24 Langermann, Emanuel—J E Hayes	117 63	22*Schneider, John—S J Nowell.....	1,651 68	20 Weber, Albert—Henry Willis.....	131 64
25 Ledwith, Charles L—Delos Brower..	159 46	22*Slater, William G } F J Holinquist,		20 Walker, Samuel Y—Susan Flynn.....	72 37
25 Leventhal, Martin—W P Wellman..	417 22	22*Slater, Howard H } as exr.....	370 05	Weinstein, Simon } A S Rosenthal..	112 50
25 Lippmann, Isidor—Isaac Gold- schmidt.....	105 25	22 Slater, Seymour D }		20 Wise, Charles, as assignee } Berthold Hahn, as receiver. 18,502 26	
20 Merriman, De Forest H } C E Fields	173 03	22 Steiger, Jacob, also called Jacob S Meyer—Francis Forbes.....	2,721 56	23 Wiener, Magnus—Robert Kell.....	467 21
20+Malloy, Patrick } B L Cunningham.	88 21	22 Salem, Frederick C—C A Schaefer..	990 53	23 Wylie, Duncan S—Nat Park Bank of N Y.....	769 00
20+Malloy, Mary }		23 Stover, Edward R—Albert Shum- way.....	293 29	23 Wellman, George F—O T Marshall..	82 00
22 Marks, Morris—German Exchange Bank of City N Y.....	5,662 89	23 Steck, Frederick D—Frank Keller..	2,953 33	24 Watts, James R—S B Adler.....costs	153 79
22 Mead, Sarah F } William Schmalz		23 Schmitt, Catharina—Louis Schnei- der.....	188 99	24 Wild, Thomas—William Massey Brewing Co.....	325 76
22 Mead, George W }		23 Spicer, William H—Llewellyn Bromfield.....	306 69	24 Wessels, Mary J—H W Lohmeyer..	155 91
22 the same—Jacob Witt.....costs	72 18	23 Sullivan, Mary—D J Steinhardt....	304 12	24 Wentz, Theodore—H J Grant, as Sheriff.....	438 85
22 the same—Jane E Abbott.....costs	91 82	23 Saul, Charles } Michael Rosenthal..	362 38	24+Wright, Catherine E C—Peter Ackerman.....	172 50
22 Moore, C E—F W Klinger.....	92 73	23 Saul, Julius }		25 Weidinger, Paul—J G Tinsley....	804 61
22 Meyer, Nathan—G F Brown.....	177 37	23 Sullivan, Susan—W H Brandt.....	123 44	25 Weidenfeld, Edward—A E Bate- man, as assignee.....	474 83
22 Meyer, Jacob S—Francis Forbes....	2,721 56	23 Sullivan, John E—Nathaniel Water- bury.....	734 66	26 Wheeler, Dora—Oceanic Steam Nav Co (Lim).....costs	100 00
22 Metcalf, Horace—M A Raymond....	827 13	24 Schwarzer, Joseph—J W Haaren..	271 65	26 Weber, Henry F—Isaac Boehm....	182 08
23 Meyer, Joseph—A W Griswold.....	80 33	24 Samuel, David—Dry Dock, East Broadway & Battery R R Co.costs	113 85	26 Walsh, Maurice P—A F Bannister..	161 81
23 Mayer, Benjamin—Maximilian Fleischmann.....	2,066 99	24 Scott, Amelia F } Henry Linden- Scott, John } meyer.....	771 21	20 Yandell, Charles R—Peter Backus..	355 20
23 Muller, Herman—William Kruger..	2,022 00	24 Shute, James H—Morris Benjamin..	30 48	20 Young, David B—Jacob Ottmann..	391 35
23 Morris, Henry—Emma L Estes.....	161 31	24 Shirley, Andrew J—H J Grant, as Sheriff.....	438 85	20 Yukuro, Niwa—C H Murray.....	197 30
23 Marks, Salem H—William Dattle- baum.....	116 65	24 Starin, Myndert—J W Bell.....	573 20	20 Yeaton, Charles C—The Twelfth Ward Bank City N Y.....	1,054 62
23 Morrison, George H—E R Morse....	121 74	24 Senior, Theodore E—Leontine Taus- sig.....	40 23	22 Zellers, Martin V—Timothy Hogan.....costs	110 85
24 Miller, Walter L—I A Hopper ..(D)	979 11	25 Still, Allen H—W E Witherspoon..	211 07	26 Zwerdling, Aaron—Osias Geller....	525 22
24 the same—the same.....(D)	1,677 71	25 Smolinsky, David—William Purvin	41 49	26 the same—Louis Silver.....	406 22
24 Milliken, Robert } T G Outlaw..	945 61	26 Sing, Yeub—Herman Colell.....	162 18		
24 Milliken, Charles S }		26 Strauss, Joseph L—Rachel A Bourke	401 77		
24 Marshall, Robert—D B Young.....	81 25	26 Silberfeld, Jacob—Harris Ratkow- sky.....	151 21		
24 the same—the same.....costs	81 25	26 Strobel, Frank—People of State N Y	1,000 00		
24 Moore, Robert—Eliza Neely.....	91 77	20 Tree, Lambert E—Edward Miller & Co.....	1,521 87		
24 Moloney, Michael—D M Hough....	100 92	22 Torres, Trajana G—Amelia Willi- ams.....	130 54		
24 May, Charles H—Wellman Osborne	461 19	22 Tennent, John H—Alexander Me- Bean.....	603 87		
24 the same—J J Hennessey.....	116 13	22 Thomson, Minnie—J W Hoey.....	305 70		
24 Mahler, Kate—Edward Harbison..	82 01	22 Thompson, Henry B—D M Torrey..	167 28		
24 Mandebaum, Jacob—Thomas Sulli- van.....	572 55	22 Taylor, John G—Nettie Rolason....	52 78		
24 Merriman, Michael—People of State N Y.....	100 00	22 the same—Clara J Parsons....	33 00		
24 Manning, Michael—Joseph Loiseau	154 21	23 Thomas, Christian G—Benedict Fischer.....	411 28		
24 Meeker, William B—H C Needham..	104 96	23 the same—George Gennerich..	164 73		
24 Mooney, James J—William Weiss..	309 04	23 Trischet, Samuel—A M Lesser.....	79 30		
25 Masterson, Patrick—S B French, as commissioner.....costs	258 92	23 Tobin, William—Morris Feigel....	97 69		
25*Mandlebaum, Jacob—W P Well- man.....	417 22	24 Townsend, George W—G W Robe- dec.....	189 35		
25 Mannes, Max S—Joseph Kuntz....	171 02	Tefft, Erastus T } H J Grant, as Sheriff.....	438 85		
25 Mills, Thomas M P—George Rigby	113 75	24 Tefft, William E }			
25 Meeker, William B—J N Galway..	86 72	24 Tefft, F Griswold }			
25 Mayar, John—Mary Rich.....	1,723 76	24 Taylor, Charles—Esther Goldman..	322 40		
25 Meeker, William B—J M Constable	153 60	25 Truesdell, William H—Emma C Moulton.....	268 02		
26 Millett, Silas E—N Y Life Ins Co.....	40 09	26 Taylor, Catharine—Henry Hefferan	328 96		
26 Martin, William—James Mullaney.	83 10	26 Thompson, William W—Catharine E Kipp.....	92 54		
20 McCorkle, Walter L, as receiver in proceedings supplementary to execution of John J Murphy—Morris S Herrman.....costs	66 48	19*Nichols, Bros & Co—Asa Heurmann.....	1,264 94		
20 McGowan, Esther M—12th Ward Bank of City N Y.....	1,116 45	20 The Callender Insulating and Water-proofing Co—Jacob Wallace.....	345 99		
20 McCormick, James—Sarah M Gerard as exr.....	642 85	20 L E Tree Co—Edward Miller & Co. The Manhattan Railway Co.....	193 55		
23 McManus, James—P E Flinn.....	209 69	20 The Metropolitan Ele- vated Railway Co.....	12,718 00		
23+McAllister, James E—Charles Schlesinger.....	63 68				
25 McParland, Daniel H—Morris Ben- jamin.....	30 77				

KINGS COUNTY.

April

18 Avery, Robert—Beck & Rnnk.....	\$352 10
23 the same—H Richardt.....	579 62
24 Adams, Orson—J F Bradner.....	106 50
24 Andrews, William—J B McCoy....	98 38
24 Amend, John—Henry Vollweiler..	92 75
20 Block, Henry—C A Fach.....	405 18
22 Berry, Margaretta—T H Bates....	136 96
22 Brown, Lionel E—S K Jackson, exr.	343 00
23*Ball, Arthur L—L J Powers.....	260 67
24 Blanz, Joseph M—J L Gaus.....	141 03
24 Bate, John J—John Charlton....	101 49
19 Colyer, Cornelius—E J Hall, Jr....	518 94
22 Cozzens, Charles E—S K Jackson, exr.....	343 00

William Nitz agt Tobias and Gerson Krakower, owners, and Tobias Krakower, contractor.....	60 00
26 Eighth av, e s, extdg from 137th to 138th st, 300x100. George B. Robins agt George Matthias, owner and contractor.....	120 53
26 One Hundred and Twenty-seventh st, Nos. 122-124, s s, 225 w Lenox av, 50x100. John Mallon & Sons agt Benjamin A. Trowbridge, owner and contractor.....	486 00
26 11th av, w s, extdg from 144th to 145th st, 300x100. M. & I. Feigel agt owner, and Niebur Bros., contractors.....	98 75

KINGS COUNTY.

April	
22 Fulton st, s e cor Hemlock st, 50.6x88x50x 83. Thomas Martin agt Isaac Van Sise, owner, and Bertil O. Groner, contractor.....	\$9 52
22 Marion st, w s, 275 n w Ralph av, 50x100. Martin Drollinger agt Thomas Bartholomew, owner and contractor.....	40 00
22 St. Marks av, s s, 135 e Clason av, 40x126. Howell & Saxton agt Thomas D. and George J. Penfield.....	81 00
22 North Tenth st, n s, 125 w Bedford av, 50x 100. John C. Lahey agt St. George's Roman Catholic Church, Brooklyn, and John Loughlin, bishop, &c., owners and contractors.....	2,880 00
22 Same property. Benjamin Finkensieper agt same.....	150 10
22 Hancock st, s s, 370 w Lewis av, 25x100. Michael J. King agt William J. Connolly, owner and contractor.....	875 00
22 Jerome st, e s, 228.7 n Atlantic av, 25x100. George Covert agt Michael Crowe, owner, and Thomas Bennett, contractor.....	397 10
22 Broadway, No. 600, west cor Flushing av. David Stone agt A. L. Viemeister, owner, and Moses D. Kinkade, contractor.....	37 67
23 McDonough st, s s, 200 w Patchen av, 50x 100. Edward Tracy agt James J. Fleming.....	250 00
23 North Tenth st, n s, 125 w Bedford av, 50x100. Edward Burke agt the trustees of St. George's Roman Catholic Church and John Loughlin, bishop, owners, and John C. Leahy, contractor.....	1,946 00
25 Pulaski st, s s, 497.3 e Throop av, 152.9x100. Henry Vollweiler agt Richard Goodwin, owner, and Wilson Gray, contractor.....	375 00
25 Thirteenth av, n w cor 65th st, 33x100. Bath Junction, Thomas Morgan agt David Schneider, owner, and Frank H. Schulz, contractor.....	35 00
25 Sixth av, w s, extends from 6th to 7th st, 200x97.10x irreg x78.10. Wm. P. Wagner & Co. agt Thomas Butler, owner and contractor.....	2,800 00
25 Sixth av, No. 376, n w cor 6th st. Same agt same owner and contractor.....	224 00
25 Sixth av, Nos. 358, 360, 362, 362A, 364, 366, 368, 370A, 372 and 374. Same agt same owner and contractor.....	324 00
25 Barbey st, e s, 100 s Blake av, 20x100. Eliza Happ agt John Hook, owner and contractor.....	46 58

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

April	
19 Ninth av, e s, bet 103d and 104th sts, 101.10 101. Vermont Marble Co. agt Elizabeth and John H. Steinmetz. (Lien filed Feb. 25, 1889).....	\$136 10
23 Convent av, s w cor 144th st, 99.11x250. Thomas J. Allen agt William H. De Forest, Jr. (Jan. 11, 1888).....	63,092 37
23 Sixty-ninth st, No. 114, s s, 132.6 w 9th av, 16 ft front. Robert Clark agt Charles L. Guillaume. (May 9, 1888).....	225 00
24 Ninth av, w s, 50 s 67th st, 50x100. William E. Pruden agt Henry E. Hillier. (Nov. 9, 1888).....	210 62
24 Eighth av, e s, extdg from 136th to 137th st, 200x100. William Wilkening agt George Matthias and The Equitable Life Assur. Soc., U. S. (Mar. 21, 1889).....	240 00
24 Same property. William Ritterbusch agt same. (April 6, 1889).....	1,260 00
25 One Hundred and Sixtieth st, s s, extends from Edgecombe av to St. Nicholas av, x 99.11. Maicho Fortunato agt John Callahan, Seth M. Milliken, N. Hobart, Thaddeus Moriarty and Wm. M. Berrian. (Feb. 18, 1889).....	1,116 00
25 West End av, n w cor 81st st, 100x100. Chas. J. Everett agt E. A. Matthews and Nesbitt Bros. (March 12, 1889).....	125 00
25 West End av, No. 509, w s, 83.5 n 89th st, 18x90. The Simonds Mfg. Co. agt Bernard Wilson and Butler H. Bixby, as assignee for benefit of creditors. (Jan. 14, 1889).....	3,187 91
25 Same property. Lorenzo R. Hartung agt same. (Dec. 17, 1888).....	2,491 80
25 Same property. Thomas Kiernan agt same. (Dec. 31, 1888).....	4,680 00
25 Same property. G. L., W. G. and Jas. E. Schuyler agt same. (Jan. 7, 1889).....	5,080 63
25 Same property. Belcher Mosaic Glass Co. agt same. (Jan. 15, 1889).....	991 60
25 Same property. Wm. E. Lyon agt same. (Jan. 7, 1889).....	1,982 83
25 Same property. Thomas Hagan agt same. (Jan. 14, 1889).....	1,575 00
25 Same property. Chas. Lehman agt same. (Jan. 11, 1889).....	1,841 00
25 Same property. J. Sophie Eilers, extrx., agt same. (Jan. 11, 1889).....	4,000 00
25 Same property. Edward Tipping agt same. (Jan. 8, 1889).....	3,524 00
25 Same property. Michael E. O'Connor agt same. (Dec. 15, 1888).....	2,790 88
25 Same property. J. E., A. E. and Wm. E. (owner and Hugh Young agt same. (Dec. 15, 1888).....	2,523 67
25 Same property. Auguste, Auguste, Jr., and Leon Noel agt same. (Dec. 31, 1888).....	570 72
25 Same property. Bradley White Lead Co. agt same. (Dec. 31, 1888).....	783 07
25 Same property. The Hayden Furniture Co. agt same. (Dec. 15, 1888).....	2,270 00
25 Same property. Theo. and Wm. Killian agt same. (Dec. 17, 1888).....	8,234 00
25 Same property. Mark and Thos. J. Brennan agt same. (Dec. 31, 1888).....	2,500 00
25 Same property. John Flynn agt same. (Dec. 26, 1888).....	1,082 68

25 Same property. Samuel Adler agt same and Ellis & White. (Jan. 12, 1889).....	1,110 00
25 Same property. The Leroy Shot and Lead Mfg. Co. agt same. (Jan. 3, 1889).....	1,508 85
26 One Hundred and Second st, n s, 100 e 10th av. James F. Gray agt Albert E. Smith and John J. Schwartz and William H. Moore. (April 13, 1889).....	1,000 00
26 One Hundred and Forty-fifth st, s s, 250 e St. Ann's av, 28 ft front. Duncan Black agt Mary O'Connor and John M. Blood and James Harris. (Jan. 14, 1889).....	230 06
26 Same property. George MacKenzie agt same. (Jan. 15, 1889).....	466 80
26 Same property. M. J. Constant agt same. (Jan. 21, 1889).....	43 75
26 Same property. Xavier Schilling agt same. (Feb. 1, 1889).....	74 00
26 Same property. J. C. L. Becker agt same. (Feb. 9, 1889).....	167 46
26 One Hundred and Thirty-first st, n s, 175 w 10th av, 100 ft front. Denis P. McCarthy agt James T. and James Meagher. (Aug. 15, 1888).....	750 00

+ Discharged on filing of bond.

KINGS COUNTY.

April	
18 Eighth st, cor Gowanus Canal, 114x97. E. W. McClave & Co. agt S. F. Bartlett, J. F. Woodruff and The N. Y. Tartar Co. (Oct. 29, 1888.) (By order of Court).....	\$4,500 00
18 Gowanus Canal, e s, extends from 7th to 9th st, 500x450. The Samuel Self Wood Working Co. agt same. (Nov. 1, 1888.) (Order of Court).....	1,600 00
18 Eighth st, cor Gowanus Canal, 100x120. The N. Y. Roofing Co. agt same. (Nov. 1, 1888.) (Order of Court).....	387 00
18 Gowanus Canal, s s, (7th st Basin), bet 2d av and Gowanus Canal, 500x450. E. J. & J. G. Sutphen agt same. (Nov. 2, 1888.) (Order of Court).....	545 00
18 Gowanus Canal, bet 7th and 9th sts, west of and near 2d av. John T. Woodruff agt The N. Y. Tartar Co. (Dec. 29, 1888.) (Order of Court).....	12,037 11
18 Pulaski st, s s, 326.6 e Throop av, 152.9x100. Buchanan & Riley agt Frank W. Ames. (Lien filed April 15).....	450 00
19 East New York av (also known as plank road), and Bergen st, 26th Ward. Francesco Janotta agt A. H. Lowerre and Chas. Fusco. (April 10, 1889.) (Deposit).....	14 50
19 Same property. Giuseppe Valentino agt same. (April 10, 1889.) (Deposit).....	22 50
19 Same property. A. Janotta agt same. (April 10.) (Deposit).....	21 25
19 Same property. D. Janotta agt same. (April 10.) (Deposit).....	21 25
19 Same property. S. Tolva agt same. (April 10.) (Deposit).....	17 88
19 Same property. D. Valentino agt same. (April 10.) (Deposit).....	18 00
19 East New York av, n e cor Bergen st, 22x 59x45x75x107.2 to Bergen st, x90. Luhrs Bros. agt A. H. Lowerre and Chas. Fusco. (April 1, 1889).....	235 00
19 Same property. Sweeney Bros. agt same. (April 1, 1889).....	69 55
19 Same property. Charles Fusco agt same. (April 2, 1889).....	465 00
19 Same property. Sweeney Bros. agt A. H. Lowerre. (April 1, 1889).....	63 37
19 St. Marks av, s s, 135 e Clason av, 40x126. Wm. A. Middleton agt Thos. D. and Geo. J. Penfield. (April 13, 1889).....	3,247 03
19 Same property. Same agt Geo. J. Penfield. (April 8, 1889).....	3,247 03
20 Pulaski st, s w cor Sumner av, 93x100. Jacob Willman agt James Hood. (Sept. 15, 1888).....	272 30
20 New Utrecht av, e s, 20 s 63d st, 40x53.6x40x 73.11, New Utrecht. Erick Anderson agt Juan G. Perez. (April 9, 1889).....	98 40
22 12th st, e s, 71 s South 3d st, 25x25. Geo. H. Stone agt Frank Vath & Thos. W. Webb. (Mar. 29, 1871).....	200 00
25 Ocean av, n s, 438 s e Lincoln road, 35x50, Flatbush. Thos. Lahey agt John Robertson and Thos. W. Farout. (Feb. 13, 1888).....	80 00
25 Same property. S. H. Gards Sons agt same. (July 2, 1888).....	330 00
25 Carroll st, No. 169, n s, 165 w Clinton st, 25x100. Geo. A. Choate agt Mary E. Farrell. (Dec. 28, 1888).....	350 00

BUILDINGS PROJECTED.

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

Copies of the laws relating to the construction of buildings in this city can be obtained at the office of THE RECORD AND GUIDE in pamphlet form. Price, 25 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Elm st, n w cor Catharine lane, five-story brick factory, 41.8x60.1, asphalt roof; cost, \$40,000; New York Life Ins. Co., 346 Broadway; ar'ts, Babb, Cook & Willard; m'n, C. T. Willis. Plan 705.	
Leonard st, Nos. 155 and 157; Baxter st, Nos. 54-58, six-story brick factory, 43.2x124.8, tin roof; cost, \$40,000; John Simmons, 179 New York av, Brooklyn; ar'ts, French, Dixon & Desaldern. Plan 700.	
North Moore st, Nos. 64 and 96, five-story brick and stone store and lofts, 50x82.6, tin roof; cost, \$22,000; Max Ams, 372 and 374 Greenwich st; ar't, W. Graul. Plan 701.	
Oliver st, No. 64, five-story brick tenem't, 26.1 x47.8, metal roof; cost, abt \$8,000; Roderick Green, 71 Cherry st; ar'ts, J. B. Snook & Sons. Plan 699.	
Bleeker st, Nos. 98 and 100; Greene st, No. 170; Mercer st, No. 197, six-story brick, iron and stone front warehouse, runs west 56.1 x south irreg w west 72 to Greene st, x south 24.4 x east 100.1 x north 25 x east 100 to Mercer st, x north 20 x west 72.5 x north 119 to beginning, tin roof;	

cost, \$276,000; Rachel Cohnfeld, 220 West 59th st; ar't, A. Zucker. Plan 721.

Catharine st, Nos. 60 and 62, two five-story brick flats and stores, 24.11x90.6, tin roofs; total cost, \$36,000; August L. Sevestre, 121 East 53d st; ar'ts, Rentz & Lange. Plan 737.

Ludlow st, No. 44, rear, two-story brick stable, 25x40, gravel roof; cost, \$3,000; Thos. F. Sweeney, 39 Chrystie st; ar'ts, Kurtzer & Rohl. Plan 717.

Madison st, No. 369, three-story brick stable, 25x90, tin roof; cost, \$8,000 each; Catharine Major, 418 East 89th st; ar'ts, Rentz & Lange. Plan 738.

Mangin st, No. 23, two-story brick stable, 25x37, tin roof; cost, \$4,000; Fred. W. Murphy, 739 6th st; ar't, J. Boeckell & Son; b'r, G. Cugin. Plan 726.

BETWEEN 14TH AND 59TH STREETS.

48th st, No. 424 E., two-story brick dwell'g and stable, 25x50, tin roof; cost, \$9,000; Philip Goerlitz, 125 East 47th st; ar't, Schneider & Herter. Plan 702.

29th st, No. 434, s s, 350 e 10th av, five-story stone front flat, 25x88.8, tin roof; cost, \$18,000; ow'r and b'r, Wm. Mulgrew, 403 West 21st st; ar't, J. W. Cole. Plan 739.

32d st, Nos. 153 and 155, three-story brick stable, 50x167.6 and 172.6, tin roof; cost, abt \$40,000; Robt. Hoe, 504 Grand st; ar'ts, C. W. Romeyn & Co. Plan 740.

39th st, s s, from 150 to 175 w 9th av, five-story stone front flat and stores, 25x88.9, tin roof; cost, \$18,600; Robt Auld and Robt. Auld, Jr., 944 8th av; ar't, R. S. Townsend. Plan 732.

40th st, s s, 225 e 11th av, two-story brick workshop and dwell'g, 25x98.9, tin roof; cost, \$9,000; Chas. Groll, 548 West 40th st; ar't, M. V. B. Fardon; c'r and m'n, G. Herrell. Plan 729.

57th st, s s, 50 e 1st av, one-story brick and iron store, 21.2x20.10, tin roof; cost, \$500; B. M. Farley, 102 West 73d st; ar'ts, Thom & Wilson. Plan 725.

2d av, No. 429, one-story brick workshop, 18x 20, tin roof; cost, \$350; John B. Greene; 413 2d av. Plan 728.

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

Madison av, s w cor 116th st, five five-story brick and stone flats, cor 25.11x81; three houses on av 25x71.7; house on street 25x85, tin roofs; cost, cor \$32,000, av houses \$25,000 each, street \$28,000; John H. Wellwood, Williamsbridge; ar't, R. R. Davis. Plan 714.

100th st, n s, 250 e 3d av, ten four-story brick dwell'gs, 25x65, tin roofs; cost, \$12,000 each; Henry Chenowith, 423 East 91st st; ar't, E. Wenz. Plan 743.

Park (4th) av, e s, 80 n 105th st, three-story brick stable, 20.11x100, tin roof; cost, \$7,000; Dan'l Shefflin, 114 East 106th st; ar't, A. Spence. Plan 734.

5th av, No. 804, e s, 75.5 s 62d st, five-story brick and stone dwell'g, 25x84, tin roof; cost, \$28,000; W. Emlen Roosevelt, 21 East 54th st; ar'ts, Renwick, Aspinwall & Russel. Plan 741.

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

118th st, n e cor St. Nicholas av, four five-story brick and stone flats, cor building 10.6, 19.1 and 50x102.7, others 41.8x72, tin roofs; cost, cor house \$52,000, others \$38,000 each; Geo. E. Beaudet, 100 West 97th st; ar't, R. R. Davis. Plan 713.

90th st, s s, 159.10 e Riverside Drive, three-story and basement brick, stone and terra cotta dwell'g, tin roof; cost, \$30,000; Chas. H. Phelps, 31 Broadway; ar't, A. Namur. Plan 736.

94th st, s s, 250 e 9th av, three-story and basement brick dwell'g, 25x55, slate and tin roof; cost, \$15,000; Walter M. Jones, 337 West 46th st; ar'ts, Thayer & Robinson. Plan 720.

110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.

119th st, s s, 100 e 7th av, seven three-story and basement stone front dwell'gs, 17 and 18x50, tin roofs; cost, \$12,000 each; S. J. Wright, 302 West 130th st; ar't, Cleverdon & Putzel. Plan 796.

NORTH OF 125TH STREET.

Manhattan st, s w cor 12th av, two-story brick storehouse, 21.6x75.3, gravel roof; cost, \$9,000; G. F. & E. C. Swift; ar't, J. G. Glover. Plan 697.

132d st, n s, 310 e Lenox (6th) av, three-story brick stable, 50x95, tin roof; cost, \$13,000; Margaret Bourne, 2360 3d av; ar't, J. Munckowitz. Plan 703.

146th st, n s, 175 w St. Nicholas av, four four-story brick and stone dwell'gs, 12.6x53, tin and slate roofs; cost, \$7,500 each; Isabella N. Leo, 168 East 89th st, and Minnie Murphy, 119 East 91st st; ar't, J. P. Leo. Plan 698.

10th av, w s, 25 n 161st st, one-story frame stable, 23x15, tin roof; cost, \$150; Mary Howe; ar't, C. M. Youngs. Plan 706.

10th av, w s, bet 163d and 164th sts, three-story frame workshop, 30x48, tin and shingle roof; cost, \$400; ow'r, ar't and b'r, Ola Hansson, 162d st and 10th av. Plan 709.

169th st, s s, 100 w 10th av, two two-story and basement brick dwell'gs, 19x40, tin roof; cost, \$4,500 each; Minna Lobe, 171st st, near 11th av; ar't, C. M. Young. Plan 733.

5th av, n w cor 135th st, five-story brick flat, 25.5x80, tin roof; cost, \$25,000; John W. Haaren, 2,369 8th av; ar't, J. C. Burne. Plan 722.

5th av, w s, 25.5 n 135th st, three five-story brick flats, 25x70, tin roof; cost, \$20,000 each; ow'r and ar't, same as last. Plan 723.

135th st, n s, 84 w 5th av, five-story brick and stone flat, 26x75; tin roof; cost, \$20,000; ow'r and ar't, same as last. Plan 724.

23D AND 24TH WARDS.

Buckhout st, s s, 350 w Anthony av, two-story frame dwell'g, 20x50.6, shingle roof; cost, about \$3,000; Chas. Heylmann, Buckhout st, and H. Budlemann, 68 West 127th st; ar't, J. J. Vreeland. Plan 711.

149th st, n s, 150 w St. Anns av, one-story frame shed, 75x16, tin roof; cost, \$300; Chas. B. Lawson, 297 Alexander av; ar't, H. S. Ihnen. Plan 708.

153d st, s s, 175 w Courtlandt av, two-story frame dwell'g, 22x44, and extension 10.6x16, tin roof; cost, \$3,500; Susan Wiseman and Ernest Wallace, 106 East 89th st; ar't, A. Pfeiffer. Plan 695.

155th st, n e cor Lane av, two-story frame dwell'g, 22x36, tin roof; cost, \$1,500; John Stern, Tinton av; ar't, W. A. Haight. Plan 707.

156th st and Mott or Sheridan av, New York Central & H. R. R. Co.'s Yard, one-story brick gasworks, &c.; total cost, \$15,000; Safety Car Heating and Lighting Co., 160 Broadway; ar't, engineer of company; b'r, J. Richardson. Plan 710.

176th st, n s, 300 w Fleetwood av, two-story frame dwell'g, 21x56.6, shingle and tin roof; cost, \$3,000; G. W. Read, 216 East 118th st; ar't, J. Ackerman. Plan 704.

Railroad av, No. 1636, rear, one-story frame shed, 14x9, shingle roof; cost, abt \$75; E. J. Attinelli, M. D., on premises.

Broadway, e s, 25 n Macomb st, one-story frame dwell'g, 20x20, tin roof; cost, \$500; Joseph O'Leary, Broadway, Station 8; ar't and c'r, J. L. Martin; m'n, J. Ryan. Plan 715.

Ernescliff pl, No. 506, w s, 75 s St. Georges Crescent, two-story and basement frame dwell'g, 20x30, tin roof; cost, \$2,300; Jas. R. Mitchell, 426 East 86th st; ar't, Geo. W. Harris; m'n, M. Levig. Plan 727.

Lyman pl, e s, 227 s Freeman st, one-story frame dwell'g, 20x26, tin roof; cost, \$700; Celia O'Hara, 676 East 163d st; ar't, C. C. Churchill. Plan 725.

Topping st, w s, 87 n Gray st, two-story frame dwell'g, 18x24, tin roof; cost, \$1,000; John Davis, 309 West 44th st; ar't, Chas. Silber; b'r, I. Doyle. Plan 730.

Bathgate av, w s, 216 s 175th st, two-story frame dwell'g, 20x46, and one-story frame stable, 25x18, shingle roofs; total cost, \$2,500; John P. Weninger, 739 Tremont av; ar't, J. E. Kerby. Plan 716.

Sedgwick av, s e cor Burnside av, one-story frame hen-house, 17x13, felt roof; cost, \$100; Julian Le Dashwood, on premises; ar't, J. E. Dolen. Plan 719.

Sedgwick av, w s, 1,000 s Depot road, two-story frame dwell'g, 22x32.6, slate and tin roof; cost, \$3,000; Geo. E. Hall, 2282 8th av; ar't, Co-operative Building Plan Assoc. Plan 731.

Stebbins av, w s, 115.3 n 167th st, one-story and basement brick front workshop, 15x15, tin roof; cost, \$700; John Goerg, 57 Norfolk st; ar't, F. Ebeling. Plan 718.

Tinton av, e s, abt 200 n 147th st, three-story frame dwell'g, 20x45, tin roof; cost, \$4,000; Chas. Chambers, 2247 3d av; ar't, J. Henderson. Plan 744.

Vanderbilt av, n w cor 176th st, one-story frame stable, 47x16, tin roof; cost, \$300; Louis Klopfer, on premises; c'r, D. O'Connell. Plan 742.

KINGS COUNTY.

Plan 820—Jerome st, e s, 80 n Dumont st, one one-story frame dwell'g, 15x30, tin roof; cost, \$300; James Smith; b'r, S. E. Elliott.

821—Tompkins av, s w cor Hopkins st, one four-story brick store and tenem't, 25x50 and 60, tin roof, iron cornice; cost, \$11,000; ow'r and b'r, Chas. Froeb, on premises; ar't, T. Engelhardt.

822—Van Buren st, s e cor Patchen av and Greene av, n e cor Patchen av, two four-story brick flats, 25x66, tin roof, iron cornice; cost, \$13,500; ow'r, ar't and b'r, Francis Jezek, 1116 Myrtle av.

823—Franklin st, n w cor Greene st, two four-story brick stores and tenem'ts, 23x27x56 and 60, tin roofs, wooden cornices; cost, total, \$13,000; D. Provost, on premises; ar't, R. Dixon.

824—Howard av, n w cor Hancock st, one four-story brick store and tenem't, 20x55, tin roof, wooden cornice; cost, \$12,000; Thos. H. Robbins, 178 Garfield pl; ar'ts, A. Hill & Son.

825—Howard av, s w cor Jefferson av, one four-story brick store and tenem't, 20x55, gravel roof, wooden cornice; cost, \$12,000; ow'r and ar'ts, same as last.

826—8th st, s s, 90 e 7th av, seven two-story and basement brown stone dwell'gs, 20x45, tin roofs; wooden cornices; cost, each, \$5,000; ow'r and b'r, A. G. Calder, 312 13th st; ar't, W. M. Calder.

827—Degraw st, s s, abt 240 w 5th av, seven three-story brick tenem'ts, 20x45, tin roofs, wooden cornices; cost, each, \$5,500; ow'r and b'r, Peter Kelly, 357 1st st.

828—Linwood st, w s, 225 n Arlington av, one two-story and basement frame (brick filled) dwell'gs, 22x42, tin roof; cost, \$2,500; Michael Roeslein, 209 Middleton st; ar'ts, D. Acker & Son.

829—Ellery st, No. 122, one one-story frame shop, 8x35, tin roof; cost, \$120; — Muller, on premises; ar'ts, D. Acker & Son.

830—Schenck st, e s, 125 w Park av, one one-story frame coal-pocket, 35x66, gravel roof; cost, \$1,000; Francis E. Frith, on premises; ar'ts, D. Acker & Son; b'r, L. Madden.

831—Greene av, s s, 230 w Knickerbocker av, one two-story and basement frame (brick filled) dwell'g, 20x42, tin roof; cost, \$2,500; Anthon Karnein, Ralph st, near Wyckoff av; ar'ts, D. Acker & Son.

832—McKibben st, n s, 50 e Broadway, one one-story frame shop, 15x25, tin roof; cost, \$80; C. Goetz & Sons, 237 Lynch st; ar't and b'r, W. Ochs.

833—Carroll st, n s, 92 w 8th av, one three-story and basement brown stone dwell'g, 20x48, tin roof, iron cornice; cost, \$8,000; James C. Jewett, 42 7th av; ar't, A. E. White; b'r, not selected.

834—Hoyt st, w s, 64 s 2d st, one three-story brick store and tenem't, 26x53, tin roof, iron cornice; cost, \$4,500; Benj. Hunter, 58-2d st; ar't, A. E. White; b'r, not selected.

835—Jefferson av, s s, 100 e Throop av, five two-story and basement and attic brown stone dwell'gs, 18x42, tin roofs, wooden cornices; cost, each, \$5,500; ow'r, ar't and b'r, P. W. Higginson, 417 Bainbridge st.

836—19th st, s s, 175 w 6th av, two two-story frame dwell'gs, 12.6x45, tin roofs; cost, each \$1,600; ow'r and c'r, John R. Greene, 59 Adams pl, Flatbush; ar't, B. Finkensieper; m'n, L. Hickey.

837—Wythe av, e s, 60 n Rutledge st, two three-story brick tenem'ts, 30x54, tin roofs, wooden cornices; cost, each, \$6,000; ow'r and b'r, Peter Cummerford, 67 Rodney st; ar't, I. D. Reynolds.

838—Christopher av, n w cor Glenmore av, one one-and-a-half-story frame stable, 14x25, board roof; cost, \$75; ow'r and b'r, Peter Behrens, on premises.

839—Gates av, n s, 100 w Irving av, one three-story frame store and tenem't, 25x57, tin roof; cost, \$4,500; Adam Kaiser, 275 Central av; ar't, F. Lessing.

840—Albany av, w s, 57.7 s Degraw st, one two-story brick dwell'g, 22x45, tin roof, wooden cornices; cost, \$3,000; Henry Ball, 1264 Degraw st; ar't, H. Vollweiler; b'r, P. Sullivan.

841—Schaeffer st, n s, 100 e Broadway, four three-story frame (brick filled) tenem'ts, 25x60, tin roofs; cost, each, \$5,000; ow'r and b'r, E. E. Kelly, 713 Gates av; ar't, H. Vollweiler.

842—Flushing av, n s, 24 w Lee av, one (rear) one-story frame shed, 10x36, tin roof; cost, \$60; ow'r and b'r, Chas. Rapold, on premises; ar't, H. Vollweiler.

843—Baltic st, s s, 90 w 4th av, two four-story brick flats, 25 and 15x52, gravel roofs, wooden cornices; cost, \$8,000 and \$5,000; E. R. Herbert, Huntington, L. I.; ar't and b'r, I. H. Herbert.

844—Thatford av, w s, 50 s Sutter av, one two-story frame stable and shed, 15x25, tin roof; cost, \$330; Henry C. Buckhard, on premises; ar't and b'r, R. B. Muller.

845—Marion st, n s, 225 e Reid av, one three-story frame (brick filled) tenem't, 25x52, tin roof; cost, \$5,000; Christian Estrup, on premises; ar't, H. Vollweiler; b'r, not selected.

846—Gates av, e s, 23 n Myrtle av, one two-story frame stable, 20x13, tin roof; cost, \$300; Charles Doscher, 907 Myrtle av; ar't, F. Holmberg; b'r, J. Bielermeiner.

847—Essex st, w s, 50 s Blake av, two one-story frame shops and stable, 16 and 13x30 and 20, shingle roof; cost, \$125; Anna Laird, 1025 Atlantic av; b'r, W. Laird.

848—Grand av, e s, 200 s Myrtle av, one one-story and basement brick stable, 25x75, gravel roof; cost \$3,000; ow'r, ar't and b'r, Morris Building Co., 215 Ryerson st.

849—Broadway, e s, 125 n Greene av, one one-story frame (brick filled) bowling alley and store, 25x77, tin roof; cost \$3,000; A. Kleinsnitz, 1,273 Broadway; ar't, F. Holmberg.

850—Greene av, n w cor Stuyvesant av, two four-story brown stone stores and tenements, 21 and 20 and 26 and 28.6x70 and 81, tin roofs, iron cornices; cost, total, \$30,000; Emma F. Moore, 12 Vernon av; ar't, F. Lessing; b'r, G. L. Moore.

851—Watkins st, w s, 250 s Sutter av, one two-story and attic frame dwell'g, 18x28, tin roof; cost, \$2,000; Herman Kaplan, Watkins st, near Sutter av; ar't, W. Dammar; b'r, G. Rhodebeck.

852—Linwood st, e s, 80 s Blake av, one two-story frame dwell'g, 20x45, tin roof; cost, \$2,000; Anna Laird, 1025 Atlantic av; b'r, W. Laird.

853—3d av, s w cor 41st st, one four-story brick store and tenem't, 20x60, tin roof, iron cornice; cost, \$10,000; Catherine Whitfield, 802 East 9th st, New York; ar't, F. Ebling; b'r, G. Whitfield.

854—Cleveland st, e s, 146.10 n Atlantic av, one two-story frame dwell'g, 20x30, tin roof; cost, \$1,500; Michel J. Ryan, 32 Williams av; b'r, J. H. Brundage.

855—Hamilton av, s e cor Garnet st, three four-story brick stores and tenem'ts, 34, 40 and 52 and 34, 40 and 48 x irreg., tin roofs, wooden cornices; cost, total, \$20,000; Mary E. Lynch, 236 St. Johns pl; b'r, J. McClean.

856—3d av, n e cor 35th st, one five-story brick factory, 86x300, gravel roof, brick cornice; cost, \$75,000; R. Graves & Co, Fulton st, Carlton av and Adelphi st; ar't, B. Finkensieper; b'r, M. Gibbons & Son.

857—Park av, s e cor Skillman st, one four-story frame (brick filled) store and tenem't, 30x70, tin roof; cost, \$6,000; E. K. Van Buren, 185 Franklin av; b'r, S. J. King.

858—Troy av, w s, 67 n Bergen st, two three-story frame (brick filled) tenem'ts, 25 and 15x52, tin roofs; cost, \$6,500; Philip Enners, 116 Troy av; ar't, J. D. Bogert; b'r, — Murphy.

859—Manhattan av, e s, 75 n Dupont st, one four-story brick (brick filled) store and tenem't, 25x55, gravel roof; cost, \$6,000; Robert Cradock, 95 Coles st; ar't, P. Tillion; b'rs, T. Davis and J. Rooney.

860—Chauncey st, s s, 75 e Stuyvesant av, one two-story and basement brick dwell'g, 18.9x45, tin roof, wooden cornice; cost, \$4,000; J. F. Tyler, 723 Jefferson av; ar'ts, A. Hill & Son.

861—Flushing av, n s, 106.8 w Morrell st, three four-story frame (brick filled) stores and tenem'ts, 21x55, tin roofs; cost, each, \$5,500; Dr. Figueira,

12 Stuyvesant av; ar't, H. Vollweiler; b'r, not selected.

862—Suydam st, n s, 100 e Hamburg av, one three-story frame tenem't, 25x56, tin roof; cost, \$4,600; ow'r and b'r, J. Clement, 126 Suydam st; ar'ts, Schrempf & Loeffler.

863—Greenpoint av, e s, 500 n Kingsland av, one two-story frame (corrugated iron sheathing) storage, 130x80.5, gravel roof; ow'r, ar'ts and b'rs, Sone & Fleming Mfg Co., 26 Broadway, New York.

864—Force pl, n s, 99.2 e Mumbys alley, one two-story brick stable, 25x34, gravel roof, wooden cornice; cost, \$1,870; F. W. Day, Fulton st, one door from High st; b'rs, McGrath Bros. and E. G. Vail, Jr.

865—Park av, n s, 31 w Schenck st, one one-story brick boiler house, 30.6x66.6, tin roof, iron cornice; cost, \$5,000; McDermott & Howard, Park av and Schenck st; ar't, T. F. Houghton.

866—Park av, n s, 161 w Schenck st, one five-story and basement brick factory, 29x130, tin roof, iron cornice; cost, \$18,000; McDermott & Howard, Park av and Schenck st; ar't, T. F. Houghton.

867—Concord st, s s, 100 w Hudson av, one two-story frame stable, 25x69, gravel roof; cost, \$2,300; ow'r and ar't, H. K. Moe, 68 Lawrence st; b'r, L. W. Morrell.

868—Kingston court, n e cor Atlantic av, two two-story and basement brick dwell'gs, 19x45, tin roofs, terra cotta cornices; cost, total, \$10,000; Florian Grosjean, 314 Schermerhorn st; ar't, W. M. Coots; b'r, day's work.

869—Kensington court, e and w s, 19 n Atlantic av, sixteen two-story and basement brick dwell'gs, 16x42.6, tin roofs, brick and copper cornices; cost, total, \$80,000; ow'r and b'r, same as last.

870—McKinney st, No. 19, 30 n Poplar st, one five-story brick tenem't, 25.6x31, and extension 10x12, gravel roof, brick cornice; cost, \$5,000; Charles I. Wells, 86 Joralemon st; ar't, A. F. Evans; b'r, not selected.

871—Schermerhorn st, s s, bet Smith st and Boerum pl, one three and five-story brick club house, 69x64, slate roof, copper cornice; cost, \$85,000; Germania Club, F. A. Schroeder, chairman, Water st, N. Y.; ar't, F. Freeman; b'r, not selected.

872—20th st, n s, 100 w 7th av, four two-story frame (brick filled) dwell'gs, 15.4x45, tin roofs; cost, \$6,800; ow'r and b'r, H. C. Bull, Blythebourne, L. I.; b'r, W. Turner.

873—Troutman st, No. 217, 100 e Hamburg av, one one-story frame shed, 13x35, tin roof; cost, \$150; John Hoffmann, 171 Franklin st; b'r, B. Kraus.

874—Court st, s w cor Bryant st, one one-story frame saloon, 20x40, gravel roof; cost, \$600; John Trimble, 75 Woodhull st; b'r, N. Nelson.

875—Clay st, s s, 175 w Oakland st, one one-story frame shop, 20x30, gravel roof; cost, \$200; J. H. Wamsley, 524 Manhattan av; b'r, T. Davis.

876—Starr st, n s, 100 w Hamburg av, one one-story frame shcp, 25x20, tin roof; cost, \$200; ow'r and b'r, Henry Miller, 31 Starr st; ar'ts, D. Acker & Son.

877—Wyckoff av, e s, 75 n Greene av, one three-story frame (brick filled) store and tenem't, 25x57, tin roof; cost, \$4,800; Peter Riebling, 311 Palmetto st; ar'ts, D. Acker & Son.

878—Wyckoff av, e s, 50 s Stanhope st, two three-story frame (brick filled) stores and tenem'ts, 25x57, tin roofs; cost, \$9,500; Henry Wassmuth, 170 Throop av; ar'ts, D. Acker & Son.

879—Lexington av, s s, 183 e Patchen av, two two-story and basement brick dwell'gs, 17x42, tin roofs, wooden cornices; cost, each, \$4,000; A. S. Walsh, 643 Madison st; ar'ts, A. Hill & Son; b'r, T. Miller.

880—Summer av, e s, 49 s Madison st, one one-story brick store, 20x20, tin roof, tin cornice; cost, \$500; Charles Isbill, Madison st, near Summer av; ar'ts, D. Acker & Son.

881—Lorraine st, n s, 125 e Court st, one two-story frame smithery and dwell'g, 25x35, tin and gravel roof; cost, \$1,900; F. Clark, 173 19th st; C. M. Detlefsen.

882—Lexington av, s s, 147 e Patchen av, two two-story and basement brick dwell'gs, 18x42, tin roofs; cost, each, \$4,250; A. S. Walsh, 645 Madison st; ar'ts, A. Hill & Son; b'r, Thos. Miller.

883—Hamilton av, s s, 470 w 3d av; one one-and-a-half-story frame office, 20x25, peak roof; cost, \$2,000; ow'r, ar't and b'r, South Brooklyn Saw Mill Co., Hamilton and Prospect avs.

884—Sands st, Nos. 37 and 39, two one-story brick buildings, 16x16, tin roofs; wooden cornices; cost, each, \$925; F. F. Fosters, 74 High st; b'r, J. Leblair.

885—Putnam av, n e cor Lewis av, one four-story brick tenem't, 25x90, tin roof, metal cornice; cost, \$18,000; ow'r and b'r, E. H. Bishop, 617 Hancock st; ar't, I. D. Reynolds.

886—Jacob st, n s, 100 e Broadway, two three-story brick dwell'gs, 20x52.6, tin roofs, wood cornices; cost, each, \$6,000; ow'r, ar't and b'r, Moores & Le Quesne, 833 Quincy st.

887—Jacob st, n s, 140 e Broadway, twelve three-story brick dwell'gs, 20x45, tin roofs, wood cornices; cost, each, \$6,000; ow'r, ar't and b'r, same as last.

888—Douglass st, n s, 80 e 4th av, six three-story brick dwell'gs, 20x45, tin roofs, wood cornices; cost, each, \$5,500; Eugene H. Wilson, 245 West 124th st, New York; ar't, J. E. Styles.

889—McDougal st, n s, 100 e Reid av, six two-story and basement brick dwell'gs, 19.3x43, tin roofs; total cost, \$35,000; Mrs. A. Stewart, 373 Quincy st; ar't, S. B. Willer; b'r, White & Willer.

890—11th st s s, 231 w 7th av, one four-story

brick tenement, 25x60, tin roof, wood cornice; cost, \$7,500; ow'r and b'r, A. G. Calder, 312 13th st; ow'r, W. N. Calder.

891—Varet st, No. 234, one two-story frame (brick filled) dwell'g, 25x35, tin roof; cost, \$1,500; Charles Hagenmayer, on premises.

892—Diamond st, e s, 100 s Nassau av, one three-story frame dwell'g, 25x36, tin roof; cost, \$3,000; ow'r and b'r, W. W. Hadley, 48 Diamond st; ar't, F. Weber.

ALTERATIONS NEW YORK CITY.

1 Jan 785—West Farms road, w s, 200 s 171st st, one-story frame extension, 37.3x166, tin roof; cost, \$650; Joseph Jankl, 871 Forest av; ar't, A. Pfeiffer.

786—122d st, n s, 135 e Pleasant av, one-story frame extension, 50x56; — roof; cost, \$150; Thos. B. Paton, 1350 Fulton av, Brooklyn.

787—79th st, No. 142 W., raise one story, also two-story and basement brick extension, 9x17, tin roof, interior alterations, walls altered; cost, \$2,500; Benjamin C. Hardenbrook, on premises; ar'ts, D'Oench & Simon.

788—79th st, No. 144 W., raise one story, also two-story and basement brick extension, 9x17, tin roof, interior alterations, walls altered; cost, \$2,500; Clarence C. Noble, on premises; ar'ts, same as last.

789—26th st, No. 24 W., one-story and basement brick extension, 25x28.6, tin roof; cost, \$1,800; Cercle Francais de L'Harmonie, 214 Guernsey st, Brooklyn; m'n, L. A. Burke.

790—6th av, No. 845, new store front; cost, \$400; Cornelia R. Boyle, 18 East 54th st; ar't, R. W. Buckley.

791—Broadway, No. 191, build stairs from basement to first story, window altered; cost, abt \$500; The Mercantile Nat. Bank, on premises; c'r, J. C. Hoe's Son.

792—3d av, No. 2118, new store front, &c.; cost, \$200; Henry Hagen, on premises; c'r, N. B. Stevens.

793—3d av, No. 2172, new store front; cost, \$300; Wm. Wood, s w cor 123d st and Lenox av; c'r, N. B. Stevens.

794—Reade st, No. 58-62, interior alterations, walls altered; cost, abt \$200; Henry Sampson, 14 West 50th st; m'ns, W. P. D. Robinson & Co.; c'rs, Morton & Chesley.

795—81st st, No. 228, interior alterations, &c.; cost, \$200; B. A. Angermann, 536 East 82d st; ar't, I. F. O. Meyer.

796—Broadway, No. 861, new iron columns, walls altered; cost, abt \$3,000; Ewen McIntyre, 34 West 18th st; ar't, W. A. Hankinson.

797—76th st, Nos. 220-236 E., raise one story, also walls to be altered; total cost, \$36,000; Max Danziger, 11 East 79th st; ar't, J. C. Burne.

798—2d av, No. 1189, wood sheds on rear of lot to be moved; cost, \$25; James Mulry, 30 East 81st st; ar't, F. Ebeling.

799—83d st, No. 156 E., one-story brick extension, 19x25.9, tin roof; cost, \$2,000; Jefferson Democratic Club, on premises; ar't, C. C. Buck.

800—56th st, No. No. 309 E., two-story brick extension, 20.6x37x47, tin roof; cost, abt \$6,000; Fritz Handrich, on premises; ar't, F. Baylies; b'r, J. Goerlitz.

801—129th st, No. 231 E., interior alterations, walls altered; cost, \$500; Wm. H. Payne, 98 Park av; ar'ts, Hornum Bros.

802—Clinton st, No. 112, three-story brick extension, 25x60, tin roof; also partitions altered and windows made into doors; cost, \$4,000; M. J. Adrian, 308 East Broadway; ar't and b'r, G. Hart.

803—Av A, No. 31, light shaft in rear of first story; cost, \$200; Carl Klein, on premises; ar't, F. Ebeling.

804—83d st, No. 71 W., internal alterations, walls altered; cost, \$500; Thos. Cochran, 223 West 36th st; ar'ts, D. & J. Jardine.

805—3d av, No. 1032, new store front; cost, \$600; Elbridge T. Gerry, att'y, 8 East 48th st; ar'ts, Dillon Bros.

806—13th st, s s, 100 e 10th av, internal alterations, walls altered, cost, \$75; Peter D. Strauch, 342 West 15th st; b'r, J. E. Meyer.

807—125th st, n e cor Park (4th) av, one-story brick extension, 8x14, also new floors, partitions and stairs; cost, \$1,000; Mrs. R. Gardiner, 267 West 71st st; ar't, G. G. Newberry.

808—13th st, No. 3 E., build elevator shaft from cellar to roof; cost, \$2,500; Chas. M. Maxwell, 10 West 13th st; m'ns, Lowen & Halliday; c'rs, Hayes & Hessels.

809—Nassau st, No. 93, show window altered, &c.; cost, \$1,275; Jas. G. Fennett, Paris. France; att'y, John Townshend, 22 West 52d st; ar't; J. B. Franklin.

810—11th st, No. 12 E., two-story brick extension, 10x12, tin roof; cost, abt \$1,000; E. H. Ludlow, Winthrop Hotel, 125th st and 7th av; ar't, C. S. Clark.

811—2d av, No. 72, two-story brick extension, 24.6x43, tin roof, new door, &c.; cost, \$3,000; Chas. Engelhardt, on premises; ar't, W. Graul.

812—Park row, No. 75, two-story and basement brick extension, 18x19 and 25, tin roof, also interior alterations, walls altered; cost, \$2,200; Andrew Horn, 13 and 15 East Broadway; ar't, W. Graul.

813—6th av, Nos. 488 and 490, rear, raise one story; cost, \$3,000; Augustin Daly, 14 West 50th st; c'r, Bryce S. Hunter.

814—Front st, No. 99, and Jones lane, Nos. 1 and 3, new stairway; cost, abt \$400; John C. Lloyd & Co., on premises.

815—23d st, Nos. 151 and 153 E., divide second floor into sleeping rooms; cost, \$200; Frederick Meyers, 300 Pearl st.

816—24th st, Nos. 10 and 12 E., cut openings' &c.; cost, \$200; G. Bruce Brown, 12 East 24th st; ar'ts, Renwick, Aspinwall & Russell; m'n, 'D. Demarest.

817—Arthur av, No. 2411, two-story frame extension, 25x15, tin roof; cost, \$1,500; Chas. G. Schmidt, 1772 10th av; ar't and c'r, A. Osterheld; m'n, G. Kaestner.

818—23d st, No. 339 E., new store front, new sash, door, painting, &c.; cost, \$500; E. Purdy, on premises; ar'ts and b'rs, J. W. Clark & Co.

819—15th st, No. 312 E., place tank on roof, interior alterations; cost, \$6,000; Rudolph Garrigue, on premises; ar't, F. Fish; m'n, G. W. Littigon; c'r, W. Hamilton.

820—Madison av, No. 1019, raise one story, also two-story and basement brick extension, 9.4x9.8, tin roof; cost, \$300; A. S. Rosenbaum, 44 East 69th st; ar't, W. E. Mowbray.

821—125th st, Nos. 172 and 174, new doors and new store front; cost, \$250; Koppers estate, Wm. A. Martin, 4 West 122d st.

822—Bowery, No. 153, partitions removed; cost, \$1,000; Young Men's Christian Assoc., 23d st and 4th av; ar'ts, Robertson & Manning; b'r, J. D. Buchanan.

823—3d av, No. 150, three-story brick extension, 17.6x26, tin roof; cost, abt \$3,500; John Slattery, 527 6th av; ar'ts, Kurtzer & Rohl.

824—Stanton st, No. 126, walls altered; cost, abt \$400; Hermann Frank, 985 Lexington av; ar'ts, Kurtzer & Rohl.

826—Division st, No. 80, interior alterations; cost, \$100; M. Singer, 53 Walker st; ar't, — Wagner.

827—72d st, No. 29, n s, abt 150 e Madison av; remodel stairs, new partitions, new cabinet work and decoration, general repairs; cost, \$15,000; Simon Goldenberg, on premises; ar't, A. Zucker; m'ns, P. Tostevin's Sons; c'r, J. Elgar.

828—Stanton st, s e cor Forsyth st, one-story brick extension, 46.8x6, slate roof, general interior alterations and walls altered; cost, \$15,000; St. Stanislaus Polish Catholic Church; ar'ts, Schneider & Herter.

829—37th st, No. 20 E., interior alterations, walls altered; cost, \$5,000; Edward C. Moore, Yonkers, N. Y.; ar't, Berg & Clark; m'n, C. P. Wills; c'rs, J. C. Hoe's Sons.

830—4th av, Nos. 637-643, houses to be connected by openings; cost, \$5,000; Julia A. Shaw, 49 West 57th st; ar't, G. M. Huss; m'ns, G. Stone & Sons; c'r, W. D. Garrison.

831—39th st, No. 107 W., one-story brick extension, 49x20, felt and gravel roof; cost, \$400; Wm. D. F. Manice, 4 West 40th st; c'r, W. F. Dusenberry.

832—10th av, No. 1757, building moved so as to face on 10th av; cost, \$1,000; Robert Hanna, on premises; ar't, R. S. Townsend.

833—9th av, n w cor 55th st, new store front; cost, \$450; Julius Hart, 362 West 55th st; ar't and c'r, W. L. Goetchins.

834—15th st, No. 7 E., one-story brick extension, 31x64, tin roof; cost, \$10,000; Mrs. Elliott F. Shephard, 2 West 52d st; ar't, R. H. Robertson; m'n, R. Deeves; c'rs, W. H. Kirk & Co.

835—Park (4th) av, n w cor 86th st, new store front; cost, \$400; Geo. Ehret, Park av, cor 94th c'rs, H. Schiffer & Co.

836—Irving pl, No. 1, n e cor 14th st (Academy of Music), internal alterations; cost, \$1,000; Gilmore & Tompkins, Hotel Brunswick; ar't, F. H. Kimball.

837—Henry st, No. 193, walls altered; cost, \$150; David Abramson, on premises; ar'ts, Kurtzer & Rohl; m'n, F. Merck.

838—3d av, No. 1426, part of front wall removed; cost, \$250; Nicholas Geiger, 168 East 81st st; m'ns, J. & L. Weber.

839—Broad st, No. 122, post and girders removed; cost, \$500; Mrs. Hannah G. Gerry, 261 Broadway; ar'ts, Renwick, Aspinwall & Russell.

840—43d st, No. 412 W., two-story and basement brick extension, 11x13.6, tin roof; cost, abt \$2,000; Dan'l P. Duffie, 149 West 121st st; ar't, J. B. Franklin; m'n, C. H. Bunn; c'r, J. D. Miner.

KINGS COUNTY.

Plan 367—Bedford av, w s, 100 n Greene av, two-story brick extension, 13x12, flat tin roof; cost, \$400; Thomas Rochford, on premises; m'n, P. Sullivan.

368—Kosciusko st, Nos. 44-52, three-story brick extension, 35.3x32.6, flat gravel roof, also interior alterations; cost, \$2,500; ow'rs and b'rs, Dickerson & Brown, on premises; ar't, Th. Engelhardt.

369—Hudson av, No. 163, front alterations; cost, \$350; M. Dooley, 136 Hudson av; b'r, O. J. Davis.

370—Warren st, No. 280, add one story, tin roof, brick underneath, also front and interior alterations; cost, \$3,500; A. Fox, on premises; ar't, J. W. Bailey.

371—Hopkinson av, No. 135, one-story frame extension, 16x10, flat tin roof; cost, \$250; D. Lewis, on premises; b'r, R. Craig.

372—Gates av, No. 1020 and 1022, new store fronts; cost, \$1,500; Jas. Hart, 318 Fulton st; ar't, Wm. Field & Son; b'r, E. Dennington.

373—Maspeth, Orient, Morgan and Vandervoort avs, one-story and basement brick extension, 157 and 129x84, flat gravel roof; cost, \$2,000; Charles W. Cooper, 16 Orient av; b'r, C. W. Williams.

374—Kent av, w s, foot Ross st, repair damage by fire; cost, \$1,000; King & Adams, on premises; b'rs, A. M. Sagar & Bro.

375—Clymer st, No. 173, one-story brick extension, 25x27 and 34, peak and gravel roof; cost,

\$1,900; J. F. Knapp, Bedford av and Ross st; ar'ts and b'rs, Marinus & Gill; m'n, J. Ranson.

376—Warwick st, w s, 150 s Fulton av, add one story frame, flat tin roof; cost, \$500; ow'r, ar't and b'r, Thos. Kreckler, on premises.

377—4th av, w s, 80 n 35th st, one-story frame extension, 10x25, flat cement roof; co t, \$160; Fred Gilmanier, on premises; b'r, Wm. Hiff.

378—Atlantic av, No. 504, rebuild front wall; cost, \$1,000; Mr. Selig, on premises; b'rs, F. Kelly and E. G. Vail.

379—Sunnyside av, n s, 300 w Miller av, alter roof from peak to flat tin roof; cost, \$300; Frank Maier, on premises; b'r, E. B. Mould.

380—Dikeman, Ferris and Partition sts, one-story frame extension, 88.4x24.5, flat gravel roof; cost, \$550; Lidgerwood Mfg. Co., 96 Liberty st, New York; b'r, J. Martin.

381—Washington av, No. 391, two-story brick extension, 13x29, flat tin roof; cost, \$2,500; ow'r and ar't, E. C. Burt, 331 Washington av; b'rs Mills & Bush; m'n, C. King.

382—Putnam av, No. 62, add one-story brick, flat tin roof; cost, \$1,000; A. A. Warner, 223 Herkimer st; ar't and b'r, Geo. Savage; m'n, C. King.

383—Wythe av, No. 564, one-story brick extension, 19x26, flat tin roof, also front alterations; cost, \$1,500; Anna C. Schlaifer, 339 Hoyt st; b'rs, Chas. Gorman and L. Gasser.

384—Park av, No. 42, raise roof and put in new store front; cost, \$400; H. B. Davenport, 22 Court st; ar't and b'r, J. W. Metcalfe.

385—Troutman st, No. 36, one-story frame extension, 13x20, flat tin roof; cost, \$500; J. J. Rogers, on premises; m'n, C. G. Summers.

386—Greene av, No. 587, add one-story of brick, tin roof; cost, \$1,500; George D. Betts, on premises; ar't, E. F. Gaylor; b'rs, Jenkins & Gillies; m'n, not selected.

387—Freeman st, No. 186, one-story frame extension, 14x24, flat tin roof; cost, \$200; Jno. Kling, on premises; ar't, C. Dunkhass; b'r, not selected.

388—Smith st, e s, 70 s 3d st, one-story frame extension, 26x20, flat roof; cost, \$95; Tocque & Son, on premises; b'r, E. G. Vail.

389—Smith st, No. 274, substitute flat tin roof for peak roof; cost, \$300; W. Ashman, 140 Smith st; b'r, E. G. Vail, Jr.

390—Van Brunt st, No. 203, interior alterations; cost, abt \$700; T. Redmond, on premises; b'r, J. Olsen.

391—Same property, alter front windows and interior alterations; cost, \$600; ow'r and b'r, same as last.

392—Bleecker st, No. 25, one-story frame extension 11x14, flat tin roof; cost, \$100; ow'r, ar't and b'r, J. Minohon, on premises.

393—Blake av, s s, 125 w Thatford av, substitute flat tin roof for peak roof, and interior alterations; cost, \$500; ow'r, F. J. Muzant; ar't, A. J. Warren; b'r, G. Rodebush.

394—Nostrand av, n w cor Kosciusko st, front and interior alterations; cost, \$930; Mrs. J. McKeund; ar't and b'r, A. A. Forbush.

395—Jackson pl, No. 14, one-story frame extension, 96x26, flat tin roof; cost, \$200; ar't, F. Buttner, on premises; b'r, F. Henchel.

396—Fulton st, No. 336, front and interior alterations; cost \$400; J. Camble; ar'ts and b'rs, Martin & Lee.

397—Melrose st, No. 171, add one story, frame underneath; cost, \$1,000; ow'r and ar't, John Vosbach, on premises; b'rs, A. Sachs and J. Bulger.

398—5th av, w s, 20 n 9th st, front alterations; cost, \$200; John Delmar; b'rs, M. Ryan and Wm. Ferris.

399—Carlton av, No. 426, two-story brick extension, flat tin roof; cost, \$500; Charles Warner, on premises; ar't, J. Young; b'r, J. P. Riels.

400—Court st, No. 162, three-story brick extension, 25x15, flat tin roof, also front and interior alterations; cost, \$2,200; estate of Thomas McGlynn, 757 Union st; ar't, T. F. Houghton.

401—Court st, No. 164, three-story brick extension, 17x15, flat tin roof; cost, \$1,300; ow'r, ar't and b'r, same as last.

402—Eagle st, No. 116, add one story, frame, tin roof; cost, \$750; Hanlan, on premises; ar't, T. Kilian; b'r, J. D. Eggers.

403—Bridge st, n e cor Willoughby st, front and interior alterations; cost, \$1,000; A. W. Shepard, Gold and Willoughby sts; ar't, J. G. Glover; b'r, not selected.

404—Washington st, No. 103, substitute flat for a peak roof; cost, \$900; Thos. Burns, on premises; b'r, A. W. Mowell.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

April
20 Fishman, Louis, to Max Schwartz.
22 Fishman, Louis (shoe store, 139 Pitt st), to same.
25 Ronzone, Philip (trimmings, 921 Broadway), to Morris Goldberg.

KINGS COUNTY.

April GENERAL ASSIGNMENT.
19 Nollman, Henry W.—Charles H. Nollman.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending April 20, 1889. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REGULATING, GRADING, ETC.

Railroad av, e s, from 158th to 161st st; also flagging, at expense of owners.

Strauss, L. 247 Elizabeth... A R Peabody. 170
Stumpfel, T G F. 205 E 48th... S Lissner. Piano. 77
Sturn, E. A. 178 E 104th... N Y Furniture Co. 157
Temple, A. M. 4 W 134th... W J Ruddell. 188

MISCELLANEOUS.

Arnold, W H. 30 South 5th av... R Mathes- 575
heimer. Machinery.
A B Cleveland Co (Lim)... C N Jordan et al, 425,000
trustees. Machinery, Letters Patent, Franchises, &c.

Meyer, F & H. 408 1st av... F Brunckhorst. 2,700
Store Fixtures.
Mowbray, Matilda. 1013 Madison av... Archer & 518
Pancoast Mfg Co. Gas Fixtures, &c.

BILLS OF SALE.

Allen, A R. 858 9th av... J E A Moore. Milk 275
Store.
Duesing, L W. 301 E 29th... J Eder. Saloon. 2,500
Dunham, Sarah H... Aletha J Dunham. Furni- 1,000
ture.

ASSIGNMENTS OF CHATEL MORTGAGES

Bernstein, H. J Zeisler. (Mort. given by S H 170
Player.)
Buckel, P. G Ehret. (J Foye, Feb 1, 1889.) 305
Geismann, M. J Wilshusen. (H Hoefener, 320
Jan. 5, 1886.)

KINGS COUNTY.

APRIL 19 to 25—INCLUSIVE.

SALOON FIXTURES.

Bauer, G. 153 Harrison av... Metropolitan B \$400
Co.
Berger, A. 161 Leonard ... M Seitz. (R) 250
Bogenschutz, J. 244 Humboldt ... Williams- 800
burgh B Co.

Ernest, A. 331 Smith ... Brunswick-B C Co. 192
Billiards.
Falvello, M. 30th st, bet 4th and 5th avs... A. 250
M. Stein & Co.
Griffiths, J. 57 Front... Lyman & Co. 450
Gallagher, H. 69 3d... O Huber. 500

HOUSEHOLD FURNITURE.

Ackerman, Clara. 82 Prospect... F G Smith. (R) 290
Piano.
Adams, F A. Caton av... W Livey. 650
Allison, Cath E. 230 Lexington av... F G Smith. 150
Piano.
Appollo, S T and Clara F. 230 1/2 Macon. E E 3,000
Bedell
Armstrong, W J. 302 Union... R R Brown. 125
Allen, G W. 148 Sumpter... O'Connor & T. 101

MISCELLANEOUS.

Anderson, Hilda. 948 Herkimer....E Sullivan. Fixtures and Lease.	200
Andrews & Manney. Flatbush and 7th avs.... J Matthews. Soda Apparatus.	650
Bosch, C. 386 South 1st....C Hoellerer. Fixtures.	500
Bernstein, S. 45 Sumner av....Addie M Knapp. Drugs.	1,100
Bird, J M. 594 5th av....Susan A Curtiss. Confectionery.	265
Clark, H A. 32 Gold....CM Dennison. Cutting Machine.	(R) 700
Crum, C. 99 Broadway....R J Knox. Painting.	110
Day, Carrie G and F J Knowles. 46 Vesey st, New York....W Fiske. Printing Estab.	2,300
DeLacy, W. 196 Fulton st, New York.... Van Allen & B. Press.	(R) 1,703
Devoe, F M, Jr. 176 Franklin....W S Hurley. Bakery.	1,000
Duckel, H. 462 Bedford av....Levy, May & Co. Butcher Fixtures.	1,200
Foote, J D...C Oberhauser. Horses, &c.	1,500
Gourley, S G B, Jr. 44 Pennsylvania av... Hincks & J. Coach.	500
Gopfert, G. 609 Grnd....C Erlenwein. Fixts.	404
Johnson, P J, and A J Peterson. 712 Van Buren, and 46 Beekman, New York....J Royle & Sons. Tools, &c.	651
Koerner, C G. 227-233 Atlantic av...G Schiellein. Decorating Business.	225
Leffheit, F, and H. Tietje. 705 3d av....W Preitz. Grocery, &c.	450
Mezger, F C. 96 Rutledge....J Murphy. Meat and Fish Business.	1,200
Matthes, J, Jr....C Stockmann. Fixtures and Furniture.	400
McEvoy, T. 148 Saratoga av...A & J Woolf. Horses, &c.	265
Murphy, H. Richards st, near Delevan st....J Spratt. Frame Building, Engine, &c.	140
Murphy & Costello. West 15th st, near 10th av, New York....S A Woods Machine Co. Planer, &c.	(R) 1,300
Newbert, C. 564 Graham av....Archer Mfg Co. Barber Fixtures.	150
Noonen, T H. 1138 Fulton....W B Comfort. Laundry.	400
Pelletrau, J. 1163 Bedford av....Archer Mfg Co. Barber Fixtures.	185
Pierce, E....W H Hazzard. Horses, Wagons.	nom
Rowley, C B. 2 Warren....E B Stimpson. Cigars, Furniture, &c.	412
Strutzenberg W. Nostrand av, near Flushing av....M H Renken. Horse, Milk Wagon.	250
Suling, A. Clason av....Hunger & Co. Grocery.	150
Schuchhardt, D. 152 Gwinnett....Rosa Sticht. Wagons.	800
Thieberg, Josephine. 18 Graham av....Smith Bros. Costumes.	695
T New Mfg Co. Av B and 20th st, New York....A C Morrill. Lease and Machinery.	20,000
Thompson, E. 86 Atlantic av....L Brandies. Tools, &c.	250
Voss, C. 199 York....H O Muller. Grocery.	1,000
Wilkening, L H. 1889 Fulton....C F Hunt. Machinery.	110
Wardenhauer, L....G Dessecker. Coffin Wagon.	500
Wicpelus, H O. 218 Court....J W Tufts. Soda Apparatus.	250
Wilking, L H. 1389 Fulton....Korting Gas Engine Co. Engine.	150
Willen, J. 740 Marcy av....L Seagar. Horse.	125
Wood, A G. 228 Concord....J F Clarke. Wagon.	275
Same. 38 Vanderbilt av....Same. Wagon.	278

BILL OF SALE.

Arensen, M. Belmont av, s w cor Watkins st...Becky Arensen. Butcher Fixtures.	200
Eek, V. 329 Atlantic av....C Christiansen and ano. Saloon.	3,000
Eckl, Mary. 1000 Flushing av....H Sundmacher. Piano.	250
Ferrante, G. 44 and 47 Atlantic av, &c....F Derola. Barber Fixtures.	550
Guinan, D. 353 Union....R C Garele and ano. Saloon.	2,000
Pasoney, F J. Marcy av, cor Lexington av....Jennie Stern. Fixtures, &c.	200
Sewell, E H. 609 Carlton av....Marion Sewell. Furniture.	nom
Zittel, A. 196 Bergen....J Wrede. Grocery.	1,150

ASSIGNMENTS OF CHATTEL MORTGAGES.

Hunger, T and — Hunger, of Hunger & Co, to The Hildreth Varnish Co. (Assign mort by A Sieling, April 4, 1889.)	150
Shields, W and D to H Elias Brewing Co. (Mort given by D S Finn, July 2, 1888.)	nom
Worn, M et al to E Ochs. (Assign mort by J Reitz, July 7, 1888.)	700

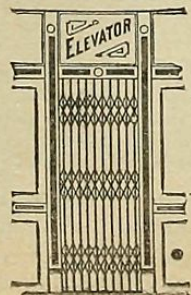
Material Men's Mercantile Association, LIMITED.



Reports and Ratings on BUILDERS & CONTRACTORS. Daily Information as to Liens affecting Subscriber's Customers. A Bureau of Quick and Reliable Information for MATERIAL MEN.

154 NASSAU ST., Tribune Bldg., NEW YORK.

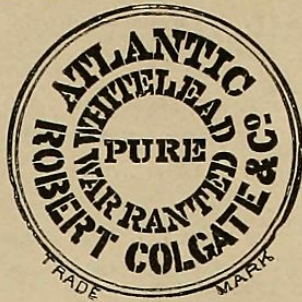
COMPOSITE IRON WORKS CO.,



Established 1847. Office, 83 Reade Street, N. Y. IRON WORK FOR BUILDINGS. "BOSTWICK" Patent Folding Gates and Guards. General Repair Work.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY, Manufacturers of 'ATLANTIC' PURE WHITE LEAD.

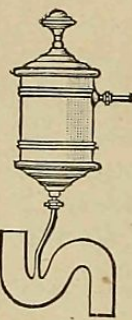


The best and most reliable White Lead made and unequalled for uniform

Whiteness, Fineness and Body. RED LEAD AND LITHARGE, PURE LINSEED OIL, Raw, Refined and Boiled. Atlantic White Lead & Linseed Oil Co., 287 PEARL STREET New York.

A. KLABER, Importer of and Worker in MARBLE, ONYX & GRANITE Steam Works, 238 to 244 EAST 57th STREET, At 2d Av. Elevated R. R. Station NEW YORK.

THE HYDROMAZE,



THE AUTOMATIC TRAP-FILLER. EXCLUDES EFFECTUALLY SEWER GAS FROM THE HOUSE. Works Perfectly—Needs No Attention. Cheaper and better than Back-Air Piping. Approved by Architects, Sanitary Plumbers and Health Boards. Call and examine or send for Circular. The Hydromaze Mfg. Co., Nos. 417 & 419 West 24th Street, N. Y.

Protecting Property Owners. The "CAMARET" GUARANTEED ROOFING PLATES. We not only give the purchaser the best Roofing Plates, but we protect him. FIRST—By giving our Guarantee. SECOND—By stamping each sheet with Brand and Thickness. THIRD—By excluding wasters. FOURTH—By branding the net weight of the 112 sheets on the box. For the benefit of those wanting THE VERY BEST Roofing Plates, we assert and are PREPARED TO PROVE that (excepting the "Gilbertson's Old Method"), there are NO OTHER BRANDS OF ROOFING TIN being offered in the market to-day, by any firm, UNDER THE FOUR DIFFERENT GUARANTEES given above by this house. Merchant & Co., Philadelphia, Chicago, New York, London.

D. BLACK, STAIR BUILDER. Factory, 104 to 110 East 129th Street. Office, 105 to 111 EAST 128TH STREET.

CUTLOW B. & J. M. CORNELL. 139 to 143 Centre St., N. Y. WROUGHT AND CAST IRON WORK OF ALL KINDS, For BUILDINGS, &c. REPAIRING A SPECIALTY.

MISCELLANEOUS.

An Appropriate and Elegant Souvenir:

MRS. MARTHA J. LAMB'S

History of the City of New York.

"It is rich with information, and the interesting story never was so thoroughly and satisfactorily told."—Geo. Wm. CURTIS.

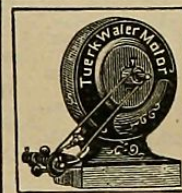
"It is by far the best history of New York."—Geo. BANCROFT.

"In mechanical execution the volumes are superb."—R. S. STORRS.

2 Volumes, Royal Octavo. 313 Illustrations. Price, \$20.00.

Sent post or express prepaid on receipt of price. For sale by booksellers. For description and prices, address

A. S. BARNES & Co., Publishers, 111 and 113 William Street, New York.



ECLIPSE HYDRAULIC ELEVATOR. Simple. Safe. Reliable. Cannot fall or freeze. No ropes or cables. TURCK HYDRAULIC POWER CO., Sole Manufacturers of the Popular Turck Water Motors. NEW YORK. CHICAGO.

SHADED ANTIQUE GLASS AND ROUNDELS.

Artists' Supplies Imported by J. MARSCHING & CO., 27 Park Place, New York.

WOODEN TANKS, For House Water Supply.

Illustrated Price List Free. A. J. CORCORAN, 76 John Street, New York City.

BUILDERS, ETC.

THE HOWE'S CAVE LIME AND CEMENT CO. want to engage the services of a responsible salesman of some experience in the business, to sell their Lime and Cement in New York City and vicinity. Address

ELI ROSE, Treas., Howe's Cave, N. Y.

JOHN ARGENZIANO & CO., Stone Masons and Contractors,

Do any kind of Excavating And Build Foundation Walls in Short Time. Office, 414 E. 113th St., N. Y. Any Number of Laborers Furnished.

P. B. McEntyre & Son, BUILDERS AND CONTRACTORS, 220 West 36th Street. Carpenter Work a Specialty. ESTABLISHED 1859.

GEORGE W. LITHGOW, GENERAL REPAIRS TO BUILDINGS, 41 King Street, New York.

JAMES O'TOOLE, Mason and Builder, No. 131 West 67th Street.

JOHN REST, STAIR BUILDER, 306, 308 and 310 Eleventh Av., Near 30th Street, New York.

P. K. LANTRY, Carpenter & Builder, Nos. 159 and 206 EAST 50th STREET. Residence, 566 LEXINGTON AVENUE. Estimates Cheerfully Furnished.

J. MILLER, Carpenter & Builder, REMOVED TO 818 E. 5th ST, Bet AV D & LEWIS ST.