

REAL ESTATE BUILDERS' RECORD AND GUIDE.

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Communications should be addressed to

C. W. SWEET, 191 Broadway.**J. T. LINDSEY, Business Manager.**

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The stock market has been dull and uninteresting throughout the past week. Both bears and the bulls seem utterly to lack any animation. As far as the actual course of prices goes, neither one side nor the other has any right to feel discouraged; but, when we come to consider the prospects for the future, conditions certainly favor the conservative buying of good stocks. For one thing, stocks seem cheap, as there is every promise of better earnings than at present. Mercantile trade in the West is picking up, and the reports of St. Paul & Burlington show that railroad returns are increasing. No boom, if we are to have one, can be looked for until after the first ten days in September are over, by which time a large or small corn crop will be assured. But, meanwhile, Wall street will undoubtedly discount the prospects. It must not be forgotten that according to the present outlook our commercial relations with Europe will in the fall be very similar to those which preceded the big boom of 1880. A short wheat crop abroad and a good one here, together with ample transportation facilities, these conditions co-operating with a fair state of general trade, are certainly promising enough. They mean also that we shall be importing gold in the fall, rather than exporting it. Already the cotton crop is beginning to move, so that there need be no fear of tight money. Altogether the bulls ought not to complain of future probabilities.

The scarcity of water, particularly in the lower parts of the city, is a subject of very general concern at the present moment when during the daytime it scarcely rises above the basements. Among the causes assigned for this scarcity is the familiar newspaper one—that “factories and large office buildings get the first supply, leaving only the surplus for private consumption,” the said factories being equipped with “suction pumps,” an advantage not enjoyed by other buildings. This can hardly be considered correct, for every tenement, flat or apartment house now being erected in this city is furnished with a pumping engine of some description, consequently the factories and large office buildings have not a monopoly in the artificial supply of water. Perhaps it would be a better elucidation of the cause to attribute the lack of supply from street pressure to the number of new buildings which, while in process of construction, are a drain on the present resources of the city's water supply, and are still more so when occupied. The greater the number of new houses erected the greater the deficiency will necessarily be until we have the new aqueduct completed.

The statement that Austin Corbin is about to establish a line of “rapid transit” steamers between Montauk Point and Europe is again going the rounds of the press. This is one of the stories like that about the great sea-serpent which the “silly” season has brought out with wearisome regularity during the last ten years. This Montauk scheme has a grand air about it, but it will not stand commercial analysis, and until Mr. Corbin's first steamer is running, well-informed people are not likely to take any stock in it. In the first place, fast steamers to suit the present requirements of travelers must be of large tonnage, as all the new boats on the Transatlantic lines show. The recent additions to the Inman, the North German Lloyd, the Hamburg-American and the White Star lines are all of about ten thousand tons displacement. But boats of this size, to be remunerative, must carry heavy cargoes of first-class freight, for the time has not yet arrived when vessels can carry only passengers, and perhaps mail, and pay. Vessels carrying freight must make for a large port possessing ample facilities for distribution and storage; and neither of these are to be obtained at Montauk. All goods landed at Montauk would have to be sent at once to New York, and unless Mr. Corbin means to give shippers free transportation over the Long Island Railroad they are not likely to patronize his steamers. Montauk may one day be a great shipping port for Europe, but it will not be until the passenger and freight services are completely separate.

The talk about this new steamship line may be not entirely unconnected with what is being said just now regarding “sub-

sidies;” for a “real live American line” of the kind spoken of could no more be run without a subsidy than without coal. Until we can build ships and run them better and cheaper than we can under present conditions, the “flag” and the “appropriation” must go together. No vessel can afford to carry the Stars and Stripes about the world as a regular part of her cargo without receiving an enormous freight rate for doing so. No one but the government can afford to pay this freight, and unless it comes from the national pocket it is not likely to come at all. To some people the word “subsidies” has a nasty sound, savoring of the old-time methods of kings who made their own political economy, and, with a large generosity with other people's interests, “promoted” this industry and “fostered” that, by royal grants and subsidies and permission to tax the people in other industries that were not fortunate to get close enough to the imperial ear. Still, even those who think this way will acknowledge that it would be quite as well for the country if our surplus were spent in the promotion of shipbuilding instead of in the promotion of a vast system of national mendicancy under the direction of Master-of-Alms Tanner.

Other nations have adopted the plan of trying to produce a mercantile marine from “subsidies” with different degrees of success. Great Britain gets along without subsidies. The contrary is often stated; but it is not correct. She pays \$4,000,000 a year or a trifle more for carrying mails, but if this is a “subsidy” then it may be said that our government subsidizes foreign ships, for every year the Post-office pays to alien companies nearly \$400,000 for services rendered. The only payment that the British government makes that might be regarded as a “subsidy” is the sum it gives to shipowners who consent to build their ships in a certain way so that they may be available in case of war, and who agree beforehand to surrender the ship to the government if called upon in the event of hostilities. But this is only a *quid pro quo*, and is not what we mean by subsidies. France and Italy both pay bounties on shipbuilding, but this does not amount to a great deal, being in the case of France less than \$60,000 a year since 1881, when the law first passed. In 1887 Italy paid bounties on new construction which amounted to about \$23,000, and on repairs \$36,000. In addition to this both France and Italy pay a certain sum for every thousand miles of long sea voyage made. If we adopted the French scale of subsidies, and it produced for us a vessel like the City of Paris, we should give her owners for every trip across the ocean about \$14,000, that is \$7,000 each way. According to the Italian scale the sum would be about \$4,000 each way. The German government pays \$16,000 to the North German Lloyd's for maintaining a regular service with the Orient, and to the American line belonging to the same company a minimum revenue of \$76,000 for carrying the mails is guaranteed. Austria-Hungary pays no subsidies, but admits, duty free, materials to be used in the construction of ships. The Netherlands, Portugal, Spain and Denmark pay a few thousand dollars a year to shipowners for subsidies. Subsidies, no doubt, will give us ships, for if we are willing to pay we can get anything; but if we are to have a vast fleet of vessels on every sea it must be established by something more potent than subsidies. “Byrsa's thousand masts,” the Phoenecian ships, the argosies of Venice and Spain, and the fleets of the Netherlands, England and our own country before the war were not built upon subsidies.

One of the first things a New Yorker notices when he is on a visit to London is the comparatively moderate height of the houses in that city compared with the New York standard. It is seldom a structure, particularly a dwelling, of more than five or six stories is seen. Yet, nevertheless, it has been found desirable to make some attempt to regulate their height according to the width of the streets upon which they are to be located. A measure to effect this purpose has been introduced into Parliament by Mr. Whitmore, M. P.; one which in some way is similar to our New York law, but which differs as regards its scope and efficacy. Both the proposed law in London and the statute here draw a distinction between streets of less and more than 60 feet in width, but here the resemblance ceases. The former includes all buildings within its scope, and permits none, except churches and chapels, to be erected more than 60 feet high on a street less than 60 feet wide, whereas the latter includes only dwellings, permits a 70-foot structure on a 60-foot thoroughfare, and bars any dwelling from being more than 80 feet high. In Mr. Whitmore's measure, if the street or place is wider than 60 feet, the building may be made as high as the street is wide. A further provision, however, throws light on the intentions of the introducer of this bill. In any particular case, this limited height may be exceeded, provided the consent of the County Council can be obtained. It becomes apparent that the main object of the bill is to give the County Council the same powers to regulate the excessive height of buildings in existing streets of London as it has to regulate those on new streets.

The water supply of Philadelphia, derived as it is from the Schuylkill River, which drains a region inhabited by 250,000, has

KINGS COUNTY PROJECTED BUILDINGS.

	1888.			1889.			1888. Cost.	1889. Cost.
	Total No. b'gs.	No. of brick b'gs.	No. of frame b'gs.	Total No. b'gs.	No. of brick b'gs.	No. of frame b'gs.		
Jan....	279	61	118	312	182	180	\$754,895	\$1,600,890
Feb....	269	90	179	368	179	189	1,219,509	1,905,120
March..	344	152	192	534	243	291	1,601,298	2,540,909
April..	413	219	194	774	475	299	2,253,789	4,130,230
May...	541	337	204	492	254	238	3,078,120	3,162,028
June...	371	200	171	445	224	221	3,856,837	2,290,559
July..	376	167	209	336	171	165	1,624,950	2,232,105
Total.	2,493	1,226	1,267	3,261	1,678	1,683	\$14,389,398	\$17,861,841

Our Impartial Observer.—Newspapers vs. the Public.

The daily newspapers would have us believe that they are great public teachers, whose discussion of current affairs is from a point of view elevated far above selfish motives. An individual may honestly confess that he opposes a measure because it interferes with his private interests, since he has not announced himself as the unselfish guardian of the public interest and well-being. A newspaper, on the contrary, is often hard put to it to find reasons of a quasi-public character for every opposition to improvement, however individual and selfish the motive in fact may be. To carry out in their columns this specious hypocrisy often requires much amusing humbug which tends to increase the sentiment of indifference and contempt with which men of intelligence now regard "journalism," as it is to be found in the daily press. The recent almost unanimous outburst of furious indignation by the newspapers against "the spoliation of the City Hall Park" by the proposed erection of the new municipal building, is an apt illustration of this rapidly-increasing method of attempting to substitute the private financial interests of newspapers for a genuine public opinion.

What are the facts?

The portion of the City Hall Park in which the new building is to be erected lies entirely north of the plaza, which is in front of the City Hall, and will face a line drawn from the present Register's office. The buildings which it is proposed to remove will include the Register's office, the engine-house at the southwest corner of Centre and Chambers street, and the brown stone building in which the District Attorney's office and the Criminal Courts now are. Against this proposition the outcry has gone up from nearly all the newspapers that one of the "people's breathing places" is about to be ruthlessly destroyed. Now, in all the part of the park in which the new building is to be erected there is not now, nor has there ever been, a single bench or resting place. This portion of the park has in fact never been used for park purposes. Its only present use is, as it has always been, to furnish a means of access to the law courts and public buildings. It is no part of the park proper, and even the tramps, who, as the Corporation Counsel truly says, occupy the other portions of the park, do not infest this; perhaps because of its proximity to the District Attorney's office, and the awful presence of Col. Fellows therein repels them. Its only occupants during any part of the day are the bootblacks, who use its asphalt walks to play whatever Italian game corresponds to pitching pennies.

If there is one improvement which the long suffering taxpayers of New York have a right to demand from the public authorities, it is the erection of a new public building in which adequate accommodations may be found for all the departments now scattered in various buildings for which the city is paying exorbitant rentals to private individuals. If there is one public building which is a disgrace to the City of New York, it is the present Register's office. So much has already been said for years unavailingly on this subject that it is unnecessary to more than refer to it. But all these improvements which were provided for in the law which the last Legislature enacted, providing for the new city building, are opposed tooth and nail by the newspapers which conceal their private interests under this "fool talk" of taking away "breathing places from the poor." (By the way, has it ever occurred to these journalistic advocates of "the poor," that the Battery Park has a much more salubrious atmosphere than the City Hall Park can ever have, and is certainly within easy distance of any one living near City Hall?) The cold truth is that the proposed new building disgruntles the newspapers because they have entered into a tacit "combine" to prevent the erection of any additional buildings in the City Hall Park, which might shut in their buildings and cause them to be less conspicuous and perhaps less valuable than they now are. It hurts (or they think it will hurt) their private real estate interests, and that is the wherefore of "hinc lacrymae" over the lack of fresh air which the tramps and bootblacks will have. Whether the taxpayers are to have a new Register's office, in which records of their titles and maps of incalculable value may be safely kept, in place of the disgraceful rookery now provided, or whether the city departments are to be hunted for in half a dozen various buildings, is of no consequence to these self-styled public guardians, so long as their sky-scraping buildings are preserved from any intervening structure, or their three-story and attic offices still remain unconcealed from the passers down Broadway.

Let any intelligent citizen study the hints here suggested, and I warrant him he will get a new light on the motives for newspaper editorials which he will find vastly entertaining and equally instructive. It only remains to be seen whether the terror that the frowns of the newspaper gods have for the average politician will be sufficient to deter the city authorities from proceeding with the plans for the new municipal building. It is certainly the immediate duty of every good citizen to do all in his power to strengthen the purpose of the officials who are vested with the authority to carry out the law which authorizes this building, and thus to circumvent the newspapers who are actuated by entirely selfish considerations in opposing its construction.

Newspaper opposition to the law changing the mode of execution from hanging to electricity is another illustration of the same principle. Under the guise of opposition to the "cruel and unusual punishment" of death for murderers by the application of electricity, the newspapers are concealing their hostility to that portion of the law which forbids them to publish accounts of executions. The decent portion of the public must approve of any change in the law which will keep out of the daily newspapers these nauseous details which disgust the respectable elements of society and demoralize the brutal. The laws which have effectively put a stop to the publication of journals devoted to crime have met with the approval of all good citizens, and there seems to be no good reason why the daily newspapers should be permitted to enjoy a license in this direction forbidden to others. All the talk which one reads about interfering with the "liberty of the press," and the consequent unconstitutionality of the law can certainly deceive no intelligent person. The State Legislature has omnipotent power to forbid any publications which are degrading and demoralizing in the exercise of that "police power" which has over and over again been sustained by the courts, both State and Federal. It is high time that the disgusting spectacle of newsboys screaming "extras" in the streets, with copious illustrations of the event, every time a murderer is executed, should cease even if the flow of nickels into journalistic offices has to be lessened. CHRISTOPHER WALTON.

The Grand Boulevard.

BETWEEN EIGHTY-SIXTH AND ONE HUNDREDTH STREETS.

Following up the article which appeared in THE RECORD AND GUIDE of the 13th ult., we this week give a description of the condition of every lot on the Grand Boulevard, between 86th and 100th streets, thus completing the distance between 59th and 100th streets. A quarter of a century hence it will, no doubt, be of interest to the local historical student, and the delver after facts on the real estate and building development which takes place in a short generation, to turn to these pages and note the change between what the Grand Boulevard now is and what it will then be. When it was stated in the last article that the principal section of the Grand Boulevard may be taken to be that between 59th and 86th streets, it was not made clear to what extent it differed in character to the blocks further north. A comparison between the description presented in that article with that given below will show how marked the difference is. Below 86th street there are some improvements worth noting. Beside this, nearly every street to the east and west of the Boulevard is paved and contains crosswalks running from the north to the south side of each street, both on the east and west side of the Boulevard. On the other hand, north of 86th street, these improvements are the exception and not the rule, while at some points the condition of the roadway is very bad. Not only are the improvements between 86th and 100th streets few and far between, but the Boulevard crossings are generally in very bad condition, while most of the streets a block east and west of the Boulevard require paving, and the flagging of many of the sidewalks repairing. The following is the description:

BETWEEN	PRESENT CONDITION.
86th and 87th sts.—E. S.—	Vacant; 7 feet below grade in front, ascending toward the rear of the lots to a point nearly level with grade; evidences of rock below the surface.
" " —W. S.—	Vacant; 12 to 14 feet below grade. Under cultivation, all but part of the two corners, which have a quantity of loose stone on them.
<p>NOTES.—The up and down-town tracks of the Boulevard cars and the east and west tracks of the disconnected line running along West 86th street, and intended to connect with the east side, all cross at 86th street, cutting up the roadway pretty badly. The waiting room and shed for passengers on the Boulevard cars is at this spot, being situated in the middle of the Boulevard, on a line with the southerly side of 86th street. 87th street not paved between 10th and West End avenues, nor are there any crosswalks on either side of the Boulevard.</p>	
87th and 88th sts.—E. S.—	Vacant, partly under cultivation. About two lots in the centre have rock on toward their rear about 10 feet above grade; the remaining ground in front is 4 or 5 feet below grade.
" " —W. S.—	Vacant; the four lots on the n w cor of 87th street are 6 to 9 feet below grade and under cultivation; the other four lots are 4 to 5 feet below grade and have a quantity of loose rock on them.
<p>NOTE.—88th street not paved between 10th and West End avenues, and there are no crosswalks on either side of the Boulevard.</p>	
88th and 89th sts.—E. S.—	One-story brick liquor saloon on the n e cor of 88th street. The other seven lots are vacant and under cultivation; a few feet below grade.
" " —W. S.—	Four five-story brick and stone front tenements and corner store just about completed by Squier & Whipple on the n w cor of 88th street. The balance under cultivation, a few feet below grade.
<p>NOTE.—89th street not paved between 10th and West End avenues, and no crosswalks on either side of the Boulevard.</p>	

- 89th and 90th sts.—E. S.—Vacant, all but two lots near the centre occupied by the hothouses of Koch, the florist and gardener; the balance 1 to 6 feet below grade.
- “ “ —W. S.—Vacant; 3 to 4 feet below grade.
- NOTES.—90th street not paved between 10th and West End avenues. No crosswalks on either side of the Boulevard.
- 90th and 91st sts.—E. S.—Unimproved, the two lots on the n e cor of 90th street covered with three shanties; balance vacant; a few feet below grade in front and sloping upward toward the rear.
- “ “ —W. S.—Vacant; 5 to 6 feet below grade; prettily cultivated.
- NOTE.—91st street not paved between 10th and West End avenues. No crosswalks on either side of the Boulevard.
- 91st and 92d sts.—E. S.—A one-story shanty and bower on the two lots on the n e cor of 91st street; balance of six lots vacant, four of them having 3 to 10 feet of rock on above grade.
- “ “ —W. S.—Vacant; the n w cor of 91st street even with grade and covered with loose rock; the next lot is partly even with grade and partly below. The balance is 4 to 6 feet below.
- NOTES.—1. 92d street not paved between 10th and West End avenues. 2. No crosswalk on the east or west sides of the Boulevard, from the north to the south side of 92d street. 3. About 100 feet of flagging required on the south side 92d street, west of the Boulevard.
- 92d and 93d sts.—E. S.—Five lots on n e cor of 92d street are vacant, with some rock partly on the rear, 4 or 5 feet above grade. Then comes a two-story high stoop frame cottage, and then two vacant lots on the s e cor of 93d street, even with grade.
- “ “ —W. S.—Five five-story brick and stone front flats and stores built by Fred. W. Bollwege, adjoining lot vacant. A one-story and attic shanty and a frame stable-shed adjoining, and a two-story frame liquor saloon, the last on the s w cor of 93d street.
- NOTES.—1. 93d street not paved between 10th and West End avenues. 2. No crosswalk from the north to the south side of 93d street, on the east or west side of the Boulevard.
- 93d and 94th sts.—E. S.—Two-story and attic frame house on the two lots on the n e cor of 93d street. The balance vacant, a few feet above grade and covered with trees.
- “ “ —W. S.—Four lots on the n w cor of 93d street, even with grade, occupied by hothouse and garden of Ed. Smyth, florist. Next comes a one-story frame shed, then a vacant lot even with grade, and then, on two lots on the s w cor of 94th street, a two-story and attic high stoop frame cottage on ground even with grade.
- NOTES.—1. 94th street not paved between 10th and West End avenues. 2. No crosswalk from the north to the south side of 94th street, on the east or west side of the Boulevard.
- 94th and 95th sts.—E. S.—The lot on the n e cor of 94th street vacant, even with grade. The four adjoining lots vacant; 6 feet of ground above grade, with rock showing underneath. Three five-story brick and stone front flats and corner store on three lots on the s e cor of 95th street.
- “ “ —W. S.—Vacant; even with grade. Partly rocky in rear, near the s w cor of 95th street.
- NOTES.—1. 95th street not paved between 10th and West End avenues. 2. No crosswalk on the east or west side of Boulevard, between the north and south sides of 95th street.
- 95th and 96th sts.—E. S.—Weber & Bunke's wood, horse-shoeing and feed establishment, with frame sheds, on four lots on the n e cor of 95th street. One-story frame liquor saloon on adjoining lot. Two vacant lots next, even with grade, and four two-story frame dwellings and store on the lot on the s e cor of 95th street.
- “ “ —W. S.—Three lots on the n w cor of 95th street vacant; under cultivation and even with grade. Two-story frame dwelling on next lot, a one-story frame stable and wagon shed on the adjoining two lots, and two vacant lots next, on the s w cor of 96th street, 3 or 4 feet below grade.
- NOTES.—1. 96th street 100 feet wide. 2. 96th street not paved between 10th avenue and the Boulevard. 3. No crosswalk on the e s of the Boulevard, from the north to the south side of 96th street.
- 96th and 97th sts.—E. S.—Vacant; 5 to 7 feet of soil above grade.
- “ “ —W. S.—Vacant, under cultivation; 2 to 5 feet below grade.
- NOTES.—1. 97th street not paved between 10th and West End avenues. 2. No crosswalk on either side of the Boulevard, between the two sides of 97th street.
- 97th and 98th sts.—E. S.—A one-story frame shop on the n e cor of 97th street occupied by H. Ludwig. A two-story frame house and two one-story and attic frame houses on the three adjoining lots. A shed on the next lot and three lots vacant, shanties near the rear.
- “ “ —W. S.—Vacant, under cultivation; 4 to 10 feet below grade.
- NOTES.—1. 98th street not paved between 10th and West End avenues. 2. No crosswalks between the north and south sides of 98th streets on either side of the Boulevard.
- 98th and 99th sts.—E. S.—Geo. Thompson's coal office on the n e cor of 98th street. The balance vacant. About 3 feet below grade; the three lots adjoining the coal office have a 10-foot fence around them.
- “ “ —W. S.—Three lots on the n w cor 99th street, covered with shanties, and 12 to 14 feet below grade. The balance under cultivation, 12 to 13 feet below grade.
- NOTES.—1. 99th street not paved between the Boulevard and West End avenue. 2. No crosswalk on the west side of the Boulevard, between the north and south sides of 99th street.
- 99th and 100th sts.—E. S.—All vacant, even with grade and under cultivation except the s e cor of 100th street, on which a one-story and attic frame stable stands.
- “ “ —W. S.—Frame cabin on the n w cor of 99th street. Balance vacant, under cultivation, and 10 to 15 feet below grade.
- NOTES.—1. 100th street not paved between 10th and West End avenues. 2. No crosswalks on either side of the Boulevard between the two sides of 100th street.

(This article will be continued next week, taking the section between 100th and 110th streets.)

Jersey City.

There is very little doing in sales of property or in rentals. Agents say that they do not expect to be busy until the end of August or the beginning of September. The tone of the market is good and prices will be well maintained, with advances in many directions. The effect of the proposed elevated roads has been such that lots have advanced in value 100 per cent. and more on the Heights, and there have been considerable advances along the line of the contemplated road.

The building movement is quite active, as will be noticed from the plans recently filed, which are given below. A noticeable feature is the building of more costly structures than in former years. Whereas a few years ago two-story frame houses were all the run, and a brick house the great exception, now brick and stone front tenements, four and five stories high, with some large-sized buildings of a purely business or semi-business

character are becoming not unusual. This is one of the evidences of the growth of a city which owes its large population and prosperity to its proximity to New York.

Geo. R. McKenzie intends to improve the plot purchased by him for \$70,000 from the Griffiths estate by the erection of a five-story flat with stores. The property is situated on the southeast corner of Warren and Montgomery streets and contains several brick and frame buildings. The improvement will be undertaken when the leases of the tenants in these buildings expire. The large flat now being built by Mr. McKenzie on the corner of Washington and Sussex streets, opposite the Post-office, is up to the fourth tier of beams and will cost \$75,000.

The Provident Institution for Savings has just been commenced and the foundations are now being laid. The bank will occupy part of the first floor, and the balance of the building will be rented out for office purposes. Geo. W. La Baw, the architect, says the building is to be ready for occupancy on May 1st next.

The Hudson County National Bank's building, which is to adjoin the above, will also be ready about the same time. The architect selected, H. Kreidler, is a New York man.

A new Police Headquarters is to be built on the northeast corner of Cooper place and Gregory street. It is to be 50x100 in size, three stories high, and with a brick and stone front. The cost will be about \$35,000. Preliminary drawings are being prepared by Geo. W. La Baw. The details have not all yet been decided on.

A paper box manufactory will be built by James Leo, on the corner of Colden and Varick streets. It will be a four-story and cellar brick building, 50x100 in size. Plans are being prepared by G. L. Bettcher.

R. W. Sailer has plans on the boards for several new buildings to be commenced shortly.

Two five-story brick and stone front flats, 25x75 each, are to be built for Mrs. Oliphant Falkenburgh on Montgomery street, near Jersey avenue. They will contain one suit per floor and will have hot and cold water, bathroom, etc., the cost of the two buildings being estimated at \$25,000. Geo. W. La Baw is the architect.

Mrs. P. Van Winkle will build a two-and-a-half-story frame cottage, 25x42, on Bergen avenue, near Highland avenue, from plans by G. L. Bettcher. It will have a number of improvements and will cost \$6,000. The same architect has plans for a two-story, attic and basement frame dwelling, 20 x29.6, with a 16-foot extension, to be built on Wiley street, on the Heights, for Wm. Huntress, at a cost of about \$3,000.

E. Simon has plans for a hall and apartment building to be built on Grand street, a double frame house, a three-story dwelling and other houses which are to be built in the fall.

A handsome four-story high stoop residence is to be built by Horace H. Farrier on Jersey avenue, near York street. It will be 25x55 in size, and the first-story and basement will be of brown stone and the front above of buff brick. It will have heat, hardwood trim and other improvements, and will cost at out \$15,000. The drawings are being prepared by Geo. W. La Baw.

The Citizen's Improvement Association of the Sixth District, which takes in Greenville, are taking very active measures to secure local improvements, long neglected by the authorities. They will hold an important meeting on Tuesday evening.

The budget of Jersey City for the forthcoming year is being severely criticised. The total estimates considerably exceed the appropriations, but the detailed estimates in some cases seem extraordinarily high as compared with the appropriations allowed. For instance the estimates for the Street and Water Commissioners amount to \$139,200, and only \$52,399 is allowed. The Fire Department estimates are \$162,700 and only \$104,499 is allowed. The Education Commissioners make their estimate \$325,250, and only \$288,449 is allowed. For cleaning streets—and Jersey City is badly off in this regard—\$35,000 is asked for and only \$19,992 allowed, which is \$5,000 less than the appropriation for this year. There is an increase in salaries in every department. A sum of \$10,000 is allowed for a free library. The total appropriation allowed is \$1,799,851, while the estimates are \$2,093,938. The appropriation for this year was \$1,725,820. The largest expenditures are as follows: Board of Finance, \$935,178, an increase of nearly \$13,000 over this year; Police Department, \$350,173, an increase of about \$26,500, and the Board of Education, \$288,449, an increase of over \$12,000. Owing to a blunder on the part of Clerk German no appropriations were included for a hospital staff and city physicians. The Fire Department only receives \$2,389 more than last year, which means a continuance of the "buffalo" system and hard pulling for "the boys" of rickety trucks, poor engines and insufficient hose. There is a strong feeling about this among the fire laddies.

No park site has been definitely decided upon yet, statements to the contrary notwithstanding.

The following are the principal plans filed with Building Inspector Clarke, up to August 1st:

Hudson County National Bank, southwest corner Washington and York sts, 50x65, cost \$60,000, architect H. Kreidler; Provident Institution for Savings, Washington st, 50 south of York st, 50x94, cost \$60,900, architect Geo. W. La Baw; one 2-sty and basement brk hall, etc., 50x100, Barrow st, 50 south Railroad av, \$19,000, for Geo. A. Wood, architect R. W. Sailer; one 2½-sty fr factory, 45x85, corner Freemont & Wayne, for New Jersey Paint Works, \$4,000; one 3-sty fr tenem't, 22x46, Manning av, west Grand st, \$3,000, Elizabeth M. Hanly; three 3-sty fr tenem'ts, 25x54, for R. M. Petrie, corner Grand and Woodward, \$15,000; one 3-sty frame tenem't, 25x54, Grand st, block 343 lot 19, \$4,700, for Patrick Flynn; one 3-sty fr tenem't, 25x54, for Elizabeth A. Nubell, on 9th st, \$5,000; one 3-sty fr tenem't, 25x54, for Henry Myer, Grand st, \$5,350; one 5-sty brk tenem't, 28x88, north side Bay st, 72 east Grove, for E. Hartlett, \$18,000; two 4-sty brk tenem'ts, 25x54, for Patrick Kelly, at 405 and 407 Grove st, \$14,000; one 5-sty brk tenem't, 25x68, northwest corner Jersey av and 2d st, Annie Clerkin, \$16,000; one 2-sty fr tenem't, 25x52, Webster av, near Bower st, Teresa Klaus, \$3,000; one 2½-sty fr dwell'g, 22x34, Milton av, near Lincoln st, L.

Segelken, \$3,600; four 2-sty fr dwell'gs, 19x47.6, Prospect st, near Oakland av, Robert Muir, \$8,000; one 3-sty fr tenem't, 25x50, Jefferson av, lot 38 block 703, Herman Wackernon, \$3,500; one 3-sty brick tenem't, 24x60, northwest corner Summit av and Hutton st, Wm. F. Kern, \$8,000; two 3-sty brick tenem'ts, 19x55, Summitt av, near Hutton st, Wm. F. Kern, \$12,000; one 3-sty fr tenem't, 22x34, at 419 New York av, Michael C. Higgins, \$3,000; one 2½-sty fr dwell'g, 23x45, at 19 Duncan av, John Garrett, \$4,800; one 2½-sty fr dwell'g, 22x45, Glenwood av, near Bergen av, Wm. G. Bumstead, \$6,000; one 2½-sty fr dwell'g, 22x45, Glenwood av, near Bergen av, J. B. Throckmorton, \$6,000; one 3-sty fr dwell'g, 24x65, south side Monticello av, lot 118, David Eberle, \$5,500; four 2-sty brick dwell'gs, 16x46, Harrison av, near Bergen av, J. Chas. Appleby, \$15,100; seven 2-sty brk dwell'gs, 14x44, Prescott pl, Livingston Gifford, \$14,000; one 3-sty fr tenem't, 34x63, Summit av, near Academy st, Eliza A. McCreery, \$7,000; one 2½-sty fr dwell'g, 20x32, at 602 Pavonia av, for Wm. F. Hartman, \$3,600; one 2-sty fr dwell'g, 19x47, corner Bramhall and Randolph avs, Humphrey Price, \$3,600; one 2½-sty fr dwell'g, 20x46, Arlington av, near Carteret av, Martha Warren, \$4,100; one 2½-sty fr dwell'g, 20x48, Arlington av, near Carteret av, S. O. Merwin, \$3,950; one 2½-sty fr dwell'g, 20x48, Arlington av, south Carteret av, W. A. Highan, \$4,150; one adj, 20x46, W. Walls, \$4,100; one 3-sty fr dwell'g, 25x56, corner Ocean av and Jackson pl, Michael Flaherty, \$4,190; one 3-sty fr dwell'g, 20x46, Arlington av, lot 17 block 700, Melinda Ryer, \$4,000; one 4-sty brk tenem't, 25x56, at 38 Wayne st, Theodore F. Morris, \$9,250; one 3-sty fr tenem't, 26 x63, Ocean av, near Bostwick av, Rosanna Frey, \$3,900; one 3-sty fr tenem't, 25x56, Ege av, 150 west Kimberley's pl, Albert Datz, \$5,000; one 4-sty brk tenem't, at 169 Railroad av, Ignatz Ezell, \$8,500; one 2½-sty fr dwell'g, 20x46, Arlington av, south of Carteret av, Mrs. Streumpf, \$4,000. one 3-sty fr dwell'g, 21x37, at 109 Arlington av, Senator Michael B. Murphy, \$5,000.

Men and Things.

Now that the Exposition project is on the boards, holders of real estate around the Grand Boulevard are looking for a boom.

Eiffel-tower mania has struck engineers and architects. The Chamber of Commerce Committee has received a plan for a tower 1,500 feet high, which is to weigh 30,000 tons, and is to contain about forty-eight iron buildings, enough for the entire Exposition. Charles Hinkel, of Washington, is the designer.

There are now about twenty electric cars running on the Madison and Fourth Avenue Line. An official of the company told a reporter of THE RECORD AND GUIDE that in a month's time the company hoped to run nothing but electric cars both north and south of 86th street. With this improvement in motive power, can we not have a few more cars running north of 86th street? The number of people crowded into a Harlem car on this road could easily fill two cars, sometimes three, without very much room being left. This system of overcrowding in horse cars and elevated railways should no longer be tolerated.

The two Harlem theatres are being "rushed up" so as to be ready for the fall season.

A cross-town line of cars is badly needed in the neighborhood of 86th street. There have been many plans for such a line, but no actual transit is yet established.

East 138th street, it seems, is to be the great business street of the 23d Ward. Stories of fabulous prices being paid and demanded for lots are to be heard.

On investigation it turns out that the trouble in obtaining water above the first floor on the west side is not due to inefficient or badly-managed machinery, but to a supply of water insufficient to meet the demands made upon it. In the high level aqueduct station, 97th and 98th streets, just west of 9th avenue, there are two pumps with a daily capacity of from seven and a-half to nine million gallons of water each. If both these pumps were kept running, water would be forced to a level above the roofs of all the flat houses in the vicinity, but if this course were pursued the west side people would be served at the expense of residents of other sections of the city. To avoid a water famine, the authorities allow only one of the pumps to be run, so that the water is drawn off almost as quickly as it is pumped into the tower tank. The engineer in charge of the west side station says that if he was to keep both pumps going all the time there would be no perceptible bettering of the present state of affairs, because the residents of New York always take all the water they can get and cry for more. The machinery is all right, the officials are all right, but the water supply isn't, so there is nothing to do but try and hurry along the completion of the new aqueduct, when we will have water enough, and to spare.

New York City should have been able to provide docking facilities for every steamship line running to and from any point in the Eastern or Western Hemisphere. Instead of that we have driven away a considerable part of the steamship companies to New Jersey and elsewhere, where every effort is being strained to provide cheap and good accommodation for them. Hoboken is rapidly completing a new street and spacious docks along the North River at Castle Point. A bluff is being cut away, and a branch of the West Shore Railroad is to be run close to the piers, which are to be used by some of the large transatlantic steamship lines. How much New York has lost in freighting and commerce through the want of enterprise and foresight displayed by the city government it is impossible to calculate. The Dock Department has only recently formulated a comprehensive plan to build large piers along the water front, from 10th to 23d streets, and to widen the roadway along that distance;

but the improvement is proposed very late in the day, for we have already driven many of the steamship lines elsewhere, and the cost of the improvement now will be nearly \$30,000,000, whereas if undertaken fifteen years ago it would probably not have been one-third that sum. Still the future of this great city demands that such an improvement along the water front shall even yet be undertaken, for in a quarter of a century New York's shipping and commerce will probably have doubled. We should look ahead.

One of Yorkville's real estate brokers is the agent in a bona fide English syndicate transaction for the purchase of a number of American cigar factories, to aggregate in cost \$2,000,000. In case the contracts for purchase are signed the broker will take down his real estate shingle and retire in prosperity.

Letters have been pouring in upon Mayor Grant, suggesting names for the Exposition committees he has to appoint. Among others, the Chamber of Commerce presents the names of ex-Congressman Orlando B. Potter to represent the real estate interests, and David H. King, Jr., and John L. Crimmins that of the builders. The Board of Trade and Transportation asks to have Alexander I. Finkle to represent the architects.

The time for sending in plans for the new Municipal building has been extended to October 1st. On September 4th a public hearing will be held to investigate the advisability of placing the new building in the City Hall Park.

That was a very curious piece of work performed by the committee who had charge of the competition for plans for the new Criminal Courts. In their printed instructions to architects they said that the architect whose plan would be approved and accepted would receive the fees prescribed by the American Institute of Architects for plans and superintendence, which are 5 per cent. on the cost. This promise, in black and white, it would seem, was broken, and the architects were asked what percentage they would take provided their plan was adopted. This action needs no comment. The result is that Messrs. Thom & Wilson are doing the work for 2 per cent., which is equal to \$28,000 on the estimated cost of \$1,400,000, whereas they should have received \$70,000. Of course, the city saves \$42,000 in architect's fees, but the deduction is parsimonious and not economical.

The church which the Trinity Corporation contemplates building on the old Hudson street graveyard will not be commenced for a year or two. In the meantime, should the Board of Street Opening and Improvement take the graveyard and convert it into a park the church will, of course, not be built on the site. In that case the corporation may decide to build elsewhere.

The Real Estate Exchange has decided to prepare for fall business by slightly enlarging the present offices by cutting into those on the ground floor occupied by Brown & Leviness. This will involve an expenditure of about \$250, and will reduce the rental of these offices about \$500 per annum. The directors think that more room is imperative in view of the increased business of the Exchange.

A two-story brick almshouse, size 104.6x43.4 feet, is to be built on the east side of Blackwell's Island, on a line with 68th street, New York. The architects, Withers and Dickson, estimate the cost at \$35,000. Plans have already been filed at the Building Department.

The New England Terminal Co. have filed plans at the Building Department for two iron freight sheds, to cost about \$74,000. They are to be situated on East River, between Rutgers and Jefferson streets. The sizes are 38x420 and 47.6x390 feet respectively. R. P. Staats is the architect.

The New Criminal Courts Building.

The perspective of the new building for Criminal Courts and other purposes shows an imposing exterior in the Renaissance. Massive piers run from basement to roof, and granite is to be used up to the main court room floor, with brick and stone above. The successful architects, Messrs. Thom & Wilson, are busy preparing for the work of construction, and as the building is on made ground it will have to be erected on piles. With this object in view the architects intend driving test piles in the ground to ascertain what the strength of the foundations shall be. The piles will be covered with a layer of concrete several feet deep, so that the occupants of the building shall be absolutely safe from any evil effects that might otherwise result from the character of the ground.

The building will have four frontages, 187 feet on Centre street, 171.9 on White street, 190.10 on Franklin street and 188.8 on Elm street. The main entrance, which will be on Centre street, will be divided into three arched sections, altogether 35 feet wide. The first court story will contain lawyers', record, justices', counsels', clerks', attendants', Recorder's and other rooms, with the Court of Oyer and Terminer, which will be 40x60 in size. It will also have a Police Court, 39x44 in size, and from the prisoners' pen a bridge will lead across to the Tombs. In the centre of all these chambers a grand hall will appear, 52 feet square, surrounded by corridors 10 and 20 feet wide. This hall will run to the second story and will be covered with a glass skylight, above which there will be a court open to the air. The second, third, fourth and fifth floors will contain rooms for the District Attorney, the Coroner, the Health Department, the Board of Excise, the Civil Service Board and the Street Cleaning Department. The fifth will be a Mezzanine floor, and will have numerous rooms for clerks. The District Attorney's quarters will principally be on the third floor, the Board of Health on the fourth floor, and the Street Cleaning Department on the fifth. The latter will also occupy a portion of the basement, which will mostly be devoted to boilers, engines, etc., and will have

an arcade hall in the centre. There will be numerous rooms for judges, counsellors, clerks, attendants, etc., on the court stories.

The building will have six elevators, and every room will be heated by steam. There will be seven court rooms, comprised of one Oyer and Terminer, four General Sessions, one Special Sessions and one Police Court. The building will be 115 feet high, and will cost about \$1,400,000. Work will be commenced immediately the detailed plans and specifications can be prepared and the contracts given out, and the building is to be ready for occupancy by September, 1891.

Personal.

Architect Wm. B. Tubby is at the Sagamore, Lake George.
 F. Charles Merry, the architect, is spending his vacation at Point Pleasant.
 Charles Rentz comes into town once in a while from Callicoon, Sullivan County.
 Rudolph Lange is at Asbury Park.
 John J. Kavanagh goes for two or three weeks to Liberty, Sullivan County, N. Y., after which he will visit Forest Lake, Pike County, Pa.
 Chas. Buek, who is staying at Westport, Conn., comes to town every day.
 Frank L. Fisher leaves the city every Friday for a visit to his family at Ocean Grove. He returns on Monday morning.
 Henry Cook is stopping at Greenwich, Conn.
 Bernard S. Levy is enjoying himself at Lake George.
 Homer W. Presdee, of Presdee & Moore, returned to town on Monday after a short stay at the Highlands of Navesink, N. J., where he says he had one of the jolliest times of his life. He will repeat the experience in August.
 A. L. Brudi and Robert Betty visit Forest Lake, Pa., on fishing excursions.
 Frank E. Smith is in Boston superintending the construction of the Tremont Theatre, for which he has the contract.
 Walter Lawrence visits Great Neck, L. I., several times a week.
 David F. Porter is in Europe.
 Architect R. R. Davis intends visiting Saratoga.
 Ransom B. Wilcox has just returned from the Catskills.
 Wm. A. Shelton will go to Denmark Lake, N. J., for the month of August.
 Beverley Ward is summering at his cottage at Monmouth Beach. He comes to town every day.
 P. W. Robinson is at Richfield Springs.
 A. Ward Benedict will stay for about a week at Danbury, Conn.
 Jno. B. Hibbard will spend the month of August at Barnegat, N. J.
 Jno. B. McKean will extend his stay at the Catskills throughout the month of August.
 G. T. Crombie intends to spend two weeks of the month of August at Richfield Springs.
 Joseph Putzel goes to Long Branch for a short stay.
 Robt. N. Cleverdon will recuperate in the Catskills.
 Richard M. Hunt, the architect, has returned from Europe.
 Capt. John P. Leo, the architect, was in camp last week with his regiment, the Twenty-second. He has been sick since his return.
 Charles Israels is traveling through Europe with his uncle, the celebrated Dutch painter.
 Frank E. Davidson will spend the first part of August black bass fishing at the Forest Lakes Park, in Pennsylvania, whence he will go to Rye, New York, for the rest of the summer season.
 John M. Gibson is stopping at Hotel Breslin, Lake Hopatcong, N. J.
 E. H. Martine is stopping at Chappaqua for the season, coming to town daily.
 Morris B. Baer is spending the summer at Deal Beach, N. J., coming to town frequently.
 Jere. Johnson, Jr., has returned from a trip to Schroon Lake, and will shortly leave for San Francisco, taking in the Yosemite Valley, and returning about the end of September.
 L. J. Phillips is staying at his cottage on Ocean avenue, Long Branch.
 Ferdinand Fish is spending the summer with his family at Highland Beach, N. J.
 Thomas S. Walker, of Hall J. Howl & Co., is rusticated in the Adirondacks.
 R. J. Pooler will read THE RECORD AND GUIDE at the Hotel Malvern, Bar Harbor, Me.
 Humphrey A. Bodine will spend the month of August at the Rip Van Winkle House, Pine Hill, N. Y.
 Bernard Cohen is at the Van Brunt Cottage, Seabright, N. J.
 E. J. Herrick is at his country seat at Newport, R. I.
 P. J. McLaughlin is sojourning at North Auburn, Me.
 S. L. Mayer has left Lake George for the White Mountains, where he will make the Fabyan House his headquarters.
 Architect Ogden and his son, Samuel B. Ogden, take turns at staying in the city and enjoying themselves at Forest Lake, Pike County, Pa. The younger Mr. Ogden rode on horseback all the way to Forest Lake. He does not care to repeat the experience.

Real Estate Department.

Little or nothing has been done on 'Change this week, while the brokers' offices have been exceptionally dull. Auction sales are almost at a standstill, and it will be five or six weeks before business begins to revive.
 On Monday the only parcel offered was in the nature of personal property, and it comprised the unsettled book accounts lately forming a part of the assets of Alfred Buckhart, Jr., and Wm J. Morgan. They were knocked down to M. Lowenstein at \$2,200.
 On Tuesday the four-story brick dwelling at No. 409 West 23d street was sold under foreclosure to the plaintiff at \$15,000. A house and twelve

acres at Nyack, N. Y., was knocked down to J. Bruce at \$2,425. The sale of No. 25 West 52d street was adjourned.

On Wednesday a five-story brick flat on the southeast corner of the Boulevard and 95th street brought \$41,500, James Kelly, Jr., being the purchaser. Robert R. Pero bought the flat adjoining on the avenue for \$22,500, and G. F. Bauerdorf secured a similar flat adjoining, a little wider in size, at \$25,500. On the same day a number of stocks and bonds were sold, the most prominent among them being \$10,000 of Chicago, Rock Island & Pacific 6 per cent., registered, due 1917, which brought 133¼, and \$5,000 of New York Central 7 per cent., registered, due 1903, which also sold for 133¼. Twenty-six shares of the Leather Manufacturers' National Bank, \$100 par, brought 234.

On Thursday the five-story flat at No. 1075 9th avenue, near 67th street, sold to F. H. Johnson at \$36,795.92 under foreclosure, and a one-tenth interest in the lease of the three-story factory at Nos. 239 to 243 Greenwich street was purchased by Wm. Kothe for \$450.

Yesterday the only sale that took place was that of a four-story brick and stone dwelling, 16.8 front, under foreclosure, situated at No. 372 West 32d street, which was purchased by E. Burling for \$12,275.

CONVEYANCES.			
	1887.	1888.	1889.
	July 29 to Aug. 4, inclus.	July 27 to Aug. 2, inclus.	July 26 to Aug. 1, inclus.
Number.....	266	220	282
Amount involved.....	\$5,361,500	\$4,096,500	\$6,086,465
Number nominal.....	44	45	74
Number 23d and 24th Wards.....	47	81	52
Amount involved.....	\$268,090	\$120,154	\$180,919
Number nominal.....	7	6	12
MORTGAGES.			
Number.....	299	279	289
Amount involved.....	\$4,029,734	\$2,977,593	\$3,129,355
Number at 5 per cent.....	127	129	127
Amount involved.....	\$1,553,983	\$1,510,944	\$1,370,800
Number at less than 5 per cent.....	42	30	35
Amount involved.....	\$775,661	\$410,750	\$901,920
Number to Banks, Trust and Insurance Companies.....	41	44	8
Amount involved.....	\$1,147,000	\$1,020,000	\$114,600
PROJECTED BUILDINGS.			
	1887.	1888.	1889.
	July 30 to Aug. 5.	July 28 to Aug. 3.	July 27 to Aug. 2.
Number of buildings.....	44	107	61
Estimated cost.....	\$869,500	\$1,841,980	\$853,750

Gossip of the Week.

SOUTH OF 59TH STREET.

The Methodist Book Concern has sold its building at No. 805 Broadway, near 11th street, to James McCreery & Co., for \$700,000. In June, 1868, the dry-goods firm, then Lake & McCreery, purchased a plot, 23x78x75.4½ x44.11x31.7x103x25, on 11th street, 196.9 west of Broadway, from George Tucker and others for \$75,000. In 1888, Wm. H. Weld, of Boston, opened negotiations for the purchase of the Methodist Book Concern's property at \$860,000, Hoffman Brothers being the brokers. The sale, however, was not consummated, owing to an alleged defect in the title. The building will be altered for the retail business of McCreery & Co.

Frederick Southack has sold No. 200 Greene street, together with the property in the rear, for \$82,500.

Brown & LeViness and James L. Wells, acting for the Howard Insurance Company, have sold the three-story building at No. 66 Wall street, 25.8x100, to the Westchester Fire Insurance Company for \$175,000.

In January, 1888, Eugene Kelly purchased at auction the building of the Oriental Insurance Company at Nos. 41 and 43 Wall street, the price being \$450,000. Meanwhile the company went out of business, and Mr. Kelly, fearing that a clear title could not be given, refused to complete the sale. To effect the sale the company was resurrected, and has now sold this building, called the "Orient," at private contract, to the United States National Bank, now in the Field building, at \$475,000, an advance of \$25,000.

Daniel T. Woden has sold No. 29 West 39th street to Charles P. Dickey for \$52,500.

L. J. Carpenter has sold for M. Steinhardt the four-story brick factory No. 328 Cherry street to Simon Epstein on private terms.

Nathan Hofheimer has sold the lots on Nos. 65 and 67 West 12th street, to Wm. Broadbelt for \$50,000.

The transfer of Nos. 5 to 11 Broadway and 5 to 11 Greenwich street by Siegmund T. Meyer to Charles W. Dayton recalls the foreclosure sale of the same plot in May, 1885, for \$76,000, subject to a mortgage of \$400,000 and taxes. This is a truly remarkable advance, if the sale is a bona fide one. This parcel was recently mortgaged for \$750,000. It seems strange that Mr. Dayton should buy from Mr. Meyer valuable parcels which the latter acquires, and at figures which show astonishingly large advances on the purchase price. Another instance was the block front on Lexington avenue, between 33d and 34th streets.

Some time ago Bryan Kennelly purchased at the foreclosure sale, property described as being on West 16th street, 266 feet east of 8th avenue. It proved to be 226 feet east of the avenue, and Kennelly demanded the return of \$1,700 which he had deposited and his disbursements for searches. Suit was brought, and Judge Ingraham has decided in his favor.

Negotiations are under way for the sale of Norton's Point, Coney Island. N. Brigham Hall has sold for Marion V. Butler the three-story brick house, 23.6x100x12.4x45x57, No. 192 Greene street, to Edward C. Oppenheim for \$25,000, and for the estate of Randolph Brant the three-story brick house, 23.6x100, at No. 190 Greene street, to the same purchaser for \$28,000.

Judge O'Brien named Chauncey S. Truax, Edward Schell and Eugene L. Bushe as Commissioners of Estimate to acquire title to the site for the new Armory for the Seventy-first Regiment, on the east side of 4th avenue, between 33d and 34th streets, 226 feet deep.

NORTH OF 59TH STREET.

James L. Wells has sold the Briggs homestead at Fordham, 24th Ward, consisting of about seven acres, and buildings for \$35,000.

Brooklyn.

Corwith Bros. have sold the house No. 102 Huron street for Thomas S.

Strong to Herman Brunnsen for \$3,800; the house No. 178½ Greene street for Seebald Mening to Barbara Wefelmeje for \$3,250, and the lot, 25x100, east side Newell street, 250 feet north of Van Cott avenue, to Henry David for \$1,050.

J. P. Sloane has sold for John Gallagher the lot, 25x118, on the south side of Kent street, 475 feet east of Provost street, for \$700; for James Hughes the lot, 25x141, on the north side of Greenpoint avenue, about 400 feet east of Provost street, for \$900, and for John B. Barretto the three-story double house, 25x48, with lot 25x100, No. 52 Box street, to Frederick Schaefer for \$3,500.

W. E. Patten has sold for Nathaniel Clement and Edward J. O'Flynn the plot, 100x100, on the south side of Jefferson avenue, 275 feet west of Reid avenue, for \$7,500.

L. J. Carpenter has sold eight acres at Bayville, Long Island, known as the Barker Place, to Isaac H. Walker for \$5,000.

CONVEYANCES.			
	1887.	1888.	1889.
	July 29 to Aug. 4.	July 26 to Aug. 1.	July 25 to July 31.
	includ.	includ.	includ.
Number.....	283	288	254
Amount involved.....	\$962,065	\$927,642	\$1,318,952
Number nominal.....	48	66	48
MORTGAGES.			
Number.....	270	185	207
Amount involved.....	\$970,538	\$779,756	\$893,303
Number at 5 per cent. or less.....	155	104	103
Amount involved.....	\$644,218	\$463,217	\$441,240
PROJECTED BUILDINGS.			
	1887.	1888.	1889.
	July 30 to Aug. 5.	July 27 to Aug. 3.	July 25 to July 31.
Number of buildings.....	121	69	57
Estimated cost.....	\$690,760	\$350,186	\$387,525

Out Among the Builders.

Fred. Rohrs will improve the plot he recently purchased which fronts 100 feet on Alexander avenue, at the northwest corner of 134th street, 175 feet on the north side of 134th street, 200 feet on the east side of Lincoln avenue, and 75 feet on the southeast corner of 135th street, with five-story flats. James Barrett is the architect.

Wm. Schickel & Co. are preparing plans for two six-story flats, 45x90 each, which A. Blumenthal contemplates building on the north side of 88th street, 65 feet west of 9th avenue.

Wilson & Tichborne are about to build a five-story flat, 26.6x88.5, on the west side of 9th avenue, 125.9 north of 96th street, from plans by G. A. Schellenger.

The five-story and basement brick flat house, mentioned in this column last week, to be built on the north side of 12th street, 189.6 feet east of 6th avenue, is to be 50x90 feet in size, and is to cost \$75,000. The architect is J. C. Burne.

Schneider & Herter have drawn plans for two five-story double tenements with stores, to be built at Nos. 82 and 84 Columbia street. They will be 25x107, brick and stone fronts, tin roofs, and will cost \$25,000 each. Jacob Muller is the owner.

Rentz & Lange have drawn plans for three five-story double tenements at Nos. 312, 314 and 316 Henry street. The houses are to be 30x85.6, and the entire cost will be \$40,000. Lonnie & Parker are the owners.

Jobst Hoffman has drawn the plans for four five-story double flats, 25x78 each, to be erected on the south side of 115th street, 245 feet east of 5th avenue. The front will be of stone up the first story, while the rest will be of brick and terra cotta. Jos. Bielemeier is the owner. The houses will cost \$18,000 apiece.

F. Wennemer is the architect for four five-story brick and stone tenements, to be built on the north side of 89th street, 200 feet west of 1st avenue, for F. A. Uihlein, at a cost of \$60,000. In size they will be 25x67 with an extension of 4.7x13.6 feet.

Hovnum Bros. will furnish plans for two five-story brick stores and tenements, to be built at Nos. 223 and 225 East 127th street, for L. G. Leyrer. at a cost of \$30,000. The size will be 19 and 27x86.6 feet.

J. Averitt Webster has plans for two five-story brick and stone flats, 22.6 x69 and 27.6x86 feet in size, to be built on the south side of 135th street, 435 feet east of Lenox avenue, for F. Hawkins, at a cost of \$35,000.

Thomas McMahon will build three five-story tenements, 27x45 each, on the north side of 70th street, 94 feet west of Avenue A, from plans by J. C. Burne.

Lamb & Rich have made the plans for extensive alterations on W. C. Andrews' house on the corner of 67th street and 5th avenue.

Elizabeth Winthrop White is having plans drawn by John O'Meara for a five-story tenement, 25x79 in size, to be built for her at No. 237 East 33d street.

Daniel Burgess, of 240 East 86th street, has plans for a five-story tenement, 24.8x65, to be built for Mrs. E. M. Smith at No. 331 19th avenue.

A. B. Jennings has plans on the boards for a seven-story brick and stone front flat, 60x96, which he is preparing to the order of F. R. Meres, to be built on the northeast corner of Madison avenue and 118th street. It will contain three families per floor, and will have an elevator, steam heat, etc. The cost is estimated by the architect at \$175,000.

Brooklyn.

D. Reynolds has drawn plans for a four-story flat and store on the northwest corner of 4th avenue and Baltic street. It will have a brick and brown stone front, galvanized iron cornices, and will cost \$9,000. Mrs.

Mary M. Corcoran is the owner. The same architect has plans for five four-story flats, each 30x60, and extensions 15x20, on the south side of Carroll street, 165 feet east of 5th avenue. The fronts are to be of brown stone, brick and terra cotta. The flats will cost \$12,000 each. John M. O'Neill is the owner.

Out of Town.

BURLINGTON, VT.—Lamb & Rich, of New York, have drawn plans for a three-story and basement dwelling overlooking the lake. Louis Clark is the owner.

EAST ORANGE, N. J.—Mr. F. James will erect a stone and wood house, 40x50, to be built in French Colonial style. Lamb & Rich are the architects.

LACKAWANNA, PA.—Plans have just been completed by John S. O'Meara, of New York, for a large three-story club house, 40x100, with an extension 25x35, which is to be built by the Westcolang Park Association on 4,500 acres of shooting and fishing lands which they own along the banks of the Delaware River, and surrounding the celebrated Westcolang Lake. The Erie Railroad will shortly build a new station near this club house.

MONTCLAIR, N. J.—Malcolm W. Nevins will build on the crest of Montclair ridge a handsome stone and wood dwelling, 35x70, from plans furnished by Lamb & Rich.

NEW UTRECHT, L. I.—Townsend Van Pelt has sold his farm of 1,500 acres to Judge Lott Nostrand, reserving to himself the historic Van Pelt homestead.

NEW CAANAN, CONN.—E. D. Lindsey, of New York, has drawn the plans for a new two-story theatre, it will be built of galvanized iron and will cost about \$20,000.

NEWARK, N. J.—The following is a list of the most important plans filed at the office of the Superintendent of Buildings since July 17th: Mutual Benefit Life Insurance Co., 14-20 East Kinney st, five 3-sty brk dwell'gs, 20x34½, with extensions; Bridget Gilroy, 268 Academy st, one 3-sty fr dwell'g, 20x40; Margaret Lautenschlager, 4 Gotthard st, one 3-sty fr dwell'g, 28x56, with extensions; Alfonso Del Geureio, Orange and Boyden sts, one 4-sty fr dwell'g and store, 47½x32; P. Reilly & Son, rear of Lexington st and Passaic av, one 1-sty fr tannery, 20x30; E. B. Vlut, 48 and 50 Newton st, four 2-sty fr dwell'gs, 15x25; William E. Bissel, 299 High st, one 2-sty brk dwell'g, 25x32, with extension; H. T. Banks, 240 Garside st, one 2-sty fr dwell'g, 20x30, with extension; William Ludolph, 124 Verona av, one 2-sty fr dwell'g, 20x28, with extension; Paul G. Alvell, 47 Providence st, one 2-sty fr tenem't, 21x40; Rowland P. Keasbey, Laybrook pl, one 3-sty and basement brk dwell'g, 24x50; Fred. Hof, 278 Littleton av, one 2½-sty fr dwell'g, 22x40, with extension; Brom Eigen, 261 Camden st, one 2½-sty fr dwell'g, 21x46; Mary Warden, 56 Washington st, one 2-sty fr dwell'g, 20x46; M. A. Geigus, 71 Garside st, one 2-sty fr dwell'g, 21½x38; Hartung & Hammel, 102 Ferguson st, one 2-sty fr shop and stable, 24x20; John Heinrichs, 254 Fairmount av; one 3-sty brk dwell'g, 22x42; Fred. Schnitz, 139 Hunderton st, one 3-sty fr dwell'g, 21x46; New Jersey Oil Co., one 1-sty warehouse, 36x60; W. S. Cannon, Nesbit and Railroad avs, one 2-sty fr dwell'g, 20x34; H. G. Krueger, 232 Springfield av, one 3-sty brk store and dwell'g, 27x60; A. C. Heinkel, 513 Ferry st, one 2½-sty fr dwell'g, 22x45; Ad. Simon & Bros., cor St. Francis st and Comorne st, one 3-sty fr storage house, 35x100; Joseph Bowden, 31½ 6th av, one 2-sty fr dwell'g, 17x32, with extension; Mrs. G. D. Price, 65 Taylor st, one 2½-sty fr dwell'g, 21x30, with extension; Fred. Dombrowsky, 42 Lincoln st, one 2-sty fr workshop, 25x13; E. C. Roberts, 22 Chestnut st, one 1-sty brk office and wareroom, 20x40; Ch. McCloud, 285 South 9th st, one 2½-sty fr dwell'g, 20x33; Marie Eckerd, 156 Verona av, one 2½-sty fr dwell'g, 21x34; Geo. Lainett, cor Sherman and Frelinghuysen avs, one 1-sty brk store, 29x48; Wm. C. Fischer, east side of Ridgewood av, one 2½-sty fr tenem't, 21x42, with extension; Isaac B. Guerin, rear 310 Broome st, one 2-sty fr storage house, 24x16; John Dwyer, 162 Chestnut st, alteration 2½-sty dwell'g to a 3-sty dwell'g; Miss A. A. Stonington, 20 Thomas st, two 2-sty fr dwell'gs, 15x44; Philip Vereid, cor Factory and Drift sts, one 3-sty fr store and dwell'g, 25x57; Bertram Sommers, 53 South 12th st, one 2½-sty fr dwell'g, 21x48; F. W. Lockwood, 2d av, five 2-sty brk dwell'gs, 34x18, with extensions; Charles Hamberge, 9 Newton st, one 2½-sty fr dwell'g, 22x43; Robert Morton, 47-51 Burnett st, three 2-sty brk dwell'gs, 16.8x34, with extensions; Wm. Hill, Esq., cor Bergen st and 17th av, one 3-sty brk dwell'g, 42x50, with extension; F. J. Kastine, Esq., cor Elm and Railroad avs, one 3-sty brk store and dwell'g, 36x45, with extension; Edwin Lister, 713 and 715 High st, one 3-sty brk dwell'g, 60.6x35; John Mohl, 53 Hamburg pl, one 3-sty fr dwell'g, 28x56; Henry Hill, 102 Orange st, one 3-sty brk store and dwell'g, 25x42; Joseph Hensler, 151 Magazine st, one 3-sty fr tenem't, 47x59; I. H. Forman, 18 Rector st, one 3-sty fr dwell'g, 24.10x42.

PELHAM MANOR, N. Y.—Raber J. Beach, of New York City, has begun the erection of a two-story and attic frame cottage, with a tower, from plans by J. J. Vreeland.

SEATTLE, W. T.—A five-story business building of brick and stone is to be built on Commercial street, south of Yester avenue, by Messrs. Terry & Denny. It will be 103x111 in size, and will have stores on the first floor and offices above. The cost is estimated at \$80,000. A. B. Jennings, of New York, is the architect.

SPOKANE FALLS, W. T.—The First Baptist Congregation will build a brick church here, to cost \$30,000, from plans by A. B. Jennings.

BUILDING MATERIAL MARKET.

BRICKS.—Nothing of a very stirring character has come to light on the market for Common Hards during the week. Considering the constant succession of showers and the generally peculiar and unpleasant condition of the weather the demand has really been very fair and considerable stock was in one way or another handled, but the supply at all times proved abundant, indeed frequently overrun to a considera-

ble extent, and in maintaining former values receivers did about the best they could with the situation. At the present writing quite a number of barge loads are afloat unsold, but it is hoped and expected that if the weather will stay in a settled condition for a few days the surplus can all be worked off without detriment to the seller, as actual consumptive wants have not lessened of late, and some of the trade think the call a trifle fuller in some sections. Manufacturers, however, do not appear to be very well pleased with the general

and daily advices received embody a great deal of grumbling. First of all, the ruling line of prices, even with everything working smoothly, it is claimed, affords no more than a bare margin, and with additional expenses accrued through the influences of the weather, detention of barges, awaiting a market, etc., the chances for profit have become quite diminutive. It is possible, however, that a benefit may arise out of this week later on in the season, because there has practically been six or seven days' production entirely lost. Indeed, it is said the storms were so

severe along the "River" and in New Jersey that except at Hackensack no attempt at work was made at all, and at the latter point most of the brick had to be taken from yard and thrown back into the pit again.

LATH.—Except that sellers have scarcely realized quite the full figures they were asking at the close of last week, the market shows no very important change. Demand on the whole was not quite so snappish or full, and some of the best custom appeared to be temporarily out of the market.

LIME.—About everything arriving has continued to find waiting custom and a prompt sale, with steady rates as a matter of course, so far as shown upon the surface at least, and we have heard no complaints thus far about secret cutting.

LUMBER.—Business on the line of distribution into consumptive channels continues much the same as for some time past, a great deal of the movement taking place on contract, but no very large amount going out on positively fresh deals, unless it be in exceptional cases.

Eastern Spruce, although still somewhat unsettled, the variations are only of a fractional character, and altogether the market is working along through the season in better form than anticipated by some of the trade.

Piling and similar stock in log is still kept well in hand, and the accumulation floated out having been placed there by receivers because they were determined and confident in holding as against accepting commissions asked by buyers.

Hemlock of desirable quality remains under very good control. Pennsylvania manufacturers in many cases cannot offer with freedom, and others in the State will not, so that there is an absence of pressure to realize.

White Pine is gaining no increase of attention. The boxmakers and exporters are presumably sure customers for desirable parcels of goods adapted to their wants, but outside of that demand is of much the old indifferent character, and offerings, if urged at all, must be shaded in value to secure any attention.

Yellow Pine has come to hand with sufficient freedom since the commencement of the second six months of the year to indicate that it returns pretty much all old fervor, and on the movement alone business is satisfactory.

Carolina Pine continues to receive a great many words of praise, and is apparently keeping step in about former average proportion with the general movement. The demand, however, is not of a universal character, as the goods are handled principally by those who can work them in on contract or have built up a sort of special trade, and can depend with reasonable certainty upon custom.

Hardwoods meeting with about the usual average demand, and retaining pretty much old features. Overpoplar the usual variety of opinion regarding price is expressed, but on the round up there does not seem to be much reason to alter former figures.

The exports of lumber, exclusive of hardwoods, from the port of New York during the month of July were as follows:

Table with 3 columns: Destination, 1889 Feet, 1888 Feet. Rows include To West Indies, To South America, To East Indies, To Europe, and Total feet.

Table with 3 columns: Category, 1889, 1888. Rows include Previously reported and Total since Jan. 1.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman, in reviewing the general situation, says:

In respect to actual consumption of lumber, this has certainly not been an off year. The slowness of the early season's movement of stocks in a wholesale way was owing to a peculiar combination of trade conditions that had to be adjusted on a new basis before dealers could be satisfied with the condition of business.

And in reporting the Chicago yard trade as follows: There has been an actual decline of fully \$1 on all common lumber since last spring. Long dimension has especially suffered. It has been bought on the cargo market at \$10 to \$10.50, and much of it lately for \$9.50, in cases where large percentages have been sold in with cargoes of alleged short piece stuff.

The uninitiated might be led to wonder why the demand for clear white pine is continually less active than that for the lower grades of stock. The principal reason is that little really clear stuff is used for interior finish. The better class of resident and business structures are nowadays finished in hard woods.

The Timberman as follows: How would it do to suggest a lessening of the production of white pine. The tenor of our correspondence would suggest the same course with regard to yellow pine. The population of the United States is increasing very fast, but may it not be true that the manufacture of lumber of the various kinds has increased much more rapidly than the needs of the country would suggest?

The following is from the Saginaw Courier: The total product for the supply of the Saginaw River mills the present season is approximately as follows:

Table with 2 columns: Item, Quantity. Rows include Rafted out of streams, Logs in boom May 1, Brought direct by rail, From AuSable, Presque Isle and Upper Michigan, From Georgian Bay, and Total.

There will be sufficient logs the remainder of the season and a few at the close to carry over for next season's supply.

Reviewing the general situation the Mississippi Valley Lumberman says:

The feeling is one of decided encouragement. Dealers generally are looking forward to an exceedingly good fall trade. It is already evident that the period of maximum dullness has been passed and that there is likely to be a continued increase in the amount of lumber shipped from mill points and all the principal markets.

region beyond, and which have all along been such large consumers of white as well as yellow pine.

ENGLAND.

The London Timber Trades Journal as follows:

LONDON.

American Black Walnut.—In a quiet way a considerable amount of stock is being distributed into various consumptive channels, though this applies more particularly to better class goods, inferior descriptions, with which most yardkeepers and manufacturers are alike fully stocked, being rarely inquired for.

American Whitewood is in good demand, especially clean, unplanned, stout cut inch boards, parcels of which descriptions can often be sold as soon as landed. Planed lumber is also moving off fairly well, but centre planks and waney logs can only be placed with difficulty.

American Oak.—A steady demand has ruled for good quartered inch board stuff, but plain wood is not very salable. Now that stocks are lessened prices are considered to be firmer, and on the whole we should say they are rather against buyers than in their favor.

LIVERPOOL.

American Black Walnut.—Several parcels have recently arrived and have found ready sale ex-ship. Prices are without change, excepting for really prime wood, which is dearer, owing to its comparative scarcity.

TRADE NOTES AND GOSSIP.

The Havana Weekly Report furnishes the following items:

The crop at Manzanilla adds up 413,545 bags, of which 236,745 were shipped directly to New York and 120,000 via Cienfuegos.

According to a Cienfuegos contemporary the highest price paid for cane this year was \$5.80 per ton of 2,500 Spanish pounds.

Though it has rained abundantly in several districts during the past week, the majority of planters continue complaining of the drought which detains the development of the cane.

The latest mail reports upon the Havana, Cuba, rice market are as follows:

Under increased stocks and a quieter demand prices have receded to 7½ rs. arroba for Rangoon of current and 7½@7¾ rs. do. for superior classes. Patna is firmer at from 9¼@10 rs. do. for new and 10½@11 rs. do. for old.

METALS.—COPPER.—Ingot has on the whole been pretty firm.

Demand from consumers kept up pretty well, indeed in some instances was quite liberal, the accounts from abroad were in favorable strain, and with a general understanding that mining officials had come to an amicable agreement as to the output, prices, etc., the feeling seemed to be cheerful all around. We quote Lake at 12c. and casting brands at 10¼c@10¾c.

We quote at about 195 1/2 @ 193 1/2 c. for round lots and 193 1/2 @ 191 1/2 for jobbing parcels. Tin plates have secured a considerable amount of attention from Western jobbers who were taking a general assortment of stock, but canners were light customers and the local trade more or less indifferent. We quote prices as follows: I. C. Charcoal, 1/2 cross assortment, Melyn grades, \$5.50 @ 5.52 1/2 c. each additional X add \$1.50; I. C. Charcoal, 1/2 cross assortment, Alloway grade, \$4.70 @ 4.75, each additional X add \$1; Charcoal terme, M. F. grade, 14x20, \$6.60 @ 6.65; M. F. grade, 20x28, \$13.20 @ 13.25; Worcester, 14x20, \$4.87 1/2 @ 4.90; Worcester, 20x28, \$9.87 1/2 @ 9.90; Deane grade, 14x20, \$4.20 @ 4.30; Dean grade, 20x28, \$8.37 1/2 @ 8.55; Alloway grade, 14x20, \$4.05 @ 4.07 1/2; Alloway grade, 20x28, \$8.30 @ 8.30; I. C. Coke, Pentan grade, \$4.25 @ 4.27 1/2; J. B. grade, 14x20, \$4.30 @ 4.32 1/2; I. C. Bessemer steel, squares, \$4.60 basis; I. C. Siemens steel, squares, \$4.65. Spelter has secured a steady, fair demand from most regular sources, and with only a moderate amount of stock available against the outlet the market has improved slightly and is steady. We quote at 5.05 @ 5.10c. for ordinary brands of Western.

AILS.—Some irregularity of tone is evident from the more or less variable reports making, yet nothing of a very decided character develops, and about the former general range of valuation may be retained. Business about seasonable on most outlets. We quote at \$1.35 @ 1.90 per keg for car lots, and \$1.95 @ 2.00 per keg for parcels from store.

PAINTS, OILS, ETC.—Buyers generally continue to move with moderation and caution, and the supplies handled at the moment rarely represent anything more than natural trade wants, except possibly on the Southern and Southwestern outlets. The market, however, is kept well in hand and prices sustained, especially so on leads, where the influence of a combination is most direct though apparently with no plans of a positively stimulating character. Linseed Oil remains steady at 58 @ 59c. for Western and 60 @ 61c. for City. Spirits Turpentine finds a fair average outward movement, and values are gradually hardening, closing pretty steady all around. We quote at 40 @ 41c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—Generally the demand has been dull with orders confined simply to such parcels as imperative wants of the moment require. Stock, however, is so situated as to prevent pressure, and former rates were asked. We quote Pitch \$1.35 @ 1.45 per bbl.; Tar at \$2.10 @ 2.20, according to quantity, quality and delivery.

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

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending August 2.

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

Table with 2 columns: Description of property and Price. Includes entries for R. V. HARNETT & CO. and OTHER AUCTIONEERS.

BROOKLYN, N. Y.

Table with 2 columns: Description of property and Price. Includes entries for Adams st, Gold st, Wyckoff st, etc.

CONVEYANCES

NEW YORK CITY.

Table with 2 columns: Date and Description of conveyance. Includes entries for July 26, 27, 29, 30, 31, August 1.

Main table of conveyances for New York City, containing numerous entries with descriptions and prices for various properties.

Main table of conveyances for New York City, continuing from the previous table with numerous entries.

to Joseph L. Bittenwieser. B. & S. C. a. G. July 31. 14,000

Orchard st, No. 119, w s, 50 n Delancey st, 20.2 x 87.6, four-story brick tenem't. John W. Ahles and Arthur B. Raymond, of Ahles & Raymond to Charles Dexheimer. Q. C. and release. July 29. 300

Pearl st, No. 267, n e cor Fulton st, 18x61.7x 29.3x62.7, four-story brick store. Margaretta B. wife of Edward A. Benjamin, Anna C. wife of William H. Clark, Henrietta wife of Henry W. Lansing and Jane A. Lansing widow to Robert C. Cornell and Edith C. Smith. 3-140 part. July 10. 1,110

Pentz st, w s, 28.10 s 140th st, runs south 21.1 x west 100 x south 50 x west 75 x north 99.11 to 140th st, x east 33.4 x southeast 144.7.

St. Nicholas av, es, 126.7 n 141st st, 76x92.11 x 75x83.7.

John F. Pentz trustee John Pentz and trustee under deeds to Smith Barker, dec'd to Alfred Osterhoudt. July 22. 7,800

Same property. Alfred Osterhoudt to Mary C. Pentz. B. & S. July 22. 7,800

Same property; also,

10th av, e s, 49.11 s 139th st, 50x100.

Hattie C. Pentz and Alfred Osterhoudt, exrs., &c., James H. Pentz to same. July 22. 10,000

Same property. Hattie C. Pentz widow to same. B. & S. All title. July 22. nom

Same property. John F. Pentz and Maria A. Young to same. B. & S. July 22. 20,000

Rivington st, No. 150, n s, 25 e Suffolk st, 25x 100, six-story brick store and tenem't. Aaron Goodman and Max Lipschitz to David W. Epstein. Mort. \$35,000. July 30. 42,000

Rivington st, No. 242, 25x100.

Ridge st, No. 110, 21x100.

Contract to exchange above for Rivington st, Nos. 19 and 21, 50x81, and cash \$800. Solomon and Sarah Feiner with Joseph Kassel. July 29. val consid

Sheriff st, No. 52, e s, 125 n Delancey st, 25x100, five story brick store and tenem't and one-story brick stable on rear. Jacob Horowitz to Myer Libman and Huldah wife of Robert Wolf. Mort. \$11,000. July 31. 19,000

Stanton st, No. 260, n s, 60 e Sheriff st, 15x100, five-story brick store and tenem't. Justus H. Zimmermann to Jacob L. Eisenburg. Mort. \$16,000. July 29. 25,000

Stanton st, No. 178, n s, 80 w Attorney st, 20x 99.6, three-story frame (brick front) store and tenem't and six-story brick workshop on rear. Morris Jacobson to Isaac Cohen. Mort. \$15,000. July 29. 20,100

Stanton st, No. 114, n s, 44 w Essex st, 22x80, six-story brick store and tenem't. Louis Wolf to Morris Denbosky. Mort. \$16,000. Aug. 1. 22,600

Stanton st, No. 160, n s, 75 w Clinton st, 25x100, five-story brick store and tenem't. Christian Leidental, Brooklyn, to Max and Morris Steinhardt. Mort. \$8,500. Aug. 1. 27,000

Stanton st, No. 316, n s, 49.5 w Goerck st, 26.7 x 75, five-story brick store and tenem't. Peter Thomas, Hempstead, L. I., to Krenzensia Baumann. M. \$15,000. Aug. 1. See 2d av. 25,000

Warren st, No. 119, s s, 134.5 w Washington st, 25.1x93.2x25.2x92.11, three-story brick store. Contract. John Best with Soloman Loeb. July 31. 31,000

Washington st, Nos. 3 and 5, e s, 36.10 n Battery pl, 32.2x57.4x31x57.6, six-story brick store and tenem't. Partition. Francis H. Weeks to Edward J. Burke. July 31. 35,000

Washington st, No. 77, e s, 20x53.2 to carriage-way, x 20x51.10, with all title in strip 10 ft wide in rear and also in said carriageway, three-story brick store and tenem't. Partition. Francis H. Weeks to Herbert C. Pell. July 31. 10,000

Washington st, Nos. 94 and 96, and Rector st, No. 28, being Washington st, n w cor Rector st, 49.3x89.4x38.11x89.5, Nos. 94 and 96, two six-story brick stores and tenem'ts; No. 28 Rector st, three-story brick store and tenement. Partition. Francis H. Weeks to Tillie B. wife of Martin B. Brown. July 31. 60,000

Same property. Edward J. and Thomas E. Burke to same. Q. C. July 16. nom

Washington st, w s, 49.4 n Rector st, runs northwest 89.4 to point 38.11 n Rector st, x east to w s Washington st at point 47.10 n Rector st, x north 1.5, being portion of lot known as No. 96 Washington st. William C. Schermerhorn et al. exrs., &c., Elizabeth S. Jones to Edward J. and Thomas E. Burke and Tillie B. wife of Martin B. Brown. Confirmation deed. June 28. nom

Same property. Same to same. Jan. 30, '86. 500

Washington st, No. 33, e s, 77 s Morris st, 25x 1/2 block, six-story brick tenem't. Partition. Francis H. Weeks to Thomas E. Burke. July 31. 28,000

Washington st, No. 57, e s, 184.10 n Morris st, 26.1x66.2x26x66.11, three-story and attic brick tenem't. Partition. Same to Edward J. Burke. July 31. 14,000

Washington st, No. 15, e s, 164.7 n Battery pl, runs north 21.9 x east 45.7 x north 0.6 x east 33.5 x south 22.4 x west 79, six-story brick tenem't and four-story brick tenem't on rear. Partition. Same to Thomas E. Burke. July 31. 26,000

Washington st, No. 286, s w cor Chambers st, 27.1x57.3x25.7x48.6, five-story brick store. Janet L. and John L. Brower, exrs. Anthony Brower to Mary B. Brower. 1/2 part. Mort. \$10,000. July 31. 27,500

Same property. Janet L. Brower to same. Q. C. July 31. nom

Washington st, Nos. 282 and 284, w s, 27.1 s Chambers st, 52.8x57.3x50x74.4, two five-story brick stores. Mary B. Brower widow to Janet L. Brower. 1/2 part. 1/2 mort. \$20,000. July 31. 42,500

Water st, Nos. 343 and 343 1/2, s s, 129.3 e Roosevelt st, 25.1x75.11x23.11x75.11, two four-story brick stores and tenem'ts. Morris Wolowitz to Louis Goodman. Mort. \$5,760. June 15. 16,000

Water st, No. 345, s s, 154.4 e Roosevelt st, 19.5 x 85.5x19.1x85.9, four-story brick store and tenem't. Same to same. Mort. \$4,350. June 15. 13,000

William st, No. 265, n s, 30x64.6x29.5x64.6, five-story brick store and tenem't. Andreas Voss to Amelia Voss, for life. July 31. nom

Willett st, No. 60, s e s, 175 n e Delancey st, 25 x 100, two-story frame (brick front) dwell'g and one-story frame stable on rear. Jonas Weil and Bernhard Mayer to Albert Stake, Stapleton, S. I. Mort. \$8,175. July 22. 16,400

2d st, No. 236, n s, 298 w Av C, 24.9x105.10, four-story frame (brick front) store and tenement and five-story brick tenem't on rear. John Muller to Sussman Reinhardt. Aug. 1. 18,800

4th st, No. 356, s w cor Gansevoort st, 20x 49, four-story brick dwell'g and store.

4th st, No. 354, w s, 20 s Gansevoort st, 20x49, three-story brick dwell'g.

Isabella Lamb, Jersey City, to Jenkins Van Schaick, Huntington, L. I. July 31. 25,000

7th st, No. 210, s s, 258 w Av C, 25x90.4, four-story brick store and tenem't and four-story brick tenem't on rear. Isaac Goldstein to Armin Stark. Mort. \$11,000. July 31. 17,750

7th st, No. 113, n s, 285.2 w Av A, 21x92.2x23.2 x 100.11, three-story brick dwell'g. Ernest Montanus to John Aichele and Julia his wife. July 27. 15,000

7th st, No. 223, n s, 108 w Av C, 25x97.6, five-story brick tenem't. Rosine Oettinger widow to Isaac White and Matilda his wife. Mort. \$18,750. July 31. 30,500

8th st, No. 338, s s, 108 w Av C, 25x97.6, five-story brick store and tenem't. Partition. Elizabeth Heusel and Annie Nally to Sebastian Lauterbach. July 31.

8th st, s s, 350.3 e Av C, 24.7x97.6. Partition. Sebastian Lauterbach and Annie Nally to Elizabeth Heusel. July 31.

8th st, s s, 108 w Av C, 25x97.6.

8th st, s s, 350.3 e Av C, 24.7x97.6.

14th st, n s, 269 w Av A, 25x103.3, leasehold.

Elizabeth Lauterbach widow to Sebastian Lauterbach premises first described, to Elizabeth wife of Frederick Heusel premises secondly described, and to Annie wife of Matthew Nally premises thirdly described. Q. C. and release of life estate. July 31. nom

8th st, No. 55, n s, 275 e 2d av, 25x85.11, four-story stone front tenem't. Florent Verdin to Hannah Carroll. Mort. \$18,000. July 29. 20,000

9th st, No. 404, s s, 80 e 1st av, 20x75, three-story brick dwell'g. Emma L. Paul to Charles Muller. Aug. 1. 12,000

9th st, No. 628, s s, 288 w Av C, 27.6x93.11, five-story brick tenem't.

9th st, No. 626, s s, 315.6 w Av C, 27.6x93.11, five-story brick tenem't.

Charles and August Ruff to Henry Roloff and Antonie his wife. Mort. \$45,000. July 31. 65,000

10th st, No. 229 E., 25x 1/2 block, four-story brick tenem't. Contract. Auguste Goetz to Charles and August Ruff. July 27. 20,000

12th st, Nos. 65-69, n s, 189.6 e 6th av, 50x103.3, three two and three-story brick buildings and new flat projected. Nathan Hofheimer to William Broadbelt. Mort. \$35,000. July 19. 50,000

13th st, s s, 100 w Av A, 24.3x103.3. Francis Vettel to Caroline Solinger, Brooklyn, and Isaac Reinheimer. M. \$6,000. July 30. 12,500

16th st, No. 148, s s, 212.6 e 7th av, 20.10x103.3, four-story brick dwell'g. Andreas Voss to Amelia Voss, for life. July 31. nom

17th st, No. 413, n s, 194 e 1st av, 25x92, five-story brick store and tenem't. Julia J. De Bruin to George Laemmle. Mort. \$12,000. July 26. consid. omitted

17th st, No. 258, s s, 135 e 8th av, 17x74.6x17.1x 76.6. John Banta to Newman Cowen. July 31. 8,000

17th st, No. 260, s s, 118 e 8th av, 17x76.6x17.1x 78.6. John C. Doremus to same. Aug. 1. 8,000

17th st, Nos. 258 and 260, s s, 118 e 8th av, 34x 74.6 x 34.2 x 78.1, two-story frame dwell'g and two three-story brick buildings on rear. Newman Cowen to William C. Burne. August 1. 18,000

18th st, No. 433, n s, 350 e 10th av, 25x92. Daniel McElkenney to John Trolan. Mort. \$7,500. July 31. 15,000

19th st, No. 255, n s, 198.4 e 8th av, 22.6x75.8, three-story brick dwell'g. George Punchard to Emil Bachmann. M. \$5,000. July 31. 11,000

20th st, s s, lot 26 map by Francis P. Vidal, Jan. 27, 1827, 25x89.3x25x90.7. Cordelia L. Penniman daughter of Samuel Judd to Charles W. Truslow. 1/2 part. July 30. nom

Same property. Charles W. Truslow to George H. Penniman exr., &c., James F. Penniman. 1/2 part. C. a. G. July 30. nom

22d st, No. 57, n s, 118.3 e 6th av, 23.3x98.9, four-story stone front dwell'g. Hannah E. wife of Frank S. Allen, Mary A. Hart,

widow, Frances A. Yard and Sarah J. Yard widow heirs Andrew C. Benedict to William Moir. June 29. 40,000

22d st, No. 327, n s, 345 w 8th av, 22.4x98.8, four-story brick dwell'g. Henry V. and Thomas F. Donnelly exrs. Sarah Donnelly to Ascher Weinstein. July 26. 16,750

25th st, No. 429, n s, 375 w 9th av, 25x98.9, five-story brick tenem't. Robert J. Kyle to William I. Chase. M. \$15,000. July 29. 30,000

27th st, No. 227 W., n s, 292.3 w 7th av, 25.1x 98.9, five-story brick store and tenem't. Thomas H. French to Samuel French. Mort. \$15,000. July 6. 21,000

27th st, Nos. 227, 229 and 231, n s, 292.3 w 7th av, 74.6x98.9, three five-story brick stores and tenem'ts. Samuel French to Esther D. Pohalski. Mort. \$15,000. July 10. 63,000

27th st, No. 242, s s, 210.5 e 8th av, 24.11x98.9, three-story brick store and dwell'g and three-story brick dwell'g on rear. Hugo J. Potosky to Flora Eisig. B. & S. C. a. G. April 30, 1885. nom

Same property. Flora Eisig widow to Isaac Mannheimer. M. \$12,500. See 43d st, 14,000

27th st, No. 210, s s, 166.8 w 7th av, 24.10x98.9, four-story brick store and tenem't and three-story brick dwell'g on rear. Laura L. Wing to David S. Walton, East Orange, N. J. Mort. \$14,000. July 16. 20,000

30th st, s s, 175 e 8th av, 25x98.9. Release dower. Clara wife of Robert S. Briggs to William C. Ackermann. July 25. nom

31st st, No. 226, s s, 339.2 w 7th av, 21x98.9, three-story brick store and dwell'g. Louis N. Schmidt, New York, and Eugene Dikovich, Paterson, N. J., to Teresa Dikovich. B. & S. July 1. nom

Same property. Anthony Aufenauer to same. B. & S. July 1. nom

33d st, No. 507, n s, 125 w 10th av, 25x98.9, four-story brick store and tenem't. Francis Daly to James Costello and Ann his wife. Mort. \$7,000. Aug. 1. 12,700

36th st, No. 421, n s, 300 w 9th av, 25x98.9, five-story brick tenem't. Joseph Stephens to Rosa Levey. Mort. \$13,000. July 26. 27,000

40th st, Nos. 215-221, n s, 200 w 7th av, 100x 98.9, four five-story stone front tenem'ts. Mary K. wife of Andrew J. Eichhorn to John F. Pentz. Mort. \$100,000. July 15. 170,000

40th st, n s, 200 w 7th av, 25x98.9. John F. Pentz, Brooklyn, to Alfred Osterhoudt. B. & S. C. a. G. Mort. \$25,000. July 31. 37,500

40th st, n s, 225 w 7th av, 25x98.9. Same to Maria A. wife of James H. Young. B. & S. C. a. G. Mort. \$25,000. July 31. 37,500

41st st, No. 338, s s, 349 e 2d av, 16x98.9, three-story brick dwell'g. Mortimer W. Billings to Rachel M. Gilsey. Q. C. July 29. 100

41st st, No. 356, s s, 80 e 9th av, 20x98.9, five-story brick tenem't. Louisa, Louis and Louis K. Ungrich to Eugene L. Louis and Flora L. his wife, joint tenants. July 30. nom

43d st, No. 356, s s, 125 e 9th av, 25x100.4, five-story brick tenem't. Isaac Mannheimer to Flora Eisig. Mort. \$26,750. June 28. consid. omitted

See 27th st.

44th st, n s, 400 e 9th av, 75x100.4, No. 325, three-story brick dwell'g on rear, Nos. 327 and 329, two-story brick and one-story frame stable and three-story brick shop on rear. John F. Betz, Philadelphia, Pa., to Jacob Dieter. July 15. 39,000

Same property. Jacob Dieter to Alphonse Hogenauer. Mort. \$30,000. July 26. 39,000

45th st, No. 235, n s, 225 w 2d av, 25x100.5, five-story brick store and tenem't. Andreas Voss to Amelia Voss, for life. July 31. nom

45th st, No. 231, n s, 275 w 2d av, 25x100.5, five-story brick store and tenem't. Samuel Weil to Nathan Federgreen, Brooklyn. Mort. \$10,000. July 31. 25,000

48th st, No. 324, s s, 300 e 2d av, 25x100.5, five-story brick store and tenem't. Jonas Weil and Bernhard Mayer to Nathan Federgreen. Mort. \$8,000. July 31. 20,000

49th st, No. 328, s s, 425 w 8th av, 25x100.5, five-story brick tenem't. James Baker to John Codner. Mort. \$18,000. July 31. 29,500

49th st, No. 330, s s, 450 w 8th av, 25x100.5, five-story brick tenem't. Same to Samuel Groszmann. Mort. \$18,000. July 31. 29,250

5th st, n s, 174 w 2d av, 17x100.5. Joseph H. Cain to Andrew B. Yetter. Mort. \$9,500. July 20. exch

51st st, No. 623, n s, 325 w 11th av, 25x100.5, one-story brick dwell'g. Josephine M. Hewett to George Guerdan. July 26. 6,000

52d st, No. 545, n s, 275 e 11th av, 25x100.5, two story brick dwell'g and portion of one-story frame dwell'g to east. Charles R. Henderson exr. John C. Henderson to Ellen wife of William H. Morse. July 31. 7,500

52d st, No. 60, s s, 200 e 6th av, 20x100.5, four-story stone front dwell'g. Joseph Waitzfelder to Annie wife of Henry Dreyfus. 1-6 part. B. & S. July 25. nom

53d st, No. 337, n s, 325.4 e 9th av, runs east 24.7 x north 49.4 x west 25 x south 24.11 x east 0.11 x south 25, four-story brick dwell'g. Caroline Scheideeler to Margaret Kunz. Q. C. July 27. nom

54th st, No. 237, n s, 157.3 w Broadway, 20x 100.5, three-story stone front dwell'g. Walter S. Hammett to Christian Blinn, Jr. Mort. \$15,000. July 17. exch

55th st, No. 334, s s, 259.6 w 1st av, 27 to old Post road, x-37.9x100.5, five-story stone front tenem't and two three-story frame dwell'gs on rear. John Brummer to Joseph Mackey and Bridget his wife. Mort. \$11,000. July 30. 24,900

Haaren to Herman Kloninger. Mort. \$15,000. July 30. 27,750
 Lexington av, No. 197, s e cor 32d st, 16.11x40, three-story brick store and dwell'g. Ann Cassidy to Alfred B. Dunn. July 26. 19,000
 Lexington av, No. 1700, w s, 17.7 s 107th st, 16.8 x75, three-story stone front dwell'g. Julia J. De Bruin to Sarah C. Peyser. Morts. \$8,000. July 26. 12,000
 Manhattan av, No. 503, w s, 18.5 s 121st st, 15x80, three-story stone front dwell'g. A. Alonzo Teets to Alfred Rauffuss. Mort. \$8,000. July 31. 15,500
 St. Nicholas av, n w cor 117th st, 29.7x92.5x25.3x107.11, five-story brick flat and stores. Foreclos. Edward L. Patterson to Jennie Mitchell. July 31. 42,000
 St. Nicholas av, No. 354, s e cor 128th st, 25.3x90.3x25x86.6, five-story brick flat and store. Owen A. Keegan to Frank G. Rinn. 1/2 part. 1/2 morts. \$25,500. July 29. 7,600
 St. Nicholas av, n w cor 117th st, 29.7x92.5x25.3x107.11, five-story brick flat and stores. 106th st, n e cor Manhattan av, 25x100.11, five-story stone front flat and stores. Jennie Mitchell to Peter Mitchell. All liens. July 31. nom
 St. Nicholas av, s e cor 141st st, runs southeast 202.6 to 140th st, x east 30.10 x north 199.10 to 141st st, x west 58.9, one-story frame stable. John F. Pentz trustee John Pentz to James H. Young, Brooklyn. July 22. 8,700
 Same property. James H. Young, Brooklyn, to Mary C. Pentz, Brooklyn. B. & S. July 22. 8,700
 Same property. Hattie C. Pentz and ano. exrs. James H. Pentz to Mary C. Pentz. July 22. 10,000
 Same property. Maria A. Young, Brooklyn, to same. B. & S. July 22. 10,000
 1st av, No. 1448, e s, 51 n 75th st, 25x88, five-story stone front tenem't and stores. Mary wife of and John Giefers to Michael Weill. July 30. 25,500
 1st av, No. 2412, e s, 75.6 s 124th st, 25.4x100, five-story brick tenem't and stores. Philip Bohnet to Mary L. Hervey. Mort. \$13,500. July 22. nom
 2d av, No. 1705, w s, 75.4 n 88th st, 25.4x75, five-story stone front tenem't. Ferdinand Schuck to Jacob and Joseph Levy. July 31. 24,750
 2d av, No. 1826, e s, 25.8 n 94th st, 25x79.9, five-story brick tenem't and stores. Frederick R. otherwise Fred. R. Dudley, Newark, N. J., to Franz Flory. Mort. \$12,500. July 31. 18,000
 2d av, No. 2064, n e cor 106th st, 25.9x75, four-story brick tenem't and stores. George Kammerer to Frederick Wolters. Mort. \$10,000. July 31. 27,000
 2d av, No. 2103, w s, 76.3 s 109th st, 25x100, five-story brick tenem't and store. Krenzensia Baumann widow to Peter Thomas, Hempstead, L. I. Mort. \$17,500. Aug. 1. See Stanton st. 24,000
 3d av, e s, 50.8 n 90th st, 25x100, vacant. John A. Douglas to Jacob Ruppert. C. a. G. May 29, 1884. 12,000
 3d av, n e cor 90th st, runs north 25.8 x east 100 x north 75 x east 25 x south — x southwest — to 90th st, x west 120, vacant. John B. Hasslocher to Jacob Ruppert. C. a. G. Mort. \$10,000. July 2, 1884. 23,000
 3d av, Nos. 1842 and 1844, w s, 20.11 s 102d st, 40x100, two five-story stone front tenem'ts and stores. John F. Plummer to Jeremiah P. Murphy. Morts. \$33,000. July 29. nom
 5th av, Nos. 750-756, s w cor 58th st, 100.5x100, four four-story stone front dwell'gs. George H. Kent to Cornelius Vanderbilt. C. a. G. May 2. 414,000
 5th av, s e cor 65th st, 50.5x100, vacant. Mary E. Headen widow to Jane Amory widow and extrs., John Amory, John J., Samuel B., Anna D. and Samuel B., Jr., Amory, Jennie R. A., Frederick, Mary F. Miller and Martha B. Waters heirs John Amory. All liens. Q. C. April 11. nom
 7th av, No. 228, w s, 49.4 n 23d st, 19.9x80, four-story brick store and tenem't. Rosa Levey to Robert Henderson. July 27. 21,500
 7th av, No. 567, e s, 59.3 n 40th st, 19.9x60, four-story brick store and tenem't. Emil Frank to Emile A. Hassey. B. & S. May 31. nom
 Same property. Emile A. Hassey to Emil Frank and Louisa his wife, joint tenants. Q. C. May 31. nom
 7th av, No. 2261, n e cor 133d st, runs east 100 x north 99.11 x west 25 x south 75 x west 75 to av, x south 24.11, five-story brick store and tenem't; No. 171 W. 133d st, five-story brick tenem't. Patrick Ryan and James Ahern to John A. Rochford. July 19. nom
 8th av, n w cor 116th st, 100.11x100, portion of five-story brick tenem't known as No. 303 116th st; Nos. 2153-2161 8th av, five five-story brick stores and tenem'ts; No. 301 1/2 116th st, one-story brick store. 116th st, Nos. 305 and 307, n s, 100 w 8th av, 50x100.11, two five-story brick tenem'ts and portion of five-story brick tenem't known as No. 303 116th st. Maria J. wife of Hiram Moore to Frederick P. Forster. Q. C. May 9. nom
 8th av, No. 196, s e cor 20th st, 25x100, three-story frame dwell'g and stores and No. 254 West 20th st, three-story brick dwell'g. Eugene H. Hinton to John H. and George H. Hinton and Harriet W. Brown, New York, and Ann M. P. Sykes, Fort Hamilton, L. I. B. & S. July 25. nom

8th av, Nos. 539-541, n w cor 37th st, runs north 28.1 x west 75 x north 21.4 x west 25 x south 49.4 to st, x east 100, six-story brick factory building. Henry A. Conolly to Henry F. Booth. 1/2 part. Correction deed. Morts. \$60,000. April 15. nom
 8th av, n w cor 82d st. Party wall agreement. Henry T. McCoun to Edward Purcell. July 24. 250
 8th av, w s, 27.2 n 82d st, 21x100. Release mort. Charles E. Appleby et al. trustee Leonard Appleby to Edward Purcell. July 31. nom
 9th av, e s, 76.8 s 76th st, 25.6x100, vacant. Charles T. Barney to John P. Kane. July 10. 17,500
 10th av, e s, 49.11 s 139th st, 50x100, vacant. John F. Pentz trustee John Pentz, &c., to Mary C. Pentz. July 22. 1,000
 10th av, s e cor 94th st, 69.4x100x73.5x100.1, vacant. John A. Gwynne, Rye, N. Y., to Alexander W. Fraser. July 26. 37,000
 10th av, s w cor 114th st, 25.11x100, vacant. Philip H. Dugro to Alexander McSorley. Mort. \$6,020. May 6. 9,100
 10th av, s e cor 81st st, 102.2x100, vacant. 81st st, s s, 100 e 10th av, 25x102.2, vacant. James G. Dimond and Oscar T. Mackey to Morris Steinhardt. July 22. nom
 11th av, w s, ext'd from 58th to 59th st, runs west to high water mark of Hudson River, x south to 58th st, x east to beginning, with land under water and water rights, three-story brick oleomargarine factory, two-story brick tank and coal house, one-story brick slaughter house, two-story brick refrigerating house and three frame cattle sheds. Joseph Eastman to Eastman Co. of New York. Mort. \$400,000. July 29. nom
 11th av, No. 712, e s, 75.4 s 51st st, 25.1x100, two-story frame dwell'g and two two-story frame dwell'gs on rear. Francis Goodman to Magdalena wife of John Klaus. Morts. \$3,500. July 25. 7,450
 Interior lot or gore, begins on centre line bet 40th st and 41st st, at point 225 e 2d av, runs south to Kips Bay Farm line, x northwest to centre line of block, x east to beginning. Robert L. and Walter Cutting exrs., &c., Robert L. Cutting to James Everard. May 2. 425

MISCELLANEOUS.

All title of grantor in estate of Moritz Marcus, dec'd. Henry Berlinger to Babette Marcus widow. July 30. nom
 General release, especially as guard and trustee. Adolph Henry Peters to Johann G. Peters his guard. Oct. 29, 1887. 740
 Similar release. Eugene A. Peters to same. July 26. 1,167

23d and 24th WARDS.

Chisholm st, s e cor Jennings st, 25x75. Charles B. Perry and ano. exrs. &c, Isabel T. Perry to Minnie F. Hurley, Brooklyn. July 18. 700
 Crane pl, w s, 104 n 173d st, 50x100. Henry C. Ahrens to Susan A. Hooper, Bronxdale, N. Y. June 28. 2,950
 Hall pl, e s, 223.1 s 167th st, 15x—x14.7x53.1. John H. Metzler to Henry Mellmann and Augusta his wife. Mort. \$2,500. July 23. 1,650
 Hall pl, e s, 238.1 s 167th st, 15x53.3x14.8x—. John H. Metzler to Hermann Schmuck and Bertha his wife. Mort. \$2,500. July 23. 1,650
 Highbridge st, n w s, part plot No. 7 map Claremont, 75x125. John J. McCauley to John Monaghan. July 29. 1,000
 Kingsbridge road proposed, n s, 26.6 e Creston av, 50.9 x north 107.1 x again north 120 x west 75.10 to Creston av, x south 120 x east 26.5 x south 102.5.
 Creston av, s w cor Donnybrook st, runs south 372 x west 100 x north 275 x west 40 x north 101.6 to st, x east 140.
 Creston av, w s, 128 n Kingsbridge road proposed, 100x100x98.6x100.
 Kingsbridge road proposed, n s, 24.1 w Creston av, 48.2x98.4x48x101.5.
 Henry J. Cammann trustee and Charles L. Cammann to William Wicke. July 9. 22,500
 Same property. Charles L. Cammann to same. July 9. nom
 Kingsbridge road, n e s, at w s of lands of party second part, runs north 29.6 to s s Fordham and Pelham avs, x west along av to Kingsbridge road, x—.
 Fordham or Pelham av, n s, at w s of lands of party second part, runs west along av 26 x north following curve 170.5 to e s Berrian av, x north 140.6 x east 9.6 to lands of party second part, x south 304.7, reserves building.
 Samuel E. Duffey to The New York & Harlem R. Co. July 26. 9,000
 Same property. Release mort. James J. Phelan trustee Walter Stevenson to same. July 26. nom
 Lawrence st, north cor Edward st, runs southeast 30 to centre Edward st, x northeast 142 x northwest 30 to Edward st, x southwest 138, being west 1/2 Edward st. George W. Smith to Charles N. Sage. B. & S. June 1. 100
 Same property. Charles N. Sage to William E. Haws, Jr. B. & S. May 6. 100
 Old Albany Post road, w s, south 1/2 lot 4 map part Joseph Delafield farm, Mosholu, 24th Ward, ——. Jane E. wife of and William J. Major to Abijah Pratt. July 31. 2,500
 Potter pl, n s, 350 w unnamed st, 25x100. Charles A. Shannon, Long Island City, to James Shannon. Taxes, &c. July 30. 350

Potter pl, n s, 375 w unnamed st, 25x100. James R. Shannon to James Shannon. Taxes, &c. July 30. 350
 Riverview terrace, n w cor Dock st, runs west 89 to e s N. Y. City and Northern R. R. Co., x north 46.4 x east 97.8 to terrace, x south 79. Release covenant. Fordham and Annie L. Morris to Mary A. Walker. July 24. nom
 Riverview terrace, n e s, 584.8 n w Sedgwick av, 36.8x122x37.8x122.
 Riverview terrace, e s, at intersection with north line of above described lot, runs north 37 x east 125 x37x125.
 Riverview terrace, e s, at north line of 2d lot, 37x125.
 Riverview terrace, e s, 204.1 n of lands of Fordham Morris, 37x125.
 Riverview terrace, e s, 278.1 n of lands of Fordham Morris, 37x125.
 Riverview terrace, e s, 352.1 n of lands of Fordham Morris, 37x125.
 Riverview terrace, n w cor Powell pl, runs west 126.6 x north 66 x east 135 x south 8.1 to terrace, x south 95.4.
 Charles A. Warner to Mary A. Walker. C. a. G. Aug. 1. nom
 Topping st, e s, 75 s 174th st, 25x100. Walter B. Dixon to Lucy J. Milliken. July 31. 1,300
 136th st, s s, 225 w Alexander av, 25x100. Foreclos. Robert W. Todd to Henry W. de Forest. July 26. 12,500
 139th st, n s, 19 w Morris av, runs northeast 42.1 to w s Morris av, x north 10.9 x northwest 36.10 x south 61.4 to st, x east 45, except part taken for Morris av. Martha A. wife of William L. Tidball to John Demarest. July 26. 6,500
 143d st, s s, 158.4 e Willis av, 16.8x100. Ann Tyrrell, Brooklyn, to Thomas Kerr. July 29. 5,600
 151st st, s s, 400 e Courtlandt av, 50x118.5. John Hogan, Yonkers, N. Y., individ. and exr. Margaret Nolan to Michael Phelan exr. Margaret Nolan. Q. C. July 20. nom
 182d st, n w cor Creston av, 25x125. John W. Van Demark to George H. Jones. Mort. \$250. Aug. 1. 850
 Av C, n w s, lots 185 and 186 map Prospect Hill estate, Fordham, 100x122. Michael Doran to Charles H. Alden. July 27. 5,200
 Alexander av, n w cor 134th st, runs west 175.5 north 200 to 135th st x east 75 x south 100 x east 100 to av x south 100. Thomas F. Donovan to Frederick Rohrs. July 19. 45,000
 Boston av, No. 2084, s e s, 143.5 n e Clover st, 50x174 to Bronx st.
 Bronx st, s e s, 150 n e Clover st, 50x100.
 Mary L. wife of Virgil T. Hervey to Philip Bohnet. Mort. \$6,000. July 22. nom
 Cambreleng av, n w cor William st, 50x87.6. Hugh Doon to Theresa Faron, Woodhaven, L. I. Mar. 16. 1,200
 Clinton av, n w cor Bronx River road, 29.4x100x66.1x106.6. William S. and Charles W. Opydyke to Ira F. Marshall. July 30. 400
 College av, n w s, 75 s w Garden st, 25x100. Jane E. Cornish to Rose A. Walker. July 25. 5,500
 College av, s w cor 164th st, 25x101x25x99. George W. Murray to Henry R. Murray. Q. C. July 25. nom
 Columbia av, n s, 100 w Monroe av, 27x100. Release mort. American Savings Bank to Margaret Stonbridge. Aug. 1. nom
 Same property. Release mort. Elizabeth V. Irwin to same. July 19. nom
 Courtlandt av, e s, 75 s 155th st, 25x100. Peter J. Moebus and Margaretha wife of and Charles Gloede to Catharina wife of John Muller. B. & S. C. A. G. Aug. 1. nom
 Courtlandt av, w s, 25 n 157th st, 25x100. Maggie and Henry Deublein, Union Hill, N. J., by Andrew Deublein guard. to John Reitwiesner. 1-12 part. July 27. 212
 Same property. Andreas C. Schoppel to same. All title. Dec. 6, 1888. 75
 Same property. Anna M. Krammer to same. All title. Dec. 6, 1888. 150
 Same property. Clara wife of and George Reitwiesner, and George, Andreas and Andrew Deublein to same. All title. May 22, 1889. 1,062
 Creston av, e s, 198.7 s Donnybrook st, 40x74.8 x40x74.6. Henry J. Cammann trustee and Charles L. Cammann to Samuel Wolf. July 9. 1,120
 Same property. Charles L. Cammann to same. July 9. nom
 Grove av, w s, 50 s 1st st, 25x100. Louise A. McEwen widow to Julius Pollock. July 30. 5,300
 Highbridge av, s s, original line, 171.6 e of Kingsbridge road, original line, 25x100, excepting part taken for 175th st. Kate F. wife of Owen Clark, Englishtown, N. J., Martin and Thomas Kelly, heirs Martin Kelly, to James J. Hart. July 25. 2,000
 Jackson av, w s, 253.10 s 165th st, 18.3x75. Release mort. Isabella McCormack to John W. Decker. July 29. 690
 Same property. John W. Decker to Albert Hank. C. a. G. Mort. \$1,400. July 29. 3,200
 Madison av, w s, 153 n Kingsbridge road, 25 x60.
 Cambreleng av, e s, 130 n Kingsbridge road, 25x100.
 Cambreleng av, e s, 45 n Kingsbridge road, 60x70.
 Partition. William H. Willis to Louise Meyer. July 30. 3,925
 Madison av, w s, 203 n Kingsbridge road, 25x100. Partition. Same to Edward G. Musgrave. July 30. 700

Robbins, Thomas H. to William J. Penoyer, Chester, N. Y. Lewis av, e s, 80 s Lexington av, 20x80. July 17, due April 1, 1891, 5%. 500

Sander, Minna to August F. H. Muller. Wyona st, w s, 123.1 s Jamaica av, 25x100. July 1, 3 years. 2,800

Sant, Angelo Gregorio and Loretta his wife to Eliza J. Smith. Court st. P. M. July 29, 6 years or installs, 5%. 3,000

Scheele, Herrmann to John G. Korner and Margaretha his wife. Melrose st. P. M. July 29, installs, 5%. 6,400

Schlachter, Henry and Otto Delle to Kings County Savings Inst. Bleecker st, n w s, 250 s w Central av. 2 lots, each 25x100. 2 mortg., each \$3,000. July 27, 1 year, 5%. 6,000

Schwartz, Moses to Catharine F. Schieffelin. Hamilton av. P. M. July 8, 3 years, 5%. 2,000

Scully, Catherine to Hilliard Low. Java st, No. 133. P. M. Sub. to mort. \$3,000. July 26, 6 months. 1,000

Silleck, Isaac M. to Henry B. Lyons, Flatbush, L. I. Winthrop st, n s, 405.7 e Flatbush av, 50x100. July 27, 3 years. 2,000

Smith, Thomas C. to Thomas J. Fox. Hicks st, e s, 51.7 s Orange st, 25.2x100.4x24.11x100.4. July 26, due July 1, 1890. 1,500

Speer, Emma wife of Richard C. to Fanny J. Meyer. 17th st, s w s, 481.3 n w 5th av, 18.9 x100.2. July 27, 1 year, 5%. 1,000

Spencer, Edith M. to George Beach. Richmond st. P. M. 2d mort. July 15, installs. 1,778

Schlansky, Moses and Sarah his wife to William J. Lippmann trustees Zion Bernstein. Richardson st, n s, 300 w Lorimer st, 21.11x133.4x110.2x100. July 24, due June 24, 1891, 5%. 2,000

Schobel, William to George W. Sammis. Meeker av, n s, 125 w Graham av, 25x100. Mort. \$1,400. July 22, due Aug. 1, 1894, 5%. 1,400

Scully, Catherine widow to John J. Colgan. Java st. P. M. July 26, due July 25, 1892, 5%. 3,100

Seitz, Frederick to Title Guarantee and Trust Co. Hancock st, n s, 190 e Marcy av, 60x100. July 26, 2 months, 5%. 30,000

Self, Edward P. to Samuel Self, Baltimore, Md. Russell st, e s, 95 s Norman av, 100x100. July 26, 1 year. 4,000

Sheppard, Cornelia A. wife of and Edmund G. to D. Floyd Davis. Sumner av, No. 319, e s, 82 n Madison st, 18x82. July 26, 1 year. 1,000

Shields, Edward to Henry Liebmann. Gates av, n s, 80 w Stuyvesant av, 20x75. July 23, 1 year. 2,500

Smith, Herbert C. with Mary W. Smith both mortgagees. Agreement as to priority of mortg. made by William H. Baker. July 24. nom

Stark, Antoinette L. to Brooklyn City Co-operative Building and Loan Assoc. Halsey st, s s, 181.8 e Sumner av, 16.8x100. July 24, installs, 5%. 6,625

Stephenson, Mary M. to Nassau Trust Co. Stuyvesant av, n w cor Hancock st, 24x100. July 23, due July 24, 1890, 5%. 9,000

Stone, John H. to Blanche E. Watson. Stuyvesant av, s e cor Lexington av, 20x90. July 27, due July 1, 1892. gold, 400

Sweeney, Nina A. wife of and William A. to Catharine A. Ranney. McDonough st, s s, 262.6 w Throop av, 20x100. July 19, 3 years, 5%. 7,500

Same to Arthur Taylor. Same property. Sub. to last mort. July 19, 1 year, 5%. 1,000

Schaefer, Frederick to The Title Guarantee and Trust Co. Box st, s s, 200 e Manhattan av, 25x100. July 31, 1 year, 5%. 1,000

Schlessinger, Lewis mortgagor with George R. Connor et al. exrs. George Ricard mortgagees. Extension of reduced mortgages at reduced interest. July 22. nom

Simon, David to John Hahn, Jr. Osborn st. P. M. July 30, installs. 450

Same to Bernard H. Bulling, Ridgewood, L. I. Same property. P. M. July 30, 5 years, 1,500

Straub, George to Williamsburgh Savings Bank. Throop av, e s, 75 s Stockton st, 25x100. July 31, 1 year, 5%. 4,500

Thatford G. Stuart and Albert H. Ackerman to Williamsburgh Savings Bank. Atlantic av, n s, 25 e Vesta av, 70x98.7. July 27, 1 year, 5%. 18,000

Thomas, Clara wife of and George E. to Frederick Wood trustee for Julia Wood. Sutter av, n e cor Atkins av, 20x90. July 23, 3 years. 1,600

Same to Julia Wood, Morristown, N. J. Same property. July 23, 3 years. 400

Thompson, William O. to Ann Adair. Bedford av, e s, 64.11 s Bergen st, runs southeast 45.9 to Rogers av, x south 30.5 x west 49.9 x again west 3.1 to av, x north 41.2. July 26, 1 year, 5%. 2,000

Vandiver, Willard C., Tate, Ga., to West Brooklyn Land and Improvement Co. 41st st, New Utrecht. P. M. July 2, due July 15, 1894, 5%. 480

Van Tuyl, Jr., Andrew P. to Sarah E. Thompson. 7th av, e s, 70 s 8th st, 20x90. Sub. to mort. \$13,500. July 23, 1 year. 3,000

Wilson, Edward H. to Mutual Life Ins. Co., New York. Carroll st, n s, 514.8 e 8th av, 2 lots each 40x100. 2 mortg., each \$5,000. July 24, 1 year, 5%. 10,000

Winkenbrich, Emma wife of and Frank to Austin Bonn. Essex st, w s, 988 n New Lots road, 25x95; Liberty av, s s, 75 w Jerome st, 25x100. July 25, 5 years, 4%. 3,850

Worcester, Rozilla to Christian Trittlen. 14th st, n s, 285.8 e 5th av, 18.9x100. July 26, due July 1, 1892, 5%. 1,500

Watters, Eliza to Sherman and Guy Loomis. 52d st, n s, 240 w 3d av, 72x100.2. July 27, due July 26, 1890, or sooner. 2,745

Wood, Fanny to William Ziegler. Ryerson st, w s, 60 s De Kalb av, 18.4x80. July 30, 5 years, 5%. 3,000

Yarber, Ernest D. to Virgil Case. Sumpter st, n s, 250 w Hopkinson av, 50x100. July 23, 2 months. 150

Youngblood, Rosabella, Jamaica, L. I., to John H. Brinckerhoff and ano. exrs. Adeline Edwards. Marcy av, e s, 120 s Monroe st, 20x100. July 27, 1 year. 3,000

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY

JULY 26 TO AUGUST 1--INCLUSIVE.

Bates, C. Francis exr. Martin Bates to Charles S. Bates, Boston, Mass. nom

Bach, Alexander to Jonas Weil and Bernhard Mayer. \$5,500

Bell, Isaac and ano. exrs. Isaac Bell to Louise W. Tiffany and ano. trustees Jeanie de F. K. Barbour. 5,000

Same to same. 5,000

Cammack, Addison to John H. Maxwell. 5,000

Carrigan, Andrew to Jared W. Bell. 33,208

Citizens' Savings Bank to Rachel M. Gilsey widow. 5,214

Decker, John W. to Annie Ormiston. nom

Dunkak, John H. to Jacob Friedlander. 6,500

Engert, Charles to Catharine Edebohls. 3,500

Fraser, Alexander W. to Stuart G. Nelson. nom

Gouldy, Francis, Newburgh, N. Y., to Nathaniel E. Gouldy. consid omitted

Guggenheimer, Randolph to Salomon Marx. 2 assigns., each \$1,000. 2,000

Same to Katherine Elias. 1,000

Hersfield, Mitchell to Annie M. Gaffney. 3,049

Hyman, Benjamin to Sigmund Falk. nom

Halsey, Stephen B. exr., &c., William B. Bolles to John B. Reboul, Long Island City. 43,031

Same to Homer W. Reboul, Long Island City. 32,386

Howard, Martha W. to Sylvanus T. Cannon. 3,598

Hassey, August to Edward F. Hassey. 250

Jarmulowsky, Sender to Ascher Weinstein. 14,000

Kahn, Leopold to Francis L. Leland. 14,000

Kiwi, Ernestine to Ferdinand and Anna M. Becker. 4,250

Louis, Eugene L. to Louis and Louis K. Ungrich. 2,000

Lowenfeld, Pincus to Jonas Weil and Bernhard Mayer. 2,000

Lyon, Dore to John Duer trustee, New Brighton, S. I. 4,075

Meyer, William and ano. exrs. Philipp Hoegg to William Hoegg. 8,021

Same to same. 6,139

Middlebrook, Frederic J., Brooklyn, to James N. Platt and ano. trustees of Sarah R. Sheldon and Lucy B. Seaver. 8,500

Mataran, Elvina to Antoinette M. Weeks. 12,000

Moynihan, Daniel C. to Andrew J. Dam. 1,200

Muller, Charles to Simon Schmidt. 3,012

Moebus, Peter J. admr. Adam Moebus to Margaretha Gloede. 7,029

Peez, Gustav to James C. Blauvelt, Oradell, N. J. 2,500

Parsons, William H. trustee to Emilie P. Waterbury. 1

Prager, Israel L. to Aaron Scherick. 4,000

Rich, Frederick T. admr. Abigail E. Rich to Susie A. Hunt, Eastchester, N. Y. 2,500

Same to same. 2,007

Same to John J. Rich, Eastchester, N. Y. 1,514

Same to Fannie O. Fowler, Eastchester, N. Y. 2,024

Ranhofer, Charles exr. Sophia Schoenfeld to James C. and Daniel J. Holden trustees Horace Holden. 4,500

Schuster, William and George to Edward F. Hassey. 1,000

Slayback, John D. to Ida A. W. Siney, Brooklyn. 3,500

Shaw, John C., Finnerne, N. J., to Theodore and William Kilian, of Kilian Bros. Schmitt, Margaretha to Charles Drake and ano. trustees Joseph T. Drake. 2,000

Schmitt, Margaret to Joseph F. Cullinan. nom

The Equitable Life Assur. Soc. of the United States to The United States Trust Co. 20,000

The Mutual Life Ins. Co. of New York to Jonas Weil and Bernhard Mayer. 3,587

Title Guarantee and Trust Co. to The Mercantile Trust Co. trustee Samuel F. B. Morse. 6,009

Title Guarantee and Trust Co. to Anna F. Eastman. 6,000

Same to John Webb. 4,000

Turnbull, Robert J. exr. Mary H. Johnson to Cyril E. Johnson. 2 assigns. nom

United States Fire Ins. Co. to Robert A. Maxwell, Supt of Insurance Dept State of New York. nom

Same to same. nom

Weil, Jonas and Bernhard Mayer to Alexander Bach. 8,000

Webb, William H. to John H. Maxwell. 8,000

Wilson, John T. trustee John Wilson to Orison B. Smith et al. trustees Anne Seguin. 10,000

Winter, Louisa to Frederick Schuck. 15,000

Weinstein, Ascher to Sender Jarmulowsky. 2 assigns., each \$2,000. 4,000

Young, Heloise admrx. Adam Young to Heloise Young. 17,567

Same to same. 4,000

KINGS COUNTY.

JULY 25 TO 31--INCLUSIVE.

Adams, Henry H. Treasurer of Kings Co., to Robert S. Adams. \$3,989

Andrews, Rachel A. to John Andrews. 960

Bergen, Cornelia J. exr. John C. Bergen to Gertrude B. Lott and Maria B. Story. 3 assigns. nom

Baldwin, Fanning J. to Stephen Baldwin, Merrick, L. I. 500

Budlong, Morris M. to Julia M. Budlong guard. Robert H. Hazeltine. 750

Burr, William M. et al. exrs. Calvin Burr to Burr Wendell, Cazenovia, N. Y. 3,003

Same to Margaret T. E. Smith. 4,556

Same to Robert J. Hubbard. 5,062

Same to Charles P. Burr committee Julia A. Burr. 5,052

Brush, Joseph F. to Daniel S. Arnold. 2,000

Cammon, Cornelia M. to Catharine Keeler. 1,400

Donnellon, Cornelius E. to Amanda Pearsall, of Pearsalls, and Armenia Davison, Rockville Centre, L. I. 2,100

Same to James Williamson. 4,000

Delmar, John and Edward Egolf to Adrian V. Martense, Flatbush, L. I. nom

Egolf, Edward to Adrian V. Martense. 425

Fardon, Anna H. wife and Alfred A. to Abram P. Fardon, Washington, D. C. 800

Fowler, Casarine and ano. exrs. Daniel Fowler to Catharine Fowler. 2,049

Gonzalez, Antonio C. guard. Maria de Cisneros to Mathilde R. wife of said Antonio C. Gonzalez. 2,000

Hennings, Alfred F., Camilla J., Clarence H. and Frank G. and Edwina W. wife William C. Brose to John D. R. Cogswell. 1,200

Jackson, Theodore F. to Joseph Buehler. 1,300

Jensen, Charles F. to William Bedford. 800

Katzenstein, Bertha and Abraham to Henry Roth. 1,700

Linton, Edward F. to Maria T. Strickland. 1,250

McCotter, Samuel G. to James Moneypenny. 3,000

Man, Albon P. exr. Stephen C. Williams to Sarah T. Wetmore. nom

Maguire, Philip W. to Susan E. Fingarr. 2,202

Manney, Henrietta wife of Charles P. to Olive W. Richardson. 1,500

Ordronaux, John to William O. Platt, Elizabeth, N. J. 1,714

Orr, Alexander E. to Richard M. Hoe trustee Edward Dows. 125

Platt, William O., Elizabeth, N. J. to Stephen C. Williams. nom

Parnson, Samuel to Joseph H. Skillman. 300

Postel, Claus to Marie L. Langhaar. 1,200

Rhodes, Jr, George R. to George R. Brown. 1,000

Rogers, Ellen to Jane Bates. nom

Self, Samuel to 17th Ward Bank. nom

Smith, Thomas C. to Frank W. Arnold trustee. nom

Title Guarantee and Trust Co. to John H. Ives. 4,500

Truslow, Gilbert P. to Nassau Trust Co. 1,500

Same to same. 1,800

Title Guarantee and Trust Co. to Hamilton R. Halsey. 600

Van Brunt, Jaques to John L. Voorhies, Commissioner of Investments for town of Gravesend. 2,000

Vanderveer, Susan to Clarence A. Martin. 500

Vinal, M. Amelia H. wife of Charles G. R., Middletown, Conn., to Magdalena Leopoldt, Cincinnati, O. 1,450

Vanderbilt, John to Henry Grasman. 550

West Brooklyn Land & Impt. Co. to George G. Dutcher Committee Sarah J. Whitman. 1,800

Wimmer, Jacob and ano., exr. Margaret Wimmer to Ernest and Christian Henken. 1,000

Wood, Julia extr. Mary C. Wood to Louisa W. Taylor, Boston, Mass. nom

Washburn, William H. to Emmie B. Butler. 400

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.

July and Aug.

26 Affleck, James, exr, &c.—The Mayor, &c, of the City of New York, costs \$161 87

29 Atkins, Bella—David M. Koehler... 121 96

29 Ansanelli, Angelo—Phillip Thoma... 172 41

30 Ansanelli, Angelo—William L. Gilbert Clock Co... 43 73

1 Allen, Myron—Sidney J. Cowen... 142 91

2 Altman, Charles—Nicholas F. Monjo 527 27

27*4 Becker, Joseph—Max Litowich... 160 50

27 Bolton, John P.—F. A. Messenger, Jr. 129 41

27 Block, Henry—Beadlester & Woerz 1,238 54

30 Bonnet, Adrian—Samuel Lachman. 792 74

30 Baruth, Anna E.—George F. Langbein... 73 05

30 Blohm, Charles A.—George B. Whitmore... 92 46

30 Bowen, Henry C.—William L. Bull... costs 572 20

30 Bahlul, Louis—Edwin Tucker... 155 88

31 Baker, Harriet A.—James W. Livingston... costs 43 29

1 Brookins, Homer D.—Frederick Loeser... 93 40

1 Bromer, Francis D.—Hannah Milbury... 86 55

Table listing property owners and amounts for Kings County, including entries for O'Brien & Lavelle, John Riggs, and others.

Table listing property owners and amounts for Kings County, including entries for Henry Martens, Bernhard Schelling, and others.

Table listing property owners and amounts for Kings County, including entries for Frank Nickerson, Charles A. Cohen, and others.

Table listing property owners and amounts for Kings County, including entries for Emly Rose, Frank Bankart, and others.

KINGS COUNTY.

Table listing property owners and amounts for Kings County, including entries for Rudolph Reimer, John H. Glass, and others.

Table listing property owners and amounts for Kings County, including entries for Walter Klots, Peter Muller, and others.

Table listing property owners and amounts for Kings County, including entries for Marion St., Frank Confary, and others.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens for New York City, including entries for Thomas Hagan, Charles Coulson, and others.

Table listing mechanics' liens for New York City, including entries for John Malone, George G. Fassnacht, and others.

KINGS COUNTY.

Table listing mechanics' liens for Kings County, including entries for Franklin St., John Metz, and others.

Table listing property owners and amounts for Kings County, including entries for William Gummert, David L. Nash, and others.

BUILDINGS PROJECTED.

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

Jefferson st, foot of, East River (Pier 36), one-story iron freight shed, 38x420, felt roof; cost, abt \$32,000; New England Terminal Co., 36 Wall st; ar't, R. P. Staats. Plan 1374.

BETWEEN 14TH AND 59TH STREETS.

37th st, No. 2 W., one-story and basement stone front dressing room, 39.10x58.4, tin roof; cost, abt \$20,000; R. and O. Goelet, 9 West 17th st; ar'ts, McKim, Mead & White; m'n, M. Reid; c'r, J. C. Miller. Plan 1356.

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

87th st, n s, 200 e 2d av, six three-story and basement brick dwell'gs, 16.6x50, tin roofs; cost, \$8,000; estate Wm. C. Rhineland, 155 West 14th st; ar'ts, Hubert Pirsson & Hoddick. Plan 1346.

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

63d st, n s, 100 w 10th av, five five-story brick flats, 25x82, tin roofs; cost, \$16,000 each; Louis H. Meyer, 10 3d av, Brooklyn; ar't, T. P. Neville, 179 East 113th st. Plan 1360.

Fisher, E. 429 East Houston...H Drucker. 750
Cigar Fixtures.
Florence, J. L...F Schnauer. Horse. 250
Himmer, H. L. 102 1st...M Enders. Fixtures. 400

Ten Broeck, Mrs W. 73 1/2 Maujer...I Mason. 102
Weidig, C F...S L Rowland. 1,000
Welch, J. C. 158 Macon...A H King Co. 166

Albert, H C—J Albert, East Orange. 2,000
Allen, W L—J C Eisele, Bergen st. 450
Anderson, J R—F W Jaeger, e s Jefferson st 223
s Market st 22x95. 2,000

KINGS COUNTY.

JULY 26 TO 31—INCLUSIVE.

SALOON FIXTURES.

Bruen, J. 5th av, east cor 11th st...J Kane. 12,000
Bilant J. 292 Lynch...Elizabetha Meltzer. 400
Collins, J. J. 161 Underhill av...Welz & Zerwick. 150

MISCELLANEOUS.

Alpers, A. 11 Johnson...A Sprick. Suit and Cloak Factory. (R) 350
Arnold, J. Clarkson st, Flatbush...A Arnold. Nursery. 1,500
Butcher, Z W. 15 Willoughby...Marvin Safe Co. Safe. (R) 100

Del Guercio, Alfonso—A Di Giacomo, n s M & E R R av 265 w High st. 5,000
Denus, Mary—H Bieger, South 15th st. 100
DeWitt, J D—L Pape, Belleville. 350

HOUSEHOLD FURNITURE.

Angell, G B. 828 Lafayette av...Brooklyn Furniture Co. 105
Bourke, Annie. 1016 Greene av...Brooklyn Furniture Co. 205
Barrett, E. J. 144 Decatur st...Brooklyn Furniture Co. 298

Kniffin, F R...Josephine Polhemus. Ice Box. 160
Knipe, R. C. 520 Grand...J Matthews. Soda Water Apparatus. 600
Krauer, Kath. Liberty av, near Alabama av...Eliza Kramer. Butcher Fixtures. 200

Shipman, C T—T Kinney, Summer av. 1,050
Smith, Luman—J A Bried, South 13th st. 300
Spottiswoode, George—A Hunter, Orange. 750

BILLS OF SALE.

Des Roches, C. 2144 Fulton...Louise T McCready. Crockery. nom
Halbohm, B. 322 South 3d...C Schuman. Saloon. 2,000
Laderer, G. 1546 Myrtle av...A Schlingplessner. Saloon. 5,000

Wickoff, G H—G L Cutter, Montclair. 2,900
Albert, Ida—J C Culberson, East Orange. 1,600
Baldwin, M G—H H Grothong, Orange. 3,500

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Adams, Frederic, special master—S Harris, Bloomfield. \$6,400
Same—E Schwerdt et al, Bloomfield. 1,000

MORTGAGES.

Albert, Ida—J C Culberson, East Orange. 1,600
Baldwin, M G—H H Grothong, Orange. 3,500
Beach, C A—J J Brown, Waverley pl. 700

