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To the question, What is the matter with the stock market? one can only reply by asking, What is the matter with the weather? To the last the weather man can give no more satisfactory answer than can the financial man to the query about the stock market. The opinion of the wisest goes for nothing, and the best sign is, that people have stopped asking for opinions and recognize that Pierpont Morgan or Cornelius Vanderbilt know no more about it than the newsboy who sells out his extras. Nothing surprises anybody in Wall street any longer; rate cutting is taken as a matter of course, tornadoes are looked upon as not belonging to anything out of the ordinary, and it is doubtful if a money scare would have much effect on the present market. All this is unnatural, and something must soon come out of it, and it will be wise to keep a little oil in the lamp to be prepared for any emergency. The recent decision of the Supreme Court discountenancing the arbitrary fixing of rates by State authorities has had a reassuring influence upon the holders of Granger stocks, in that it offers for time to come a means to the railroads to protect themselves from legislation made in the interest of the shipper only, the fear of which has been a bugbear to all the northwestern roads particularly for so many years. General business is satisfactory in volume but very unsatisfactory as to profits: even print cloths which last year were exceptionally profitable show now no margin to the manufacturer. In England business men are becoming a little uneasy, and manufacturers view with alarm the tremendous increase in the rate of wages, and particularly the price of coal, which, within the last few years, has advanced eighty per cent., while miners' wages have increased over fifty per cent. Our export trade continues good, and it is estimated that Great Britain must continue to buy largely our cotton, as her weekly consumption is about 55,500 bales per week, which for twenty-seven weeks, until the new cotton year begins, would require 1,498,500 bales, while her stock is 968,500 bales, which leaves a deficit of 530,000 bales, and if consumption should be reduced to the stock it would require the stoppage of thirty-four per cent. of the spindles of the United Kingdom of Great Britain. This fact insures good market for our cotton, unless business troubles overtake England.

So long as people have to travel in a state of compression in fetid elevated cars hanging on to straps; so long as a journey to 155th street takes about as much time as it does to go half way to Philadelphia, the rapid transit question will exist in New York. But, periodically the question becomes acute, and it seems that just now it is again entering that state. For the ninety-ninth time mutterings are heard from different quarters that "something must be done." Of course there can be no doubt of that. However, the question that should be asked is, "Why has not something been done ere this?" Anyone that will take the trouble to fully answer this question will find himself face to face with a condition of affairs the absurdity of which is without parallel in the history of municipal affairs. Supposing a German were to come to us and say, "Berlin is in a disgraceful condition—citizens cannot get from one end of the city to the other except by actually squeezing themselves into packed unhealthy cars that take twice the time that is necessary to go from one place to another. Everyone is grumbling and cursing, and the growth of the city is impeded. Ach! it is disgraceful! In no civilized part of the world has such a state of affairs ever existed;" the first thing we should probably say would be, "Then why don't you change things?" "Ah! we can't," says our German. "Why not? Haven't you got enough capital, or is it that only a small proportion of your people wish an improvement?" "No no! We have all the capital we need and more. Our bankers would furnish the money for any good scheme in twenty-four hours; and as to our people! Ah, they have all been clamoring and agitating for better transportation facilities for years." "What is it then? Haven't you got the engineering skill to carry out a good project? If that is so, come to us. We will furnish you with the engineers." "Mein friend, it is not that. Our engineers are the most learned and skillful in the world." "Eh? Well then go ahead. I can't see anything to stop you. You all

want better transportation, and you have the money and the skill; why don't you do something?" "Got in Himmel, I don't know. We have been trying for fifteen good years and we find we can do absolutely nothing but talk and cry and lift our hands to heaven and ask for 'adequate facilities.'" We should probably leave our German friend at this point with a smile, wondering what sort of people the Berliners were who, needing better transportation so much and lacking neither money nor skill, were yet unable to improve their condition. The matter would appear ludicrous.

But Berlin has her elevated roads—one of the best systems of intermural transportation in the world—and it is smart enterprising New Yorkers who are on the ass's back face to tail, moving in an opposite direction to their aspirations. "We must have rapid transit," cries the sovereign people, and that is all the good it has done them in the last decade. Why? Because they have intrusted the management of their affairs to a gang of scurvy politicians of both parties who, getting their living out of "politics," make "politics" of everything. If there had been anything deserving the name of "government" at Albany, a government of serious and decent men, the rapid transit matter would have been disposed of the first session that it arose for discussion. We speak of the rapid transit "problem" as though something mysterious and recondite had to be considered; as though it were a journey to Mars instead of to the Harlem River, the financial and engineering "difficulties" of which could be settled by half a dozen competent and honest men in less than a fortnight. The fact is that competent and honest men have had very little to say in the matter. On the one side there has been a disorganized public, and on the other self-seeking lawyers, politicians and property-holders. We shall not have rapid transit until the public takes the matter entirely out of the hands of the lawyers and politicians, and having resolved honestly to compensate property-holders for all damage they may suffer, allow the interest of no individual to stand in the way of the construction of the best road or roads. "Get honest" gentlemen—the public, lawyers and politicians alike—and times will mend.

Some years ago it was the practice in many of the small retail stores to hang out the following sign: "If you do not see what you want, ask for it." New Yorkers certainly do not "see" rapid transit, and we are glad to observe that they are about finally to ask for it. The resolution passed by the Legislative Committee last Tuesday should, if anything, be stronger than it was; it should be followed up by a public meeting which will show Messrs. Fassett, Grant, Hill & Co. that, dicker as they will with ballot reform and license bills, they must accomplish something to forward rapid transit in this city. Politicians are not very impressionable people. They are perfectly well aware of their own strength and the public's weakness; and they will run counter to a great deal of talk, provided it is not backed by more tangible means of coercion. Consequently, it is well that the Legislative Committee has also recommended that a committee of one hundred representative property-owners should go to Albany and make themselves not only heard but felt. A brute can understand a blow, although impervious to argument; and our politicians have by no means delicate organizations, and need not be handled with gloves. Above all, they should be made carefully to understand that there is to be no shifting of responsibility; that if the Legislature send a bill to Governor Hill which they know he will not sign, they will not be held guiltless for the failure. At the writing it appears that the Fassett bill, with the modifications which it has undergone in Committee, will satisfy the fastidious taste of Governor Hill. Certainly it removes the objection which, by implication, he urged against the former bill, viz., that it abrogated a principle dear to his heart—that of local self-government. But the ways of politicians are as devious as their motives are apparent. The anti-Platt Republicans in the Assembly have yet to be heard from, and it is perfectly possible that, even though the bill be passed and signed, there may be a disagreement between the Senate and Governor on the personnel of the Commission. Furthermore, Mr. Platt, in giving his Honor the deciding vote on partisan matters, must be very sure that we are going to elect an anti-Tammany Mayor next fall. We are not out of the woods yet, nor will we be even when the bill is signed. Not, indeed, until the franchise is actually sold, can we afford to draw a sigh of relief. Even under the bill itself, there are so many different parties in interest to be satisfied that there will probably be a long squabble before any route is settled upon.

It is perhaps just as well that the Chapin project for a bridge over the East River has failed in the Senate Committee. There is not any question, indeed, but that new facilities are needed, and that with all convenient dispatch; but they can be more cheaply, more expeditiously provided by the building of a couple of tunnels and the strengthening of the present structure. Better terminal facilities will do much to increase the carrying capacity of the bridge; and if, in addition to the terminals, provision could be made for the running of heavier trains, it is probable that the present crush

would be relieved for years to come. The bridge, however, from its situation, provides accommodation for only a certain kind of travel. It is convenient for business men with offices down town, but it is the reverse for Brooklyn people who wish to reach the upper part of New York, particularly on the west side. It can hardly be doubted that the success of the large retail stores in Brooklyn and the increase in the number of theatres are due, in part at least, to the inaccessibility of most of the New York stores and theatres; and that, consequently, it would be of the greatest benefit to our stores and theatres to have some more direct means of communication with Brooklyn. The tunnel proposed by the Long Island Railroad Company would seem to be sufficient for this purpose. Its New York terminus would be in private property near 42d street, between 10th and 11th avenues; and its route would be under 42d street, with passenger stations and elevators at 9th, 6th, and 2d avenues, and at the Grand Central Depot. A passenger could thus get off in this city within an easy distance of most points of interest and amusement. This project has already been indorsed by the Board of Commissioners of Pilots of this port, the Board of Trade and Transportation, the Maritime Association, some of the workingmen's organizations, and the Chamber of Commerce. It has an immense advantage over a bridge, in that it is less costly, more easily constructed, and does not absorb an enormous amount of private property. It would provide, undoubtedly, a less pleasant means of transit than any elevated structure would; but, if it is well lighted and ventilated, travel could be made sufferable, if not enjoyable.

The example set by the *World* reporter in concealing himself in the jury-room and listening to the discussion of the Flack case by the jury is an indication of the kind of nuisances these newspaper-gatherers may in time become. Newspapers (some of them) have long since discarded the idea that their function is simply the reporting of what is going on in the four quarters of the globe; having added the supplementary office of creating news, as well as serving it up in an attractive form. Is it the addition of this function that makes reporters detectives, sends them around the globe in seventy days, leads them to feign madness and expose mad-houses, to start competitions, and in short, so far as possible, to interpolate the newspaper into the news. A journal is never satisfied to state simply that Jones has murdered Brown in such and such a way; it must also be able to show that if it had not been for the enterprising reporter the crime would never have been discovered, or the wicked Jones punished. They are not content merely to photograph, but they themselves must form a part of the picture. And this function, of course, is inseparably united with the giving of sensational news that appeals to an unhealthy craving for what is merely peculiar; and, be it added, in most cases utterly insignificant. The enterprising young man on the *World* has carried this a little bit farther; or, more correctly, with the same end in view, he had adopted means which place him in the same social category with the spy. He has relieved people from the responsibility of treating him as a gentleman, and has made it obligatory upon self-respecting men in many cases to kick him out of the room when he comes for information. He is becoming, in other words, the natural enemy of any one who does not wish to have his private affairs paraded before the public—an enemy, furthermore, which you cannot respect, but must treat as a thing beneath contempt or notice. It is sincerely to be hoped that there will be some legal means of punishing this young man, and that in case his eavesdropping necessitates a new trial the *World* can be made to pay the expenses. If it was a private affair, a sound thrashing would be the best means of punishment; unfortunately the metaphorical arms of the law are imponderable, and the worst that can be done, if, indeed, even that is possible, is to support him for a while at the city's expense.

Not long since we referred to an investigation which was to be undertaken under the direction of the Board of Trade and Transportation of this city in relation to the comparative cheapness of electric lighting by the municipality or by private corporations. The committee in charge of this investigation is ex-Judge William H. Arnoux, ex-Congressman Darwin R. James and W. J. Callanan, of whom the first is responsible for bringing the subject before the Board. The committee have already sent out some 650 circulars to different cities all over the Union requesting information as to whether their electric lighting plants are or are not run by private companies, as to the cost to the city in either case, as to the difference in cost in such as have substituted one system for the other, as to the preliminary expense of the plants, the number of deaths and fires which have resulted, and so on. The circular is well drawn up for the purpose of obtaining complete information on the subject. We understand that the City of Scranton has also instituted a similar inquiry. There can be no two opinions as to the result of such an investigation. We have recently given figures in every case where a change has been made from a private company to municipal control, and in every case the change had

resulted in a considerable diminution of expense. It is very fortunate that a responsible organization like the Board of Trade and Transportation has taken up the matter, for it will thus be brought before the public in a way that may lead to the taking of some action. We have already shown that the city would save something like \$70,000 a year by managing its own plant, and there is no reason why it should not do so beyond a sentimental aversion to the assumption of new functions by the public authorities.

The system of deriving revenues from a uniform tax upon real and personal property does not seem to work any better in the cities of Canada than it does in those of our own country. During the ten years 1881-90 the official returns for the City of Toronto show an increase in the assessed value of real estate for taxable purposes of \$78,028,666, while taxable personal property increased only \$3,263,688 in this period. The assessed value of personal property in Toronto for the present fiscal year is only about one-thirteenth, that of real personal property being valued at \$9,479,988 and real estate at \$122,651,244. The value of personal property in our large cities, it is now pretty generally conceded, at least equals that of real. As a matter of fact the most recent writers of authority on the subject place the value of personal estate much higher than that of real. On this basis, making all possible allowances, personal property in Toronto cannot be far below in value the real estate of that city. The actual amount of personal property in Toronto is, then, according to this way of looking at it, nearer one hundred millions of dollars than the assessed value of nine and one-half millions as officially given. In other words, over ninety millions of personal property—a conservative estimate—escape taxation during the year 1890 in the City of Toronto, Canada; throwing the weight of the burden of supporting the city government upon the real estate. Apply the same method of treatment to the assessed value of property in the City of New York, and, considering real and personal equal in value, as was done above, it will be found that a considerable amount over one billion of personal property will escape taxation during the present year, the assessed valuation of real estate in this city for the year 1890 being \$1,400,000,000, that of personal property \$300,000,000 estimated.

Railroads and Real Estate at the West.

It is nearly twenty years since the Granger movement sent railroad values plunging downwards, especially in the States of Illinois, Indiana and Wisconsin. Similar conditions are now operating in Iowa, Nebraska and Kansas, and may possibly bring about results of a like nature. Were it not for the earlier experience, tending to make all parties more careful, we might expect exactly the same course of affairs as in the years following 1871.

A fight for "territory" has led to a great extension and multiplication of railroad lines, and this in turn has led to the unduly rapid settlement and development of lands, some of them of doubtful fertility. In a good year, however, this broad extent of cultivated land insures a mammoth crop. Such a crop of corn was harvested last year all along the border of Western cultivation. Now there are not only many farmers to get a living out of this, but many railroads. The extent of the crop depressed the price and corn in the markets of the world to an almost unprecedented point, and the question between the railroads and the farmers has been, not which shall have the larger share of the profit, but which shall bear the larger share of the loss. Excessive production of railroads has led to excessive production of corn at points so distant from markets that the heavily bonded roads and the heavily mortgaged farmers can neither of them earn their way.

In Iowa the State Board of Transportation is threatening another reduction in local rates already arbitrarily low through the action of that Board. In Nebraska the Governor and the Board of Transportation are vying with each other to see which can threaten the railroads the loudest and so secure the most favor with the Farmers' Alliance, the counterpart of the old Grange. In Kansas the Alliance is also strong, and the people have adopted the suggestive expedient of petitioning the railroads directly for a reduction of rates. In Western Nebraska and Kansas corn is only 10 to 12 cents per bushel, and the farmers can better afford to burn it than to ship it out and ship coal in.

The roads, though they have made a nominal reduction in through rates from Nebraska, are inclined to hold out, urging that cheaper transportation would not mean higher prices at the West but lower prices in the great markets—provided the reduction did not all disappear as the corn went through the elevators and the hands of the commission merchants. Of course, when corn is burned the roads lose transportation two ways, but they will not acknowledge that this, or the rotting of corn piled on the ground, is an important factor in the situation. They also urge that it is good railroad policy to keep the rates up so that the work of transporting the crop may be distributed over the year, and not rushed upon them during the fall and winter months, leaving them comparatively idle the rest of the time.

It at first looks as though, in the assignment of losses between those who have developed too much corn land for present needs and those who have built more roads than are yet needed, that the advantage must rest with the latter. But the Granger decisions negative this view. There is no doubt that the State legislatures can knock the value out of railroad securities as fast as they please, though sometimes not in exactly the way they would prefer. Yet, while the courts put no practical check on the power of the legislature, such a check is applied by the circumstances of the case. The very people and communities who are most anxious for low rates are also most anxious for more roads. The very "cities" whose Boards of Trade and Real Estate Exchanges are agitating for lower rates are also offering every inducement they can command to get new railroads to enter the field. The broader view, which shows that too many railroads are an incubus upon the community that must support them, is ignored in the sharp rivalry of the real estate boomers of localities competing for trade and immigrants.

Just at present the general railroad situation is favorable to new extensions over the very territory where the people are most irritated regarding the rates on existing roads. For a time the various systems seemed willing to divide the trans-Missouri territory between themselves, but this policy, always bad to maintain, has been completely abandoned. The pool-prohibiting clause of the Interstate Commerce act has also tended to promote not only competition in rates but competition in the building of new roads. When a pool from Omaha to Chicago gave each of the competing roads a definite share of the traffic delivered at the former point by the U. P. there was no reason for hostile building into U. P. territory. But now this road makes close alliance with the Chicago & North Western, so that all its through traffic is delivered to the latter, and it is necessary for a competitor of the C. & N. W. to build West in order to get its share of the trans-Missouri traffic. This the Rock Island is now doing, and other roads may be compelled to follow its example.

A movement for the repeal or modification of the long and short haul clause of the Interstate Commerce act is being made, but with how much sincerity or what prospects of success it is hard to say. The local effect at the West of this clause has been to slightly decentralize the jobbing trade and to encourage a large number of minor places since the former violent discriminations in favor of certain cities have pretty certainly been checked. Chicago has no cause to favor the retention of this clause. It is possible that its repeal would benefit the producers at the extreme West and the consumers at the extreme East, but owners of agricultural land east of the Mississippi can only wish to see it retained.

As to the equities between the railroads and the Farmers' Alliance it can be said, in addition to the obvious considerations urged by each side, that most of the roads west of the Missouri have been built since the Granger decisions and that the investors knew or might have known the full extent of their liability to State interference.

Our Letter Bag—Unearned Increment in New York City.

Editor RECORD AND GUIDE:

I have lately become much interested in the theories of Henry George, and I confess that I am somewhat more than half convinced—in spite of my personal interests—that private ownership of land, however strongly it may be founded on precedent, is theoretically without moral justification. Mark, I say, "theoretically," for though I own a little property in the classic neighborhood of Sullivan street, I cannot detect, even with the most scrupulous introspection, anything of the bloated landlord in my composition, and in my bank account, to my sorrow, I cannot discover anything that can be traced to the "unearned increment." I know my property would not sell to-day for as much as I gave for it in a moment of financial enthusiasm ten years ago, and the only thing "unearned" is the sum I am minus of the interest I would have received had I invested my capital in my own business. My experience, of course, is not the experience of all who invest in real estate, and though I have obtained none of the "increment," earned or otherwise, others, no doubt, have been more fortunate. Can you give me an idea of how much this "unearned increments" on property in this city is yearly?

JAMES FERGUSON.

Our correspondent's question is interesting, but it is a hard one to answer; indeed at best only approximately can it be answered. The principal factors necessary for a calculation can be obtained, and these we give below, leaving it to our correspondent to work out the sum to a final result.

So as to get an "average" more or less free from error, we will deal with figures covering a term of nine years, from and including 1881 to and including 1889. During this period the assessed value of real estate in the city of New York increased from \$976,000,000, to \$1,400,000,000, or in round figures \$424,000,000, a sum which, taking the assessed value to represent two-thirds of the true value, is \$141,000,000 too small. On a two-thirds basis the actual increase in these nine years was \$565,000,000.

Now, this would represent the "unearned increment" if the real estate valued was in exactly the same state at the end of the nine years as at the beginning. Of course as a matter of fact it was

not. Far from it. During the nine years hundreds of millions of dollars' worth of new buildings had been erected which increased the valuation, and tens of millions of dollars' worth of improvements and alterations had been made to old structures. Clearly the cost of these must be deducted from the total of the increased valuation.

In the nine years 1880-'89 plans were filed at the Building Department for new buildings estimated to cost in the aggregate \$417,000,000. But of these perhaps as much as 15 per cent. were never carried out, which leaves a total for work actually done of \$355,000,000. To this must be added the cost of alterations, which equals about 10 per cent. of the cost of the new work or about \$42,000,000, of which certainly not more than 5 per cent. is not carried out, so that it is safe to say that the value of building of all kinds done in New York during the nine years in question was not much if any less than \$400,000,000. Deduct this from the increase in the value of real estate (\$565,000,000), and we have \$165,000,000 for "unearned increment."

But is all this "unearned increment?" Let us see. Clearly, in the case of unimproved property it is not. For instance, A owned a vacant lot assessed at \$10,000. This was in 1881. In 1889 the assessor making his yearly pilgrimage estimates the value of the same property for the purposes of taxation at \$20,000. We cannot say, then, that the unearned increment in this case is \$10,000; for against the increase in value we must set the interest of the capital invested in the lot by A, and the yearly taxes and the assessments for improvements which he has had to pay—charges which very rapidly whittle down any profit.

Contrary to what Mr. George preaches, the owner of improved property is much more favorably situated for appropriating any "unearned" profits. Take again the case of A, who instead of buying a vacant lot has this time invested his money in a flat, which the assessors value at \$20,000. Nine years later the assessors' arithmetic makes the value of the property \$30,000. A larger part of this increase will be "unearned increment, because when A fixed his rent he did what owners usually do—he made it sufficiently large to include interest, taxes, expenses, bad debts, etc. But even in his case from any increase in valuation there must be deducted something for "deterioration;" and by this is meant not the deterioration that is the result of wear and tear, but the deterioration in style and appointments that every year causes the demolition of buildings thoroughly sound so far as construction is concerned, but "old-fashioned" and without the necessary "modern improvement." No attention or repairing will save a building from this sort of deterioration, which is slow or fast according to circumstances and against which owners do not protect themselves.

To what extent these circumstances will reduce the \$165,000,000, which in the calculation above was left over for unearned increment it is impossible to say. Beyond all doubt very materially, so that only a small portion will be left to represent what is "unearned." But having put the calculation in this form, we turn it over to our correspondent.

Investments—Good and Bad.

ATLANTIC & PACIFIC 4s.—The value of the Atlantic & Pacific 4s depends wholly upon the will and the ability of the Atchison and St. Louis & San Francisco Companies which guarantees them to meet their engagements. The Atlantic & Pacific depending almost entirely upon through traffic has not been able to meet its own fixed charges, but has been supported as a paying business-gatherer by the two allied companies, which own a majority of its stock, and guarantee its 4 per cent. bonds, and also its 6 per cent. seconds, besides standing behind its important contract engagements, notably that by which it acquired the Mojave Division of the Southern Pacific in 1884. Moreover they allow the Atlantic & Pacific a rebate of 25 per cent. of the gross revenue of business received by them from it to meet deficiencies of interest, such advances to be treated as loans repayable with interest. On December 31, 1888, the amount due the Atchison & San Francisco Companies by the Atlantic & Pacific for interest loans and rebates was \$6,205,864. These advances are secured for the most part, if not entirely by portions of the Atlantic & Pacific land grant. At the close of 1888, 5,302,000 acres of this land were in the hands of trustees for that purpose, and other similar transfers have been made since. In 1888, Atlantic & Pacific gross earnings amounted to \$2,986,232, and failed of meeting operating expenses and taxes by \$64,316. In 1889, gross traffic earnings were, \$2,634,860, a falling off of \$351,372 compared with the previous year, and unless operating expenses were very considerably reduced the financial statement for last year will make a still worse showing than its predecessor. Earnings for the current year are not more satisfactory as far as reported. From January 1 to the middle of March of this year, gross earnings were \$591,684 as compared with \$619,620 in the same time in 1889, a decline of \$27,936. The latest reports, however, show some improvement, the return for the second week in March being \$57,535 as compared with \$50,731 in the same week of 1889, and for the third week of March \$61,182 against \$44,575, \$16,607 gain, a considerable improvement, which if maintained would change the aspect of affairs very much. But, as before remarked, it is not expected that Atlantic & Pacific will meet its fixed charges from its own earnings, and hence it is more important to see how the guaranteeing companies are able to meet their engagements towards it. The Atlantic & Pacific 4 per cent. bonds were issued in 1887 to take up outstanding 6 per cent. bonds and very promptly accepted therefor on account of the guarantee of two large companies,

whose securities were all then selling at good prices. According to the circular issued at that time to the holders of the 6s the agreement under which the exchange was made proposed "that the Atlantic & Pacific Company shall issue its 4 per cent. fifty-year bonds to be used in exchange, bond for bond, for its present 6 per cent. bonds, the principal and interest of such new 4 per cent. bonds to be guaranteed by endorsement by the Atchison and San Francisco companies severally, but not jointly, one-half by each. The 6 per cent. bonds will be deposited as received with the Mercantile Trust Company of New York, trustee, to be held by it as security for the payment of the principal and interest of the guaranteed 4 per cent. bonds." The United States held \$5,000,000 of the 6 per cent. bonds, which promptly assented to the agreement. The total amount of 4 per cent. bonds authorized was \$30,000,000, and they have a life of fifty years from January 1, 1887; there are \$17,562,000 outstanding and listed on the New York Stock Exchange. In 1888 the Atlantic & Pacific Company issued \$5,600,000 second mortgage 6 per cent. bonds, of which one-half was paid to the Atchison and San Francisco companies, each on account of advances of money from time to time made by them. Making a calculation from subsequent statements it would appear that these bonds were received by the Atchison and San Francisco companies at 75 and sold for 90, by which each company made a profit of \$420,000. The bonds were offered for subscription to the public at 91½. Now let us see the financial position of the guaranteeing companies, only saying in passing that the Atlantic & Pacific has, besides its 815 miles of road, some eight or nine millions of acres of land, large equipment, etc. We will take, first, the Atchison. This company is about completing a reorganization which it was officially estimated would make the fixed charges, including taxes and rentals, \$7,352,390 per annum. The gross earnings for the year 1889 were \$28,136,456 against \$26,467,357 for 1888, an increase of \$1,669,099; net earnings for 1889 were \$8,163,380 as compared with \$6,269,796 in 1888, an increase of \$1,893,584. The net earnings for 1889 were \$810,990 more than the estimated amount of fixed charges under the reorganization, which may of course be increased by modifications which may have had to be made in the plan; but these, if any, are not likely to have been important. Reports so far made for this year continue the improvement of earnings. In January last Atchison earned gross \$2,279,162 and net \$682,356 as against \$1,975,175 gross and \$387,914 net in January, 1889. Gross earnings for this year up to and including the second week in March were \$4,984,476 as compared with \$4,146,992 in the same time in 1889. Under the plan of reorganization \$22,476,000 of the new Atchison 4s were set apart for dealing with certain classes of securities not included in the general reorganization, among them the Atlantic & Pacific 4s and second 6s. With a part of its own 4s, the Atchison Company has recently purchased \$2,800,000 second 6s, buying back at practically 87½, a block of bonds it had previously received 90 for, and in effect reducing its own obligation upon those bonds by 2 per cent. per annum, it having already guaranteed interest and principal upon one-half the total issue of \$5,600,000. The importance of this purchase to the holder of Atlantic & Pacific 4s is very great and lies in the value Atchison sets upon the property when it is willing to secure to itself control through a junior security. In this connection Vice-President Reinhart of the Atchison is quoted as saying: "The loss of the Atlantic & Pacific to the Atchison would be irreparable as it would involve as well its California properties, and would cut off entirely all the Pacific Coast business, which, as is well understood, is carried over the entire main line of the Atchison road." So far it would appear that the Atchison part of the guarantee of the Atlantic & Pacific 4s is well assured. The remaining part lies with the San Francisco Company. During the period which proved so disastrous to Atchison, and since the stock issues of the St. Louis & San Francisco Company have seen very heavy declines, the first preferred, which paid 3½ per cent. half-yearly, is quoted at about 88, and its preferred, which now pays no dividends, at about 38. In 1888 the dividend of 5 per cent. paid on the first preferred stock was not all earned, but was mostly paid out of profits from the sale of securities. In 1889, gross earnings were \$6,080,199 and net \$2,823,029 as compared with \$5,773,251 gross and \$2,417,636 net in 1888. If we take income from investments, etc., and charges against income to have been the same as last year we would have about the following results: Net earnings, \$2,823,029, less taxes and improvements about \$300,000, \$2,523,029; add other income, \$524,000, total net income, \$3,047,029; payments of interest on bonds, sinking funds, rentals, other interest, etc., \$2,382,157, leaving for stock \$665,072; deduct 7 per cent. on first preferred stock, \$315,000, balance \$350,000, or 3½ per cent. on the preferred stock—\$50,000 more than the amount actually paid. This estimate will be affected to the extent that the figures for 1888, used in the foregoing calculation, vary from the amounts actually paid in 1889. The San Francisco passed the dividend on the preferred stock in January last, and the official announcement stated that no dividend would be paid, because net traffic earnings were not equal to it, and the directors were averse to continuing payments of dividends from sale of securities in its treasury. This action was generally accepted as conservative and proper, but it makes it unlikely that the amount of income outside of traffic would have been sustained at the same rate as in 1888. The first preferred stock of the company received a 2 per cent. dividend in February. Enough has been given, however, to show reasonable ground for believing that the San Francisco Company is able to sustain its part of the guarantee of the Atlantic & Pacific 4s, upon which interest has been regularly paid. In February of last year these bonds sold at 83, in October at 68½, and are now quoted in the neighborhood of 74. Sympathy with Atchison securities was the main cause of the decline, and a better knowledge of the real facts the reason for the considerable rally the Atlantic & Pacific 4s have enjoyed.

The executors of the late Moses Taylor and L. C. Hamersley continue to make loans on improved property at 5 per cent. or less interest. This week the Taylor estate loaned \$30,000 on a St. Mark's place flat, and the Hamersley estate advanced \$21,000 on a flat on East 105th street.

Real Estate Exchange Matters.

COMMITTEE ON LEGISLATION.

The weekly meeting of the above committee took place on Tuesday. Constant A. Andrews in the chair. Among others present were Charles A. Schermerhorn, Richard V. Harnett, George De Forrest Barton, Henry Wilson, Frank R. Houghton, James E. Leviness, Alfred E. Marling, George S. Lespinasse, Sinclair Myers, Richard Deeves, W. H. Folsom, Edward T. Young and Louis F. Boyes.

The principal business was the reception and adoption of the following report, made through Chairman Richard V. Harnett, of the Sub-committee on Rapid Transit:

WHEREAS, the failure of the Legislature thus far to act on the subject of rapid transit is viewed with deep concern by members of the Real Estate Exchange of this city, the legislative session is nearing its close and still the proposed measure for providing rapid transit for this great city slumbers in the Railroad Committees; and

WHEREAS, the rapid growth of this city in its wealth and population, with the corresponding increase in trade and travel, have so crowded its thoroughfares and overburdened the means of transportation that there is an imperative and universal demand for relief. His Excellency the Governor, last year, in a special message to the Assembly on this subject, said: "The necessity of providing some relief for New York City in the matter of rapid transit is the pressing question of the hour. The importance of the subject cannot be overestimated. Every citizen of that city understands and appreciates the situation, and is looking to the Legislature for prompt and wise action. It is the greatest city on the continent, but its prosperity, progress and development are hampered and restricted by insufficient and inadequate means of travel. The problem of rapid transit cannot be solved without legislative action. Mere inaction is a denial of relief, and the citizens of New York without distinction of party ask the Legislature not to refuse them the required legislation."

Resolved, That the Real Estate Exchange of the city of New York earnestly and respectfully urges the Legislature to act promptly upon the rapid transit question by passing an act which shall confer the power to select some method which shall give the needed relief.

Resolved, That the committee recommends that the president of the Exchange be requested to call a meeting of all the members of this Exchange forthwith to indorse a memorial in accordance with the report of this committee, and to appoint a committee consisting of not less than one hundred members of the Exchange to proceed to Albany and present the same to the Legislature and urge immediate action; and that the president of the Exchange shall be *ex-officio* chairman of such delegated committee.

After being adopted, it was resolved that the report be sent to the Board of Directors for them to take action thereon.

The Sub-Committee on City Improvements reported as to Senate bill No. 480, with regard to the proposed park in the 12th Ward, that so far as they could ascertain none of the gentlemen named in the bill had been consulted, nor did they know anything of its scope. It was believed that some of them would not serve, and that its real intention was to carry out the High Bridge Park, one-half at the expense of the 12th Ward and one-half at the expense of the city taxpayers. On motion, it was resolved that a letter be written by the Secretary of the Exchange to Senator Stewart, by whom the bill was introduced, requesting to know what the bill is for, and to protest against its passage in its present form.

Several bills were referred to sub-committees, to be reported upon later.

On motion of Mr. Harnett, Chas. A. Schermerhorn was appointed a member of the Sub-Committee on Pending Legislation. The meeting then adjourned.

EXCHANGE RAPID TRANSIT MEETING.

The Real Estate Exchange has issued the following important circular to all the members. The document is signed by the president, Geo. H. Scott:

THE REAL ESTATE EXCHANGE AND AUCTION ROOM, LIMITED.

NEW YORK, March 27th, 1890.

Dear Sir: At the request of the Legislative Committee, it has been decided to call a meeting of all the members of this Exchange to consider the subject of Rapid Transit, and to indorse a memorial to the Legislature calling for immediate action thereon, and to appoint a committee of one hundred members to appear before the Legislature at Albany to present the memorial.

This meeting will be held on the floor of the Exchange, 59 to 65 Liberty street, on Monday, 31st inst., at 1 o'clock, P.M., at which meeting your presence is urgently requested. Yours respectfully,

Geo. H. Scott, President.

Real Estate as Collateral Security.

[COMMUNICATED.]

Everyone knows that in the last few years the title-guarantee system has made real estate almost as transferable as a railroad share; but not everyone—even among property-owners—knows that by means of this system real estate has become a ready collateral security so that the Holland Trust Co. discounts promissory notes without indorsement, provided they are secured by a first bond and mortgage on New York or Brooklyn property, the title of which is guaranteed by either the Lawyers' Title Insurance Co. or the Title Guarantee and Trust Co. The money is loaned by the Holland Trust Co. practically *at sight*, at small cost for drafting and recording the assignment of bond and mortgage and for appraisal, if the latter be necessary. This has proved a great boon to real estate owners, and doubtless will increase the attractiveness to merchants of real property as a form of investment.

A movement is on foot to improve a plot of two lots on the southeast corner of 59th street and 5th avenue by the erection of a fine building, to be used as a United Club building, at a cost of about \$280,000. An option for two months has been secured on the land at \$220,000. A building organization, to be called the United Club Building Co., will be formed to carry out the plan. Messrs. George W. Van Siclen, Robert B. Roosevelt and George M. Van Hoesen will act as managers for the first two years. The plot to be improved was sold recently at \$200,000, and at the Stevenson estate sale in February, 1886, it brought \$130,100 under the hammer.

An Architectural Success—"The Fifth Avenue."

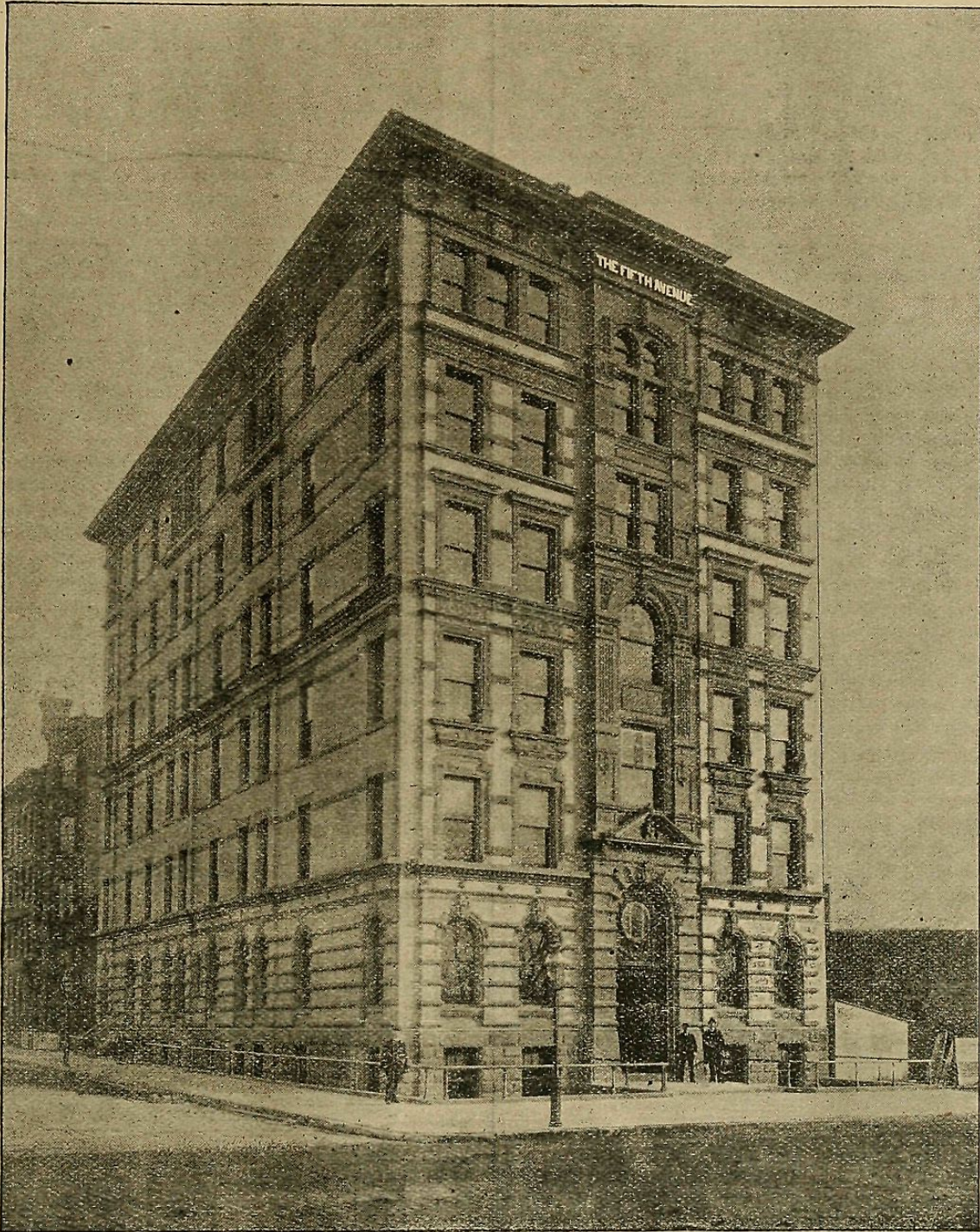
The most notable addition to the apartment house architecture of the east side, made during the past year, is the "Fifth Avenue," southeast corner of 85th street and 5th avenue.

The building is six stories high and 52.6x100 in size. The materials used are Dorchester stone, motuled brick and an imported buff brick from Leeds, England.

The architect, Mr. Frank Wennemer, has succeeded in presenting a building that is handsome and imposing outside and convenient and comfortable within.

The elevation is divided into four sections, the first story and basement,

The windows on the second floor are square openings, differing in this respect from those below. Over the two sets of windows in the front the architect has placed carved blocks of stone, which relieve the brick front very nicely. These windows, like those below, are connected by band courses of Dorchester stone. The side windows on this floor, however, suffer considerably from a neglect of the architect's evident design. The courses which connect the upper parts of the windows are of mottled brick instead of harmonizing with the front by a continuation of the stone treatment. The stone cornice over the third story is advantageously situated, breaking the front very nicely. Above the first story all the windows are alike in that they are square, but the architect has made on each



"THE FIFTH AVENUE," SOUTHEAST CORNER OF FIFTH AVENUE AND EIGHTY-FIFTH STREET.

the second and third story, the fourth and fifth story, and finally the sixth story.

The divisions are marked above the first and third stories by a stone cornice and above the fifth story by a sort of half brick half stone cornice, which evidently suffered from a strong desire on the part of the builder to economize.

The basement front is of rock-hewn Dorchester stone, in color very like the Euclid stone. The first story has mainly a buff brick front, the windows being trimmed and connected one with another by band courses of Dorchester. The doorway is situated in a projection which stands out some little distance from the building. This projection is perhaps the most striking feature of the building, and adds much to the general attractiveness of the front, being entirely of the light stone, from street to roof. The doorway in the centre of the building, with two windows on each side, is without doubt the handsomest and most carefully finished part of the building. In height and width it is of generous proportions, and every detail in its construction has been carefully attended to. A handsome transom is presented over the doorway. Set in finely carved mahogany is a brilliant picture which looks to the uninitiated like stained glass. In reality the picture is printed on a gelatine sheet and laid between two panes of glass, the effect being more pronounced and the coloring more decided than in the stained glass. These colored panes are to be found on every floor lighting the stairway, which looks out upon the street from the projection already alluded to.

floor the decoration and general treatment a little different from that of the windows on the floor beneath.

Altogether the front elevation, although not overburdened with decoration, is striking and effective, and if the architect's design had been pursued of having stone courses in the place of the cheaper brick the gable end would be all that could be desired. As it is the building is a successful solving of large apartment house architecture, a credit to its architect, Mr. Wennemer, and an ornament to its 5th avenue location.

The interior is no less successful than the exterior. The outside apartment Mr. Wennemer has divided into eleven rooms—reception-room, parlor, library, four bedrooms, combination dressing and bathroom, dining-room, kitchen and servants' room, besides which there is a good-sized butler's pantry and numerous dressers and large closets. These rooms are all accessible from a private hall. The interior decoration is not what it should be, and it is evident that this work was not under Mr. Wennemer's supervision. If it had been we are sure that the general effect would have been more harmonious and artistic. In the front of the house is a marble stairway and a commodious passenger elevator. The place of the servants' stairway is supplied by an elevator for the delivery of freight and the carrying of the servants. The inside apartment is similar to that on the outside except that it has one bedroom less, its place being supplied by a store-room. The outer half of the floor is lighted by fourteen windows, and the inside by thirteen windows, giving every room direct communication with the outer light and air.

This building is but one of many houses in the same neighborhood that is deserving of careful attention. The district east of the park between 72d and 110th street probably suffered more than any other part of the city in consequence of the west side boom. For years builders and capitalists looking for a reliable investment on the growing Manhattan Island had always followed the east side for that purpose, and so before any extensive operations were commenced west of the park the east side of the city north of 59th street had become pretty well developed. When some pioneers had made money in the unimproved district, that has now been so persistently and steadily boomed for some years, and the great crowd of speculators had changed their base of operations from one side of the city to the other, the east side became the scene of a mild sort of depression. Not for long, however, for the increasing population and some advantages which the east side possessed over her occidental rival began to have their effect on values, and those houses which had been going lower and lower, a very little at a time began to look up.

Mr. Wennemer has done as much for the district under consideration as any one man. In fact, nearly all the houses for which he has drawn plans are in this section, and they include every class of building, dwelling houses, factories flat houses and apartment houses, and it can be safely asserted that every house erected under his supervision and in accordance with his plans have given entire satisfaction to both owners and tenants.

ARGUS.

Jersey City News.

The spring has opened with considerable strength in the real estate market for all kinds of property, and rents are held well at last year's prices, with occasional advances.

Building Inspector Clark thinks this will be a good building year. All the builders and architects who have come to his office to file plans say they already have their hands full of work. Building is commencing early and the season has already set in.

Among the improvements just decided upon, to be undertaken this spring and summer, are the following:

Dr. H. G. Bidwell is having plans prepared by G. W. La Baw for a handsome three-story and basement residence, of brick and stone, 24x58 in size, to be built on Madison and Bramhall avenues. It is to have various improvements and will cost about \$14,000.

G. W. Helme, of Helmetta, N. J., has decided to proceed at once with the erection of the row of houses to which reference was made in THE RECORD AND GUIDE on the 15th inst. Plans have already been made for three by G. L. Bettcher, and he has now received orders to go ahead with fifteen more. They will be three-story and basement houses, with cabinet trim and modern improvements. The fronts are to be of pressed brick, with light and red sandstone and terra cotta trimmings. They will have frontages of from 16.6 to 20 feet and will be about 45 feet in depth. Each house will be of different design, and they will cover a frontage of 280 feet on Madison avenue, between Bramhall and Clinton avenues, their cost being estimated, at upwards of \$100,000.

J. H. Sheridan will build a five-story brick and stone front flat, 25x70, on Grove street, near 12th street, to cost \$12,000, from plans by G. L. Bettcher. The same architect has plans for a two-story and cellar frame dwelling, 20x48, to be built by John Bautler, on Wiley street, near Tonelle avenue, to cost \$3,000; two similar dwellings, 26x35 each, for Wm. Taylor, to be built on Emory street, near Bergen avenue, to cost \$6,400 together, and a Queen Anne cottage, 20x52, to be built by Wm. Fredericks on Forest street, near Bergen avenue, at a cost of \$4,500.

L. H. Broome has plans on the boards for a three-story brick and stone front flat and store, 25x50, to be built by Dr. James Wilkinson, on the corner of Virginia and Jackson avenues, at an estimated cost of \$9,500. The store and basement have already been leased by Lyons & Ziegler, the wholesale and retail druggists, from September 1, when the building is to be completed.

G. W. La Baw is the architect for five two-story and attic frame dwellings, 20x50 each, to be built by a Mr. Marsh, on Howard place, near Summit avenue, at a total cost of \$12,500. He also has plans for a two-story and attic dwelling, 19x54, to be built for S. H. Beach, on Montgomery street, between Bergen and West Side avenues, at a cost of \$2,800.

O. P. Vreeland will build a two-story and attic frame house, 32x25, and extension, on Garfield avenue, near Greenville avenue, from plans by L. H. Broome. Estimated cost, \$9,000.

Among sales which have taken place during the past few days are the following by Broker Frank Stevens: The three-story and cellar brick house, No. 85 Mercer street, 16.8x50x100, sold for L. S. Elmer of Washington, D. C., to M. Craven for \$7,500; the three-story brown stone front house, No. 65 Sussex street, 25x40x100, sold for Mrs. H. A. Welsh of Boston, to P. Schroeder for \$7,000, and the two story and cellar mansard roof house, No. 8 Magnolia avenue, 21x36, lot 25x100, sold for Earle Insley to M. D. Strickland for \$3,550.

The following are the most important among the plans recently filed with the Building Inspector:

One four-story brick tenement, 25x50, corner of 13th and Erie streets, for Dennis Egan, to cost \$8,000. One two-and-a-half-story frame dwelling, 22x38, Baldwin avenue and Montgomery, for Mrs. L. Haines, cost \$3,600. One two-story frame tenement, 24x50, at No. 222 Railroad avenue, for Ellen Spangerberg, cost \$4,500. One two-story dwelling, 22x46, Ogden avenue, near Liberty street, for Adam Zahn, cost \$3,035. Three two-story frame dwellings, 18x30 each, corner of Milton avenue and Bowers street, for Henry Stuhr, \$4,500. One three-story frame tenement, 22x42, at 211 Hancock avenue, for Wm. F. Stack, cost \$3,500. One two-story frame dwelling, 22x32, Sherman avenue, near North street, for A. L. Hasse, cost \$2,785. One two-and-a-half-story frame dwelling, 21x26, at 298 Magnolia avenue, for John H. Blauvelt, cost \$2,462. Two two-story frame dwellings, 34x52, Pavia avenue, near Chestnut avenue, for Thos. E. Bray, \$5,600. One three-story frame dwelling, 22x40, Academy street, near Summit avenue, for Mary E.

Price, cost \$2,800. Three three-and-a-half-story brick dwellings, 16.8x50 each, Madison avenue, near Bramhall avenue, for Geo. W. Helme, cost \$16,500 together. One three-story brick tenement, 25 and 42x50, corner of Jackson and Virginia avenues, for Jas. Wilkinson, cost \$9,500. One two-story frame dwelling, 20x40, Danforth avenue, near Avenue E, for Wm. J. Bancker, cost \$3,000. Two four-story brick tenements, 25x54 each, at 48 and 50 Bright street, for Lewis & Tremble, cost \$16,500.

Bills at Albany.

ALBANY, N. Y.—The following measures have been reported: R. J. Lewis' New York Fourth Avenue Square Improvement bill; the Five per cent. Interest bill, and the bill to repeal the two dollar a day act.

The bill providing for a Commissioner of Street Opening for the 23d and 24th Wards has passed the Senate. The term of office is to be six years, and the salary \$5,000 per annum.

The bill authorizing the construction of a bridge over the Hudson at New York City passed the Assembly, as did the Blackwell's Island Bridge bill.

The Assembly Committee on Cities, will report favorably the Martin bill, appropriating \$250,000 for the erection of a Soldiers' and Sailors' Memorial Arch at the 5th avenue entrance to Central Park.

Mr. Ives' bill for the extension of High Bridge Park up to the Washington Bridge approach has been ordered to a third reading, so has Mr. Ahearn's bill for the appointment of School Commissioners representing the lower districts of New York City, and Mr. Jacob's bill enabling the Brooklyn Bridge trustees to extend the terminal facilities of the bridge on the Brooklyn side.

The Fassett Rapid Transit bill, with the State Commission, has been reported to the Senate favorably.

The following bills have been reported: McCarren's Brooklyn Eastern Parkway bill, Jacobs' Brooklyn Eighth Ward Improvement bill and Byrnes' Brooklyn Vanderbilt Avenue bill.

A bill has been introduced to enable Brooklyn to purchase part of the Navy Yard.

Important to Property-Holders.

BOARD OF ASSESSORS.

No. 27 CHAMBERS STREET,
NEW YORK, March 27, 1890.

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

PAVING.

- No. 1.—98th st, from 9th to 10th av; with granite block.
- No. 2.—87th st, from Boulevard to West End av; with granite block.
- No. 3.—Pleasant av, from 115th to 119th st; with asphalt.

CROSSWALKS.

- No. 4.—Rider av, at intersecting sts bet north line of 135th st and south line 144th st.
- No. 5.—Boston av, at n s Jefferson st.

[The limits embraced by such assessments include all the houses and lots as follows:

- No. 1.—98th st, both sides, from 9th to 10th av, and to extent of half the block at the intersecting avs.
- No. 2.—87th st, both sides, from Boulevard to West End av, and to the extent of half the block at the intersecting avs.
- No. 3.—Pleasant av, both sides, from 115th to 119th st, and to the extent of half the block at the intersecting avs.

- No. 4.—Rider av, both sides, from a point 100 s 136th st to abt 125 n 137th st.
Rider av, both sides, from a point 100 s 139th st to abt 100 s 144th st.

136th } sts, both sides, to centre block bet Rider and 3d avs.
137th }

139th }
141st } sts, both sides, to centre block bet Rider and Morris avs.
142d }

- No. 5.—Boston av and Jefferson st, and to extent of half the block from northerly intersection thereof.]

NEW YORK, March 27, 1890.

REGULATING, GRADING, ETC.

- No. 1.—Rider av, from 135th st to 144th st; also curbing and flagging.
- No. 2.—South st, bet Peck slip and Fulton st.
- No. 3.—79th st, bet 10th av and summit east of 10th av; alterations to present sewer.
- No. 4.—102d st, bet Riverside and West End avs.
- No. 5.—138th st, between 8th and Edgecombe avs.
- No. 6.—4th av, w s, bet 8th and 9th sts; connecting with present sewer in 9th st.
- No. 7.—10th av, bet 50th and 51st sts, and to curve in 50th st; alterations to present sewer.
- No. 15.—3d av, bet 170th st and boundary lines of 23d and 24th Wards.

RECEIVING BASINS.

- No. 8.—120th st, n s, opposite 5th av.

PAVING.

- No. 9.—90th st, from Boulevard to Riverside Drive, with granite block; also crosswalks.

FLAGGING.

- No. 10.—3d av, e s, from 98th to 99th st; also curbing and recurring.
- No. 11.—2d av, e s, from 93d to 94th st; also curbing and recurring.
- No. 12.—Canal st, s s, from Mott to Mulberry st; also curbing and recurring.

CROSSWALKS.

- No. 13.—Av A, at n s 77th st.
- No. 14.—Av A, at n s 82d st.
- [The limits are as follows:
- No. 1.—Rider av, both sides, from 135th to 144th st, and to the extent of half the block at the intersecting avs.
- No. 2.—Fulton st, both sides, from South to Nassau st.
Ann st, both sides, from Broadway to William st.
Beekman st, both side, from Park row to William st.
Park row, s s, from Ann to Nassau and Spruce sts.
Broadway, e s, from Fulton to Ann sts.
Nassau st } both sides, from Fulton to Spruce st.
William st }
Dutch st, both sides, from John to Fulton st.
Gold st, both sides, extending abt 200 s Fulton st.
Cliff }
Pearl } sts, both sides, from Fulton to Beekman st.
Water }
Front st, both sides, from Burling slip to Beekman st.
South st, w s, from Burling to Peck slip.
Beekman st, s s, abt 140 w Cliff st to South st, excepting bet Water and Front sts.
Beekman st, n s, from Cliff to Water st.
- No. 3.—79th st, both sides, from 10th av, extending abt 500 e therefrom.
- No. 4.—102d st, both sides, from Riverside to West end av.
- No. 5.—138th st, both sides, from 8th to Edgecombe av.
Edgecombe av, both sides, from 137th to 138th st.
- No. 6.—4th av, w s, from 8th to 9th st.
- No. 7.—50th st, both sides, from 9th to 10th av.
10th av, both sides, from 49th to 51st st.
- No. 8.—Mt. Morris sq.
- No. 9.—90th st, both sides, from Boulevard to Riverside Drive, and to the extent of half the block at the intersecting avs.
- No. 10.—3d av, e s, from 98th st to point abt 101 n therefrom.
- No. 11.—2d av, e s, from 93d to 94th st.
- No. 12.—Mott st, s w cor Canal st.
- No. 13.—Av A and 73d st, to the extent of half the block from the northerly intersection therefrom.
- No. 14.—Av A and 83d st, to the extent of half the block from the northerly intersection thereof.]
- No. 15.—3d av, both sides, from 170th st to point abt 330 n therefrom.

The above-described lists will be transmitted for confirmation on the 28th day of April, 1890.

Real Estate Notes.

The blocks east of the "L" road, as it turns into 8th avenue below Morningside Park, present a very picturesque appearance. The truck gardeners who lease these properties add very materially to the looks of the land by the order in which they lay out and maintain their vegetable beds, etc.

There is much said in praise of the new stores and warehouses recently erected in the 15th Ward, west of Broadway. Two structure which are particularly pleasing to passers-by are the buildings on the southwest corner of 3d and Mercer streets and the southeast corner of Washington place and Greene streets. The material used is varied but very pleasant to look upon, and one cannot help feeling impressed by the substantial construction everywhere visible.

We learn that John Mayer, of Mahway, N. J., is a son-in-law of Theodore Havemeyer, of the same place. Mr. M., it will be remembered, recently took title to the block front on the easterly side of Church street, between Cortlandt and Dey streets, for which something like \$400,000 was paid, and last week the southwest corner of Liberty and Greenwich streets was transferred to him at \$168,000. Another Havemeyer (Chas. F.) a couple of weeks ago became the owner of a tenement on the southwest corner of Cortlandt and Washington streets, for which he paid \$100,000.

The Board of Street Openings has authorized the opening of Audubon avenue, from 165th to 175th street, and 168th street from 10th to Audubon avenue.

The Board of Estimate and Apportionment has refused to authorize the Board of Education to purchase a plot of five lots on the southwest corner of Park avenue and 59th street as a site for a new building for the offices of the Board.

Mr. Theodore Havemeyer owns about 2,700 acres of land at Mahway, which cost him about \$100 an acre. We understand he is laying out a beautiful park and that altogether he will spend something like \$2,000,000 in improvements. The latter will include the building of a number of handsome cottages, on the erection of some of which \$15,000 will be expended. Mr. Darling of the Fifth Avenue Hotel, is a neighbor of Mr. Havemeyer, and he, too, is making extensive improvements. In the way of trains it is said that about sixty a day pass to and from Mahway.

Builder Bernard Wilson improved the westerly front on West End avenue, between 89th and 90th streets, and failed about the time the houses were completed. Mr. Wilson was a pioneer in the section referred to, but his ill-luck has not deterred other builders from operating in the same district, for at the present time block after block and row after row of houses have gone up and are being erected near the Wilson block. There are about five of the Wilson houses still unsold.

"Owning tenement property is not all it is cracked up to be," said an east side tailor to the writer the other day. It transpired he had recently purchased an improved tenement with store, paying therefor a big figure. A large rent-roll influenced the purchase, and when the tailor

went to make collections the rental stated failed to materialize. For example, the store was leased for five years at \$100 per month. A portion of the first month's rent was collected after many calls, and shortly after the owner had a store "To let."

"I will build to suit a good tenant," said Oscar Hammerstein, proprietor of the Harlem Opera House, the other day. He referred to the improvement of two lots which he has just leased for twenty-one years at an annual ground rental of \$2,500, and taxes. The lots are on the north side of 125th street, opposite the new theatre Mr. Hammerstein is building.

A Talk on Rapid Transit.

SUGGESTION BY A GRAND STREET MERCHANT.

Isaac Lichtenstein, of the firm of J. Lichtenstein & Sons, of Grand street, was called upon by a reporter of THE RECORD AND GUIDE to obtain his views on rapid transit. He said:

"The people of this city must have better rapid transit facilities, especially on the west side and north of 125th street, as far as Kingsbridge and even beyond. Take Washington Heights and the territory to the north of it for instance. There is a section which is high and healthy, and which ought to hold the residences of thousands of people, but it is sparsely built upon, because people cannot get from and to it quickly."

"How many people do you employ, and how many live out of town?" asked the reporter.

"Between 700 and 800 people, and of these I should judge about fifty live out of town—some in Brooklyn, others in Newark and Morristown, N. J., and others in Mount Vernon, Yonkers and other parts of Westchester County. But nearly all these, if not every one of them, would prefer to live in New York instead of being at such a distance from their work, if they could get quick transit to the northern parts of New York, Yonkers and other places near the city boundary line. I am strongly in favor of the calling of a public meeting of our principal citizens and of their passing resolutions imperatively calling upon the Legislature, both Senate and Assembly, not to adjourn without passing some measure of rapid transit. I do not care anything about parties. The people of New York City, I am convinced, do not want to make this a party question, and if the Legislature adjourns without taking any definite action on this important question, the voters will have to make a test question of it at the next elections, so that that no man shall be sent to Albany who is not pledged to pass some measure which will give us relief. The storekeepers, the merchants and men in all branches are losing business through our inadequate rapid facilities, which are driving people to live in Brooklyn, New Jersey and other neighboring places."

Real Estate Department.

This has been a good week in real estate circles. The properties offered on 'Change have in the main sold well, and in one or two instances more than well, while at private sale some important parcels have changed hands. The auction sales bulletined for next week are quite numerous, as will be seen from the announcements below.

On Monday the sales, with one exception, were all under foreclosure proceedings. The most important of the latter was the entire front on the east side of St. Nicholas avenue, between and on 118th and 119th streets, with ten five-story brick flats thereon, the property being sold to Andrew T. Judge at \$306,100, the first bid having been \$306,000. These flats, it will be remembered, were built by George E. Beaudet, and the amount due on them, under the foreclosure suit, was \$74,059, with interest from December, 1888. The suit was undertaken by the Washington Life Insurance Company. There are other encumbrances on the property, the total amount of which has not transpired.

On Tuesday what is known as "public auction" sales preponderated, the foreclosures being few and for the most part adjourned. One of the most interesting sales was that of the five lots on the northeast corner of Riverside Drive and 106th street, to Edward J. Woolley at \$84,500. They are situated in one of the most improving sections of the Drive, and reference to the files of THE RECORD AND GUIDE shows that they cost the owner, Richard S. Grant, considerably less. He purchased the frontage of 100 feet on the avenue, with 25 feet on the street, on March 15, 1888, for \$25,000, the lot on the street adjoining on July 14, 1886, for \$10,000, and the other three lots, with a number of other parcels on January 14, 1878, at a rate which would give an average cost of about \$1,000 each. There is considerable rock on the property. Four lots on the north side of 106th street, 100 feet west of West End avenue, and near the above named lots, went to Joseph Warren at \$5,100 each. Three four-story flats at Nos. 257 to 261 West 128th street, 27.11½, 39.11½ and 40¼ feet in frontage, respectively, were bought by Benj. Stern for \$84,000. Dealer Timothy Donovan, who rarely allows a week pass by without securing something, invested in No. 226 West 121st street, an 18-foot flat, at \$18,700; three lots on 107th street, 100 feet west of 10th avenue, went to G. M. Gillies at \$5,400 each, and two on the southwest corner of West End avenue and 107th street to Walker & Lawson, the builders, for \$12,000 and \$7,200 each, the former for the corner, which is 25.11x100. J. M. Lichtenauer and Chas. B. Curtis secured seven lots between them on 111th street, east of 11th avenue, the former paying \$4,050 each for three and the latter \$4,000 each for four. Mr. Lichtenauer also bought two at \$4,500 each on 112th street in the rear of the others. Arthur P. Hilton, a New York lawyer who resides in Brooklyn; J. D. Cooper, Jr., Capt. Ben. P. Fairchild, Wm. R. Bracken, the plumber, and others, obtained lots on the Bronx River road and on 4th avenue, near 1st street, 24th Ward, for from \$135 to \$365 each, which shows that lots can be bought more cheaply in New York City than they can in many Brooklyn and New Jersey suburban districts, and that with good rapid transit access many people could remain in New York City proper without being forced over the East or North Rivers.

On Wednesday one or two rather important parcels were offered, the

largest of these was the five-story brick office buildings at Nos. 48 and 50 Maiden lane, east of Nassau street, running through to and including Nos. 33 and 35 Liberty street, the ground being 47.10x110.4x48.4x118.8 in size. The property rents for about \$24,000, and was sold to Richard H. Cudlipp for \$283,000. A reference to the files of THE RECORD AND GUIDE shows that this property was sold to August Heckscher on June 1, 1888, at \$262,856. We are informed that the property was held by the latter at \$310,000. No. 462 Grand street and No. 5 Pitt street, being the northwest corner, containing four and five-story brick buildings, on a lot 25x100, went to Henry Roeder at \$42,750; only two weeks ago this corner changed hands at \$41,750. Alexander Bros. purchased No. 9 West 4th street, adjoining the northeast corner of Mercer street, a two-story brick building on a lot 20x80, for the extraordinary figure of \$40,000. The corner itself, which is the same size, with a four-story brick store and tenement thereon, only brought \$37,000 on April 23, 1889. No. 9 was conveyed to the Farmers' Loan and Trust Company on May 18, 1874, at a nominal consideration, or it would have been interesting to compare the price of 1874 with that of 1890. While on this point it may be worth stating that a search at the Register's Office shows that the northwest corner of Mercer and West 4th streets sold to Geo. Barclay on April 25, 1843, at \$9,000. No. 19 West 4th street, 25.9x75, sold on February 25, 1845, to Commodore Cornelius Vanderbilt for \$5,500; No. 17 sold to Geo. Barclay on February 23, 1845, lot 25.9x75, for \$11,500. Other sales on Wednesday included the three-story house at No. 121 West 44th street, lot 16.8x100.4, which went to J. W. Walsh at \$18,350; No. 281 Bleecker street, on the northeast corner of Jones street, with a three-story front house and a two-story rear, lot 25x75, was purchased by Hugh Slevin at \$27,100; the southeast corner of 9th avenue and 103d street, three five-story flats, lots 25x80, were sold to Wm. J. Fanning and W. J. Light, the former having bid for the corner \$39,167, and the latter \$24,364 for each of the two adjoining houses.

On Thursday the sales were, on the whole, unimportant. W. Jacobs bid in Nos. 190 to 194 Waverly place, near 10th street, three five-story flats, 25x75 each, one for \$26,900 and two for \$26,750 each. These flats were transferred a few weeks ago at \$85,000. M. A. C. Levy secured No. 332 Lexington avenue, corner of 39th street, a four-story house, lot 20x75, for \$33,500. Quite a little interest centered in the Astor leasehold at Nos. 240 and 224 1st avenue, on the northeast corner of 14th street. School Commissioner and Lawyer Randolph Guggenheimer made the first bid of \$10,000, and the price ran up to \$21,700, at which figure he secured it, for a client. The property comprises two four-story brick buildings, on lots 26x94 each, and the lease has twenty years' to run from February 1, 1890, there being \$2,000 per annum ground rent, exclusive of taxes, assessments and water rent. Of eighteen three-story dwellings offered on 119th street, west of 5th avenue, fifteen were withdrawn, after three had been knocked down to J. Hogan.

Yesterday the only sale announced to take place was adjourned.

On Monday, March 31st, Wm. Kennelly & Bro. will sell the desirable lot with three-story, high stoop, dwelling No. 122 East 41st street, near Lexington avenue, size 19x47.8x98.9 feet.

On Tuesday, April 1st, Wm. Kennelly & Bro. will sell by order of the Hon. Frederick Smyth, referee, the premises Nos. 1 and 3 Cornelia street and 160, 162 and 164 West 4th street, comprising four three-story brick buildings with store in corner building. The plot has a frontage of 40.11 on Cornelia and 96.4 feet on West 4th street. This is a Supreme Court sale in partition.

On Wednesday, April 2d, Richard V. Harnett & Co. will sell sixteen desirable lots, situated on 102d, 103d, 104th and 105th streets, between Central Park West and Manhattan avenue. Sixty-five per cent. of the purchase money can remain on bond and mortgage at 5 per cent.

On Wednesday, April 2d, John F. B. Smyth will sell a plot, about 25x51, with a two-story and attic building thereon, on the northwest corner of Oliver and Oak streets; the three-story high stoop brick flat, 25x37x93, No. 44 West 22d street; the three-story high stoop dwelling on lot 20x100, No. 113 Leroy street; the three-story and basement brick building on front and the five-story and basement brick building on rear, No. 163 Chrystie street; the two-story high stoop brick house on lot 19.2x100.5 No. 317 East 53d street; and the three-story high stoop brown stone dwelling, on lot 20x100.5, No. 205 East 45th street.

On Wednesday, April 2d, Richard V. Harnett & Co. will sell the five-story and basement brick flat, 25.8½x86.5x100, No. 1530 9th avenue; the three-story and basement, high stoop, brick dwelling, 25x50x100.5, No. 215 West 53d street; the four-story and basement, high stoop, brown stone flat, No. 212 East 14th street; the four-story and basement, high stoop, brown stone dwelling, 22x48x106.6, No. 232 East 12th street; the four-story and basement, high stoop, brown stone dwelling, 20x55.9x98.9, No. 27 West 30th street; by order of the executors, Nos. 35, 37 and 39 East 62d street, No. 136 West 50th street, No. 137 West 17th street, and one lot on the south side of 105th street, 231.3 feet west of 2d avenue, 18.9x100.9.

On Thursday, April 3d, John F. B. Smyth will sell the three-story high stoop brick dwelling, on lot 20x100.5, No. 209 West 69th street; the three-story high stoop brown stone dwelling No. 435 East 123d street, and the five-story brick flat, on lot 25x100.5, No. 422 West 53d street.

On Thursday, April 3d, Richard V. Harnett & Co. will sell eight lots on 115th and 116th streets, 300 feet west of Lenox avenue; the four four-story and basement, high stoop, brick and stone dwellings, 20x55x100.11 each, Nos. 104, 108, 110, 112 West 116th street; the three-story and basement, high stoop, brown stone dwelling, 20x43x100.5, No. 233 East 57th street; the five-story brick tenement, with store, 25x52 in front, and the three-story, brick tenement in rear, 25x30 (leasehold), No. 33 Monroe street; the three-story and basement, high stoop, brown stone dwelling, No. 23 Sutton place, on the southeast corner of 59th street; and the four-story brick buildings, with stores, on a lot 25x78, at No. 191 Prince street, the northwest corner of Sullivan street; and the two three-story and basement, brown stone dwellings, 13.10x50x100, Nos. 224 and 232 West 123d street.

On Thursday, April 3d, Adrian H. Muller & Son will sell the valuable business property at Nos. 143, 152, 154 and 156 Wooster street, between Prince and Houston streets.

On Thursday, April 3d, Adrian H. Muller & Son will sell, by order of the executors, some choice property variously situated at No. 204 5th avenue, No. 1124 Broadway, No. 6 Mulberry street, No. 194 Worth street, and Nos. 516, 518 and 520 East 17th street.

On Thursday, April 3d, John F. B. Smyth will sell by order of the the Supreme Court, in partition, the three-story, high stoop, brick private house, on lot 20x99.11, No. 265 West 126th street, and the four-story brick building known as the Sylvan Storage House building at No. 2191 3d avenue, near 120th street.

On Thursday, April 3d, James C. Lalor will sell six choice lots. Three are on the north side of 128th street and three on the south side of 129th street, commencing 135 feet east of Lenox (6th) avenue. This is a Supreme Court partition sale.

On Thursday, April 3d, Jere Johnson, Jr., will sell at the Brooklyn Real Estate Exchange 150 lots, formerly part of the Michael Bergen estate, situated on 6th, 7th, 8th, 9th and 10th avenues, 63d, 64th and 65th streets, and at the same time and place twenty-six building lots, including four corners, on Grant street, Flatbush, L. I.

On Monday, April 7th, James L. Wells will sell twenty-two lots, four on the 11th avenue Boulevard, at the southwest corner of 184th street, four on Kingsbridge road, southeast corner of 184th street, and fourteen on 184th street, south side, between 11th avenue and Kingsbridge road.

On Tuesday, April 8th, James C. Lalor will offer three well located lots, one on the southwest corner of 7th avenue and 113th street, and two on the same avenue, 25 feet north of 113th street.

On Wednesday, April 9th, John F. B. Smyth will sell the three four-story brick tenements, on lots 20.10x69, Nos. 208, 210 and 216 West 37th street.

On Tuesday, April 15th, John F. B. Smyth will sell the three-story, high stoop, brick dwelling No. 139 East 29th street, on lot 20x98.9, and the three-story, high stoop, brown stone dwelling on an extra deep lot, No. 124 West 31st street.

On Wednesday, April 16th, John F. B. Smyth will sell the three-story, high stoop, brick dwelling No. 246 Bergen street, Brooklyn; the three-story and basement brick dwelling, on lot 20x100, No. 319 East 22d street, and the three-story, high stoop, brown stone dwelling, on lot 18.4x102.2, No. 116 East 80th street.

On Thursday, April 17th, John F. B. Smyth will sell a plot of ground on the southeast corner of Lewis and 4th streets, 51.5x100.11.

On Thursday, April 17th, Adrian A. Muller & Son will sell by order of the Supreme Court in partition some valuable investment property in the 9th and 23d Wards. This property is located on the northeast corner of West and Morton streets, Nos. 44, 47 and 49 Morton street, Nos. 57, 59, 61 and 63 Leroy street, and No. 43 Carmine street. Two vacant lots on 9th avenue, between 85th and 86th streets, will also be sold. The titles will be guaranteed by the Title Guarantee and Trust Company, and 70 per cent. of the purchase money may remain on bond and mortgage at 5 per cent.

On Wednesday, April 23d, John F. B. Smyth will sell by order of the executor to close the estate of Margaretta De Leyer, deceased, the four-story brick double tenement Nos. 452 and 454 West 53d street, the two five-story brick tenements Nos. 303 and 305 East 33th street, and the four-story brick tenement with two stores on the northeast corner of 8th avenue and 53d street.

CONVEYANCES.			
	1889.	1890.	
	Mar. 22 to 28 inc.	Mar. 21 to 27 inc.	
Number	286	286	298
Amount involved.....	\$4,940,004	\$5,531,715	
Number nominal.....	61	71	
Number 23d and 24th Wards.....	51	45	
Amount involved.....	\$259,312	\$175,241	
Number nominal.....	13	12	
MORTGAGES.			
Number	252	250	
Amount involved.....	\$2,841,272	\$3,427,019	
Number at 5 per cent.....	104	127	
Amount involved.....	\$1,615,947	\$1,811,230	
Number at less than 5 per cent.....	22	29	
Amount involved.....	\$263,000	\$400,200	
Number to Banks, Trust and Ins. Cos.....	24	37	
Amount involved.....	\$428,000	\$517,200	

PROJECTED BUILDINGS.			
	1889.	1890.	
	Mar. 23 to 29.	Mar. 22 to 28 inc.	
Number of buildings.....	115	85	
Estimated cost.....	\$1,829,050	\$1,225,288	

Gossip of the Week.

SOUTH OF 59TH STREET.

Geo. R. Read and Brown & Golding have sold for Fredk E. Gunther, No. 37 Liberty street, running through to No. 46 Maiden lane, for \$135,000. The plot has a frontage of 24.1 on Liberty street x122x23x118.6, and is rented for three years from last May at \$6,000 per annum.

Hoffman Bros. have sold for John Gray to Rev. Dr. E. A. Hoffman the southeast corner of West and Jane streets, about 70.9x100, with a brick factory thereon, for \$76,000 cash.

Geo. R. Read has sold for Jefferson M. Levy No. 186 and 188 Wooster street, a plot 50x100, with old buildings thereon, to Stephen S. Shortland for \$54,000.

Sir Roderick Cameron has resold the leasehold No. 18 West 49th street recently purchased by him to Couder Bros.

We hear that No. 141 East 36th street, a four-story brown stone dwelling, on a lot 16x98.9, has been sold for \$23,500.

Gonon & Macdonald have sold for Arthur D. Weekes the four-story high stoop brown stone house, No. 44 East 57th street, for \$48,000 cash.

Quackenbush & Farrel have sold the five-story brown stone apartment house, No. 37 King street, to A. Ahrens for \$39,000.

Crevier & Woolley have sold No. 116 West 3d street, on the southwest corner of MacDougal street, for \$28,000, for Daniel S. McElroy to M. Bowen. This property has been in Mr. McElroy's family for nearly eighty years.

Green Bros. have sold for the Hershfield estate the northwest corner of 7th avenue and 52d street, known as Adelphi Hall, 75x75, to Mayer Kahn on private terms.

Morris B. Baer & Co. have sold for the Vanderpoel estate the three-story brick house, No. 6 West 17th street, 25 ft. front, for \$28,000; and for A. Bennet the four-story brown stone house, No. 326 West 32d street, 16.8x55x98.9, for \$11,750.

Martin & Dreyer have sold for John Hasler the five-story brown stone flat, No. 448 West 47th street, 25.6x85x100.6, to John Schaefer for \$27,750.

H. V. Mead & Co. have sold for John Hemmel the four-story brick store and tenement No. 344 7th avenue, size 19x64 feet, to Albert J. Adams for \$17,500.

F. E. Barnes has sold for Theo. W. Todd the house and lot No. 118 East 26th street, a four-story, high stoop, brown stone dwelling, 16.8x50x98.9, for \$18,750.

Dye & Castree have sold for Mrs. Coffin the three-story brick dwelling No. 126 West 11th street, lot 22.6x130, at \$23,000 to Dr. Kretz.

The First Baptist Church, on the northwest corner of Park avenue and 39th street, has been sold to Douglas Robinson, Jr., for a client.

Morris B. Baer & Co. have sold the four-story, high stoop, brown stone house, No. 357 Lexington avenue, lot 19.9x85, for a Mr. Draper for \$26,250, and the four-story brick tenement No. 235 West 30th street, lot 19.9x98.9, for J. I. West for \$12,200.

J. W. Kelly has sold for Mrs. Kate H. Andruss the three-story brown stone private house, No. 423 West 43d street, 20x50x100.5, to John A. Weser for \$15,000.

Alfred E. Marling has sold for Mrs. E. S. Webster, to G. C. , the two five-story brick tenements, No. 322 and 324 East 59th street, on private terms.

NORTH OF 59TH STREET.

Jacob M. Newman has sold to Theodore A. Cordler a plot, 98x102, on the northeast corner of 78th street and 10th avenue, for about \$65,000.

Martin & Dreyer have sold for Wm. H. Hall to H. Langeman, the two five-story double flats, 25x74x100.11, Nos. 104 and 106 West 102d street, for \$47,800.

Frank L. Fisher has sold for Oscar Duryea the three-story brown stone dwelling, 20x55x100, on the south side of 87th street, 200 feet west of West End avenue, to Mr. Carrollson for \$23,500; for Charles H. Raymond to Henry Dix the four-story brown stone dwelling, 19x55x100, No. 140 West 70th street, for \$32,000; for Wilson & Tichborne to Mr. Rose, No. 169 West 87th street, a three story and basement brown stone dwelling, 17x55x100, for \$23,500.

Ames & Co. have sold for William W. Hall the five-story brick and stone double flat, 25x73x100, No. 114 West 102d street, to ex-Alderman Patrick McCarthy at \$25,000; also No. 112 West 102d street, a similar property, for Mr. Hall to John Cantlon at the same figure.

J. Romaine Brown & Co. have sold for Louis Stix the six lots on the south side of 152d street, running through to the north side of 151st street, 150 feet west of the Grand Boulevard, 75x200 in size, with the three-story residence thereon, for \$27,500.

Mayer Kahn has purchased from James McDonnell the four-story stone front dwelling on the southwest corner of 80th street and Park avenue, size 21x82. Broker, C. R. Gregor.

Irvine & Co. have sold the five-story brick and stone flat, with stores, No. 1677 9th avenue, to Moses Greenwald at \$28,500. Only the corner house remains unsold of the three built.

Henry B. Stacey has sold for H. Morton Moore another of the "Morton Flats" on 115th street and 8th avenue to Mrs. H. A. Barrett of Long Branch, for \$27,500.

Westcott & Crouch have sold for Nora A. Smith the three-story brown stone dwelling, No. 210 West 128th street, for \$14,300, and for John A. Sandford the three-story brown stone dwelling, No. 44 West 128th street, for \$14,000.

J. Romaine Brown & Co. have sold the two lots on the south side of 161st street, 300 feet west of 10th avenue, 50x90, for \$7,000, to Julia Dougherty.

Mrs. Shea has sold the lot, 25x100, with the frame house thereon, No. 18 West 129th street, to Mrs. Anna T. Keith for \$13,000.

A. C. Bruggemann has sold for Hyman Schnitzer to David J. Isaacs the three-story brown stone dwelling, 17x50x102 feet, No. 131 East 74th street, for \$15,250.

Elizabeth Johnston has sold to Mrs. Kraug, No. 512 East 86th street, a five-story brick flat and store, 25x68x100 feet, for \$23,000.

Mrs. Strauss has purchased No. 128 East 80th street, a three-story brown stone dwelling, 18.4x45x100 feet, for \$17,000.

Brudi & Betty have sold for John Elias to Mrs. McGrath the two four-story single flats, 20x75x100, Nos. 74 and 76 East 121st street, for \$17,500 each; for Isaac Betterman to E. W. Weissman the three-story brick dwelling, 17x55x100, No. 135 East 95th street, for \$20,000; and for Mr. Weissman to Mr. Betterman the five-story brick tenement, 28x85x100, No. 108 East 113th street, for \$28,000.

M. Brennan has sold two lots on the north side of 120th street, 350 feet west of Lenox avenue, to Thomas Smith at \$8,000 each, for improvement. Brokers, Hall J. How & Co.

Daniel Hennessey has sold the last of his row of East 72d street houses, viz.: No. 49 East. The terms have not transpired.

George E. Kitching, not George H. Kitchen, sold the 92d street lots and bought the 9th avenue lots reported sold last week.

Randolph Guggenheimer and Isaac and Samuel Untermeyer have purchased from John D. Crimmins two lots on the north side of 86th street, about 160 feet west of 4th avenue, for \$26,000.

B. S. Cotes & Co. have sold for R. E. Deane to W. L. Molyneaux the three-story brick dwelling No. 123 Manhattan avenue for \$15,000; for Wm. P. Austin to Wm. Watson No. 415 West 57th street, a four-story brown stone dwelling, 22x65 and 100 feet, for \$25,000; and for Mr. Watson to Mr. Austin the five-story brick double flat, 25x70x100 feet, No. 202 East 96th street, for \$25,000.

Isaac T. Meyer and W. W. Thompson have sold for Eli Martin to E. P.

Peysler the four-story dwelling, 20x54x100, extension 10.6x15, No. 64 West 91st street, for \$30,000.

LEASE.

T. Scott & Son have leased for Mrs. Mary B. Ross to Mrs. J. Isaacs the four-story brown stone dwelling, 15x45x80, No. 132 East 71st street, for three years, for \$950 per annum.

Brooklyn.

H. F. Schellhass has sold, for Rankin & Ross, a plot 40x100, on the north-west corner of Bergen street and Kingston avenue, with a lot 60x114 adjoining, on Bergen street, for \$9,750.

Corwith Bros. have sold the three-story frame dwelling, 19x40, on lot 19x100, No. 21 Bedford avenue, for R. Jones, to S. L. Smith, for \$3,500; the three-story brick dwelling, 22x36, on lot 25x125x175, No. 173 Meserole avenue, for Louis Freiman, to Gustav Nitschke, for \$4,000; the lot 25x100, on the west side of Oakland street, 290 feet north of Van Cott avenue, for George W. Wright, to Andrew E. Walker, for \$1,400, and a lot on the west side of Jewell street, 320 feet south of Norman avenue, 25x100, W. F. Corwith to Anna E. Bock for \$900.

J. P. Sloane has sold for Clementine Marx the four-story double tenement, No. 62 Newell street, with lot 25x100, to Elizabeth McGowan for \$6,575, and for Ann McAllister the three-story store property No. 195 Green street, to James Schuessele for \$7,500.

CONVEYANCES.

Table with 3 columns: Number, 1889, 1890. Rows include Amount involved, Number nominal.

MORTGAGES.

Table with 3 columns: Number, 1889, 1890. Rows include Amount involved, Number at 5% or less.

PROJECTED BUILDINGS.

Table with 3 columns: Number of buildings, Estimated cost, 1889, 1890. Rows include Number of buildings, Estimated cost.

Out Among the Builders.

Bernard S. Levy will build three five-story Tiffany brick and brown stone flats on 78th street, southwest corner of 10th avenue, with stores on the avenue, at a cost of \$225,000. The corner house will be 30x96, and the inside houses, 35x90 feet each. Mr. Levy will also build seven four-story brown stone dwellings on the south side of 80th street, 100 feet east of 10th avenue, at a cost of \$168,000. The sizes are 20, 22 and 23x55 feet.

Terence Farley's Sons will erect four four-story private dwellings on the plot on 71st street, between 9th and 10th avenues, adjoining St. Andrew's Church, which they recently purchased from the church. Total cost, about \$88,000. Architects, Thom & Wilson.

Ed. Wenz is the architect for ten five-story tenements, of various sizes, which J. & J. Schreiner intend to build on the east front of Avenue A, between and on 83d and 84th streets.

Randolph Guggenheimer and Isaac and Samuel Untermeyer intend to build a private stable, for their own use, on 50 feet frontage on the north side of 86th street, about 160 feet west of 4th avenue.

Thom & Wilson are the architects for the seven-story flat, to be built by J. T. & J. A. Farley, on the block bounded by the Boulevard, 10th avenue, 69th and 70th streets, to which reference has previously been made in these columns. The size will be 138.9x225.8x35.8x200.10.

Robert and Ogden Goelet will build a four-story flat, 20x50, and extension, at No. 178 East 78th street, from plans by Thom & Wilson.

Loonie & Parker have bought from Fay & Stacom the property at No. 55 Henry street, and will build a five-story double flat, 25x88.6, with the usual front of brick, stone and terra cotta. Chas. Rentz is preparing the plans, and the cost will be \$21,000.

F. Ebeling has plans under way for a four-story brick and stone flat, 25x88, to be erected at No. 405 East 24th street, for E. McCann. Cost, \$20,000.

Richard Berger has drawn plans for a five-story and basement brick, iron and stone store, 25x100, to be erected for Wm. Menkhoff at No. 100 Wooster street. The rear building now on property will be retained as an extension to the new one. Cost, \$20,000.

Walgrove & Israels have drawn plans for a two-story brick and stone store, 19.4x50, to be built on 8th avenue at the northeast corner of 55th street, by the estate of Wm. Lynch. Cost, \$6,000.

Schneider & Herter are preparing places for a five-story brick, stone and terra cotta flat with stores, 25x47.9, to be built at No. 206 Delancey street. The building on this plot will be torn down to make room for this flat, the cost of which will be \$17,000. Louis Lese is the owner. They will also draw the plans for a five-story brick, stone and terra cotta flat with stores, 25x63, to be built by the same owner, on the southwest corner of Rivington and Willett streets; cost, \$22,000. The same architects have drawn plans for a five-story brick, stone and terra cotta flat, 25x86, to be built for Louis Jones, at a cost of \$23,000, at No. 125 West 8th street.

Geo. F. Pelham has the plans on the boards for two five-story and basement light brick, stone and terra cotta front flats, 25x91.6 each, to be built at Nos. 253 and 255 West 15th street, by Wm. H. Ramsey, to cost \$40,000, and for a six-story and basement warehouse, 35x37, to be built by Weil & Mayer, on the west side of Pelham street, 100 feet north of Cherry street, to cost \$12,000.

Samuel R. Donnellon will improve a plot of four lots on the north side of 88th street, 100 feet east of 10th avenue. Private dwellings will probably be built.

Builder John Livingston is about to improve a plot of two-and-a-half lots, on the southwest corner of 91st street and Madison avenue, by the erection of flats. The architect will probably be F. T. Camp.

Steinway Hall is to be remodelled and the ground floor converted into stores.

John H. Parker will erect a five-story brick and stone flat, at No. 125 Clinton place (8th street), on a lot, 25x94.10.

Egerton L. Winthrop is about to have built a five-story tenement, 25x89, at No. 176 Essex street, from plans by J. Boekell & Son.

J. W. Cole has plans on the boards for two five-story tenements, 25x90 each, to be built on the south side of 53d street, 150 feet west of 9th avenue.

D. & J. Jardine are the architects for a five-story flat, 29.6x84.1, to contain all the improvements, to be built at No. 33 West 21st street, between 5th and 6th avenues, by Patrick Kelly.

Louis Entzer, Jr., has the plans for three five-story tenements to be built by Francis J. Schnugg on the north side of 52d street, 300 east of 11th avenue.

Bulkeley & Bannister have drawn plans for a two-story and attic frame dwelling 26x50, shingle roof and finish, to be built on Tremont avenue, for G. F. Underhill. Cost, about \$4,500.

Theodore A. Corder will build on a plot, 98x100, on the northeast corner of 78th street and 10th avenue, three improved flats, one on the corner, 28x98, with stores, and two others adjoining, 34x90 each.

Fred. Ebeling is preparing plans for a five-story tenement house, on a lot 27.5x90, at No. 5 Sullivan street, to be built by Isaac Rinaldo. The front will be of Philadelphia brick and Euclid stone trimmings. The building will be about 80 feet deep and have thirteen rooms on a floor, a dumb waiter and all the latest improvements.

Wm. Fernschild will build, for his own account, two five-story flats, 25x65 each, on 141st street, 200 feet east of 8th avenue.

Ad. Pfeiffer has plans for a five-story tenement, 25x90, to be built for Anton Rinchler on 151st street, 85 feet west of 3d avenue.

Chas. Rentz is preparing plans for two five-story tenements, 25x88.6, to be built at Nos. 228 and 230 Rivington street by Fay & Stacom.

Ad. Koshel will build, on his own account, a five-story flat, 29.6x84, at No. 143 4th street.

Thomas Smith will build two five-story flats, each 25x85 feet, on the north side of 120th street, 350 feet west of Lenox avenue.

B. A. & G. N. Williams will probably improve five lots on the south side of 92d street, 36 feet west of Madison avenue. The character of the improvement has not yet been determined.

Edward A. Lovell of Brooklyn will, it is reported, improve a plot of six lots on the south side of 53d street, 100 feet east of 11th avenue.

The owner of the property will erect a six-story buff brick and blue stone front apartment house on the northeast corner of 26th street and Lexington avenue.

Brooklyn.

Geo. H. Edbrook, of Temple Court, New York, has been selected as the architect for the Brooklyn Real Estate Exchange. The structure will be nine stories high and 44 feet in width, and will occupy the lots at Nos. 189 and 191 Montague street, running through to No. 80 Pierpont street. The auction room will be on the first floor, while banking and other offices will occupy the remainder of this and the upper floors. Two passenger elevators, steam heat and other improvements will be provided, and the cost is estimated at upwards of \$200,000. The building is to be completed by March 1, 1891.

J. G. Glover has completed plans for a four-story brick and stone flat, 25x70, to be built at No. 101 State street, for C. H. Collins; cost, \$15,000. Also for extensive alterations to be made by the same owner in the property on the northeast corner of State and Henry streets. \$14,000 will be expended in the contemplated changes, which will include an additional story and an extension 25x30.

I. D. Reynolds has plans under way for two four-story brick and stone flats with stores, 30x48, to be built on the west side of 4th street, 40 feet north of 20th street; cost, \$7,500 each; owner, D. Ferry. Also for two four-story brick and stone flats with stores, 20x62, to be built on 5th avenue, southwest corner of Butler street; cost, \$20,000 for the two; owner, T. McGarr.

It is reported that Simpson, Crawford & Simpson will have erected for them a dry goods store on the property recently purchased on Broadway and Myrtle avenue.

Garret Stryker will build a four-story brick store and hall, about 30 or 35 feet front by 100 feet in depth, on the northeast corner of Flatbush avenue and East Broadway, Flatbush.

The Janes M. E. Church are about to erect a new Sunday-school building on Monroe street, near Reid avenue. Plans have been prepared and work will commence as soon as possible. A fair is now being held in the church, the proceeds of which will be used in the erection of the new building.

In our last issue we credited Kurtzer & Rohl with being the architects for the two flats to be built in Brooklyn on South 9th street for C. Friedman. This was an error, as Charles Rentz has drawn the plans for these buildings.

Out of Town.

BAYONNE, N. J.—Leicht & Anderson have drawn plans for a three-story brick and stone flat and store, 25x38, with one story extension 20x28, to be built on Avenue D, opposite West 10th street, for C. J. Farre; cost, \$4,500. Also for alterations, embracing new roof, tower and internal changes to be made by F. N. Barrett in his house at this place; cost, \$2,500.

CHARLESTON, S. C.—Stephenson & Greene have completed plans for a new brick church, 80x88, to be built by the Circular Church Society. Cost, about \$20,000.

MONMOUTH BEACH, N. J.—Stephenson & Greene have drawn plans for a two-and-a-half-story frame dwelling to be built for H. H. Houghton. Cost, about \$6,400.

MONTCLAIR, N. J.—Bulkeley & Bannister have completed plans for a two-story and attic frame dwelling, 34x47, to be built for G. S. Jellerson. Cost, \$4,500.

NEW BRIGHTON, S. I.—D. W. King is at work on plans for three two-

story frame cottages, ordered by Mrs. F. S. Noble; one 28x32, costing \$4,000, and two, 22x36, to cost \$2,500 each.

ORANGE, N. J.—Bulkeley & Bannister have drawn plans for a two-story frame stable, 29x38, to be built on East Park street, for Dr. T. Rainey. Cost, \$1,200.

PITTSFIELD, Mass.—Leicht & Anderson have plans under way for a two-story and attic frame cottage, 28x43, to be built for A. Brock; cost, \$3,500.

PLAINFIELD, N. J.—O. S. Teale has completed plans for a two-story brick and frame residence, 45x56, to be built for John Weir; cost, \$15,000. Also for a brick and rough stone chapel, 57x61, to cost about \$18,000, which will be erected at this place for the Seven Day Baptist Society.

JERSEY CITY, N. J.—G. F. & E. C. Swift will erect a three-story brick, iron and concrete ice factory, 30x100, on the corner of Henderson and 10th streets. Cost, \$20,000. Architect, J. G. Glover.

HELMETTA, N. J.—G. W. Helme, who owns extensive factories here, will build a handsome two-story and attic residence, averaging 35x60 in size, and containing cabinet trim and all improvements, from plans by G. L. Bettcher, of Jersey City. The cost is estimated at \$40,000.

NEWARK, N. J.—The following is a list of the plans filed at the office of the Superintendent of Buildings since March 15th: Ralph McGeragle, Erie Railroad and Grafton avenue, one two-story frame moulding mill, 50x100, and one one-story engine room, 20x30; Henry P. Sumner, No. 408 Sumner avenue, one two-and-a-half story frame dwelling, 24½x42; Salvatore Carbo, No. 10 Boyden street, one four-story frame tenement, 30x36; B. J. Allen, No. 113 Mt. Prospect avenue, one two-story frame dwelling, 18x32; Jacob Kumpul, No. 394 South 6th street, one three-story frame dwelling, 22x40; Mrs. Aug. Hauber, No. 430 South 7th street, one three-story frame dwelling, 25x52; Geo. Braun, No. 471 Hunterdon street, one two-story frame dwelling, 25x26; John Harrold, Esq., Colden street, corner Summit avenue, two two-story frame dwellings, 30x46; Jacob Kleinhaus, No. 144 Clifford street, one two-and-a-half-story frame dwelling, 26x35; Henretta Goldsmith, 63-69 Polk street, one two-story frame factory, 47x69; Fred'k Nuse, No. 14 Summersett street, one three-story frame dwelling, 22x48; John Bea, Ridgewood avenue, one two-and-a-half-story frame dwelling, 22x46; W. and F. Paul, No. 7 and 9 Goble street, one two-story frame dwelling 36x36; George W. Weidenmayer, No. 588 Market street, one two-story brick engine room, 29x34; H. Ferrett, No. 41 Filmore avenue, one two-story frame dwelling, 18x36; Christian Hubur, No. 442 South 7th street, one three-story frame dwelling, 22x42; August F. Herbst, No. 83 Niagara street, one two-and-a-half story frame dwelling, 22x40; Chas. Sturm, No. 494 Market street, two two-story frame dwellings, 12x35; Robert Walsh, No. 36 Bank street, one one-story brick store, 17x21; Chas. Buckreis, No. 355 South 6th street, one two-story frame dwelling, 30x30; 16th avenue and 6th street, three three-story frame dwellings, 50x50; Hon. G. Krueger, corner N. J. R. R. avenue and Murray street, one two-story brick ice-house, 60x83, and a three-story brick boiler house, 40x70.

ELLSWORTH, ME.—E. H. Hammond will furnish plans for a two-story frame dwelling, 31x27 feet, to be built for H. A. M. Joy at a cost of \$2,000.

ORANGE, N. J.—John R. Foley & Son have sold ten acres of land at this place, with a stone mansion and stable thereon, for the Collamore estate to Mayer Kahn for \$80,000.

Contractors' Notes.

Bids will be received at the Department of Public Works, 31 Chambers street, until 12 o'clock M. Tuesday, April 8th, for regulating and paving with granite block pavement, the carriageway of Cherry street, from Clinton to Jefferson street; 72d street, from 2d to 3d avenue; for regulating and grading 142d street, from 8th to first new avenue west of 8th avenue, and setting curbstones and flagging sidewalks therein; for sewers in West street, between Carlisle and Dey streets, with outlet through Pier 13, North River, and alteration and improvement to existing sewers in Albany, Cedar, Liberty and Cortlandt streets; 78th street, between Boulevard and West End avenue, and receiving basin on southeast corner 78th street and West End avenue; for sewers in 100th street, between 4th and Madison avenues; Boulevard, east side, between 112th and 113th streets, and in 113th street, between Boulevard and 10th avenue; for alterations and improvement to sewers in 8th avenue, west side, between 124th and 137th streets, and connections with present sewers in 126th, 127th, 128th, 133d, 134th, 135th and 136th streets; for sewer in 7th avenue, west side, between 141st and 142d streets, connecting with present sewer in 142d street; and for sewer in 156th street, between 10th avenue and Avenue St. Nicholas.

Special Notices.

Builders and others should turn to the advertisement on another page, wherein a number of first-class lots are offered for lease on the west side of the Grand Boulevard, between 61st and 62d streets. I. and S. Wormser, of the Mills Building, on Broad street, will lease these for twenty-one years, with two renewals, upon most favorable terms.

Jacob W. Smith, of 220 West 29th street, offers in another column the four-story flats at Nos. 72, 74 and 76 East 125th street for sale for investment. He also offers five four-story and basement private houses, Nos. 146-154 West 121st street, for lease at from \$1,600 to \$1,700 per annum.

Messrs. J. & J. Morrison, the well-known manufacturers of patent fire-proof plastering, whose factory was recently destroyed, have already secured new quarters at Nos. 231, 233 and 235 East 43d street. They are ready to fulfill any orders.

The strike on Eugene Kelly's addition to Temple Court has evidently been settled, the men having returned to work on Wednesday. Volkening & Co. agreed, at the urgent request of the owner, to come to terms with the union, and the latter promised to send marble workers to the job. Until yesterday afternoon, however, they had not turned up, though it is expected they will be on hand on Monday morning. Henry Volkening, when seen yesterday, said his firm can easily finish their contract on time. The building is to be ready by May 1. All the men now at work are members of unions.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending March 28.

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

Table listing real estate sales with columns for address, description, and price. Includes entries for Richard V. Harnett & Co., A. H. Muller & Son, and John F. B. Smyth.

Table listing real estate sales with columns for address, description, and price. Includes entries for John F. B. Smyth and other auctioneers.

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Table listing real estate sales with columns for address, description, and price. Includes entries for Smyth & Ryan, E. H. Ludlow & Co., and Wm. Kennelly & Bro.

Table listing real estate sales with columns for address, description, and price. Includes entries for Scott & Myers and other auctioneers.

Table listing real estate sales with columns for address, description, and price. Includes entries for Brooklyn, N. Y., for week ending March 27, and other auctioneers.

Table listing real estate sales with columns for address, description, and price. Includes entries for other auctioneers.

Table listing real estate sales with columns for address, description, and price. Includes entries for various properties and a total for the week.

CONVEYANCES.

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

NEW YORK CITY. MARCH 21, 22, 24, 25, 26, 27.

Table listing conveyances in New York City with columns for address, description, and date. Includes entries for various properties and transactions.

Bainbridge st, No. 60, s s, 172.6 w Lewis av, 17.6x100. Arnold H. Wagner to James H. Aikman. Mort. \$3,600. 6,000

liam S. Maddock, New York. Mort. \$15,000. 15,000

Halsey st, s s, 380 e Lewis av, 20x100. Albro J. Newton to Susanna E. C. wife of Walter C. Russell. 1,800

Oatman, Lue S. with James M. Gardiner. Extension of mort. Mar. 21. nom
 Parfitt, Walter E. to James D. Lynch. Bay 25th st. P. M. Mar. 20, due Mar. 21, 1891. 3,500
 Same to same. 20th av. P. M. Mar. 18, due Mar. 21, 1891, 5%. 3,750
 Pashley, Charles L. and Samuel G. Lindeman to The Title Guarantee and Trust Co. Hancock st, n s, 100 e Stuyvesant av, 55x100. Mar. 22. 16,000
 Palmer, John and Robert to Frederick Miller. Broadway. P. M. Mar. 19, 2 years. 2,000
 Pitt, John R. to Ransom F. Clayton and Bernard Levino. Ralph av and McDonough st. P. M. 2d mort. Mar. 21, 1 year. 5,200
 Same to Frank Bailey. Same property. Mar. 21, demand. 17,000
 Pundt, Charles F. to James Cumiskey. Grove st. P. M. Mar. 21, 1 year, 5%. 500
 Pfeifer, Henry to Mathias Brewi. Devoe st. P. M. Mar. 21, installs, 5%. 3,600
 Piel, Michael to Sophie wife of Gottfried Piel. Sheffield av, w s, 100 s Liberty av, 75x200 to Georgia av. Mar. 3, 1 year. 6,000
 Same to same. Liberty av, s s, extends from Sheffield av to Georgia av, 200x100. Feb. 3, 1 year. 24,000
 Praeger, Adeline E. F. wife of Hubert F. to Emilie Huber et al. exrs. Otto Huber. Bushwick av, north cor Suydam st, 28.5x82.6x27.6x74.11. Mar. 20, 3 years, 5%. 16,000
 Same to same. Bushwick av, n e s, 28.5 n w Suydam st, 30.5x90x29.6x82.5. Mar. 20, 3 years, 5%. 12,000
 Palmer, Robert and John to Kings Co. Savings Inst. Broadway. P. M. Mar. 19, 1 year, 5%. 6,000
 Peek, Joseph Y. to Henry N. Dodge, Morris-town, N. J. Monroe st. P. M. Mar. 26, 2 years, 5%. 1,200
 Perkins, Harriet to Jacob D. H. Bergen. Union st. P. M. Mar. 20, 5 years, 5%. 1,500
 Same to same. Same property. Sub. to last mort. Mar. 20, 3 years, 5%. 1,000
 Pitkin, Frederick E. to Samuel W. Burtis. 8th av. P. M. Mar. 26, due Feb. 1, 1891, 5%. 13,000
 Powell, George D. to Orrin O. Ware. Wilmington, Vermont. 3d st, n s, 360 w Bond st, 30 x90. Mar. 25, note. 1,500
 Puels, Joseph P. to George C. Jeffrey and Nathan Kaplan. Throop av, n w cor Gates av, 100x100. Mar. 19, 1 year. 2,000
 Quirk, John N. with Catharine and J. A. Hayden exrs. J. E. Hayden, both mortgagees. Agreement as to priority of mortg. made by A. E. Rochester. Mar. 15. nom
 Riley, Mary to Amanda M. Drummond. 3d av, w s, 25.2 s 40th st, 25x100. Mar. 25, 10 years. 2,000
 Rogers, Frances M. to Mary Stoyell. 11th st, No. 181, n e s, 229.2 n w 5th av, 16.8x100. Nov. 1, 1889, 2 years. 1,200
 Reuter, Conrad to Anna Bonawitz guard. Frederick W. Bonawitz. Jefferson st, n w s, 375 s w Knickerbocker av, 25x100. Mar. 22, 3 years, 5%. 3,000
 Robbins, Thomas H. to Elizabeth W. Aldrich. Howard av, w s, extends from Hancock st to Jefferson av, 200x75. Mar. 4, demand. 3,000
 Rochester, A. Eloine wife of and Thomas M. to John N. Quirk. St. James pl, No. 2, s w cor De Kalb av, 20x110.6. Mar. 18, due April 1, 1895, 5%. 2,000
 Ross, Benjamin to The East New York Savings Bank. Essex st, e s, 200.7 n Atlantic av, 25x100. Mar. 24, 1 year. 1,600
 Ryan, Patrick to The Brooklyn City Co-operative Building and Loan Assoc. 18th st, n e s, 233.4 s e 4th av, 16.8x100. Mar. 20, installs. 2,000
 Reel, Robert F. to The East Side Co-operative Building and Loan Assoc. South 3d st, s s, 200 w Hewes st. P. M. Mar. 18, installs, 5%. 3,500
 Rogers, Jr., Andrew B. to John F. Saddington. Jefferson av. P. M. Mar. 18, due Mar. 20, 1895, 5%. 8,000
 Reiners, Herman to James Rodwell. Broadway and Greene av. P. M. Mar. 25, 3 years, 5%. 10,000
 Robbins, Thomas H. to Charles H. Heimburg. Rockaway av, w s, 68 s Marion st, 16x50. Mar. 19, due June 1, 1890. 1,000
 Robbins, Thomas H. to Benjamin B. Ogden, Keyport, N. J. Rockaway av, w s, 84 n Sumpter st, 16x68.3x19x78.7. Mar. 20, due June 1, 1890. 3,500
 Same to Henry M. Needham. Rockaway av, w s, 116 s Marion st, 32x99.2x38.1x78.7. Mar. 7, 1 year. 4,000
 Same to Charles H. Heimburg. Rockaway av, w s, 84 n Sumpter st, 16x68.3. Mar. 19, due June 1, 1890. 850
 Same to same. Rockaway av, w s, 84 s Marion st, 16x68.3x19x58. Nov. 1, 1889, 1 year. 2,500
 Robbins, William H. H. to Annie L. Smith. Rockaway av, e s, 103.4 s Atlantic av, 16.8x80. Mar. 24, installs. 2,500
 Ronner, Christian C. to Henry McQuilkin. Stuyvesant av, n e cor Lexington av, 22x75. Sub. to mort. \$8,000. Mar. 24, 1 year, 5%. 1,000
 Same to The Title Guarantee and Trust Co. Co. Same property. Mar. 24, due Mar. 25, 1893, 5%. 8,000
 Roy, William H. to Anne M. Sheffield. 84th st, s w s, 100 n w 22d av, 80x100. Mar. 24, due April 1, 1893, 5%. 3,000
 Rudkin, Ella T. wife of and George W. to Edward L. Graef et al. exrs. Herman Witte, Schermerhorn st. P. M. Mar. 25, 1 year, 5%. 7,000

Russell, Susanna E. C. to Albro J. Newton. Halsey st. P. M. Mar. 25, 1 year, 5%. 1,800
 Rogers, John C. to Alonzo E. De Baun. Hull st, n w s, 100 n e Bushwick av, 98.9x100. Mar. 20, due May 1, 1890. 2,200
 Schumann, Herman to The United States Trust Co., New York. Sands st, n s, 75 w Adams st, 31x136. Mar. 18, due April 1, 1893, 4 1/2%. 25,000
 Sibbald, Eliza wife of and Charles H. to Mary Wright. Halsey st, n s, 258.4 e Sumner av, 16.8x101.10x16.9x100.3. March 20, 3 years, 5%. 2,500
 Skidmore, George W. to West Brooklyn Land and Impt. Co. 43d st. P. M. Mar. 8, due June 1, 1894, 5%. 840
 Smith, Andrew B. to Mary Van Beuren. 17th st, s w s, 280 s e 9th av, 20x100. Mar. 26, due Jan. 1, 1895. 1,000
 Smith, Harriet to John R. McDonald. Monroe st, s s, 561.4 e Lewis av, 18.8x100. Mar. 26, due April 1, 1893. 500
 Schellenberger, Ferdinand to Joseph H. Strauss. 52d st, s w s, 140 n w 8th av, 20x100.2. Mar. 20, 5 years. 2,000
 Shevlin, Mary to Sarah Cullen. Jackson st, n s, 250 e Lorimer st, 25x100. Mar. 18, 3 years, 5%. 1,000
 Simpson, James S. to George F. Simpson exr. Thomas Simpson. Keap st, n s, 92.8 e Kent av, runs east 110 x north 200 to Rodney st, x west 130 x south 150 x east 20 x south 50. Mar. 19, due May 1, 1895, 5%. 12,000
 Skelton, Christopher P. to Thomas Harward. Atlantic av, n s, 223 w Buffalo av, 16x95. Mar. 21, 3 years, 5%. 1,767
 Same to same. Atlantic av, n s, 207 w Buffalo av, 16x95. Mar. 21, 3 years, 5%. 1,767
 Same to same. Atlantic av. P. M. Mar. 21, due May 1, 1895, 5%. 1,766
 Smith, Joseph to James D. Lynch. Bay 41st st, New Utrecht. P. M. Mar. 10, 1 year, 5%. 4,000
 Smith, Joseph E. to James D. Lynch. 21st av, east cor 83d st, runs southwest 200 to 84th st, x 160, New Utrecht. Mar. 24, 1 year, 5%. 1,000
 Stokes, Elizabeth A. wife of William L. to Charles W. Copland. Keap st. P. M. Mar. 21, 2 years, 5%. 1,400
 Swimm, Theodore W. to The Title Guarantee and Trust Co. Putnam av, n s, 350 e Lewis av, 3 lots, each 20x100. 3 mortgs., each \$6,000. Mar. 20, 1 year, 5%. 18,000
 Same to same. Putnam av, n s, 310 e Lewis av, 20x100. Mar. 20, 1 year, 5%. 6,000
 Same to Horatio G. Mirick exr. E. A. Whaley. Putnam av, n s, 330 e Lewis av, 20x100. Mar. 20, 1 year, 5%. 6,000
 Schuman, Conrad to The Bushwick Savings Bank. Bushwick av, s w s, 20 n w Dodworth st, 16.8x74. Mar. 24, due April 1, '91, 5%. 2,500
 Smith, Walter to Frances Mead. Oakland st, e s, 57.3 n Calyer st, runs east 64.11 x southwest 51 x south 11.2 x east 25 to st, x north 25.3. Mar. 21, 3 years. 450
 Stitt, John H. to Emeline H. Macnaughtan. Macon st, n s, 80 e Throop av. P. M. Mar. 21, due May 1, 1891, 5%. 500
 Same to Sarah E. Van Wyck exr. Anna L. Van Vechten. Same property. Mar. 21, due May 1, 1895, 5%. 5,000
 Stutzmann, Frederick to The German Savings Bank, Brooklyn. Morrell st, n e cor Varet st, 25x100. Mar. 17, due June 1, 1891, 5%. 4,700
 Sullivan, Philip to Charles D. King. Washington av, n w cor St. Marks av, runs west 89.1 x north 4.11 x east 20.7 x northeast 60.7 to av, x south 32. Mar. 20, 1 year. 2,000
 Sullivan, Philip to The Serial Building Loan and Savings Inst. Washington av, w s, 32 n St. Marks av, 3 lots. 3 mortgs., each \$4,500. Mar. 18, installs. 13,500
 Svenlin, Alfred to The Title Guarantee and Trust Co. 50th st, n s, 100 e 3d av, 20x100.2. Mar. 21, 3 years, 5%. 1,000
 Same to same. 50th st, n s, 120 e 3d av, 20x100. Mar. 21, 1 year, 5%. 500
 Same to Daniel Doody. 50th st, n s, 120 w 4th av, 60x100.2. Mar. 21, 1 year. 1,000
 Svenlin, Alfred to Frank Bailey. 36th st, n e s, 82 n w 4th av, 43x100.2. Mar. 21, note. 1,000
 Svenlin, Catharina to Phebe V. Kent. 36th st, n s, 82 w 4th av, 43x100.2. Mar. 24, 1 year. 5,000
 Schmitt, Johann J. to Gertrude Calyer. Dupont st. P. M. Mar. 22, 5 years. 3,700
 Same to same. Russell st, w s, 120 n Nassau av, 40x100. Mar. 22, 5 years. 800
 Scott, David H. to A. Stewart Walsh. Putnam av, w s, 110 s Evergreen av, 20x100. Mar. 25, due Jan. 1, 1891, 5%. 260
 Stilson, Samuel J. to Henry Grasman. Hancock st. P. M. Mar. 20, 1 year. 9,000
 Toombs, Samuel to The Equitable Co-operative Building and Loan Assoc. Greene av. P. M. Mar. 20, installs, 5%. 8,500
 The Brooklyn Heights Railroad Co. to The Brooklyn Academy of Music. Bond of indemnity in penal sum of \$10,000 in case party of first part lays its tracks otherwise than as agreed upon. Oct. 24.

Same to same. Jefferson av, n e cor Lewis av. P. M. Mar. 18, 3 years, 5%. 9,600
 Tuttle, Georgia W. to Edward W. Phillips. Greene av. P. M. Mar. 25, due April 1, 1895, 5%. 3,500
 Same to same. Same property. Mar. 25, installs, 5%. 1,500
 Toole, John to Abram Rose. 37th st, n e s, 275 s e 3d av, 25x100. Mar. 20, 5 years, 5%. 2,700
 Vreeland, Frank C. to Susanna Dehnert. 10th st. P. M. Mar. 22, due April 1, 1892. 1,000
 Watts, Allen to Phebe M. Clarke et al. exrs. H. L. Clark. 7th av, w s, 21 s 51st st, 21x100. Mar. 24, 3 years, 5%. 217
 White, Sarah E. wife of and William M. to Charles R. Brown. 5th st, 13th Ward. P. M. Mar. 22, 5 years, 5%. 2,000
 Wright, James E. to George W. McLanahan. Baltic st, n e s, 217.10 n w Clinton st, 13.8x100. Mar. 24, 2 years, 5%. 1,300
 Waldo, Sarah E. to Mary Mills. Monroe st. P. M. Mar. 20, 5 years, 5%. 3,000
 Whitenack, John O. to Matilda F. Pierson. Sumpter st, s s, 350 e Howard av, 25x100. Mar. 20, 3 years. 4,500
 Young, Mary A. wife of William H. H. to Jules Block. Broadway. P. M. Mar. 22, 1 year, 5%. 50,000
 Zettler, Louis J. to Phebe A. Godfrey. Covert st. P. M. Mar. 24, 3 months. -1,800
 Ziegler, William to Lucy E. Barron. 60th st, New Utrecht. P. M. Mar. 22, 3 years, 5%. 21,000
 Same to same. 60th st and Washington Cemetery, New Utrecht. P. M. Mar. 22, 3 years, 5%. 14,000
 Same to same. Same property. Mar. 22, 3 years, 5%. 17,500

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY

MARCH 21 TO 27—INCLUSIVE.

Andrews, Catharine M. formerly Van Auchen wife of George P. to Robert H. Coleman trustee for Anne C. Rogers. \$28,000
 Brenfleck, William to Thomas H. Cook. 1,250
 Bartholomae, Charles A. to Hugo Bartholomae. 5,000
 Brown, Avery T. to Sarah G. Tompkins. nom
 Same to Helena T. and Ruth Tompkins. nom
 Boyd, William C. to Theodore F. Tone. nom
 Becker, John C. L. to John Tietjen. 500
 Cohen, Samuel to Robert H. Coleman trustee for Anne C. Rogers. 35,000
 Cromwell, Henry B., Garretson, S. I., to Charles L. Benedict et al. trustees of H. B. Cromwell. 5,060
 Cotes, Byron S. to Frederic J. Middlebrook, Brooklyn. 2,000
 Delano, Franklin H. et al. trustees John J. Astor to William W. Astor. nom
 Dewitt, George G., Jr., and ano. trustees Sarah Talman to William P. Allen, Harrison, N. Y. 7,105
 Dugro, P. Henry to Henry Iden. 11,000
 Same to same. 10,000
 Eden, John H. to Mary E. Monaghan. 592
 Same to same. 578
 Frank, Julius J. to Rosie Haberman. 2,047
 Froese, Robert to Rosie Haberman. 3,000
 German American Real Estate Title Guarantee Co. to Peter Moller, Jr. 17,000
 Griffin, David, Brooklyn, to Solomon Bachrach. 3,000
 German-American Real Estate Title Guarantee Co. to Caroline wife of Frederick A. O. Schwarz. 30,000
 Haberman, Simon, to The Bradley & Currier Co. (Lim.) 8,000
 Heilner, Emanuel and Moses J. Wolf to Jacob Frankenthal. 4,003
 Hine, Charles S. trustee F. W. Smith to Frederick W. Smith. nom
 Jencks, Francis M. to John W. Sterling trustee William P. Miller. nom
 Same to Frances A. and Annie B. Howell. nom
 Jacobs, Morris to Solomon Bachrach. 3,000
 Jarmulowsky, Sender to Morris Jacoby and Nathan Hittkoff. 1,500
 Juilliard, Augustus L. et al. trustees Frederick H. Cossitt to Thomas Stokes and ano. exrs. Elizabeth C. Stokes. 45,187
 Sarr et al. exrs. of same to Augustus D. Juilliard et al. trustees Frederick H. Cossitt. Assigns. 3 mortgs. nom
 Klingenstein, Jacob to Samuel Weil. nom
 Ketchum, Angelica S. to Franklin Seymour. 800
 Louderback, William S. to Albert B. Parker. nom
 Lindemann, Charles and ano. exrs. Ernest H. Kahrs to John Stemme. 5,400
 McAdam, Janet to Agnes Porteous. 1,000
 Middlebrook, Frederic J., Brooklyn, to The Hudson River Bank. 26,507
 Middlebrook, Frederic J. to Andrew W. and M. Adele Smith trustees Samuel Smith. 12,000
 Miller, Dina to Emanuel Heilner and Moses J. Wolf. Four assigns., \$4,000 each. 16,000
 Monaghan, Mary E. to Patrick F. Ferrigan et al. exr. Hugh Ferrigan. 578
 Same to same. 592
 Morison, Daniel trustee of Isabel von Linden to Francis H. Weeks substituted trustee Isabel von Linden. nom
 Middlebrook, Frederic J., Brooklyn, to Henry Iden. 12,000

Table of judgments for Kings County, March 20 to 26 inclusive. Includes entries for Robert H. Coleman trustee for Anne C. Rogers, George L. and Stanley E. admrs. Joseph O. Nay to Thomas J. O'Mara, etc.

KINGS COUNTY.

MARCH 20 TO 26—INCLUSIVE.

Table of judgments for Kings County, March 20 to 26 inclusive. Includes entries for George P., Public Administrator, as admr. Elizabeth Dolle to William C. Yeoman guard. Annie Dolle, Adams, Henry H., Treasurer Kings Co., to Charles R. Cornell, etc.

Table of judgments for New York City, March. Includes entries for William E. Gelston, Valentine G. to Catharine C. Hall, Same to Mary L. Hall guard. Edward L., Edith L. and Maude L. Hall, Hart, Charles H., Solomon L. Cohen and Benjamin Lawrence trustees to Richard H. Adams, etc.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments for New York City, March. Includes entries for Algie, David B—W Z Larned, Avery, James D—Tarrytown Nat Bank, Anderson, Otis—E L Aurich, etc.

Table of judgments for New York City, March. Includes entries for Burr, Edward—Louis Heitkamp, Berry, Robert R—Harry Dowie, Jr, Bresler, Minna—J C Matthews, Belt, Elizabeth T—F B Lawson, Bobier, Hannah—Barnett Brody, etc.

Table listing various companies and individuals with their names and associated numbers, including Central Safe Deposit Co., Ithamar Du Bois Mfg Co., and others.

Table listing individuals such as Wormald, James A., Wilson, James E., and Yeandle, William H., with their respective numbers.

KINGS COUNTY.

Table listing individuals and companies under the heading 'KINGS COUNTY', including Mar. Anderson, Francis V., Allen, William C., and others.

Table listing individuals and companies such as Sutherland, William, Smith, Winchester B., and others, with their respective numbers.

SATISFIED JUDGMENTS. NEW YORK.

Table listing 'SATISFIED JUDGMENTS' for 'NEW YORK' from March 22 to 28, including names like Brunner, August, and Boyd, William C.

Table listing names and amounts under the heading 'Parson, Frederick H—Mount Hope Cemetery Assoc. (1890) 181 02'.

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

KINGS COUNTY.

March 21 to 27—inclusive.

Table listing names and amounts for Kings County, starting with 'Beers, Matthew H—H Manne. (1890) 867 29'.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, starting with 'Mar. 22 Second st, s s, 300 e 2d av, 100x100, Wood-lawn Heights. D. G. Burton agt Frank Russell, owner, and Elias Eddy, contractor \$285 00'.

Table listing mechanics' liens in Kings County, starting with 'Wallace, owner, and John H. Deeves & Bro., contractors 1,708 50'.

*Editor RECORD AND GUIDE:

NEW YORK, March 29, 1890. We have given the amount of this lien to our attorn- eys, Messrs. Agar, Ely & Fulton, to satisfy it to- morrow morning. K. N. SMITH & Co.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, starting with 'Mar. Bristol st, e s, 250 n Eastern Parkway, 50x100. Frederick Kuckuk agt Michael O'Neil, owner and contractor. \$100 00'.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, starting with 'Mar. One Hundred and Fifth st, n s, 125 w 9th av, 25x100.11'.

folk and Suffolk sts. Herman Langenhop and Gottlieb Siebold agt Max Schwartz and Julius Briefer. (Mar. 13, 1889)..... 160 00

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

KINGS COUNTY.

Table listing mechanics' liens in Kings County, starting with 'Mar. 21 Bergen st, n s, 220 e Schenectady av, 29x 100. Dannat & Pell agt James Martyn, owner, and Alfred A. Zink, contractor. (Jan. 13, 1890)..... \$388 9'.

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.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing buildings projected in New York City, starting with 'Houston st, Nos. 58-62 E., three five-story brick flats, 25x77.6, 26.8x73.6 and 26.4x74.6, tin roof; total cost, \$55,000; Weeks & Cornwall, 130 Hooper st, Brooklyn, N. Y.; ar't, B. W. Berger; m'n, G. Staiger. Plan 483.'

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assignments for the four weeks ending March 28, 1890:

Table with 4 columns: Name, Liabilities, Nominal Assets, Real Assets. Lists various individuals and their financial details.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Mar. 34 Bayne, William H. and Bushrod R. and Eliza Jane Campbell (composing firm of Ross, Campbell & Co., dry goods commission merchants, at No. 217 Church st), to William H. Tailer; preferences \$1,500.

KINGS COUNTY.

Mar. GENERAL ASSIGNMENTS. 21 Mathieu, Augustus to Henry M. McKean. 26 Moss, Charles to Robert Avery. 26 Pollard, Matha B. to Robert Avery.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending March 22, 1890. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REGULATING, GRADING, ETC. 11th st, from 5th to 6th av; also flagging.

FLAGGING. Boulevard, from 83d to 84th st full width, where 84th st, from 10th to West End av not already done.

PAVING. 89th st, bet 10th av and e s of Boulevard; with granite block. 94th st, from crosswalk at w s 2d av to e s 3d av; with trap block.

REPAVING. Elizabeth st, from Bleeker to Bayard st. South William st, from William to Broad st. Pearl st, from Fulton to Oak st. New Bowery, from Oak st to Chatham sq. East Broadway, from Chatham sq to Grand st. Park row, from Frankfort st to and including Chatham sq.

Harrison st, from Hudson to Washington st. Desbrosses st, from Hudson to Greenwich st. Catharine st, from Division to Cherry st.

MAINS. 115th st, from 8th to Manhattan av; gas. Madison av, bet 116th and 118th sts; water. Ritter pl, 23d Ward; gas. 162d st, bet Prospect and Westchester avs; water.

LAMP-POSTS ERECTED AND LAMPS LIGHTED. Claremont av, w s, south of High Bridge st. 1st av, w s, bet 43d and 44th sts.

CROSSWALKS. Av St, Nicholas, at n and s v of 118th st. FENCING VACANT LOTS. 134th st, s s, from 5th to Lenox av, where not already done.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

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

NEW YORK, March 25, 1890. REGULATING, GRADING, ETC. Vanderbilt av, east from north curb line of 165th st to a point 270 feet north of 170th st; also flagging 4 feet wide on e s av.

PAVING. 130th st, from 10th av to Boulevard; with granite block.† 142d st, from east curb line of 3d av to west curb line of Brook av; with trap block †

REPAVING. Little West 12th st, from Washington st to 10th av; with granite block.† Washington st, from Spring to Clarkson st } with granite block.† Leroy st, from Washington to West st } 11th av, bet 27th and 30th sts; with granite block.†

FLAGGING. Boulevard, from 83d to 84th st resolution approved by st the Mayor March 19, 84th st, from 10th to West } annulled, rescinded and repealed. End av }

MAINS. Manhattan av, from 100th to 105th st; gas.† 87th st, from 8th av to Riverside Drive; gas.† 89th st, bet 10th av and Boulevard; water.† 165th st, bet 10th av and Kingsbridge road; Croton.†

WIDTH OF SIDEWALKS ESTABLISHED. 106th st, both sides from Central Park West to Riverside Drive, width of sidewalks established at 27 feet and carriageway at 46 feet.*

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, March 24, 1890. FLAGGING. Evergreen av, bet Jefferson av and Hancock st. Jefferson av, n s, bet Evergreen and Bushwick avs. Jefferson av, s s, bet Evergreen and Bushwick avs and bet Reid and Stuyvesant avs. Putnam av, n s, bet Patchen and Ralph avs. †

8th av, bet Carroll and President sts. 8th av, s s, bet Montgomery pl and Carroll st. Broadway, n s, bet Hooper and Hewes st. Flushing av, s s, bet Nostrand and Marcy av.

DIGGING DOWN. Broadway, bet Hooper and Hewes sts.† GAS LAMPS. Jefferson av, bet Broadway and Bushwick av.† McDonough st, from point 425 e Patchen av to Ralph av.†

SEWER. Pilling st, bet Bushwick av and Broadway.† GRADING AND PAVING. Pilling st, from Bushwick av to Broadway. Park pl, from Rochester to Buffalo av. Douglass st, from w s Nostrand to e s New York av.† Ralph av, from Fulton st to Eastern Parkway.†

FENCING. Atlantic and Carlton avs and Pacific and Dean sts.* Madison st, n s, bet Reid and Patchen avs.†

NEW CROSSWALKS. Jay st, n and s s Willoughby st. Jay st, n and s s Myrtle av.†

ADVERTISED LEGAL SALES.

REFEREES SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 to 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED. Maiden lane, No. 38, s s, 92.5 e Nassau st, 21.3x 62.8x18.5x abt 67.4, five-story stone front factory. Macdougall st (No. 30 Washington sq. W.), w s, 97 s Waverley pl, 26x110, four-story brick dwell'g. by J. T. Stearns. (Assignee's sale). Southern Boulevard, n e cor 135th st, runs east 204.6 x north 175 x west 95.4 to Boulevard, x southwest following curves 206.6 to beginning, six two-story brick dwell'gs and two four-story brick stores and tenem'ts, by Wm. R. Brown. (Amt due \$3,208; prior mortg. \$36,163). 37th st, No. 532, s s, 412.6 w 10th av, 12.6x98.9, four-story brick tenem't, by Scott & Myers. (Amt due \$5,535; sold July 13, 1887, for \$7,500. 46th st, No. 340, s s, 414 w 8th av, 20x100.5, three-story stone front dwell'g, by Brown & Leviness. (Amt due \$8,382. (Leasehold). Central Park West, w s, 89.2 n 84th st, 24x100, by D. P. Ingraham & Co. 62d st, No. 20, s s, 79 w Madison av, 16.6x100.5, 74th st, No. 21, n s, 100 w Madison av, 30x102.2, four-story stone front dwell'g, by A. H. Muller & Son. 56th st, Nos. 426 and 428, s s, 375 e 10th av, 50x 100.5, two five-story brick flats. 64th st, Nos. 38-50, s s, 350 w 8th av, 150x100.5, six two and three-story frame dwell'gs on rear of lots. by Wm. Kennelly & Bro. (Partition sale). Lexington av, e s, extends from 99th to 100th st, 201.10x25, otherwise. 100th st, s s, 325 w 3d av, 95x100.11. 99th st, n s, 325 w 3d av, 95x100.11. Vacant. by Wm. Kennelly & Bro. (Amt due \$41,227). Cornelia st, Nos. 1 and 3 } Cornelia st, n w cor 4th 4th st, Nos. 164 and 166 } st, runs north along 4th st 96.4 x west 48 x south 30 x east 25 x south 75.4 to Cornelia st, x east 40.11 to beginning, two three-story frame and brick tenem'ts with stores on Correlia st and two three-story brick tenem'ts on 4th st, by Wm. Kennelly & Bro. (Partition sale). 106th st, n s, 100 w 8th av, 75x183, one-story frame store and vacant, by J. T. Stearns. (Amt due \$37,573). 124th st, No. 409, n s, 125 e 1st av, 25x100.11, five-story brick tenem't with stores, by R. V. Harnett & Co. (Amt due \$10,357). Greenwich st, No. 707, e s, 40 s Charles st, 25.4x 90.6, five-story brick flat with stores, by R. V. Harnett & Co. (Foreclos. mechanic's lien). Lenox av, No. 224, e s, 42.10 n 121st st, 19x100, four-story brick dwell'g, by J. T. Stearns. (Amt due \$4,516; prior mort. \$ —). Central Park West, w s, 100.11 n 106th st, 25x100. Central Park West, w s, 125.11 n 106th st, 25x100. Vacant. by R. V. Harnett & Co. (Amt due on each \$8,189). 126th st, No. 265, n s, 145 e 8th av, 26x99.11, two-story brick dwell'g. 3d av, No. 2191, e s, 95 s 120th st, 31x125x26x irreg, four-story brick building with store. by J. F. B. Smyth. (Partition sale). 128th st, n s, 135 e Lenox av as widened, 75x99.11. 129th st, s s, 135 e Lenox av as widened, 75x99.11. Vacant. by J. C. Lalor. (Partition sale). 7th av, Nos. 2160-2178, w s, extends from 128th to 129th st, 199.10x75, ten five-story brick flats with stores, by R. V. Harnett & Co. (Amt due \$20,715; prior mort. \$225,000). 82d st, No. 134, s s, 305 w 9th av, 20x102.2, four-story brick dwell'g, by R. V. Harnett & Co. (Amt due \$ —). 53d st, Nos. 528-538, s s, 400 w 10th av, 150x100.5, one-story frame buildings, by R. V. Harnett & Co. (Amt due \$15,765). 54th st, No. 108, s s, 90 e 4th av, 25x100.5, five-story brick flat, by R. V. Harnett & Co. (Amt due \$7,686). 64th st, No. 37, n s, 350 w 8th av, 25x100.5, two-story frame dwell'g and two-story frame dwelling on rear, by D. P. Ingraham & Co. (Amt due \$8,339).

KINGS COUNTY.

Mar. Degraw st, n s, 222 e 4th av, 16.8x98.6, by T. A. Kerrigan, at 35 Willoughby st. 17th st, s s, 225 s e 7th av, 3 lots, together 49.11x 100.2. 17th st, s s, 101.6 s e 7th av, 16.9x100.2. by J. Cole, at 389 Fulton st. Kent st, n s, 79 e Franklin st, 24x50, by Taylor & Fox, at 45 Broadway. Broadway, s w s, 94.9 n w McDougall st, runs northwest 75 x southwest 70.11 x southwest 57 x southwest 19.1 to McDougall st, x east 61.11 x north 39.6 x northeast 39.7, by Wm. Cole, at 379 Fulton st. Beaver st, s s, 50 e Charles pl, 25x100, by Taylor & Fox, at 45 Broadway, E. D. (Partition).

Pleasant pl, e s, 90 s Herkimer st, 2 lots, 19 and 19.6x95, by W. Cole, at 379 Fulton st. Johnson av, No. 83, n s, 225 e Union av, 25x100. Montrose av, No. 22, s s, 225 e Union av, 25x100. by Schlueter & Hanlon, at 268 Grand st. (Partition). 11th st, s s, 37.10 e 4th av, 16.8x100, by Wm. Cole, at 379 Fulton st. Penn st, n s, 228.7 w Lee av, 19x100, by T. A. Kerrigan, at 35 Willoughby st. Wyckoff st, s w s, 250 s e Hoyt st, 20x100, by T. A. Kerrigan, at 35 Willoughby st. (Partition). Fulton st, n s, 108.10 n Clark st, 14.2x60x13.11x63. 7th av, e s, 85.1 s St. Johns pl, 20.6x106. by T. A. Kerrigan, at 35 Willoughby st. 10th st, centre line, n w cor centre line 3d av, 181x130. Graham av, e s, 25 n Scholes, 50x100. Lewis av, w s, between Vernon and Myrtle avs, 200x200. St. Marks av, s s, 155 e Clason av, 20x126. by T. A. Kerrigan, at 35 Willoughby st. Kent av, w s, 225 s South 6th st, 25x70, by Taylor and Fox, at 45 Broadway.

LIS PENDENS, KINGS COUNTY.

Mar. Lewis av, n e cor Lexington av, 60x80. Lexington av, n s, 80 e Lewis av, 20x100. Marie A. Maben agt Andrew P. Van Tuyle, Jr.; att'y, W. B. Maben. Lexington av, n s, 120 e Lewis av, 20x100. Same agt same; same att'y. Highway, from Church av to Little lane, e s, at intersection with n s of said Little lane and Cemetery of Holy Cross, Flatbush; also. Lot of salt meadow, adj land of Reformed Prot. Dutch Church of Flatbush on east and south by the bay, contains 6 acres. 19th st, s s, 145 and 15 block 8 map John Wyckoff's heirs, 20x100. John Suydam agt Lemeau Suydam; partition; att'y, John Z. Lott. Atlantic av, n s, 201.9 w Nostrand av, 33.4x50. William H. Birck admr. Emma J. Birck agt Clara Thomas; action to set aside conveyance; att'y, Horace Graves. 10th st, n s, 490 e 3d av, 20x82.6. Anne W. Weldon agt John H. Narwood; partition; att'y, Ernest Roch. Parkway, s s, 188.5 w Buffalo av, 101.9 x — to Union st, x 101x —. Ferdinand R. Minrath agt Joseph Godfrey; att'y, F. R. Minrath. Oakland st, e s, 25 n Dupont st, 50x100. Priscilla S. Bowker agt Mary Cooper; att'y's, Jackson & Burr. St. Marks av, No. 144, s w cor (Carlton av, 20x81) 67th st, s s, 150 w 8th av, 125x100.5. Daniel E. Donovan agt Mary A. C. Wheeler; partition; att'y, James Kearney. Lexington av, s s, 340 e Clason av, 110x100. Patrick J. Kennedy agt Carrie M. Bullock; att'y, A. W. S. Proctor. Lexington av, s s, 230 e Clason av, 116x100. Same agt same; same att'y. East 14th st, lot 44 map D. D. Stillwell, Gravesend. William H. Moore agt Daniel McIver; att'y, Henry Marshall. Kent av, n e cor North 2d st, 100.1x49.8x100x54.4. James H. Tully agt Michael O'Keefe; att'y's, Dailey & Bell. Marcy av, w s, 43 n Hayward st, 19x80. Same agt Louisa Grasman. 41st st, s s, 260 w 2d av, 20x100.2. Margaret Burdell agt John Burdell; att'y, Jacob Brenner. Noble st, n s, 70 e Franklin st, 25x100. Emma S. Stickles agt Mary S. Schultz; partition; att'y, S. W. Cowan.

RECORDED LEASES.

Table with 3 columns: Description, New York, Per Year. Lists various lease agreements with details on location, duration, and annual rent.

CHATTELS.

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

NEW YORK CITY.

MARCH 21 TO 27—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures with columns for name, address, and value. Includes entries like Alford, H W. 2171 7th av... J Dovale. Billiard Room. \$725.

Table listing household furniture with columns for name, address, and value. Includes entries like Albert, Emile. 126 E 12th... J Moriarty. 360.

Table listing real estate properties with columns for address, description, and value. Includes entries like 54th st, n s, 75 w 10th av. store and basement. Adolph Kinger to Arnold Bringmann; 10 years, from May 1, 1890. 700.

Table listing names and addresses with associated values. Includes entries like 'Kreb, Charles—M Schmitt, Parker st. 2,500' and 'Lattan, F A—G Meyer, s s Clover st, 75 e Jack-son st 25x89. 4,840'.

MORTGAGES.

Table listing mortgage details including names, addresses, and values. Includes entries like 'Allen, B J—Firemen's Ins Co, Mt Prospect av. 4,000' and 'Anderson, A A—The Half-Dime Savings Bank, Orange. 2,000'.

Table listing names and addresses with associated values. Includes entries like 'Hesse, V L—W Robotham, Sherman av. 1,000' and 'Hinds, Eliza—J H Kase, Bank st. 1,000'.

CHATTEL MORTGAGES.

Table listing chattel mortgage details including names, addresses, and values. Includes entries like 'Bey, Barbara, 82 Spring st—The J Hensler Brew-ing Co, saloon. 500' and 'Burgess, M E, 233 Jelliff av—J G Vermilye, furni-ture. 657'.

JUDGMENTS.

Table listing judgment details including names and values. Includes entries like 'Heath, W A—J W Tufts. 308' and 'Hulsenbeck, Ernest—The New England Biscuit Works. 654'.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyance details including names, addresses, and values. Includes entries like 'Becker, J F—I Fritz, West Hoboken. \$450' and 'Bergen, Ida E—J Bataille, J City. 200'.

Table listing names and addresses with associated values. Includes entries like 'Gunn, Achsah M—J G Syms, West Hoboken. nom' and 'Gunn, Jeremiah by exrs—J G Syms, West Ho-boken. 2,000'.

MORTGAGES.

Table listing mortgage details including names, addresses, and values. Includes entries like 'Allen, Julia D—New Jersey Title Guarantee and Trust Co, installs. 1,600' and 'Becker, Charles—C F Ruh, Weehawken, 3 years. 3,000'.

