

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

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The Annual Number of THE RECORD AND GUIDE, containing the Building Material Market Review for 1889 will be published next Saturday. In addition to the usual matter which has made this number indispensable to the building and material trade, and all interested in real estate, it will contain a review of architecture in New York City during the year past, and Benner's prediction concerning the business world in 1890, which features insure this number a large extra circulation among architects and investors generally in Wall street and elsewhere. Advertisers who wish to reach users of building material and those engaged in buying, selling, leasing and lending on real estate should avail themselves of the large circulation of this number. "Copy" for advertisements cannot be received later than Thursday next, the 16th inst.

About the only Exchange which has seen any marked activity or advance of prices during that small portion of 1890 which has elapsed is the Cotton Exchange. The prospect, apparently, of a large demand abroad, together with a continual and steady demand at home and the large crop have largely increased the activity and advanced the price of that material. The stock market has been depressed by the disturbance in the Coalers, which seem destined to hang over Wall street, just as the Grangers did last year, as long as the present mild weather continues. Money has been easier, but that fact does not seem to have had much if any effect on prices, probably because there is not much feeling that the present state of affairs is permanent. Certainly after a rise in exchange of a point and-a-half after the action of the directors of the Bank of England in increasing their rate of discount, and after their absolute refusal to sell gold bars for export to this country it is useless to look abroad for any help. But it is probable that before long we shall not need any. It may pretty safely be predicted that after this last decline the sugar trust certificates have just about reached their bottom figure. The trust has undoubtedly been doing a large business; it has undoubtedly made money, and the actual value of the certificates cannot be much less than the present value. Even, however, if it is less, the certificates have a speculative value that ought to hold them at about their present figure.

As a rule it is not until the second or third week in January that the new year of business in the real estate world fairly commences and it becomes possible to speak with some degree of certainty as to the "prospects." Very rarely has a new year opened more satisfactorily than the present one. During the past week the condition of the market has greatly improved. Buyers for improved realty, especially for down-town property, have become numerous. The demand is strong, and as will be seen by our reports in another column and by the recorded transfers, transactions are numerous and at good prices. Residential property is in demand and some costly houses have been sold. As to renting, business has opened up well.

The merit of the controversy between the *Evening Post* and Mr. Gilroy depends entirely upon the cost of laying a square yard of asphalt pavement. The *Post* estimates the cost at \$1.75, and, so far as we know, the Commissioner of Public Works has not disputed the accuracy of the estimate, except, perhaps, by implication in the statement he has made that the price paid by the London authorities is \$5.25 a yard, against an average of \$4.45 in New York. The comparison, however, is not a fair one, even if the figures given are correct, for in London, as in most European cities, rock asphalt is the only kind used, and is considerably more expensive than the Trinidad asphalt which is to be laid down in New York. If the *Post's* figures are correct, or approximately so, unquestionably the contractors could (if they should choose to) forfeit the bond given to the city as security for keeping their work in good order for fifteen years, and yet make a sufficient, if not a handsome, profit on their contracts, leaving the

future of the streets they have made to the care of the city. In other words, the bonds given to the city are valueless to secure performance of contract. In this matter it is not alleged that anyone is acting in bad faith. It happens that certain bonds are not sufficient for the purpose for which they were exacted. The *Evening Post*, if its figures are correct, has done the city a service, about which Mr. Gilroy shows a trifle too much sensitiveness. It is a good thing that the press should be watchful and critical before contracts have been carried out and the city has parted with its money; instead of, as is usual, after mischief has been done. If a mistake or miscalculation has been made in the Department of Public Works, it can, perhaps, be rectified; if not, Mr. Gilroy is forewarned in the case of the contracts already given out, and in those yet to be let he can see that the interests of the city are really and not apparently secured.

The deadlock as to the presidency of the Real Estate Exchange has been well ended by the election of Mr. George H. Scott. It is very fit that the position should be filled by one who is so well known in the real estate world, and who has given to the Exchange since its organization such valuable service as director, secretary and member of various committees. Mr. Scott knows well what the Exchange requires, and will be an excellent executive officer, and a matter that is of much importance, is capable of fitly representing on occasions of a public or semi-public character the institution over which he presides.

It is inevitable that the annual message of the Mayor must be more or less of the nature of a twice told tale. Rarely, if ever, is it the vehicle for the disclosure of any facts not already known in a general way by the public, for though nominally it is an address to the Common Council it is delivered solely for the public ear. In respect to any new information on municipal affairs, Mayor Grant's recent message differs in no wise from the messages of his predecessors. Everything that is said in it regarding the condition of the city's finances, the water supply, the street pavements, the street cleaning department, rapid transit, subways, and so forth was already well known even to those who give only casual attention to the management of the city in which they live. Despite this fact the Mayor's message is a straightforward, sensible and interesting document. It does credit to the Mayor, and we believe it is on the whole a truthful statement of what his administration has so far purposed and accomplished. True, the good points of his administration are at present more matters of promise than of achievement, but this is not a fault at the beginning of a term of office.

The step toward a more general use of asphalt for street pavements is to be commended. The action of the Mayor in the street cleaning difficulty is also satisfactory, though much might be said in defense of Mr. Coleman. The problem, however, has now been reduced to the simplest terms. The Mayor says the streets shall be kept clean in spite of poor pavements, subway-making, and the dirty habits of citizens, and he has undertaken in the most public manner to find an official who will accomplish this feat. The task is a more difficult one than perhaps the Mayor realizes. Before we can have really clean streets we must have really good pavements, and citizens must be taught that the public thoroughfares are not to be used as "dumping grounds" for refuse. It is to be hoped that the Mayor will be more successful with his Rapid Transit bill in Albany this year than last. It is hardly to be expected, however. The opposition to it from several quarters is strong, and to overcome it will need "considerations" of the most powerful nature. It is to be regretted that the Mayor has not adopted a broader policy in dealing with the Manhattan Company and its proposition to build a loop at the Battery and to construct a third track along its lines. This is the immediate and the only immediate solution or rather palliation of the rapid transit difficulty. The determination of which the Mayor speaks to contest a part of the levy made upon the city by the State Board of Equalization (so called) is one that Justice demands and all taxpayers will support. There is little doubt that the city is annually robbed under a system of legalized brigandage. The Mayor's statements about the future water supply of the city through the new aqueduct do not in all particulars square with the facts. It has been pretty conclusively shown that it is more ingenious than ingenuous to refer to the capacity of the aqueduct as the measure of what the water supply will be for many years to come. It is not "capacity" that is needed in the third and fourth stories of up-town residences and in office buildings down town, but water. At present this has to be obtained at some expense by the aid of a pump, and probably will still have to be even after the new aqueduct is opened. If Mayor Grant should succeed during his term in giving us clean streets free from telegraph poles and a rapid transit act that will secure rapid transit, the city will be more indebted to him than to any other Mayor. He has a splendid opportunity to distinguish himself.

The certain detector of crime is a matter of quite as much im-

portance to society as is the certain administration of the law after detection; yet such cases as this so-called mystery at Trenton show how very imperfect, outside of the larger cities, is the machinery for fixing the responsibility of a crime where it belongs. As a matter of fact, in rural and semi-rural districts, there is no machinery of any effectiveness, except in cases where the criminal is caught *in flagrante delicto*; or has, at least, left a good photograph of himself behind accompanied with a plan of his operations. In this case, after several days, the astute "authorities" may succeed in advertising for the man they want. Most of the numerous "mysteries" that have occurred in the last few years in different parts of the country around New York City would not still be inexplicable iniquities were it not for the utter unfitness of the local "chiefs of police" to cope with any offense beyond a "common drunk." It is of course not to be expected that rural communities and small towns should be at the charge of maintaining a force of competent detectives in readiness for cases that may not happen once in a century, but people at large are sufficiently interested in these unpunished crimes, and they are sufficiently numerous to make it worth while for State governments to maintain a first-class detective organization and to intervene to the exclusion of the local authorities in such cases as this one in Trenton, the Rahway mystery and others of like character. This field is one in which it is quite as proper for the State to exercise authority as in riots and other breaches of the peace with which the local authorities are not powerful enough to deal.

The friends of block indexing will be glad to learn that the work of preparing the maps showing the block numbers is rapidly nearing completion, and that there is every prospect that it will be well done. The district below the Harlem will need a book of some nineteen pages only, and every real estate dealer will need one of them; for before a deed can be recorded it will have to be indorsed with the number or numbers of the block or blocks wherein the property is situated. The law does not go into effect until a year from the first of this January, so that there is ample time for the completion of the maps and the preparation of the books. This extra time will be needed, for a bill is to be introduced into the Legislature making certain amendments to the bill of last year, which the actual undertaking of the work has rendered advisable, and without which it cannot be properly completed. These amendments all relate to details, but they are none the less important. The original bill provided for the division of that part of the city south and west of the Harlem River into twelve sections. The paragraph containing this provision is amended so as to make only eight; and in blocking out these eight sections the ward lines are not to be followed, as they were in the original bill. Furthermore, the boundary of the sections fronting on the Harlem River is not to be the river as it is at present, but the centre line of the Harlem River and Spuyten Duyvil Improvement Channel. Other changes of the same kind are made. The Board of Taxes and Assessments is given the power to cause the land lying north of 155th street and northeast of the Harlem River to be divided into parcels for the purpose of indexing in such a way as they think best, whereas in the original bill it had such discretion only in the 23d and 24th Wards. Moreover, below 155th street, in cases where the blocks are small, two or more of them may be included in one block having a single block number.

It is not expected that there will be any trouble in getting these amendments through the Legislature. The backbone of the opposition to the bill was pretty well broken at the last session, and we understand that the present Register, Mr. Fitzgerald, is inclined rather to aid than to obstruct the reform. For the last two or three years the principal opposition proceeded from ex-Register Slevin. With that opposition removed it would seem as if it ought to be plain sailing in the future. The present Register has a rare opportunity to obtain the support of the real estate interests of this city by consistently aiding in every possible way the progress of land transfer reform. Unless all reasoning is at fault, the simplicity and adequacy of the block index will, when the bill goes into effect next January, create such a demand among the property-owners of this city for further reforms on the same lines that the official who identifies himself with the reform will lay a foundation of popularity which would insure his re-election. Register Fitzgerald is a young man; he has come into office after the half of the battle is won, for the first step is always the hardest step. If he wishes at once to further his own interests and strike a good blow for the property-owners, he has only to work to free the land of this city from the shackles which at present make titles so precarious and transfer so difficult. The movement needs new blood. It should be supplied by the city official who is most immediately associated with the real estate interests.

It is announced that the Legislature at Albany has this week ordered that 8,000 copies of the Governor's message be printed, 5,000 in the English language and 3,000 in German. Popular ideas

about things need to be more frequently revised and corrected than they are. The notion yet prevails that this country is still mainly of Anglo-Saxon blood, and only recently so well-informed a person as Mr. Gladstone spoke of "our (the Englishman's) kin beyond the sea," referring to the people of this country. A cursory glance at the statistics of immigration since 1819, when an attempt was first made to compile them, puts beyond all doubt the fact that the people of this country are chiefly of Teutonic and Celtic origin. Even among the early settlers of the United States—the 500,000 immigrants that arrived prior to 1819—though the Anglo-Saxon element preponderated, it was by no means exclusive. In Maine, or more correctly speaking in the northern part of New England, among the early population there were many French; in New York, many Dutch; in Pennsylvania, Germans; in New Jersey and Delaware, Swedes; in Louisiana, French; and in Florida, Spaniards. However, the population of the country was then undoubtedly largely Anglo-Saxon, and for many years after the close of the Revolution the word "foreigner" was never applied to the English. After 1825 immigration, however, became more and more Celtic and Teutonic, so that it is not surprising to find that of the foreign-born population in the country in 1880 there were about four times as many Celts and Teutons as Anglo-Saxons, and since the census year the proportion has doubtless increased. The purely Teutonic element in this country is very strong, and the act of the New York Legislature in connection with the Governor's message is a recognition of the fact.

#### The Law for Acquiring School Sites.

The State Legislature should be requested this session either to amend or to repeal entirely the bill it passed a year ago prescribing the course to be pursued in acquiring land in this city for school purposes. We have another example in the case of this law of how seldom legislation acts along the "lines of expectation," and, consequently, why it is that a great part of the work of legislators everywhere consists of amending or erasing from the statute book measures previously placed there. For instance, four of every five laws passed in England are afterwards wholly or partly repealed; and the proportion in this country, where laws are produced by the ten thousand annually, must be quite as great.

Previous to the passage of the law now in force the city obtained the land it needed for school sites by private negotiation between the School Trustees and land-owners or their agents. The working of this method was not regarded as satisfactory by the city authorities. It was (1) entirely too slow, they said, (2) too costly, and (3) not infrequently resulted in the payment to property-holders of considerable more than the market value of their land. To remedy this a bill (chapter 191, laws 1888) was passed at the last session of the State Legislature, which has now been in operation about one year.

When the measure was proposed doubts were expressed in these columns as to its efficacy, but we were all assured that the new piece of legal machinery would work perfectly and effect a great saving of time and wonderful economies. Negotiation with property-holders was to cease. Sites needed were to be obtained by condemnation proceedings, conducted by Commissioners of Estimate appointed by the Supreme Court.

Now, how has the law worked? Speaking generally, not one of the results anticipated has been accomplished. Corporation Counsel Clark, who, by the way, is not responsible for the law, acknowledges that the cost of acquiring property "is certainly greater under the present system than under the old," and furthermore, "the time involved is probably longer;" though he adds, "this is not so in every case." As to whether the law has enabled the city to acquire land more nearly at its market value, the dispute that arose last June between the Supreme Court Commissioners and the Sites Committee of the Board of Education as to the awards made by the former for certain sites will be remembered in connection with this matter. The Board of Education valued fourteen sites at \$476,000, and the valuations received the approval of Tax Commissioner Coleman. The awards of the commissioners for the same parcels amounted to \$669,281, a difference of \$193,281. In our opinion, the valuations of the Board of Education were in a few cases too low, and scarcely in any case fairly liberal, as we believe all awards made by the city for land peremptorily taken should be. But, on the other hand, the awards of the Supreme Court Commissioners were in many instances positively extravagant, being considerably in excess of the valuation made by the experts whom the commissioners themselves employed. The question of values is a difficult one to deal with. There is no standard that we know of that can be referred to satisfactorily in all cases. However, there is no doubt that under the new system the city has not acquired its school sites at least at any nearer the true value than under the old system, and that is all that need be said here. It disposes of the third and last anticipation of the framers of the law now in operation.

In some respects the new process of acquiring sites is not only no improvement upon the old method, but is positively faulty, and

works to the injury of both the city and of property-holders. To take a case of the former; the methods prescribed by law entail an expense which in the case of inexpensive sites, especially in the 23d and 24th Wards, is disproportionately heavy. For instance, to acquire the site on Courtlandt avenue and 157th street, the award for which was \$12,351, the expenses were \$1,991.56, or about 16 per cent. of the price paid. The expenses for the site on 51st street near Lexington avenue, which cost \$24,500, were \$2,055 or only 8 per cent.; for the site on 51st street at 1st avenue, which cost \$43,000, \$2,083, or less than 5 per cent., and for the site at 68th street at 10th avenue, which cost \$70,000, \$2,409, or about 3 per cent. Clearly, a less expensive system should be devised for obtaining property of small value.

As to the interests of property-holders, the law works injustice by allowing the city four months after the confirmation of the commissioners' report in which to pay awards. In many cases the full four months, or nearly so, have elapsed while the city has taken possession and collected the rents from the property during this period, though under the law the owner is not entitled, and what is of more consequence, does not receive interest. There is no equity in such proceedings.

It is to be hoped that the law will forthwith be reconstructed. The city should be able to obtain property needed for public purposes in much less time than is usual at present and at a smaller expense, especially in the case of low-priced lots.

The hearings at Washington before the Special Committee of the Senate have been postponed from Wednesday last until this (Saturday) morning. It resulted from an effort on the part of New York and Chicago to be the last, forgetful New York was that the one who has the strongest argument ought to get it in first. St. Louis was heard on Wednesday, Washington on Friday, and to-day will be a field day with New York in the morning and Chicago in the afternoon. In the present state of amicable feeling in all sections of the country, and on so patriotic a subject, it will doubtless be the most animated and wittiest debate ever heard. New York will be there in force on Saturday morning. No one from New York is debarred, and the Mayor has issued special invitations to hundreds. Mr. Depew, the Mayor, Mr. Root, Mr. Stokes and Mr. Whitney will speak for New York, and for Chicago there will be a like host led by Thomas B. Bryan, her great lawyer, and put forward particularly on this occasion to meet Mr. Depew, for whom they claim him to be an equal in the same inimitable style of persuasive oratory. It is somewhat unfortunate in this connection that ex-Mayor Hewitt will not go to Washington and appear before the committee. He is at once so thoroughly identified with the best interests of this city, so brilliant and persuasive a talker, and so familiar with the ways of our legislative committees that an argument from him would prove a most valuable support for the claims of this city. We have indeed no fear of inadequate representation, when Mr. Depew, Mr. Whitney and Mayor Grant are to be present; but the absence of Mr. Hewitt is a deficiency that no other man can quite supply.

The hearing accorded to St. Louis on Wednesday brought out her Governor, D. R. Francis, and the chairman of the World's Fair Committee, Col. C. H. Jones, editor of the *St. Louis Republic*. St. Louis was drawn into the arena rather by natural antagonism to Chicago, which leads them to challenge every claim she makes, than by any expectation of getting the prize. Yet they set forth the advantages of St. Louis in a very skillful way. It lies at the centre of the great Mississippi Valley, near the centre of total population, and at the confluence of the three great rivers which water that valley and holds the country at peace. They challenged the claim of New York by saying that foreign nations would send their exhibits to any city that the United States Government selected, accepting that selection as the best, and slighting in some degree the advantage New York holds of being already and constantly a great depot of everything foreign. Their reliance seemed to be strong on their three magic circles, which showed that within five hundred miles of St. Louis the population was 23,800,000; within the same distance of Chicago, 21,700,000, and of New York, 20,100,000. This is far from being a strong argument, for there is a great difference between the character of the different populations between the agricultural surroundings of St. Louis or Chicago and the mechanical and artistic surroundings of New York. The latter supplies far the largest population of interested visitors to such a Fair, for what this country needs is such an exhibit as was made at Paris last summer, rather than one of agricultural products. But the five hundred miles radius is too large. An area within a radius of two hundred and fifty miles affords a better comparison, because it is the limit within which people will make frequent visits and can come in a night, and this will be largely in favor of New York. Within it the population is the most dense of any area in the country, and this is the condition that will supply the daily concourse of visitors essential to pecuniary success.

#### Volunteer Health Officers.

It has been said that the Shah of Persia might get a new insight into the possibilities of despotism by studying the powers conferred upon a Metropolitan Board of Health by American legislators. But an inert mass of radical legislation often hinders and still oftener fails to help the cause in which it has been sought and passed. Faith without works is not more entirely dead than law without administrative capacity behind it. And, indeed, our legislation for the regulation of tenement houses, etc., necessitates such an immense amount of administrative oversight of private affairs that hardly any group of officials can be expected successfully to enforce all its provisions. In consequence of this state of affairs various "sanitary associations" have been organized in the leading cities of England and the United States.

These organizations are composed of volunteers who are willing to supplement the efforts of the regular health officers by hunting down bad smells, visiting overcrowded tenements, measuring windows of questionable capacity, letting light into dark and filthy water-closets, and in general seeing that the laws are enforced. In nearly every case these associations are composed of those who have become interested in work for the poor, and in a great many cases each volunteer assumes the responsibility for a certain district, and acquaints himself thoroughly with the habits of its landlords and its inhabitants. The charitable wealthy who undertake such work say that they can form friendships among the poor of a much more honorable and satisfactory character than when going among them as almsgivers. "A common enmity to an evil odor" is a better basis for a mutual understanding than liberality on one side and cringing destitution on the other.

Some especially thorough work of the sort indicated has recently been done in Boston by a group of students from the Institute of Technology. They worked under the immediate direction of Prof. Dwight Porter, of that institution, and seem to have undertaken the work partly from a charitable desire to be of use to the poor and partly as a study of the seamy side of urban sanitation. The published reports of the careful investigation by these engineering students of many hundreds of the worst tenements in Boston give material for re-emphasizing three old but often forgotten conclusions.

The first of these conclusions is that well-built tenements can healthfully accommodate a much larger number of persons per acre than the pestilential rookeries which self-interest has too often induced landlords to build—or at least not to tear down. It is probably owing to this truth, as well as to the increasing mass of legislation, that New York is indebted for the improvement of her tenements. It is well known that the tenement now ordinarily erected in this city is built according to better plans than those which not many years ago were awarded prizes for radical, and, as it was then feared, impracticable improvements. The second conclusion of the young Boston investigators is that remedial, and even indispensable, legislation often brings into existence a crop of new evils, unanticipated and unprovided for. When the Massachusetts law provided for the abolition of cesspools and the substitution of water-closets, many complied in such a way as to exchange a bad condition for a worse one. Some of the water-closets were so ill located and so ill constructed that at times the sewage regurgitated into the kitchen sink, and "the modern improvements" introduced made the house tenfold more abominable than any back yard cess-pool could possibly have done. The third conclusion is equally old, and is, simply, that decency and cleanliness can never be wholly a matter of mechanics. The best house ever built can be befouled and rendered unfit for habitation by slovenly and indecent tenants.

Volunteer sanitary inspectors can be of especial use in dealing with this last class of evils—those that come less from defective architecture than from defective character. If they are earnest workers, and not mere busybodies, their activity is of great value in many directions as a supplement to that of the official boards of health. The arm of the law is necessary to enforce a certain standard of decency essential to the public health; but our politically-appointed officials do not usually have much of a humanizing influence on those with whom they come in contact. It is, therefore, most desirable that their work should be supplemented by those who go to the people of the overcrowded districts as friends rather than as officials.

In England the strong and steady movement for tenement house reform has gone on in connection with a parallel movement for the betterment of tenement house character. Octavia Hill has been for a long time the centre of a planetary system of workers who have done much to lift the tenants to the level of the better houses provided for them. Ladies have also taken the lead in the same sort of work in New York, and while they may have vexed a good many landlords, and unpleasantly stirred up a good many lazy officials, it is believed that they have done considerable good, and both learned and taught useful lessons.

The value of the munificent gift of Sir Edward Guinness to the poor of London will depend largely on the way the manifest intention of the donor is carried out. An American millionaire, Mr. Peabody,

has expended upon workingmen's dwellings in London some three hundred and fifty thousand pounds. The outlay of so much money has not been attended with the good results that it might, because it did not reach the class most in need of aid to remove the plague of unsanitary dwellings. The buildings erected under this trust have been too good for the work they were intended to accomplish. The unskilled workingman and the casual laborer could not afford to live in them. Sir Edward Guinness intends that the buildings erected with his donation shall be cheap enough to reach the poorest of workingmen, and he believes the scheme can be so carried out that it will actually pay as a business investment. In this case the rents will accumulate for the purpose of a further extension of the system. Experience in this city and elsewhere justifies Sir Edward Guinness in this belief, and the outcome of this gift will be closely watched, for if it is successful it is most probable that others similar to it will follow.

#### A Question of Restriction.

Editor RECORD AND GUIDE:

DEAR SIR—I am in treaty for an unimproved plot on the Broadway Boulevard, near 72d street, subject to restrictions of the New York Hospital, which, among other items, state that "no tenement house" can be erected upon the premises.

When the restrictions were made, it was the impression that the Boulevard was destined for residential purposes; but this theory has been exploded, as evidenced by the character of recent improvements in the immediate vicinity, and the Boulevard being a direct continuation of Broadway, will carry out the features of that thoroughfare and become an avenue mainly devoted to commercial pursuits for the lower floor and dwelling purposes above.

As the site is only adapted for stores and apartments, I desire to know whether I would be warranted in making the purchase.

Respectfully,

J. JAY SMITH.

In this case the question presented is one that has been before the courts for adjudication. If for any reason not referable to the parties, the enforcement of a covenant restricting the use of real property would defeat the object intended by its execution, or if the condition of the neighborhood and the surroundings of the premises have become so altered that the terms and restrictions of the covenant are no longer applicable to the existing state of things, and its performance would be onerous to one party and of little benefit to the other, a court of equity will refuse to interfere to secure its specific enforcement by injunction. Court of Appeals, 1882, Trustees of Columbia College vs. Thacher, 10 Abb. N. C. 235; and see same vs. Lynch, 70 N. Y. 440; and the Court would thus leave the party complaining of the violation of the covenant to an action for the damages sustained, which would depend on the extent of the injury inflicted, and in the case of such a change in the neighborhood and surroundings that the terms and restrictions of the covenant are no longer applicable to the existing condition of things, the damages, if any, which would be awarded would be light; but to the extent of the injury, if any, suffered by the violation of the covenant, the injured party would be entitled to the damages sustained thereby. In most cases, however, where these changes have occurred in the neighborhood and surroundings, or where the conditions have become so altered that a court of equity would not, by injunction, prevent a violation of the covenant, the damages, if any, awarded for the violation of the covenant would be small.

#### Public Improvements.

##### SOME UNNECESSARY DELAYS.

THE RECORD AND GUIDE has for some years been urging the necessity of taking up public improvements when once initiated with such alacrity, that they shall be commenced and carried through with all reasonable dispatch. This has been especially so with the opening of streets, though there have been other improvements delayed.

Among these is the exterior street on the East River, between 64th and 86th streets. The street was created by law in 1887. The width was originally to be 150 feet. In 1888 the width was reduced by law to 115 feet. Nothing has been done in the matter since. Further action rests in the hands of the Sinking Fund Commissioners, and on inquiring at the office of one of these commissioners a few days ago it was found that nothing was being done in the matter. It was said that the question might possibly be taken up at an early future meeting.

##### EAST RIVER PARK EXTENSION.

The commissioners in this matter are Wm. A. Duer, Chauncey A. Truax and Arthur Ingraham. They were appointed in April, 1889, and have been more assiduous in their duties than is ordinarily the case. They have held numerous meetings, as many as three, and sometimes four in a week, and they have taken testimony on about eighty out of the ninety lots required for the extension, which enlarges the park on the water front for three blocks—that is, from 86th to 89th street. After a few more references are taken, the commissioners will be ready to make their report to the court.

##### MULBERRY STREET PARK.

The proceedings in this matter have lagged unnecessarily. The commissioners originally appointed were E. L. Parris, P. H. Kerwin and J. J. Soannell. Mr. Parris being appointed a tax commissioner, the vacancy thus caused was filled by Gilbert M. Speir, of Wall street, who has been fairly assiduous in his duties. Still, as he and his fellow-

commissioners have not even met since November 12th, when they "visited" the property to be taken for the park, they cannot be said to be anxious to push the matter. They ought to meet at least three times a week. The intention of the Legislature was that the park should be created in the Mulberry Bend district with all possible speed. The neighborhood is an unhealthy one and is very thickly populated. Of the ninety-seven buildings to be torn down eighty-six are crowded tenements. The properties to be taken are bounded by Mulberry, Bayard, Park and Baxter streets.

##### THE VIADUCT AT ONE HUNDRED AND FIFTY-FIFTH STREET.

This viaduct has been talked about for a period of twenty years or more. It has only been during the past year or so that anything definite has been done in the matter. A structure to cost about \$800,000 was first settled upon and subsequently, on the objection by neighboring property-owners that the cost was too high, a new plan was drawn which reduces the cost to about \$500,000.

A gentleman who is largely interested in property in the neighborhood of the proposed viaduct said that it was imperatively needed. He believed that the Commissioners of Estimate had only held back on account of the opposition of some of the property-owners who objected to the assessment which would be levied on them. From another source it was stated that the Lynch estate was opposed to the viaduct. A representative of the Lynch estate was seen and he said that it was not true that they were opposed to it. Another property-owner said "that there was really no necessity to spend half-a-million on a viaduct when the same results could be obtained by establishing a grade from a point at the first avenue west of 8th avenue to the base of the bluff. This would be a distance of about 400 feet, and the cost of blasting out the rock and taking out the dirt would be under \$10,000 for a pathway. For teams and other vehicles a carriage-way could be cut out, of a winding character, so as to enable the ascent and descent to be made without danger. Besides, in the viaduct plan no provision is made for the brick and other building material to be carted up to the top of the bluff. How are these vehicles to reach the viaduct? You must get building material up there if you want to build up the place."

At the Board of Estimate and Apportionment's meeting, on Thursday, the Corporation Counsel sent in his statement as to the manner of the issue of bonds for the improvement. A statement was also read, signed by property-owners on the line of the proposed viaduct, in which they stated that in their opinion all the property bordering on the Harlem River on the low land fronting on 8th avenue, and more particularly the land on 155th street, fronting thereon, would be benefited by the proposed viaduct bridge over 155th street, from McComb's Dam Bridge to St. Nicholas place. Messrs. John Whalen, Francis A. Thayer, Sol. Moses, C. J. Fleming and James J. Faye were the signers. The result of the discussion on the matter was that the board passed a resolution requesting the Comptroller "to prepare the necessary resolutions to authorize the construction of the viaduct at 155th street, and for authority to issue the necessary bonds for such purpose." This practically settles upon the construction of the viaduct.

##### COLLEGE PLACE.

The widening and extending of this thoroughfare has been very quickly pushed through, considering the usual delays in these matters. The street will be widened and cut through and made continuous to Greenwich street. Inquiry at one of the city departments elicits the fact that Commissioners of Estimate and Assessment in the matter of damages will be appointed this month. The Corporation Counsel, when seen the other day, said that it is his intention to ask these commissioners before they are appointed, not to accept the position unless they are willing to sit five times a week to consider evidence. He is determined that this much-needed public improvement, whereby the crowded down-town traffic will be considerably relieved, shall not be allowed to run along in the usual way. The improvement will require the taking of the following properties in whole or in part: Nos. 2 to 66 College place, 136 and 138 Chambers street, 65 and 66 Warren street, 63 and 64 Murray street, 59 to 64 Park place, 56, 58, 59, 60 and 62 Barclay street, 66 to 70 Vesey street, 182 to 192 and 201 to 229 Greenwich street, 224 Fulton street and 58 and 60 Dey street.

##### THE TRANSVERSE SURFACE ROAD.

This road, which the Legislature gave authority to be constructed nearly three years ago, has not yet been built. This is due to the blundering of the Park Commissioners. They first asked for \$11,500, and advertised for and received offers from the Madison Avenue and Second Avenue horse car companies to run the road as a branch to their main line. It was expected that the department would at once accept one of these offers, but they subsequently found out that they wanted a better road than they originally proposed constructing. They thereupon asked for an extra appropriation of \$10,000. This the Sinking Fund Commissioners objected to, and there the matter has since rested. People are blaming the Park Commissioners for not deciding on what they wanted at the beginning, which would have avoided all this delay. The Sinking Fund and Park Commissioners should tackle the question at once and settle it definitely, so that the road, which is much required by east and west side residents and storekeepers, should be built without further delay. The branch is to run from 85th street, at the 5th avenue side, to 86th street at Central Park West. Other crosstown roads through Central Park are empowered to be laid by the statute, but this one being about midway between the northern and southern extremes of the Central Park is the first one selected to be built.

##### New Member.

Jacob Leuly, of No. 42 Pine street, late with L. J. Carpenter, has been proposed as a member of the Real Estate Exchange by A. H. Carpenter.

"Bradhurst avenue" is the new name of the first new avenue west of 8th avenue, but only for a distance of the three blocks between 142d and 145th streets.

Surface Road Transportation.

The Thirty-fourth Street Crosstown Railroad is now to be built, the injunction against it having been raised. The road will run from the East River to the North River, and will also branch through 28th and 29th streets, where the tracks are already laid. It is understood that Austin Corbin is behind this road, and that it will be used as a feeder to the Long Island Railroad. There is already some demand for property on West 34th street for business purposes in consequence.

The Fifth Avenue Transportation Company, which applied to the city to extend its route to the Desbrosses Street Ferry, is likely to receive the required permission. Comptroller Myers has examined into the affairs of the company, and makes the following recommendations: 1. That in the event of its being allowed to make an extension, the company shall pay to the city 2½ per cent. on its gross receipts over five cent fares, in addition to the license fee of \$20 per stage. 2. That it shall supply stages of approved pattern, well lighted and run at quick intervals. 3. That a satisfactory system of transfers with the various crosstown lines of horse cars shall be established. He also recommends that stages should be run on Sunday at five cent fares, and at not less than ten minute intervals, and that should the company assent to the conditions named, he recommends that the fare between the extreme ends of the route be limited to a maximum of ten cents per fare, with three tickets for twenty-five cents. This route is to be from 89th street through 5th avenue, South 5th avenue, Canal and West streets to Desbrosses Street Ferry and return, and from 5th avenue through 13th street, University place, 9th street to Broadway and return. The application as to the carriage of parcels by a system of expressage he leaves for the board to sanction or refuse, preferring to make no recommendation on the matter.

It is said that the Astors have rescinded their objection to a surface railroad on 5th avenue, and that efforts will be made to have such a line built next year as far as 42d street, if not beyond.

Appraised Values.

A subscriber calls our attention to the recent sale of No. 81 5th avenue for \$95,000, and the loan thereon by the Bowery Savings Bank of \$70,000 at 4½ per cent. The secretary of the Bank, when seen by a reporter of THE RECORD AND GUIDE, said that the expert appraiser employed by them valued the property at \$160,000, divided as follows: Value of the lot \$110,000, and the house \$50,000, and when asked to give the name of their appraiser the secretary declined to do so.

The premises in question comprise an extra-sized lot, 34x128.4, with a four-story stone front dwelling thereon. There is no lease on the property, but the buyer, Wm. Jennings Demorest, has granted to Mr. Brooks, the seller, the use of the house until May 1st next at \$500 per month. The sale at \$95,000 to Mr. Demorest was mentioned in our gossip column last October. From inquiry among disinterested appraisers and brokers it was learned that Mr. Demorest has secured a bargain, as the property is variously estimated in value at from \$120,000 to \$150,000.

The following recent sales of property in the same neighborhood are given to show how values are ranging thereabouts:

Fifth avenue.	Buyer.	Price.
N w cor 13th st, 51.7x100, 4 and 3-sty brk and stone dwgs. ....	Frank Fuller. ....	\$150,000
N w cor 12th st, 51.7x125, 4-sty brk dwg, with stable on street. ....	.....	165,000
No. 57, e s, 50 s 13th st, 25x100, 3-sty stone front dwg. ....	Robt. B. Roosevelt. ....	40,000
No. 91, e s, 105.1 n 16th st, 26.3x 116.10, 4-sty brk dwg. ....	Evalina K. wife of H. B. Hollins. ....	110,000
No. 85, n e cor 16th st, with lot on 16th st, 3-sty stone front dwg and 2-sty stable on street. ....	E. L. Cenci et al. ¼ part. ....	55,000

In connection with this question of valuations we will state that within a few weeks the figures of three experts employed by the owner in the matter of appraising nineteen lots on Park avenue, 33d and 34th streets, taken for an armory site, ranged from \$600,000 to \$630,000, while the estimate of E. A. Cruikshank, ex-President of the Exchange, employed by the city, was only \$396,000. This great difference in the estimates of experts seems likely to confuse the commissioners who are taking the testimony. In our issue of December 21st we gave a list of sales of this block, together with the prices and buyers' names, and now suggest to the commissioners to call the purchasers, when, if the commissioners have power to make a thorough investigation, they may obtain information which will help them to determine how many of the sales quoted were bona fide.

Notes and Items.

The Commissioners of Estimate and Assessment in the matter of acquiring title to that part of Wendover avenue, from Webster to 3d avenue, give notice that their completed estimates have been deposited at the Department of Public Works, there to remain until Feb. 15th. Parties objecting will be heard by the commissioners at their office, No. 200 Broadway, within the ten week days next after Feb. 14th.

The Keystone National Loan and Investment Union has been incorporated with Percival C. Smith as its president, Thos. W. Wightman its vice-president, G. Dixon Avery, Elliott C. Smith and Ed. P. Lyon as attorney, and John L. Bowles its general manager. Its directors consist of its officers and Nelson E. McCary, Oscar C. Wheeler and Edgar Tucker, and its object is the accumulation of a fund for the purchase and improvement of real estate.

Bainbridge avenue, from Ridge street south about 300 feet, is to have gas mains and lampposts and street lamps. This will be pleasant news to neighboring residents and property owners.

Croton water mains will shortly be laid in 138th street, from 8th to Edgecombe avenue.

The Architectural League Exhibit.

BY A LAYMAN.

The Fifth Annual Exhibition of the Architectural League, which is now to be seen at the Fifth Avenue Art Galleries, adjoining the Stewart mansion, is especially interesting above the exhibits of previous years, for it contains plans and perspectives for the New York Protestant Cathedral. That the plans exhibited have none of them been accepted, even in the first instance, by the committee which is charged with the power of selection, lends none the less interest to them. They are an evidence of what some men are capable of producing, and, in so far as they are the products of much study and experience, they form an education to the student of architecture. The education is valuable, not because of the great merit of each and every plan exhibited, but rather because of the merits and demerits of each plan. Bad examples, as well as good ones, are necessary to a proper appreciation of the best in architecture, for it is by contrasting the defective with the admirable that we are enabled to judge of both or either.

This repetition of an old truism is made because of the many defects displayed in the plans for a cathedral at this exhibit. These defects are visible to the un instructed layman almost as glaringly as they are to the competent critic. For instance, what could be more amazing than the extraordinary perspective (79) for a cathedral sent in by A. Hay, Lowell, Mass. Imagine to yourself an ecclesiastical edifice with half-a-dozen towers, all dissimilar in style and design, each of different heights, one rising above all the others and planked at the south western corner, looking like a huge chimney attached to an immense factory, or, if you will, imagine a tower something like that in the Tribune building placed on the left side of the main entrance to the cathedral, with a number of smaller towers of absolutely different shape placed at other points of the structure, not one bearing any relation to the other, and you will have some conception of the peculiar design sent in from the manufacturing town of Lowell. Again, take another perspective (75), by Edward Pearce Casey, of New York, and while the work possesses merit, ask yourself whether it does not look like a huge doge's palace with three domes stuck on top of it. The architect seems to have copied one leaf out of the Stewart mansion, and another out of St. Paul's Cathedral, with which his domes suggest similarity. The Parfitt Bros., of Brooklyn, send in a good drawing in colors (42), and while it is a praiseworthy effort it has one or two drawbacks, notably in the inharmoniousness with the general design of the flying buttresses; still, it is a great relief in contrast with the Lowell job. Henry Dudley, of Wall street, sends in two perspectives and a ground plan (52, 53, 54), and one does not know which to admire most, the simplicity of the designs, or the courage of the architect in attempting to capture a great prize on old lines. The design is one which would have won the heart of our Puritan predecessors, or even our immediate ancestors of fifty years ago; but the aged architect, in presenting a modern committee with such a plan, reckoned without his host. More elaborateness and more breadth and strength is what the times call for, and not a design so exceedingly simple. Renwick, Aspinwall & Russell send in two perspectives (8, 10), No. 10, which bears the signature of W. W. Renwick alone, being the superior of the two. Both are conspicuous for the elaborateness of their carved work and would have been costly structures to build. Carrère & Hastings present a design which is remarkable for its elaborate and effective approaches to the cathedral, consisting of a series of terraces and stairways, which would cost probably one-tenth of the entire expenditure to construct. Their plan of the structure is admirable on the whole, the main front possessing unusual merit. The approaches have the advantage that they are a fitting entrance to a noble structure, and would show off a cathedral to advantage. Cram & Wentworth, of Boston, send in one of the finest designs (16) in the exhibit. It is in pure Gothic. They also send in a second design (20), but it is not by any means as happy in conception as No. 16. John J. Deery presents a good piece of work. J. C. Cady & Co. cannot be congratulated on their contribution (25). The main front, with its two towers, is fairly good, but the whole design is spoiled by the "top-heavy" character of the unduly immense and most elaborately carved dome at the northern end. No amount of fine coloring or drawing could hide the defects of this design, which ought not to be considered a serious product of an office of such prominence. How noble and impressive is the perspective to the right (27) in contrast. Here, indeed, one may see the finest plan among the crowd of exhibits. Not only in design, but in draughtsmanship, the work stands at the head and front of all the others, and R. W. Gibson may be congratulated on his effort.

The visitor should not fail to take a glance at the prize drawings for the third annual competition of the League, open to draughtsmen under twenty-five years of age. The subject this year is an "Entrance for a World's Fair," and the gold medal design is shown, awarded to Julius Harder, of New York, and the silver medal design, awarded to Claude F. Bragdon, of Rochester. The latter's is by some admired more than that of the gold medallist. His entrance arch contains the inscription, "Erected by the citizens of New York in perpetual commemoration of the World's Fair of 1892." Three other designs are exhibited out of the host of sketches sent in, one of these by Chas. H. Israels, of New York, the youngest of the competitors, displaying skilful draughtsmanship. The others are from Michigan and Philadelphia.

Leaving the ecclesiastic and the classic, we enter the main rooms, which we find devoted to the domestic and the decorative. The first drawing that greets us is a country house, by C. T. Mott. The houses by Berg & Clark, on Manhattan square (126), attract attention, while a country house by C. W. & A. A. Stoughton (131) is a picturesque design in stone. "The Mettawas," a hotel at Kingsville, Ont. (132), is a most attractive and interesting low-roofed, laterally-extended building, crowded with interesting features. It is sent by a Detroit firm of architects, and shows that that Western city is not devoid of capable men. The painting by F. D. Millet, of work done by the Tiffany Glass Company, of crusaders or Knights Templar (138), shows to what artistic perfection the art can be brought. The sketch of a country club-house (139), by Mellen, Westell &

Kirby, possesses considerable merit, and a "Study for a Hotel in Colorado" (140), by the same architects, is a strikingly good piece of work. The Tiffany Glass Company has another exhibit near by representing Warren, the soldier, and Eliot, the divine, with panels descriptive of the art of conquering by the sword and by the word, the latter showing a missionary expounding the Bible to some Indians. Rossiter & Wright send in a country house at Orange (162), but it is not an example of their best work. F. C. Withers exhibits a church and adjoining buildings for Trinity Church Corporation (164), but they are a disappointment to those who believe in the ability and experience of this architect. The drawing by J. Henry Randall (152) of Ca D'Oro, Venice, is a fine piece of coloring, while Chas. P. H. Gilbert's effort in the creation of a Brooklyn residence is a very creditable work. Pontefract Inn, at Pomfret, Conn. (170), by F. L. V. Hoppin, is a curious piece of designing, with merit in it.

A move to the right and we are confronted with a few sketches of Turtle Point, Tuxedo (185, 189), the work being unmistakably that of Bruce Price. There is a boldness, a dash, a country-air picturesqueness about this house which is characteristic of the designer. The drawing by J. A. Van Straaten, of Boston (186), is very pretty, and is remarkable for the clearness and beauty with which the tall trees stand out in the foreground. It is a quaint little scene, this, of Utrecht, Holland. Arthur Little, of Boston, has two fine examples of interior designing, one a dining-room at Salem, Mass. (190), the other a hall fireplace at Manchester-by-the-Sea, Mass. (191). Both show excellent treatment, but they also show how a good work can be too highly colored and almost spoiled thereby, for which the colorist, and not the designer, is responsible. Chas. P. H. Gilbert's view of the Hotel Castleton, New Brighton (197), will be a revelation to Staten Islanders and others who recollect what the old St. Marc Hotel, of which it is practically an enlargement, used to be. Gilbert is one of the cleverest among our younger architects. Charles W. Clinton sends a perspective of the Bank of America on Wall street, while F. H. Kimball contributes an unusually good photograph of the Corbin building. C. W. Romeyn & Co.'s design of the "Grolier Club" (205), shows a creditable front. A sketch for a country residence (217), by J. A. Schweinfurth, of Boston, is a fine piece of work, notwithstanding its suggestiveness of a \$250,000 luxury.

The series of sketches by Whitney Warren (218), have considerable merit, and received a "mention honorable" in a continental city, where the judges ought to be able to estimate correctly. The colored sketch of work done by the Tiffany Glass Company (231), the "Return of the Victors," represents the warriors, mounted and mailed, returning from a victorious struggle, and heralded by maidens on foot, singing praises to their valor. Messrs. L. Korn and Chas. P. Warren, members of the Architectural Department, Columbia College, send in designs for a memorial chapel (232, 241). Hy. P. Kirby's medley, representing the domestic architecture of the Renaissance period (244), is well worth a study. Brunner & Tryon send in a design for a Virginia hotel (255), which is remarkable for its abundance of shaded archways and verandas—the very features wanted in a warm climate. Thayer & Robinson show a country house at Lawrence, L. I., while Renwick, Aspinwall & Russell contribute numerous photographs of the interior of St. Patrick's Cathedral. Wm. B. Tuthill sends in a sketch of the new music hall which is being built on 57th street and 7th avenue. Longfellow, Alden & Harlow, of Boston, send in a picturesque country house built at Dublin, N. H., which is good work, and R. H. Robertson contributes a design for a city church (279), which is one of his best efforts.

The exhibit, while displaying work "good, bad and indifferent" is, taken as a whole, an excellent one. No one interested in building, architecture or interior work and decoration should fail to see it. It brings together the work of some of our best architects, and it affords an education and instruction of a kind which cannot often be found, even for the searching. The visitor will also find the loan exhibition of decorative art in the north room worth inspection. It contains contributions by H. J. Marquand, William L. Dodge, Mrs. Dora Wheeler, the Rev. Dr. R. J. Nevins, Tiffany & Co., and others, and includes antique tapestries and embroideries, mosaics, laquer work, etc. The exhibit remains open till the 11th inst.

#### The National Association of Builders.

The fourth annual Convention of the National Association of Builders, which is to take place at St. Paul, Minn., on January 27th, 28th and 29th, will be most important in character. A delegation, numbering at least fifteen prominent builders, will attend from New York and vicinity, and representatives from nearly all the principal cities in the Union will be present. The programme of proceedings is as follows:

Monday, January 27th.—Morning Session: (1) Opening Address, by the President; (2) Appointment of Committee on Credentials; (3) Recess for presentation of Credentials. Afternoon Session: (1) Report of Committee on Credentials; (2) Roll Call; (3) Offering of Resolutions; (4) Appointment of Committee to report time and place of next Convention and to nominate officers for the coming year; (5) Report of Secretary; (6) Report of Treasurer; (7) Report of Standing Committees; (8) Report of Special Committees.

Tuesday, January 28th.—Morning Session: (1) Discussion of the question, "Shall the National Association recommend the adoption of the eight-hour day in the building trades, and, if so, when and under what conditions?" Afternoon Session: (1) Discussion of the question, "The Lien Laws—shall the National Association recommend that they be abolished?" (2) Discussion of the question, "Subcontracting—shall the National Association recommend that it be encouraged?"

Wednesday, January 29th.—Morning Session: (1) A portion of this session will be reserved for continuation of eight-hour discussion if necessary. If not needed for that purpose other subjects that have been presented will be introduced, a list of which will be distributed as soon as possible; (2) Discussion of the question, "Manual Training—shall the

National Association recommend its introduction in the public schools?" Afternoon Session: (1) Report of the Committee on Resolutions; (2) Report of the Committee on Time and Place of next Convention, and on Nomination of Officers; (3) Election of Officers; (4) Naming and Election of Directors; (5) Unfinished Business; (6) New Business, Amendment to Constitution; (7) Adjournment.

It will be noticed that the important question will be discussed as to the adoption of an eight-hour law in the building trades throughout the country. W. H. Sayward, the secretary of the association, is known to be strongly in favor of the eight-hour law, as are many other builders. A dispatch was recently sent to the *Herald* from Pittsburg, Pa., emanating from a source hostile to the adoption of the short day, and one of the delegates is reported to have spoken as follows: "At the outset," said he, "we oppose the movement because it is not business-like. It is against the conditions of business to be asked to shorten a trade which is dependent so much upon weather and the length of the days. Furthermore we cannot as contractors hope to advance prices from 12 to 20 per cent. when such an advance is not compelled by a corresponding increased cost of materials. Eight hours' work for ten hours' pay will not be countenanced by owners. These are a few reasons why we cannot agree to the eight hour plan, and every contractor and builder in the national organization will oppose it."

John J. Tucker, one of the most prominent and active of the New York delegates, when called upon by a reporter of THE RECORD AND GUIDE, said: "I do not indorse these statements. While I should hesitate before voting for an eight-hour law, I am at once of opinion that in many cases it should be adopted. For instance, a great many working men have to travel a good distance before they get to their work. Now, if a man has to be at a building at 7 o'clock in the morning, and has to journey nearly an hour to get there, he must get up by 5 o'clock to be at work on time. This is rather hard on a man who has to do it year in and year out. Those of us who have wives and children feel that the time which a workman can devote to his family or to recreation is very limited, because he has to retire very soon after eating his supper if he wants to get up in time and be able to obtain enough rest. I would rather err on the human side, I think, if I were called on to give my vote. I have been fighting for twenty years, more or less, against arbitrary reductions in the hours of labor, but I have been fighting for owners and capitalists who have seldom or ever been ready to support me. Now I am beginning to feel that if the people principally affected by the reduced hours of labor do not care to take a stand against it, there is no reason why I should stand the brunt of the fight. And there are many other builders who must think as I do."

#### Real Estate Exchange Matters.

GEO. H. SCOTT ELECTED PRESIDENT.

The Board of Directors had a most interested meeting on Tuesday. Owing to the illness of J. Romaine Brown, only twelve directors were present.

Myer S. Isaacs occupied the chair, and after some preliminary business was transacted the election of a president was proceeded with.

A ballot was taken, when it was found that six votes had been cast for Geo. H. Scott and five for H. H. Cammann, there being one blank.

Geo. R. Read's declination to be renominated caused the selection of Mr. Cammann as candidate. Upon the vote of 6 to 5 in favor of Mr. Scott's election to the presidency being announced, Chairman Isaacs declared that no election had consequently taken place, an absolute majority of the votes cast being necessary. This statement was greeted with amazement by both parties. The chair then ordered another ballot. Director Fromme rose to a point of order. The chair refused to listen to the point of order. Director Warren then moved that Mr. Isaacs be removed from the chair, but the latter refused to allow the motion to be put. After some further discussion he left the chair and declared the meeting adjourned.

Director Chas. A. Schermerhorn was then requested by the remaining directors to take the chair, which he consented to do. Some discussion followed, in which Mr. Schermerhorn stated that Mr. Scott had been duly elected. A motion to adjourn was made, the following being the vote:—Ayes: Messrs. Cammann, Luyster, Read, Schermerhorn and Smyth. Noes: Messrs. Deeves, Fromme, Harnett, Johnson and Warren. Mr. Scott desired to be excused from voting, and in so doing stated that in his opinion the critical position of the Exchange, the necessity of organization, and the interests of the stockholders rendered immediate action imperative. He subsequently withdrew his objection and voted "no."

Mr. Warren then moved that the Board proceed with the election of officers, whereupon Mr. Schermerhorn, refusing to entertain the motion, left the chair.

Mr. Scott was then voted to the chair, and was again nominated.

In the meantime Messrs. Schermerhorn, Cammann, Read, Luyster and Smyth had left the meeting. On the vote being taken six votes were declared for Mr. Scott, who was again declared elected.

The meeting then adjourned, and Mr. Scott, on Wednesday, ordered notices to be sent out for another meeting on Friday.

#### YESTERDAY'S MEETING OF DIRECTORS.

The directors of the Exchange met again yesterday at 2 P. M. Geo. H. Scott, the president, in the chair. All the members were present, excepting J. Romaine Brown, who has had an attack of grip and pneumonia, from which he is recovering.

The following letter was then read, and is a reply to the question raised as to Mr. Scott's election.

NEW YORK, January 9, 1890.

BENJAMIN HARDWICK, Esq., Manager Real Estate Exchange and Auction Room (Limited):

DEAR SIR—Our opinion is asked as to the legality of the election of Mr. George H. Scott, as President of the Exchange, at the meeting held on Tuesday last.

As we understand the facts, at that meeting twelve of the thirteen directors were present, Mr. Isaacs, the first vice-president, in the chair.

Upon motion it was duly resolved to proceed to the election of a president, and ballots being cast, it was found that six were for Mr. Scott, five for Mr. Cammann, and one blank. The chair ruled that there was no election. An appeal was taken from this ruling which the chair refused to entertain, and then left the chair and room, declaring the meeting adjourned; after which Mr. Scott, claiming to be elected president, assumed the chair, and the meeting, on motion, adjourned.

The by-laws, article 2, section 2, provide: "The Board of Directors, immediately after their election, shall elect from their own body a president," etc.

Section 4 of the same article, provides: "At every meeting of the Board of Directors, a majority of the whole number shall constitute a quorum."

There is no provision in either of the by-laws or the statute under which the Exchange was incorporated, requiring the votes of a majority of all the members of the board or of those present, to elect an officer.

The provision as to the quorum is taken from similar language used in section 10 of the Act of 1875, under which the Exchange is organized.

There being then, concededly, a quorum present at this meeting the general rule is that a majority of the quorum may decide a question and a plurality may elect any officer, unless otherwise provided by charter or by-laws or by law. (Ex-parte Wilcox, 7 Cowen, 410; Cooley's Const. Lim., 4th Ed. x 141; Oldknow v. Wainwright, 2 Burr, 1017; Booker v. Young, 12 Gratten, 303.)

The casting of a blank ballot by one of the directors present was, in our opinion, equivalent to his not voting.

A vote is the expression of a choice of one of the candidates nominated for a particular office, and must therefore indicate that the party voting selects some one candidate as his choice for the office.

A blank vote is no vote.

We have found no decision to the effect that a director, present at a meeting and not voting, is to be counted in determining whether or not a particular candidate has received a majority of the votes cast, except where the statutes or by-laws have expressly required the election to be by a majority of those present at the meeting, and we have before observed that there is no such requirement in this case.

We are, therefore, of opinion that Mr. Scott was legally elected to the office of President of the Exchange. Very truly yours,

(Signed) STRONG & CADWALADER.

On the election of further officers, Ira D. Warren was proposed as first vice-president. There were six votes for and six against. Mr. Warren then proposed Charles A. Schermerhorn for the position and the latter was elected. Jere. Johnson, Jr., was elected second vice-president, and Geo. R. Read, who first declined, was re-elected treasurer. Isaac Fromme was elected secretary in place of C. W. Luyster, having received six votes against five cast for P. A. Smyth.

The following committees were appointed: Finance Committee—H. H. Cammann, Chas. A. Schermerhorn and C. W. Luyster. Exchange and Auction Room Committee—R. V. Harnett, Jere. Johnson, Jr., Richard Deeves, Ira D. Warren and Philip A. Smyth. Membership Committee—J. Romaine Brown, C. A. Schermerhorn, Isaac Fromme, Philip A. Smyth and Richard Deeves.

A committee of the president and two ex-presidents were appointed to go to Washington and represent the Exchange before the committee in the World's Fair, which is expected to sit to-day. Messrs. Scott and Cruikshank will go, but H. H. Cammann is unable to leave town, owing to pressing business duties.

Now that Geo. H. Scott has been elected president people will no doubt ask whether there is to be a change in the policy of the Exchange.

President Scott when seen about this said: "I intend to administer the affairs of the Exchange on an economical basis, and I shall devote my best efforts to increasing the influence and the power of the Exchange in our State and city legislation, in the interest of the property-owners and the people of this city."

Richard V. Harnett said: "Our watchword will be economy combined with efficiency in the management of the Exchange."

### An Extension or a Loop?

Four parties employed by lawyers representing the Manhattan Road have quietly been making inquiries in a certain city department as to streets and street openings north of 155th street. The inquiries were of such a nature as to lead to the belief that the Manhattan Road is preparing plans to extend the west side "L" road system northward to Kingsbridge, and possibly to Yonkers, if not Tarrytown. The extension would largely be a surface road, and would greatly develop the property along Washington Heights and northward. It is known that for some time past petitions have been sent in by property-owners and residents at Kingsbridge and other points north of 155th street, requesting that the road be extended in a northeasterly direction, guaranteeing the company the right of way and freedom from damage suits. On the other hand it is surmised that the company may be making inquiries around and north of 155th street to construct a loop at the northern terminus of the 6th and 9th avenue "L" roads, abandoning the idea of obtaining the Battery loop, after the Mayor's definite opposition. We have information to the effect that the company has purchased from the Lynch estate, per James J. Coogan, about thirty-one lots on the land adjoining the "L" road terminus at 155th street, the price paid being upwards of \$100,000.

### The New Criminal Court Building.

At the meeting of the Sinking Fund Commissioners held yesterday, final action was taken on the specifications for the new Criminal Court building. Mayor Grant objected to the provision that the city should pay 85 per cent. of the contract price for work done that received the approval of the Commissioner of Public Works and the architects. The Mayor suggested 70 per cent. as the highest figure that should be allowed, and the

specifications were amended to read 70 per cent. The Comptroller was then instructed to advertise for bids in certain designated papers, the bids to be opened on February 12th. Certainly this does not allow a superabundance of time for the preparation of bids on a building to cost \$1,500,000, especially as the call for bids has been limited to publicity in certain of the daily papers, while the proper channels for reaching the entire building trade, and consequently securing every advantage that the market offers, have been passed by for some reasons not given.

### The Barnum Show Building.

It has been impossible to obtain the correct location of the property for which the representatives of Barnum & Bailey, the showmen, are negotiating. A reporter of THE RECORD AND GUIDE was yesterday shown the plans by R. F. ("Tody") Hamilton, which show a lengthy building, three stories high. The ground plan is laid out for athletic sports, though it has not yet been definitely decided how the upper floors shall be laid out. Mr. Hamilton regretted he could not give the location, as negotiations were still pending with some of the property-owners. The property is 200 feet deep and about 700 feet long, and is evidently located somewhere between Durland's Riding Academy and 65th street, for it has a frontage on Central Park West and the Boulevard. The statement in several of the daily papers that the location is 86th street, between 8th and 9th avenues, the Manhattan Athletic Club Grounds, is wrong. David B. Ogden, of the firm of Ogden, Beekman & Ogden, when called on, said: "Mr. Elliott Zborowski has not sold or leased an inch of the athletic grounds to the Barnum people, though a few months ago one of their representatives called on me to ascertain our terms, which they thought too high. We have just sold two lots of the property for improvement. They are on the north side of 86th street, 200 feet west of Central Park West, and the price obtained was \$38,000. The purchasers will build two handsome 25-foot private residences on the site.

J. B. McElpatrick & Son, who were called upon, declined to give the location, but acknowledged having drawn the plans for the building, which is to be largely of iron construction, and will cost about \$400,000.

### Men and Things.

It is very high praise to give to a reformer to say that in the first proposals a man made he outlined so completely the details of the reform that every departure made from his suggestions was found in time to be inadvisable. Yet such praise is due to Dwight H. Olmstead. In the minority report he made as far back as 1885, he drew up a bill which has been the basis of all subsequent legislation. Furthermore, it was just, in so far as the subsequent legislation differed from Mr. Olmstead's bill that it proved defective and had to be amended. When New York finally gets land transfer reform, and its simplicity and utility of the changes are appreciated, then we shall learn the amount of our debt to Mr. Olmstead, to whose clear understanding and tireless energy we owe the first suggestion that a reform was needed, the principal on which it was based and the work which was necessary to pass the Legislature.

\* \* \*

The Rev. Mr. Alger delivered before the Goethe Club, during the past week, a lecture on the "Ideal of Personal Perfection," which, for clearness of insight, profundity of analysis, lucidity of exposition and grasp of his subject I have seldom, if ever, heard equalled. It was a lecture which no young man could have written. The ideas were so completely carried out, their relation one to another so completely realized and so precisely expressed that a lifetime of thought was the necessary condition of the discourse. But, alas, he was casting pearls before swine. After the first fifteen minutes the male philosophers present began shifting their patent leathered feet nervously from one knee to the other, politely yawning beneath their hands, and turning their intelligent faces towards the female philosophers next to them with a smile that betokened more ennui than interest. So universal did this become in time that the reverend lecturer put down his papers and remarked, with a display of temper that was natural, but hardly philosophical, that if the audience was not interested he would discontinue his reading. Of course everybody immediately put on a show of wonderful attention, and enthusiastically told the paternal philosopher to proceed. This Mr. Alger did, and secured in the future the appearance of interest, if nothing more. In truth the fault was as much the lecturer's as the listeners. The Rev. Mr. Alger was not addressing a learned body; on the contrary, the Goethe Club is composed mainly of harmless persons, whose acquaintance with philosophy has scarcely reached the degree of a bow. Such an audience must be addressed in a suggestive literary, not in an exhaustive philosophical style.

\* \* \*

The Comtesse Chambord de Peseta, who has been buying several parcels of real estate in this city recently, is a lady who married an American gentleman. On her marriage to him she stipulated that she should retain, and be known by, her title, which is an old one. She speaks fairly good English, with a pleasant accent, and is at present on a visit at Washington. She owns large estates in Spain, including a considerable part of the principal square in Madrid. These properties she is converting into cash as speedily as she can, with the intention of investing the money in New York City realty. She intends to take up her residence on 67th street, near Madison avenue, in a house which she has just purchased.

\* \* \*

The "Gondoliers" bears a closer resemblance to "Pinafore" than to any other of Gilbert and Sullivan's operas. Like "Pinafore" the plot turns on the mixing up of two children by a nurse; and like "Pinafore" the satire turns largely on the absurdity of bestowing position because of birth, and on the parallel absurdity of much of the prating about the rights and equality of man. But although it bears a resemblance to "Pinafore" in some of its features, it is not by any means to be compared to Gilbert and Sullivan's first success, either in the freshness of the music or the wit of the libretto. All of this firm's minor efforts have suffered from the fact that they have produced two or three operas of surprising merit. Under

the circumstances comparisons are inevitable; newspaper criticisms are not altogether favorable, and as the royalties to the author and composer are very heavy the operas are soon withdrawn. The "Gondoliers" is quite as good as "Ruddygore" or "Iolanthe," but nowhere near the standard of "Patience" and the "Mikado," it ought to succeed under ordinary circumstances. The first-night production was very unfortunate. Great expectations had been held forth—expectations which were not fulfilled. This fact, combined with the ill-considered enthusiasm of the gallery, rather depressed the audience. Unfortunately also the company was bad enough to have irretrievably damned an opera composed by the god of song and written by the god of wit. If Mr. Palmer has anything to do in the matter should strongly advise the re-exportation of his English company with as much celerity as possible. When this is done he should substitute in their places some people who can sing and act, hire a pleasanter theatre, circulate notices of the change in the cast among the newspapers, and then prepare to see an increase of his bank account.

#### In the City Departments.

The Commissioner of Public Works will shortly advertise the contract for paving, with asphalt, the roadway of 106th street, between 8th avenue and the Boulevard, and for crosswalks of two courses of blue stone to be laid at the intersecting and terminating avenues. The work is to be guaranteed by the contractor for five years.

A watering-trough is to be placed on the sidewalk near the curb line, in front of No. 62 West Broadway, by Michael Farrelly, the expense to be borne by him, and the trough to be removable at the pleasure of the Common Council.

The Mercantile National Bank has received permission from the city to lay a crosswalk of two courses of blue stone, with a row of paving blocks between, from their building at 191 Broadway across to the Corbin building, at the corner of John street. One of the officers of the bank, when seen by a reporter of THE RECORD AND GUIDE, said: "Broadway has been in such a disgraceful condition that we want to lay the crosswalk for the convenience of our depositors and the public. We asked for three courses, but the city only grants us permission to lay two, which, as we are to pay for the work ourselves, was unexpected by us." There should be a crosswalk at every street on Broadway, and the city should pay for it, as the public convenience demands it.

A granite block pavement is to be laid on 53d street, from 10th to 11th avenue, and crosswalks placed at the terminating avenues where not already laid.

The Mayor has approved a resolution of the Board of Aldermen establishing a new ferry between New York and Jersey City. It is to run between a point south of, and at or near, the foot of West 30th street and Jersey City, and the Sinking Fund Commissioners have been authorized to sell at public auction the franchise to run and operate the ferry, which is also to have a connection with Brooklyn. The main object of this new ferry is to facilitate the transportation, from points in New Jersey and Brooklyn, of market supplies to West Washington Market. Deputy-Comptroller Storrs said: "The franchise has been applied for in the interest of the Pennsylvania Road, and although it has not been settled upon where the ferry will run to in New Jersey, it will probably be to or adjoining their present ferry slips on the other side of the North River, The Brooklyn connection will no doubt be made where the Brooklyn Annex runs to, though I do not speak with definite knowledge on the matter."

Asphalt paving, with a concrete foundation, is to be laid on 73d street, between West End avenue and Riverside Drive, with crosswalks at the intersecting avenues where not already laid.

The Metropolitan Crosstown Railway Company has received the consent of the city to build a surface railroad along the following route: Commencing at East street near the Grand street Ferry and thence along East and Delancey streets to the Bowery, thence through Spring street to and along South 5th avenue, 4th street, Macdougall street, Waverly place, Christopher street, Bank street, Greenwich avenue, 13th and Horatio streets, 8th avenue, 12th street and 13th avenue to 14th street, where it is to terminate. The road will have double tracks nearly all the way and the franchise is to be put up at public auction in the usual manner. Deputy-Comptroller Storrs, when called upon, said: "We are preparing the advertisements, and directly they are ready, which will be in a week or so, we will then advertise the date and conditions of sale. The advertisement will have to be published for three weeks according to law."

Water mains are to be laid in 128th street, between St. Nicholas and 8th avenues.

The carriageway of 92d street, from West End avenue to the Boulevard, is to be paved with granite blocks, and crosswalks are to be laid within the lines of the sidewalks of the Boulevard and 11th avenue at 92d street where not already laid.

The Kingsland estate will shortly receive from the city \$179,856 for their rights in the wharf property lying west of 13th avenue, including their upland and bulkhead west of that avenue, between 24th and 25th streets, on the Hudson River, and their riparian rights and privileges and easements to collect wharfage and cranage at the bulkhead named.

Alderman Storm and four of his colleagues in the City Council have successfully carried through a motion to limit the use of the sidewalks of the city by contractors. Heretofore there has practically been no limit to this and the public has frequently been inconvenienced to an unnecessary degree in consequence. Hereafter only one-half of the sidewalk will be

allowed to be used, so that the public shall have the use of the other half, and no greater distance of 1,000 feet will be permitted to be occupied at one time.

A crib bulkhead is to be built on the Harlem River, between 138th and 140th streets. Fogg & Scribner, who recently obtained the contract, will shortly commence the work. Their contract, which was the lowest bid, is for \$59,900.

The Comptroller and Chamberlain will shortly report to the Sinking Fund Commission as to what part, if not the whole, of the Old Harlem Market Square shall be improved by buildings for police and civil courts in Harlem. The property is owned by the city, and is located at 121st street, near 3d avenue and Sylvan place.

A number of neighboring property-owners have petitioned that the hospital on 99th street, between 9th and 10th avenues, be removed, as it is a nuisance to the neighborhood. The petition has been referred to the Comptroller.

It was recently reported that Commissioner Gilroy was to take a trip to Europe to examine into the condition of the streets there and to inquire as to the durability of different kinds of street pavements in the various capitals, with a view to applying the experience in New York City. A reporter of THE RECORD AND GUIDE called upon Mr. Gilroy, who said: "I think it would certainly be of advantage to the city if I could get to the other side and study the different pavements there. The experience which they have, and the generally good condition of their streets, as compared with ours, would no doubt enable me to come back with a knowledge that would be very useful here. We are going to spend nearly \$2,500,000 on street pavements this year, and it would be well if I had the experience of Europe before me before this expenditure was made. How long would I be absent? Well, I think I could get back in six weeks, and I could be better spared now than later on. If I don't go some engineer should be sent over to make a report of his investigations for this department and the city government." The Mayor thinks the commissioner cannot be spared, and it is therefore not likely that he will take the trip to the other side of the water.

The highest bid recently received by the Commissioners of the Sinking Fund for Consolidated City stock bearing interest at the rate of 2½ per cent. per annum was \$101.25, made by Moller & Co.

The total amount of bonds issued for the new parks in the 23d and 24th Wards was \$9,057,000. The final award was \$9,621,384, and the estimated damage \$9,352,101, but the premium on bonds reduced the cost to about nine millions.

The Baltimore & Ohio Railroad has received permission from the Dock Board to build a "bonnet" or "hood" over the street platform at pier 27, East River, to be 7 feet wide and to extend the whole length of the platform on each side of the pier, for the protection of property. The bonnet is not to extend beyond the southerly line of the street.

The principal matter which came up at the meeting of the Park Department, on Wednesday, was the opening of three bids for the addition to the Museum of Natural History. They were for \$465,970, \$420,000 and \$398,680, but the commissioners thought they were all too high and rejected them.

The Corporation Counsel is to be instructed to prepare a bill to be presented to the Legislature authorizing the sales of the following markets—Essex, Centre, Union and Clinton—by the Sinking Fund Commission.

#### The Brooklyn Real Estate Exchange.

The Brooklyn Real Estate Exchange and Auction Room (Limited) held its meeting for the election of directors on Monday evening. There was a large attendance and everything passed off harmoniously. The old stockholders had promised to acquiesce in any movement on the part of the new element, and to allow that element to designate who was desired for the new board. They stood by the pledge made, and only varied the monotony by casting a few extra votes for their secretary, who had been placed upon the ticket, and this was only done by way of compliment and with no intention of changing the result. After the ticket had been made up some of the new members desired a change, and W. W. Kenyon's name was substituted for that of Daniel Ferry. This was done to secure a representative of another important interest and not as reflecting in any way upon the gentleman whose name was set aside. The result of the balloting was as follows: William Ziegler, 950 votes; Leonard Moody, 950; E. F. Linton, 950; E. J. Granger, 950; Jere. Johnson, Jr., 950; J. G. Dettmer, 950; Samuel B. Duryea, 950; Darwin R. James, 950; Howard M. Smith, 950; Felix Campbell, 950; Frank A. Barnaby, 950; C. Augustus Haviland, 980; Whitman W. Kenyon, 680; Daniel Ferry, 300. The thirteen first above named were declared elected.

Upon the question of amending the by-laws so that no person should hold less than twenty shares of stock there was a favorable and unanimous vote; and the question granting authority to the Board of Directors to purchase real estate and to erect a building for the uses of the Exchange met with similar approval.

At a meeting of the Board of Directors of the Brooklyn Real Estate Exchange, held Thursday, the following officers were elected: Wm. Ziegler, president; Leonard Moody, 1st vice-president; Jere Johnson, Jr., 2d vice-president; Howard M. Smith, treasurer; C. Augustus Haviland, secretary. A committee was appointed to report next Monday as to site or sites suitable for an Exchange, this being preliminary to entering upon negotiations for purchase and for erection of buildings. The stock book is at the office of Leonard Moody, 20 Court street, where a few remaining shares of stock may be subscribed for.



Real Estate Department.

The past week has been a very dull one on 'Change. Sales have been few in number and unimportant in character, and the attendance has been light. From all appearances it seems we shall have a quiet auction market for the next few weeks, although inquiry leads to our ascertaining that the auction business will be exceedingly large in the spring.

Business with the brokers has been very good during the week, as the "Gossip" column indicates. Sales have been fairly numerous as well as very important, and it is generally agreed that the next few weeks will witness the closing of many big transactions. There is a good demand with plenty of inquiry for desirable properties. This is emphatically shown by syndicates advertising for large plots of down-town properties. A feature of the sales of the week is the number of costly dwellings which have changed hands.

On Tuesday, January 14th, Richard V. Harnett & Co., will sell No. 175 Allen street, a three-story and basement, brick front, frame dwelling, with a double store, and a three story brick extension, lot, 25.5x65.

On Wednesday, January 15th, Richard V. Harnett & Co., will sell by order of the Court of Common Pleas, in partition, the five-story brown stone and brick double flat with store, and lot, No. 1321 2d avenue, lot 25.1x80, and the five-story brick flat No. 212 East 89th street, lot 25x100.8. On the same day the same firm will sell No. 165 Mott street, a five-story and basement brick and stone tenement, 24.4x85x100.

On Thursday, January 16th, Adrian H. Muller & Son will sell the valuable five-story iron and brick building situated at Nos. 109 and 111 Prince street, the plot being 50x95, on the northwest corner of Greene street. There are vaulted sidewalks under the entire front of the building and it is situated in a district which has seen many improvements of late and where property is in good demand.

CONVEYANCES.

Table with columns for 1889 (Jan. 4 to 10 inc.) and 1890 (Jan. 3 to 9 inc.). Rows include Number, Amount involved, Number nominal, and Amount involved for both years.

MORTGAGES.

Table with columns for 1889 and 1890. Rows include Number, Amount involved, Number at 5 per cent., Amount involved, Number at less than 5 per cent., Amount involved, Number to Banks, Trust and Ins. Cos., and Amount involved for both years.

PROJECTED BUILDINGS.

Table with columns for 1889 (Jan. 5 to 11) and 1890 (Jan. 4 to 10 inc.). Rows include Number of buildings and Estimated cost for both years.

Gossip of the Week.

SOUTH OF 59TH STREET.

Jeremiah C. Lyons has sold the eight-story stone and brick store on the northwest corner of Bleecker and Greene streets, 50x100, for \$315,000 to Marcus Kohner. This building is now being constructed, and was commenced only last July. The two lots were bought in May last by Leo Schlesinger and Myer Foster at \$100,000, and resold in June to Builder Lyon at \$123,000. The sale of the building before completion shows that new business structures are in great demand hereabouts, a fact we have more than once alluded to.

Geo. R. Read and Bellamy & Winans have sold for James H. Parker the Kenmore apartment house on West 57th street, No. 353, north side, 100 feet east of 9th avenue, to Mrs. Dennis Barnes, at \$240,000. The Kenmore is a seven and eight-story brick and stone structure, 75x100.5, and contains twenty suites of apartments.

Riker & Son have sold for the Demas Barnes estate the four-story brick and stone dwelling No. 41 West 57th street, size 34x100.5, to R. L. Crawford, at \$150,000.

We hear that Miss Minturn has sold the four-story brick dwelling No. 60 5th avenue, northwest corner of 12th street, 51.7x125, with stable on 12th street, at \$165,000.

Lalor & Behringer have sold for Lipman Topf and Stewart Brown the dwellings on the northeast corner of Waverly place and Greene street, size 57.6x132.11, to Leo. Schlesinger and Joseph Hecht for \$150,000.

The three-story dwelling on the southeast corner of Lexington avenue and 35th street, size 46.8x75, lot 100 feet, with an extra lot adjoining on 35th street, 25x98.9, has been sold by the Gibson estate to General Louis Fitzgerald at \$110,000. Brokers, Douglas Robinson, Jr., and J. N. Golding.

It is reported that E. A. Cruikshank & Co. have sold to the Standard Oil Co. the four-story office buildings Nos. 30 Broadway and 73 New street.

Hoffman Bros., with F. Zittel, have sold for the estate of Christopher Meyer the five-story iron front cellar and sub-cellar stores Nos. 75 and 77 Duane street, 45x78, to George F. Betts on private terms.

Hoffman Bros. have purchased from the estate of Christopher Meyer the five-story cellar and sub-cellar iron front stores Nos. 79 and 81 Duane street, size 41x78. The terms have not transpired. Broker, F. Zittel.

Morris B. Baer & Co. have sold the property on the southeast corner of 3d avenue and 28th street, with the four-story brick tenements and stores thereon, 24.8x90, all covered, for the Happ estate for \$45,225; the four-story tenement and store on the northwest corner of 2d avenue and 48th street, lot 25x100, for J. G. Witscher for \$33,000, and the four-story high stoop brown stone front house No. 58 West 38th street, 20.10x55x100, for Lansing Zabriskie for \$36,250. The latter will shortly take up his residence permanently in Newport, where he is building a handsome villa.

A. N. Weil has sold for P. Byk the four-story brick store No. 90 John street, 20x43, at \$50,000, to W. C. Herring.

Hiram Merritt has sold the premises No. 196 2d avenue to Fanny Maguire at \$15,000.

It transpires that No. 12 East 12th street was sold at \$20,000, Stanley W. Dexter is the buyer, and Brown & Leviness the brokers. Mr. Dexter is the present occupant.

It is reported that Ames & Co. have sold a four-story, high stoop, brown stone front house on the north side of 34th street, between 5th and 6th avenues, 25x75x100, to the Countess Chambord de Peseta for \$75,000.

Bernhard Galewski has purchased from K. Bennet the premises No. 99 Willett street, 25x100, on private terms.

Gillie & Curry have sold the five-story stone front double flat No. 318 West 32d street, 25x85x98.9, at \$40,000.

Louis Leypoldt has sold the four-story brick English basement house No. 34 West 37th street, lot 25x98.9, at \$45,000, to Dr. Chas. Phelps.

Abraham Quackenbush and John Farrell have purchased the lot No. 227 West 15th street, 25x103.3, with old brick buildings, for \$17,500. They recently bought No. 229 at \$17,250. Both lots will be improved at once.

P. C. Eckhardt has sold the five-story double flat, six rooms and bath, 25x82x100, No. 446 West 47th street, for John E. Hasler to Eva Paul for \$28,000, and the five-story double flat with stores, 773 9th avenue, for J. D. Plout to Leopold Polatscheck for \$32,000.

Henry Waters has sold the five-story and basement brick flat No. 259 Henry street, 24x82x94, to Israel Unterberg for \$39,000. Mr. Waters has also sold the northwest corner of Grand and Attorney streets, 25x100, which he purchased last week, to Bernard Mayer on private terms. Broker, Joseph Waters.

Peter G. Stappers, it is reported, has bought from Wm. H. Larkin, 438 West 85th street, a five-story flat, 25x87.6x98.9, for \$33,000.

James Bleecker & Son have sold the three-story brick dwelling, No. 64 Horatio street, 16.8x50, to Henry O. Beebe at \$8,300.

We hear that Sachs Bros. have purchased the three-story buildings, Nos. 222 and 224 Greene street, each 20x100. The terms have not transpired.

NORTH OF 59TH STREET.

J. H. Hunt has sold for Vincent C. King a plot, 102.2x100 feet, on the northeast corner of West End avenue and 72d street to Spencer C. Aldrich for \$100,000.

Moritz Bauer has sold the four-story stone front dwelling No. 811 5th avenue, 25.5 feet north of 62d street, size 25x100.8, at \$78,000 to Eckstein Norton. Brokers, V. K. Stevenson & Co. This house was sold in trade at \$100,000 last November. Last week Wm. Radam, of microbe-killer fame, took title to No. 813 at \$78,000. No. 811 was sold at auction in June, 1888, for \$85,000.

We hear that four lots on the northeast corner of 10th avenue and 145th street have been sold by the Patterson estate for about \$50,000.

Elliott Zborowski has sold two lots on the north side of 86th street, 200 west of Central Park West, 50x100, for \$38,000. G. L. Morse is reported to be the purchaser.

Mary Bird has sold to Walter Reid the plot, 77x100.8 feet, on the north side of 92d street, 113 feet west of Madison avenue, for \$48,000, for improvement.

F. Zittel has sold for John C. Umberfield the four-story brown stone dwelling, 20x55 and extension x100, No. 46 West 76th street, to Mrs. Frederick Taylor for \$41,500.

It is reported that Mr. Jordan has sold the five-story flat and store on the northeast corner of 10th avenue and 87th street, for \$45,000.

Frank L. Fisher has sold for P. M. Stewart No. 151 West 78th street, a three-story front stone dwelling, 20x45x100 feet, to J. B. Smull, on private terms.

Samuel Colcord has sold the four-story and basement private residence, No. 41 West 76th street, 20x54x100, with dining-room extension, to Thomas Coman for \$37,000. F. Zittel was the broker.

Charles E. Tripler has sold to S. G. Bayne, of the Atlas Improvement Co., nine lots, one on the northeast corner of Riverside Drive and 107th street, one on the corner of the Boulevard and 107th street and seven interior lots on the same block. The terms have not transpired.

John G. Prague has sold the four-story dwelling No. 164 West 86th street, 20x102.2, at \$40,000 to Patrick Sarsfield Gilmore.

The Countess Chambord de Peseta has purchased, through Ames & Co., a four-story, high stoop, brown stone front house on 67th street, between Madison and Park avenues, 21x55 and extension x100, for \$55,000.

Morris B. Baer & Co. have sold the two three-story brick dwellings Nos. 223 and 229 East 104th street, 16.8x45x100, to Lazarus Schlang and another for \$7,000 each.

Corwith Bros. have sold the lot, 25x116, on the south side of 152d street, 525 feet west of Courtlandt avenue, for John C. Davis to Michael Newman for \$3,000.

Messrs. W. and A. R. Wilson inform us that they have not purchased the Henken estate lots on the southeast corner of 7th avenue and 125th street.

Ed. Manrara has purchased one of McCafferty & Buckley's new houses on East 72d street, No. 44. The terms have not transpired.

Lewis & Holder have sold, for Hugh N. Camp, his stores on the north side of Tremont avenue, 30 feet west of Washington avenue, 41x96, for \$14,000.

Barnett & Co. have sold for J. T. Ridale to James Walton, No. 48 West 133d street, a four-story brown stone single flat, 13.9x60x99.11 feet, for \$14,000.

William W. Hall has sold No. 1748 9th avenue, a five-story brick flat and store, 25.9x88x100, to Mr. Seller for \$32,000.

We hear that Adier & Herrman have sold No. 1747 9th avenue, a five-story brick flat and store, 25x80x100 feet.

LEASE.

Gonon & Macdonald have leased to Mrs. Harriet Hubbard Ayer the premises No. 305 5th avenue for ten and one-third years, at an average rental of \$8,000 per year.

**Brooklyn.**

Corwith Bros. have sold the three-story frame double tenement, 27x55, on lot 27x80, No. 193 Nassau avenue, for Michael Newman to John C. Davis for \$7,000.

J. P. Sloane has sold for the trustees of Union College, Schenectady, the lot on the north side of Eagle street, 325 feet east of Oakland street, to James Kenney for \$750; also for Augustin Daly, the theatrical manager, the gore plot of ground on the easterly side of Oakland street, 79 feet north of Calyer street, to Ernest D. Gerard for \$2,500.

**CONVEYANCES.**

	1889. Jan. 3 to 9 inc.	1890. Jan. 2 to 8 inc.
Number.....	393	410
Amount involved.....	\$1,529,703	\$1,942,173
Number nominal.....	82	93

**MORTGAGES.**

	1889.	1890.
Number.....	346	336
Amount involved.....	\$1,103,515	\$1,335,433
Number at 5% or less.....	213	226
Amount involved.....	\$898,072	\$1,040,477

**PROJECTED BUILDINGS.**

	1889. Jan. 4 to 10 inc.	1890. Jan. 3 to 9 inc.
Number of buildings.....	83	77
Estimated cost.....	\$428,650	\$329,100

**Out Among the Builders.**

Edward Wenz has plans for five five-story brown stone and buff brick flats, 25x68, and extension 5x12 feet, to be erected on the north side of 89th street, 210 feet east of 3d avenue, and for four similar flats to be built on the south side of 90th street, 110 feet east of 3d avenue, for Fred. Schuck, at a cost of \$135,000. There will be one store on each street.

Wilson & Tichborne will build on the north side of 87th street, 125 feet east of 10th avenue, five three-story stone front dwellings, to cost \$60,000, from plans by G. A. Schellenger. One building will be 20, two 18 and two 17x53 feet with an extension.

John C. Burne will furnish plans for three five-story brown stone front flats, 27x80, to be built for William Dempsey on the north side of 76th street, 116 feet east of 2d avenue, at a cost of \$66,000. This improvement was mentioned on December 28th.

It is said that Judge Hilton will probably be the purchaser of the Park Avenue Hotel to be sold shortly, and that when it is in his possession he will improve it and redecorate it very elaborately.

W. E. Lauchantin will build, from plans drawn by F. A. Minuth, five three-story, basement and cellar dwellings, 20x53 each, with extension 10x13. They are to be erected on the south side of 88th street, between Riverside Drive and West End avenue. The fronts will be of brown stone, each differing from the other in design. The houses will have bay windows, box stoops, cabinet finish throughout and all modern improvements, costing \$75,000 for the five.

Schneider & Herter have completed plans for four five-story flats and stores. These buildings will be erected at the southeast corner of 2d avenue and 94th street, fronting the avenue. The corner building will be 25.11x96, and the others 25x88.6 each. They will be built of brick, stone and terra cotta, and will be arranged for four families on each floor. The total cost will be about \$100,000, and Annie L. wife of Elias T. Hatch is the owner. This improvement was mentioned December 14th.

Richard Berger is the architect for a two-story yellow brick, iron and terra cotta market and office building with red sandstone trimmings to be erected by Nathan Schwab on the northeast corner of 7th avenue and 124th street. The building will have a frontage of 100.11 on 7th avenue and 125 on 124th street. It will contain about eighty stalls on the ground floor and a number of offices and studios above.

Edward Roemer has plans for a six-story brick and stone apartment house and four four-story private dwellings to be built on the southwest corner of 82d street and 10th avenue for J. F. Altman. The apartment house will be 50x96 feet in size.

Leo Schlesinger will improve the northwest corner of Houston and Mulberry streets by adding one story and building an extension, 23x50, on Mulberry street. Messrs. Buchman & Deisler have the plans.

I. Lewkowitz will remodel the residence at No. 243 East Broadway, with the view of making it his future home. The building will have hardwood finish throughout, and all modern improvements will be added. There will be a one-story extension, 14x16, for butler's pantry, etc., and the cost of alterations will be \$8,000. Wm. Graul is the architect.

Fay & Stacom will build at No. 173 Madison street a five-story and basement brick and stone tenement. It will be 25x88.6. Cost, about \$20,000. Chas. Rentz is the architect.

Schneider & Herter have the plans for the alterations to be made in the factory at No. 749 Broadway. The improvements comprise an addition of two stories to the main building and a six-story extension, 40 feet deep by the width of the building. The purpose is to enlarge the facilities for manufacturing, and the improvements will cost about \$15,000. S. Dessau is the owner.

Wm. Graul has about completed plans for five five-story single flats, 20x70 each, to be built on the north side of East 138th street, between Brook and St. Anns avenues; cost, about \$3,500 each. G. Reichardt is the owner.

The same architect has plans for a five-story flat and store, which will be erected on the west side of 1st avenue, 25 feet south of 78th street. It is to be 25x90 and 65. E. Jacobs is the owner, and the cost will be about \$18,000.

John Murphy will build on the north side of 44th street, 186.8 east of 3d avenue, a three-story brick livery stable, 43.4x95 feet, at a cost of \$15,000.

F. A. Minuth has about completed plans for a five-story flat, 25x90, to be built by Dann Bros. on 67th street. The front will be of buff brick and brown stone, and the building will be arranged, with all modern improvements, for four families on each floor. Cost, about \$22,000.

Geo. Keister has the plans on the boards for a five-story brick and stone front flat, 27x86.2, to be built by Alex. Moore on the south side of 51st street, 100 feet east of 8th avenue. It will have two families per floor and will be steam heated, etc.; cost, \$24,000. The same architect has plans for a similar house, to be built by Mr. Moore on the north side of 50th street, 100 feet east of 8th avenue, 27.6x87, three families per floor, to cost \$22,000.

Edmund J. Curry will build a six-story brick and stone boarding stable, 50x97 feet, on the north side of 89th street, 82.2 feet west of Park avenue, at a cost of \$25,000. The architects are Thom & Wilson.

Frederick Ebeling is preparing sketches for an extension 37.7 deep to the buildings at Nos. 223, 225, 227 and 229 East 115th street, and for interior alterations to the same, to be made by V. C. Humphrey, at a cost of \$25,000.

Stephen J. Egan will build five five-story flats on the southeast corner of Willis avenue and 134th street. The avenue flats will contain stores.

Chas. Rentz has plans for a five-story tenement, 23.7x90, to be built at No. 214 Henry street for G. Krakower.

R. S. Townsend is drawing plans for a five-story flat, 43x50, which he and J. H. O'Dell will build on the south side of 85th street, 175 east of 10th avenue.

**Brooklyn**

The Brooklyn Brass & Copper Co. will build, at the junction of Pearl, Adams and Water streets, a large five-story brick factory, which will be 100 feet each on Pearl and Adams streets, by 203 feet on Water street. The building will have an inclosed area or court in the centre and is to cost about \$110,000. Mercein Thomas is the architect.

John E. Dwyer has plans for a three-story and basement frame double tenement, 27x50, to be erected on Ralph avenue, near Atlantic avenue, for M. Grosserth, to cost \$4,600, and interior alterations, with one-story frame extension 30x20, to No. 278 Atlantic avenue, 26th Ward, for W. & J. Brennen, to cost \$1,500.

Mr. Linnemann will build three three-story frame double flats, 40x65 each, on Grove street, near Bushwick avenue.

D. Acker & Son have plans in hand for a three-story frame flat, 20x50, to be erected on the north side of Palmetto street, 400 feet east of Central avenue, and a similar one, 25x57, on the north side of Gates avenue, 100 east of Central avenue, for L. Bauer, at a total cost of \$9,000; two three-story frame flats, 24x54 each, on the west side of Judge street, 40 feet north of Powers street, for Michael Metzen, to cost \$5,000 each, and a four-story frame tenement, 25x60, on the southwest corner of Frost and Loriner streets, for Michael McEnaney, to cost \$6,500.

Th. Engelhardt is preparing plans for a three-story frame hotel, 40.7x59.7x45.6x52, with extension 20x20, two stories high, to be erected at Fort Hamilton avenue and 50th street, New Utrecht, for Joseph Hartman, to cost \$10,000; a three-story and basement brown stone dwelling, 24x65, on the northwest corner of South 9th and Driggs streets; a three-story brick flat, 22x48, on the west side of Driggs street, 75 feet south of South 9th street, and a similar flat, 23.6x55, on the west side of the same street, 100 feet south of South 9th street, all for William Dick, to cost \$27,000; a three-story and basement brick dwelling, 22x50, on the southeast corner of Bushwick and Willoughby avenues, with four two-and-a-half-story and basement brick dwellings, 19x45 each, adjoining on Bushwick avenue, for William Ulmer, to cost \$25,000; a two-story and attic brick and stone dwelling, 37x42, with extension 36x20, on the northeast corner of Bushwick avenue and Grove street, for Gustav Dorschuck, to cost \$25,000; a four-story frame tenement, 30x55, with extension 25x20, on the northeast corner of Central avenue and Prospect street, for Joseph Wendell, to cost \$7,000, and a three-story frame store and dwelling, 23.9x57, on the west side of Kingsland avenue, 142.6 north of Van Cott avenue, for Fred'k Gerhardt, to cost \$5,000.

W. H. C. Hornum has plans for a two-story brick stable, 40x52, to be built on the north side of Seabring street, 150 feet west of Richards street, and a one-story brick wagon shed, 40x35, to be built on the south side of Hamilton avenue, 146 feet west of Richards street, for Henry R. Worthington, at a cost of \$10,000.

**Out of Town.**

**CONEY ISLAND.**—The Prospect Park & Coney Island Railway Co. will build an addition to their depot at this place, for which M. Thomas has drawn the plans. It is to be a frame building, 30x80, irregular, and will cost about \$8,000.

**JERSEY CITY.**—Real estate and building have been very quiet lately, due to the holidays. The latest news among the architects is as follows:

The Jersey City Safe Deposit and Trust Company are having plans drawn in competition, for a safe deposit building to be erected at No. 83 Montgomery street. The plan of G. W. La Baw & Son which was seen a few days ago, shows quite a handsome elevation, three stories high, with plenty of window openings. The front is of brick, stone and iron. The selection of the architect is to be made within a few weeks and an old frame structure is shortly to be torn down to make way for the improvement. The new building is to be made fire-proof.

G. L. Bettcher is preparing plans for two four-story brick and stone front tenements, 25x60 each, to be built on the corner of Barrow and Bright streets, for D. Lewis, at a cost of \$34,000, and for a two-story and attic dwelling to be built on Tonnelly avenue, near Magnolia avenue, for C. J. Hansen, at a cost of \$5,500.

R. W. Sailer is preparing plans for a two-and-a-half-story frame dwelling to be built on the west side of Delaware avenue, 100 feet north of Duncan avenue, by J. Billington, to cost \$3,000.

There have been very few plans filed with the Building Inspector this year. The following are the principal ones:

One two-story and basement dwelling, 18.9x40, to be built at No. 338 Webster avenue, near Congress street, for D. S. Alspaugh, to cost \$3,000; a two-and-a-half-story dwelling, 25x50, at 29 Bleecker street, between Central and Summit avenues, for August Nestler, to cost \$2,900; a one-story ice storage house, 31x121, on Jersey City avenue, for the Lehigh Valley Rail-

rol Co., cost \$2,000; a three-story dwelling, 22x32, on Bergen avenue, near Bramhall avenue, for J. Sandall, cost \$2,250; a three-story tenement, 22x40, on Pine street, for Annie Simon, cost \$2,643; a two-story dwelling, 22x38, on Warner avenue, Greenville, for Charles de Malignon, cost \$2,500; three two-story and basement dwellings, 16.8x34 each, on the west side of Arlington avenue, near Bay View avenue, cost \$2,141; one three-story tenement, 28x60, at 138 Phillip street, for Michael Donovan, cost \$5,000; one two-story dwelling, 18x36, and extension, Boyd avenue, for Geo. M. Craig, cost \$2,600.

NEWARK, N. J.—The past year has been an active one in the building trade of this city. This was particularly true of the spring, which started off at a rate which, if it had been sustained, would have made the advance at the end of the year remarkable. The pace was not, however, kept up throughout the summer and autumn. The advance over 1888 has been nevertheless handsome. Plans for 1,541 buildings were filed, which was an increase of 168 over the year previous. Of these fully seven-eighths were constructed of wood, the exact number being 1,251. Of the remainder 283 were brick, 5 were brick and frame and 2 were brick and stone. In character the buildings were small and mainly unimportant. One 4-sty brk apartment house was put up on the corner of Springfield av and High st; but this building, a new departure for Newark, was the only one of its kind. Quite a number of factories have been constructed, among which may be mentioned a large 4-sty furniture warehouse, a 3-sty brk hat factory, an extensive jewelry factory, a 5-sty corset factory, large brass works and two good-sized breweries. Newark has three more churches than it had a year ago, three more chapels and three more Sunday-schools. There has been very little tearing down and reconstruction. Most of the building has been done in the outer wards, the following being the wards in which most of the work was accomplished in their order: The 8th, the 6th, the 12th, the 11th, the 13th, the 14th and the 10th. In his report to the Common Council the Superintendent of Buildings, Mr. Isaac Townsend, recommends that the fire limit be extended and the building regulations revised. The city has grown so much in size since the present rules went in force that some change has become necessary.

Schweitzer & Diemer have drawn plans for a two-story brick livery stable, to be built by G. W. Thomas. The building will be 70x80, and the cost \$6,000. The same architects have completed plans for a two-story frame dwelling, 24x50, to cost \$3,500, which will be built by C. S. Cooper.

The following is a list of the plans filed at the office of the Superintendent of Buildings within the last two weeks:

James Trivett, No. 25 Morris av, one 2-sty fr dwg, 18x26; Cyrus Axtell, No. 91 Washington av, one 2½-sty fr dwg, 22x30, with extension; Mrs. Anna Decker, No. 204 Peshine av, one 2-sty fr dwg, 17x33, with extension; Mrs. C. Corey, Lake st and Montclair av, one 2-sty fr dwg, 40x40; Robert Z. Maiers, Clifford st, three 2-sty fr dwgs, 16x30 each; Samuel Doughty, No. 50 Searing st, one 2-sty fr dwg, 13x26; Mary Krantz, No. 99 Peshine av, one 3-sty fr store and dwg, 20x40; August Broemel, No. 184 Belmont av, one 1-sty fr carpenter shop, 16x30; J. P. Suydam, Seabury st, one 3-sty fr dwg, 16x24; Kilian Bicks, No. 185 Charlton st, one 3-sty fr dwg, 21x40; Fred. Snyder, No. 53 Lang st, one 2-sty fr dwg, 21x40; Edward S. Clymer, No. 224 6th av, one 2-sty fr dwg, 21x30, with extension; Frederick Stauffer, No. 416 Walnut st, one 3-sty fr dwg, 22x40; Bertha Reibold, South 10th st and 14th av, one 3-sty fr dwg, 33.6x40.8; S. H. Vreeland, No. 50 8th av, one 2-sty brk dwg, 22x59; William Clymer 226 6th av, one 2-sty fr dwg, 22x29; J. B. Grimm, No. 160 Barclay st, one 2-sty fr dwg, 22x42; John Ziebarth, No. 161 Livingston st, one 3-sty fr dwg, 22x42, with extension; Richard Freygang, Nos. 700 and 702 South 14th st, one 2-sty shop, 20x14; W. Hill, cor Tuhnen and Pacific sts, one 1-sty fr hall, 32x121.

ORANGE, N. J.—Schweitzer & Diemer have finished the plans for a two-story frame dwelling, to be built at this place at a cost of \$4,500; size, 25x50. Owner's name not given.

ROCKLAND LAKE, N. Y.—A. Eekeberg will build a two-story frame hotel. It will be 32x45, finished with French roof—slate and tin. It is to be arranged to accommodate fifteen families, and the cost will be \$4,500. Architect, Wm. Graul.

ST. PAUL, MINN.—Builders who will arrive here shortly as delegates from New York to the National Builders' Convention will have an opportunity of estimating on a new opera house to be built here, to cost about \$300,000. It will be built on 6th street, and is to be of fire-proof construction, including an iron gallery and roof, and will have seating accommodation for 2,000 people. J. B. McElPatrick & Son are the architects.

Contractors' Notes.

Bids will be received at the Department of Public Works until 12 m. Tuesday, January 21st, for regulating and grading 107th street, from 9th to 10th avenue, and setting curb-stones and flagging sidewalks therein; for sewers in 2d avenue, between 9th and 10th streets; in 12th avenue, between 39th and 40th streets, with alteration and improvement to sewer in 39th street; for furnishing and delivering stop-cocks, hydrants, wooden hydrant boxes, cast iron stop-cock boxes, tapping cock-boxes, stop-cocks, hydrants, wooden hydrant boxes, cast iron stop-cock boxes and manhole heads; for furnishing, delivering and laying water mains in Mosholu Parkway, Bronx River Park and Southern Boulevard, in 8th avenue, Transverse road, 5th avenue, and 93d street; for furnishing materials, building and putting up a pumping engine, boilers and appurtenances in the building on 97th and 98th streets, 100 feet west of 9th avenue.

Special Notices.

Henry Miller, the well-known builder, and Walter Stables, the broker, have formed a partnership under the name of Miller & Stabler, with offices at 1187 9th avenue, corner of 72d street, and at 31 Nassau street. They have a number of lots south of 14th street for sale, some with building loans, and a large amount of money to loan at low rates.

Mathiasen & Hausen, whose architectural terra cotta works are situated at Perth Amboy, New Jersey, and whose materials are such as to give the most complete satisfaction to their numerous customers, send us an interesting list of some of the buildings for which they have supplied the terra cotta. This list includes the block from 94th to 95th street and Park avenue, a block between 131st and 132d streets and 5th avenue, two buildings on St. Marks place, Nos. 7 and 69, the latter the Garman Odd Fellows Hall, and the warehouses, situated at the following places: No. 17 Lisperard street, No. 69 Cortlandt street, No. 79 Grand street, and Nos. 151 and 153 East 23d street. Furthermore, the terra cotta in the buildings at Nos. 338 and 342 East 13th street and at No. 203 Bleecker street come from their works. This in itself is an imposing list, and when we remember that it by no means represents their total amount of work, it can be imagined to what an extent they have given satisfaction to their customers.

The large increases in the value of down-town property which we are continually chronicling in the columns of this paper would naturally lead investors of large means to make purchases in this district. In another column will be found the advertisement of a syndicate which wishes to invest \$2,000,000 in business property east of Broadway, between Fulton and Beaver streets, before February 1st. This is a fine opportunity for property-owners within these boundaries to find a ready market for their holdings. Full particulars in writing should be sent to Ferdinand Fish, No 149 Broadway.

Back Numbers Wanted.

Fifteen cents each will be paid for copies of this paper, No. 1087, dated January 12, 1889. Ten cents each will be paid for the pictorial supplement to said issue.

BUILDING MATERIAL MARKET.

[For Prices see pages v., vii., viii and x.]

BRICKS.—There has been nothing of a particularly striking character in the general market for Hard Brick this week. The absence of storms has permitted rather more continuous work than ordinary, and probably increased consumption somewhat, making trade on the whole very fair, considering the season of the year, yet there was no real activity or anything upon which sellers were enabled to build up much advantage. It was just about a steady market upon which \$7 was a possibility if stock was very fine, but it must be extra attractive to do it, as the quality is averaging first rate, and buyers are not compelled to skimpish around much in order to make selections. Probably the bulk of present wants are met by current arrivals without disturbing local accumulations, and the chances are that supplies will continue to come forward so long as navigation remains clear, but the recent cold snap induces the belief that there may be some winter lingering about with a chance of eventually closing the river. There has been an increase of about ten per cent. in the production for the year, with a larger stock than usual left over. Pales sell fairly well and command former rates as a rule. Contrary to expectations there has been a little further business done in Fronts, and a couple of cargoes are now loading on fresh made sales.

CEMENT.—Domestic does not find much demand for immediate delivery, but there is some negotiations already under way for stock wanted promptly upon the opening of the next season. Foreign grades have not been plentiful, and the market remains firm, with no importer, so far as known, willing to enter upon contracts for the new season's delivery, except upon an advanced basis of valuation.

LATH.—It has been a quiet week, partly for want of stock, as most of the lots coming in were placed before arrival, but the general tone of the market is apparently firm and receivers talk as though they would listen to no bids of less than \$2.30 per M on St. John stock at least. The record as given shows only small amount of stock now afloat for this port.

LIME.—Demand moderate and somewhat indifferent, but fortunately few arrivals and a stoppage of shipments reported. So far as known, there has been no change from the stereotyped range of prices so long quoted.

LUMBER.—The general state of affairs on the lumber market at the present time is not of a very brilliant or attractive character, and there is little in the way of valuable information to convey. The remarkably open condition of the winter has permitted a much closer delivery of stock on contract than could have been anticipated, and no doubt contributed somewhat to increase the sale of stuff on fresh deals, with a prospect that if the warm weather continues the winter consumption will run somewhat above the average, especially in the way of the coarser woods for building purposes, etc. Naturally in such an event the effect upon yard stocks must commence to show itself at an earlier date than usual, though as yet dealers do not appear much worried or particularly anxious to open negotiations for additional supplies, still there are a number of the larger concerns who never object to talk over tenders of anything really desirable, and are very apt to make customers when they have a chance to secure something particularly adapted to their special wants.

Eastern Spruce probably would sell about as well as anything at the moment, especially long and wide cuts, and if receivers could substantiate the full measure of their claims the rate would be extremely high. The predictions of a small offering have been reasonably well verified thus far, and the present assertions are to the effect that there will be nothing of importance to show up afloat until well on toward spring. There is full work going on in the woods, and if freshets prevail at the proper time the new crop of logs will be liberal.

Piling is quiet at the moment beyond some little negotiation over stock in chains and for which sellers are expecting and obtaining bids at full former rates.

Hemlock is firmly held, and of course at this juncture about all the negotiation must be directed toward the Pennsylvania product. For such the views of sellers remain extremely firm on both joist and boards, but particularly the latter, and very little

attention is paid to any modification in the run of bids. Carolina Pine moves along in a sort of independent manner, securing its full proportion of attention with the other woods, and there seems to be a universal agreement as to the healthy conditions of the market. A prominent manufacturer of wood products, including no inconsiderable proportion of trim, tells us that he has found use for a large quantity of Carolina Pine during the past year, the kiln drying process making it peculiarly adapted to his purposes.

White Pine has some little export demand and about the usual call from home sources, but is showing no great measure of activity on the distributive outlet. Nor do the agents who are canvassing for car orders get much comfort at the moment. Dealers are pretty well stocked and evidently feel no apprehension about getting additional supplies when they want them. Yellow Pine is firmly held and indifferently offered from the mills, as there is already a considerable amount of stock under negotiation and more expected, mainly on special schedules, with a probability that desirable random would sell very well if at present available. Advances at hand report generally strong conditions at primary points.

Hardwoods have no particularly new feature at the moment. There is some attempt to boom various kinds of stock as holders may feel interested, but only about a seasonable trade is doing. All desirable quality is well in hand and the ownership of a character to exact full natural valuation. A Washington correspondent, writing to one of our local journals, furnishes some matter of interest to dealers in mahogany. He says:

"The Treasury officials are considering again the question which was raised last summer as to the proper classification for duty of sawed mahogany. Since the decision of Secretary Fairchild, January 25, 1887, mahogany boards have been classified under the provision for 'all other articles of sawed lumber, two dollars per one thousand feet, board measure.' The present tendencies to raise duties to the highest possible point led to an early demand that sawed mahogany be classified under the provision for manufactures of mahogany at 35 per cent. *ad valorem*. Inasmuch as the lumber schedule of the existing tariff advances by a regular gradation from timber up to manufactured articles, and provides for sawed boards as entirely







Lexington av, No. 615, s e cor 53d st, 20.5x80, three-story brick (stone front) dwell'g. James W. Ketcham to Charles A. Stein. Mort. \$17,000. Aug. 9, 1889. nom

burn to Edward S. and Corinne Churchill. Jan. 3. nom
5th av, e s, extends from 91st to 92d st, 201.5x100. nom

138th st, s s, 750 w Home av, 150x100. }
137th st, n s, 800 w Home av, 25x100. }
Milnes Levick to John W. Cornish and Louis Jessurum. Jan. 7. 22,000

MISCELLANEOUS.

All lands and hereditaments of which Christopher Meyer died seized. Release dower. Effie F. Meyer to Mahlon C. Martin et al. exrs. Christopher Meyer. Sept. 27. nom

Willis av, w s, 25 n 145th st, 50x106. Isaac Levy to Matthew C. and Charles Kervan. Mort. \$5,000. Jan. 2. 14,000

LEASEHOLD CONVEYANCES.

23d and 24th WARDS.
Elizabeth st, n e s, lots 209, 210 and 211 map C. Berrian building lots, Fordham, 75x100. Evelyn A. Harvey to Marie L. wife of George C. Hollerith. Jan. 4. 11,000

Attorney st, No. 62, and Ridge st, No. 55, the five-story building in rear of above lots. Assign. lease. The "Galicianer Chebrah Magen Abraham" to "Erster Galicianer Duckler Magen Abraham." nom

5th av, n e cor 91st st, 100x100.
91st st, n s, 100 e 5th av, runs east to point 153.4 e 5th av, x north 100.8 x west - x south 100.8.







19th st, n s, 80 w 8th av, 17.6x85, h & l. James Warner to James Kerr. 2,800
Bay 20th st, n s, 659.3 s w 86th st, 50x96.10, New Utrecht. John V. Van Pelt to Susan J. Voce. 3,000
20th st, n s, 70 w 3d av, 30x64.3. August Imig to Anthony Fischwenger. C. a. G. Taxes, &c. 365
Bay 28th st, n w s, 300 s w 86th st, 60x96.8, New Utrecht. James D. Lynch to Annie S. Fuller. 1,650
Bay 34th st, s e s, 680 s w Benson av, runs southwest 91.2 to Bath av, x southeast 96.10 x northeast 97.5 x northwest 96.8, New Utrecht. James Cropsey to Eva wife of Leopold C. Tappay. Mort. \$2,000. 4,000
Bay 34th st, n w s, 560 s w Benson av, 120x96.8, Gravesend. James D. Lynch to Mary Start. 2,100
49th st, s s, 100 e 4th av, 25x100.2. Ellen E. Dunne to Michael T. Leary. 333
47th st, n s, 300 e 2d av, 100x100.2. Edward T. Hunt exr., &c., Thos. Hunt to Maurice P. O'Brien. 1,925
47th st, n s, 100 w 3d av, 40x100.2. Albrecht Wolff to Benjamin P. Applegate. 1,200
50th st, s s, 230 e 2d av, 60x100.2. Edward T. Hunt exr., &c., Thos. Hunt to Laura R. Gross, New York. 1,140
51st st, n s, 180 e 7th av, 20x78.11x20.11x85.1. Edward T. Hunt exr., &c., Thomas Hunt to Edward Parsons. 155
51st st, s s, 100 e 2d av, 120x100.2. 51st st, n s, 100 e 2d av, 120x100.2. 50th st, n s, 240 e 2d av, 100x100.2. 50th st, n s, 100 e 2d av, 100x100.2. 48th st, n s, 220 e 2d av, 100x100.2. 4th st, n s, 100 e 2d av, 140x100.2. 47th st, n s, 200 e 2d av, 100x100.2. Edward T. Hunt exr., &c., Thos. Hunt to Maurice P. O'Brien. 13,855
52d st, s s, 100 e 5th av, 20x100.2. Joseph V. Scully to Margaret Delany. 300
52d st, n s, 200 e 7th av, 178x104.11x209.4x100.2.
48th st, s s, 100 e 7th av, 342.8x111.2x294.4x100.2. Edward T. Hunt exr., &c., Thos. Hunt to Oliver C. Edwards. 5,730
52d st, s w s, 180 n w 4th av, 30x100.2. Martin Hayden to Margaret A., Jane A. and Mary T. Hayden. 100
52d st, s s, 19.8 e 7th av, 86.4x26.2x84.8. Edward T. Hunt exr., &c., Thomas Hunt to William Wharton. 200
53d st, s s, 80 e 3d av, 20x100.2. George C. Kinkel to Marcella Furman. Correction deed. 784
54th st, n s, 345 w 3d av, 87.6x100.2. Release mort. Catharine W. Wyckoff and Leffert L. Bergen to Levi V. Martin. 2,250
57th st, n s, 240 w 5th av, 20x100.2. John Egan to John F. Adams. 300
57th st, s w s, 260 s e 11th av, 80x100.2. 13th av, s e s, 100.2 s w 5th st, runs southeast 51.11 to New Utrecht av, x south 6.9 x northwest 52 to av, x northeast —, New Utrecht. Release mort. Bernard Larzelere to The Blythebourne Improvement Co. 400
57th st, s w s, 260 s e 11th av, 80x100.2, New Utrecht. The Blythebourne Improvement Co. to Edward B. Rodgers. 1,400
60th st, n s, 140 e 11th av, 40x100.2, New Utrecht. James V. S. Woolley to Johannes A. Jacobson. 450
60th st, s s, 60 e 12th av, 20x100. Same to Josephine Olsen. 200
60th st, s s, 40 e 12th av, 20x60. Edward Everson to same. B. & S. C. a. G. 200
60th st, s s, 240 w 11th av, 20x100, New Utrecht. James V. S. Woolley to Louis Krombach. 200
61st st, s w s, 160 s e 7th av, 20x—, New Utrecht. Harry Stafford to Maurice Fitzgerald. 250
61st st, n s, 280 e 13th av, 60x100, Bath Junction. James V. S. Woolley to Clara Coumbe. 675
64th st, n s, 160 w 13th av, 227.6x244.6x89.6, Bath Junction, James V. S. Woolley to Cornelia C. Vandenberg. 1,020
66th st, w s, 125 w 5th av, 50x100.2, Bay Ridge. James Malley to John M. Keller. 2,500
68th st, s s, 140 w 12th av, 40x120, Bath Junction. James V. S. Woolley to Osmund C. Aanan- sen. 300
72d st, s w s, 1.9 s e 14th av, 1.6—x—, New Utrecht. Daniel P. Darling to James V. S. Woolley. B. & S. 60
75th st, n e s, 220 n w 4th av, 140x100, New Utrecht. James A. Townsend to Robert Edgerton. exch
77th st, n e s, 230 s e 3d av, 200x109.4, New Utrecht. John D. Desmond to Frank W. Larom. Mort. \$900. nom
83d st, n e s, 200 s e 24th av, 20x100, Gravesend. James D. Lynch to Julie E. Dickerson. 200
83d st, n e s, 160 s e 24th av, 40x100, Gravesend. Same to Reuben Mac Pherson. 400
85th st, n e s, 200 s e 23d av, 60x100, Gravesend. James D. Lynch to Siegfried Lesch- ziner. 750
Arlington av, n w cor Elton st, 25x100. Ed- ward F. Linton to Theodore J. Swift. 1,000
Arlington av, n s, 25 w Elton st, 25x100. Same to same. 800
Atkins av, s e cor Liberty av, 100x200 to Mon- tauk av. Release mort. Samuel Burbans, Jr., to Unexcelled Fire Works Co. 1,800
Atlantic av, s s, 358.3 w Nostrand av, 22x100. Charles S. and Mary H. Whitney exrs. James F. Whitney to Grace S. wife of Wil- liam C. Baird. 1,500
Atlantic av, s s, 80.3 w Smith st, 20x87.5x19.11

x88.6. Julia Finke to F. Robert Wohlfarht. 8,400
Atlantic av, s s, 100 w Troy av, 40x100. Helen D. Burnett wife of J. Ralph to Edmund Yenni. 6,100
Atlantic av, s s, 55 w Ashford st, 18x78.4x18x80.2. James E. Vincent to Ellen L. Vincent. 1,900
Atlantic av, s s, 340 w Underhill av, 60x100, hs & ls. Sarah A. wife of John Gregory to Elizabeth A. Hall. Mort. \$19,700. nom
Bedford av, w s, 60 n Myrtle av, 20x25, h & l. John F. Conway to William E. Grassau or Grossau. Mort. \$2,000. 3,750
Bedford av, s w cor Rodney st, 133x100. Mary wife of William D. Tallmann to Charles W. Andreas and Charles R. Mitchell. Mort. \$2,500. 5,000
Buffalo av, e s, 223.7 s St. Marks av, runs north- east 183.2 x north 42.10 x west 67.2 x south 54 x west 10 x south 8.7 x southwest 42.5 x west 58.6 to av, x south 23.9. Sarah A. wife of John Gregory to Eva R. Gregory. nom
Bushwick av, s w s, 60 s e Woodbine st, 20x80. George F. Chapman to Gertrude L. wife of Frank L. Brown. 10,000
Bushwick av, s w s, 25 s e Elm st, 40.10x75.11x 42.5x75.4. Henry Roth to Otto Hildenbrand. Mort. \$5,000. 14,000
Bushwick av Boulevard, east cor Hull st, 50x 100. John C. Schenck to Louis Braemer. 5,000
Bushwick av, e s, 76.6 n Maujer st, 25.6x97.6x25 x102.6. Mathias Breevi to Henry Stein- meyer. 7,500
Bushwick av, east cor Ralph st, 175x75. Rich- ard Healy to Gustav J. L. Doerschuck. Mort. \$10,000. 20,000
Bushwick av, east cor Shaeffer st, 60x75. Adrian M. Suydam to Charles A. Wehr. 5,050
Clason av, w s, 100 s De Kalb av, 100x100, h & l. Thomas H. Brush to John A. English, Philadelphia, Pa. Mort. \$40,000. exch, and 4,500
Clermont av, w s, 75 s Flushing av, 25x100.1, h & l. Peter J. Doyle to Henry Lemmer- mann. 3,000
Clinton av, w s, 70.4 s Park av, runs west 100 x north 12.6 x northeast 12.3 x east 98 to av, x south 24.6. John S. Laidlaw and ano. exis. Thos. Laidlaw to Isreal Meyers. 4,500
Conklin av, s e s, lot 160 map H. Conklin et al. property, Canarsie, 25x150, h & l. Henry Leh- mann to Susan L. Stoddard. Mort. \$400. 750
Coney Island av, w s, lots 31 and 32 block 27 map Ocean Parkway, &c., lots, Flatbush, ex- tend to centre East 9th st. John H. Brugge- mann, New York, to Matilda F. Brugge- mann, New York. nom
Division av, n s, 77 w Berry st, runs north to South 11th st, x west to point 95.6 w Berry st, x south to av, x east 18.6. David Shook to Harriet wife of William H. Shook. Mort. \$4,000. other consid. and 1,000
Division av, n s, 125 w Rodney st, 30x101x—x —x107.10. Release mort. Williamsburgh Savings Bank to Betsey Hamblen. 2,000
Flushing av, s s, 55.10 e Garden st, 25x55x29.6x 25x45x55, h & l. George Covert to Frederick Schmitt. 8,000
Gates av, n s, 100 w Stuyvesant av, 19.6x100. Gates av, n s, 139 w Stuyvesant av, 19.6x100. Henry C. Howe, of Pass Christian, Miss., to Wilber B. Cheshire, Smithtown, L. I. Mort. \$16,500, taxes 1889. exch
Gates av, s e s, 525 s w Central av, 25x100. Har- man Wermann to Emilie Ziegler, New York. Mort. \$3,000. 4,500
Glennore av, n e cor Ashford st, 27.6x100. Edward or Edmond Woods to John P. Fromm. 950
Glennore av, n s, 80 w Milford st, 40x90. Effing- ham H. Nichols to David W. Tritt. 800
Glenmore av, n s, 20 w Milford st, 50x90. Same to Anadelia J. Tritt. 1,200
Glenmore av, s s, 25 w Schenck av, 25x100. Mary E. Machermer legatee, &c., w Macher- mer to Benjamin Lubin. 975
Same property. Release mort. Ditmar Jewell to Maria E. Machermer. nom
Glenmore late Baltic av, s s, 50 w Snediker av, 25x100, h & l. James H. Hart to Dan- iel J. McNamara. Mort. \$1,400. 1886. 2,500
Graham av, n e cor Scholes st, 25x100. Adam Suttmeier to George Suttmeier. 9,900
Graham av, e s, 25 n Seigel st, 25x100. Thomas H. Young, New York, to Lena Kahn, New York. Mort. \$5,000. 10,000
Graham av, e s, 25 n Debevoise st, 25x70. Anna B. Koehler widow and devisee Frederick Koehler to Philip Dahl. 4,250
Greene av, s s, 26.8 w Broadway, 25 x 100 x east 20 x northeast 42 x north 58.3. Fore- clos. Gerard M. Stevens to John G. Jen- kins. Mort. \$8,000. 4,798
Greene av, n s, 410 e Bedford av, 20x100, h & l. Charles H. Covell to Henry F. Herkner. Mort. \$6,000. 12,000
Greene av, s s, 270 w St. Nicholas av, 20x100. Lindley J. Higham to Joseph Stenger. 700
Greene av, s s, 280 w Throop av, 20x100, h & l. William Johnston to Jennie Willets. 8,500
Greenwood av, s w cor Sherman st, 75x100x 40.11x105.7, Flatbush. Jennie V. Wilbur to Henry Rudloff. 1,150
Hamburg av, s e cor Bleecker st, 200 to Ralph st, x382.8x200 to Bleecker st, x387.2. Richard Lehmann, Rudolph Kunzer and Louisa F. Buchanan to James C. Brower. Mort. \$8,000. nom
Hamburg av, n w cor Harman st, 100x100. Theodore F. Jackson et al. trustees Loftis Wood, dec'd. to Conrad Meis. 6,500
Hamburg av, east cor George st, 25x100, h & l. Theresia wife of Joseph Klein, Winfield, L. I., to John Bremer. Mort. \$3,000. 8,300

Hamburg av, east cor Ralph st, 100x100. Lu- cinda Moadinger individ. and extrx. John Moadinger to Richard Lehmann. Sub. to assessm'ts. 4,000
Hamburg av, n w cor Troutman st, 20x60, hs & ls. Peter W. Voss to Louis Koch. Mort. \$5,500. 8,000
Harrison av, n w cor Middleton st, 45x100, h & l. Margaret Bossert to Edward J. Loder- hose. Mort. \$11,500. 22,800
Howard av, s e cor McDougal st, runs east 100 x south 75 x west 25 x south 90.7 to Fulton st, x north 6.10 to Howard av, x north abt 150. Foreclos. Clark D. Rhinehart to Richard Ingraham. 12,000
Jamaica av, n s, 50 e Barbey st, 25x113.3x25x 113.1. Ferdinand Pfeiffer to Jacob Zim- merli. 800
Jefferson av, s s, 420 e Howard av, 40x100. Jane C. Seinsoth to H. E. Porter. Mort. \$800. exch
Jefferson av, n w s, 220 n e Broadway, 20x100. Stephen J. Burrows to Ambrose K. Reiff. Mort. \$3,250. nom
Jefferson av, n w s, 240 n e Broadway, 20x100. Same to Henry Reiff. Mort. \$3,250. nom
Kent av, w s, abt 70 s Park av, 50x100. Father Mathews, T. A. B. Soc. No. 7, Brooklyn, to Furman T. Nutt. 7,000
Kent av, e s, 270.8 s Willoughby av, 18x207x18 x206.11. Mary Peterson widow to Eleanor C. wife of George Koethen. nom
Same property. Eleanor C. Koethen to Mary Peterson widow. Life lease. nom
Knickerbocker av, north cor Jacob st, 100x—x 100x97.5. Louisa F. Buchanan and Catharina Kunzer to Jakob Marquardt. nom
Lafayette av, s s, 138.10 w Lewis av, 19.5x100. David S. Beasley to Isabelle L. wife of John H. Tissot, Jr. 8,000
Lafayette av, s s, 100 w Lewis av, 19.5x100. Same to same. 8,000
Lafayette av, s s, 275 w Lewis av, 7.6x100. John G. Boyd to Joshua W. Powell. Q. C. nom
Same property. Joshua W. Powell to Thomas R. Gray. C. a. G. consid omitted
Lewis av, e s, 80 n Lafayette av, 20x100. Sa- bina wife of Johnson C. McBrien to Joseph M. King. Mort. \$4,000. 6,500
Lewis av, e s, 83.4 n Kosciusko st, 16.8x75, h & l. Foreclos. Clark D. Rhinehart to Henry P. Rogers. 4,100
Lewis av, No. 1209, e s, 16.8 n Kosciusko st, 16.8x75, h & l. William J. Harvey, New York, to Charles L. Hanaman, Westfield, N. J. Mort. \$5,500. exch
Same property. Charles L. Hanaman to William H. Sage. nom
Lewis av, e s, 100 n Hancock st, 75x80. Re- lease mort. Charles H. Heimburg, New York, to Thomas H. Robbins. nom
Lexington av, n s, 100 e Lewis av, 20x100. Lewis av, e s, 25 s Jefferson av, 37.6x80. Thomas H. Robbins to Charles E. O'Con- nor, New York. Mort. \$15,000. 36,000
Lexington av, n s, 160 e Lewis av, 20x100, h & l. James G. Gowdy to Fred. W. Gummond. Mort. \$5,000 and taxes. nom
Lexington av, n s, 275 e Marcy av, 25x100, h & l. John and John, Jr., Buttner to Martha A. wife of George W. Ray. B. & S. nom
Liberty av, s s, 52.6 e Ashford st, 25x100, h & l. John H. Claussen to Edward Claussen. Sub. to paving assessm't. nom
Liberty av, s e cor Ashford st, 27.6x100, h & l. Brigitta Welte to Wilham H. Von Dreele. 6,000
Liberty av, s w cor Ashford st, 50x100, hs & ls. Mary wife of Joseph Oswald, Gustave A., Charles F. and Emil A. Kruse, Mathilde wife of John H. Biehusen to Edward J. Kruse. 6,500
Liberty av, s s, 25 e Hendrix st, 25x100. Louis Kahn to Otto W. Gentsch. Sub. to assessmt. 950
Liberty av, n w cor Alabama av, 50x100. John O'Brien to Frederick Hohmeyer. 3,000
Marcy av, w s, 80 s Kosciusko st, 20x60. Mary Cavanagh to Ellen wife of James Bohan. 2,150
Montauk av, e s, 170 n Belmont av, 20x100. Effingham H. Nichols to Jacob Amrein. 250
Myrtle av, s s, 50 w Summer av, 100x100. Adela wife of John N. Longhi to William H. Cum- mings and Victor A. Harder. 13,000
Myrtle av, n e cor Jay st, 71.8x110.2x71.8x 110.2, hs & ls. The Equitable Life Assurance Society, United States, to Ichabod W. How- ell. 72,500
Same property. Ichabod W. Howell to Wyckoff Vanderhoef. Mort. \$67,000, taxes, &c. 77,000
Myrtle av, east cor Himrod st, 92.10x72.11x14.3 x117.10. Darwin R. James to John J. Brady and Robert H. Barry. 5,000
Myrtle av plank road, s s, 74.10 e Magnolia st, runs south 86.2 x east 54.2 x north 65.3 to road, x west 50. Abram Van Nostrand to Elizabeth L. Dewey. Q. C. nom
Norman av, s s, 50 e Lorimer st, 25x95, h & l. William R., John J. and Mamie A. Donaghy, Louisa wife of Henry B. Buckingham, and Anna wife of William Neu heirs Robert Donaghy to Edmund Johnson. 3,950
Nostrand av, No. 383, s e cor Madison st, 20.1x 80, h & l. Henry Menken to Christoph Peters. 14,000
Ocean av, e s, 150 n Blake av, 250x100. Declara- tion correcting error in grantor's description. Catharine L. Babcock to Peter E. Lawrence. nom
Ovington av, n s, 140 e 12th av, 40x136.4x40x 135.10, New Utrecht. James V. S. Woolley to Charles G. Johnson. 400
Park av, west cor Delmonico pl, 37x62.6x72.7, gore. Solomon May to Christine Bollmann. Mort. \$4,000. 6,400
Park av, s s, 225 w Throop av, 25x100. Ann M.

Dorrell and Ann E. Demby widows to Henry Eich. 2,800

Patchen av, w s, 100 s Gates av, 25x100, h & l. Asa C. Brownell to Thomas D. Littlewood, Sayville, L. I. Mort. \$1,500. 2,900

Prospect av, n s, 273 w 3d av, 44.1x50x44x 47.10. Frank Ehlers to James Nevin. Mort. \$2,000. 3,500

Putnam av, s s, 100 e Reid av, 58.6x100, h & l. Samuel R. Walters to Joseph A. Cross. Mort. \$5,000. nom

Putnam av, s s, 311 w Reid av, 19x100, h & l. Frank L. Brown to Emery L. Barber. Mort. \$3,000. 6,250

Putnam av, s s, 100 n e Bushwick av, 18.9x 100. Mary H. Hendrickson to Elias J. Hendrickson her husband. 7,500

Putnam av, s s, 158.6 e Reid av, 39x100. Samuel R. Walters to Patrick and Luke Dunn. B. & S. and C. a. G. All liens. 2,300

Putnam av. Party wall agreement. Theo. W. Swimm to Eli H. Bishop. nom

Putnam av, s s, 197.6 e Reid av, 19.6x100, h & l. Same to William G. Paiton trustee. Mort. \$. nom

Putnam av, s s, 217 e Reid av, 117x100. Same to Samuel Dean. B. & S. and C. a. G. All liens. 2,600

Putnam av, s s, 116.8 w Bedford av, 13.4x100, h & l. Albert Berry to Henrietta Tompkins. 5,000

Ralph av, w s, 90 s Bainbridge st, 18x90. Elizabeth wife of James Phelan to J. J. Drummond. Mort. \$3,800. 5,000

Ralph av, w s, 108 s Bainbridge st, 20x90, h & l. Elizabeth wife of James Phelan to Elizabeth A. Hall. Mort. \$4,300. 6,000

Ralph av, n w cor Jefferson av, 180x100. Jacob Brenner and James Campbell to Bernard Levino. exch

Ridgewood av, n s, 40 w Shepherd av, 20x100, h & l. Henry A. Conover to Mary J. Sullivan formerly Voorhees. Mort. \$1,400. 2,800

Rockaway av, w s, 67 s Hull st, 16.8x75. Foreclos. Clark D. Rhinehart to William Barker. 2,500

Saratoga av, n w cor Atlantic av, 40x97.6. William D. Bogart to John Kerz. 3,000

Same property. Release mort. Herbert C. Smith to William D. Bogart. 1,400

Schenck av, e s, 224.8 s Fulton av, 25x100. Release mort. John C. Schenck et al. trustees for Kitty M. and Eldert Bergen to Wolter Noteboom. nom

Schenck av, e s, 160 n Hegeman av, 20x100. Johnston A. McGill to Charles E. Bachman. 250

Schenectady av, n w cor Prospect pl late Warren st, 1.2x—x 12x146.9. Schenectady av, n e cor Park pl late Baltic st, runs east 50 x north — to centre Van Voorhees av, x west 17.1 to av, x 17.2. Joseph A. Gray to Frank Comstock. Q. C. nom

Skillman av, s s, 265 w Ewen st, 47.9x—x32.2x 100. Margaret McCoy to Bertha Stoecker. Mort. \$3,800. 6,250

St. Marks av, n s, 220 w Bedford av, 19.6x128.6, h & l. Mary E. wife of Levi Fowler to Isaac Carhart. 11,000

St. Marks av, s s, 195 e Ralph av, runs west 195 to e s Ralph av, x south 38.9 x northeast to beginning. City of Brooklyn to Melvin Brown. Q. C. 415

St. Marks av, n s, 100 w Washington av, runs northeast 45.3 x north 25 x west 36.6 x south 62.4 to av, x southeast 11.3. Martin Murphy to Anna K. Bock. 1,200

Same property. Anna K. Bock to Elizabeth wife of George J. Muller. 1,200

St. Marks av, n s, 220 w Bedford av, 19.6x128.6, h & l. Isaac Carhart to John P. Rolfe. B. & S. nom

Same property. John P. Rolfe to Isaac Carhart and Kate A. his wife. B. & S. nom

St. Marks av, n s, 240 e Rochester av, 45x127.9. Horace P. Herdman, Caldwell, N. J., to Don A. Hulet. Q. C. 1,100

Same property. Don A. Hulet to William H. Dill. 750

Stone av, w s, 24 n Bergen st, 41.2x100. Herkimer st, n e cor Stone av, 52x80. Somers st, n s, 76 e Hopkinson av, 18.6x80. Fulst st, s s, 200 e Stone av, 50x100. Sarah A. wife of John Gregory to Eva R. Gregory. Mort. \$24,750. nom

Stone av, w s, 225 s Sutter av, 25x100, h & l. George A. Remsen to Anna wife of A. Bronstein. Mort. \$1,400. 2,500

Sutter late Union av, s w cor Warwick late Washington st, 100x100. Charles T. McGowan, Smithville, Chenango Co., New York, to Catharine wife of George M. Skinner. nom

Thatford av, w s, 25 s Glenmore av, 25x100. Elizabeth wife of James Phelan to Elizabeth A. Hall. Mort. \$2,100. 2,700

Thatford av, e s, 100 n Glenmore av, 200x100. Noah Tebbets to Foroseagean J. Ledoux. Mort. \$3,000. nom

Throop av, e s, 23 from Hancock st, runs south 60.4 x 81. Erwin G. Gollner to Amzi L. Camp, New York. Mort. \$27,000, and taxes 1879. nom

Tompkins av, w s, 75 n Floyd st, 25x100. Katharina wife of Kasper Groessmann to Margaret wife of Philip Bossert. 3,350

Tompkins av, e s, 20 n Hancock st, runs east 75 x north 60 x east 20 x north 20 x west 25 to av, x south 80, h & l. Absalom W. Dieter to Edwin C. Stimpson and George A. Deonell, Haverhill, Mass. Mort. \$38,600. exch

Van Cott av, n e cor Russell st, 50x95. Ann wife of Owen Donnelly to the City of Brooklyn. 6,000

Van Cott av late 5th st, n w cor Russell st, 50 x 95. Release mort. Walter F. Kingsland to Ann and Owen Donnelly. nom

Van Pelt av, n s, 80 w North Henry st, 20x80. Henry F. Koch to George Haag. 850

Vernon av, s s, 365 w Summer av, 20x100, h & l. Robert H. Anderson to William C. Clark. Mort. \$4,250. 8,000

Vienna av, n s, 75 e Milford st, runs north 100 x east 25 x north 152.3 x east to Logan st, x south 236.9 to Vienna av, x east 125. Charles A. Canavello to Aaron S. Steltz. 1,600

Waverley av, e s, 129 n Myrtle av, 48x100, x south 52 x west 50 x north 4 x west 50; also, Myrtle av, n s, 50 e Waverley av, 50x125. Harry F. Weed committee of Maria L. Weed to William W. Smith. Mort. \$10,000. 18,000

Webster av, s s, 472.6 w 2d st, 22.6x111.9, Flatbush. John Kiernan to Norman H. De Mott. 350

Webster av, s s, 450 w 2d st, 22.6x111.8, Flatbush. John Kiernan to Elizabeth Fowler. 350

Wythe av, s e s, 50 n e North 11th st, x 0x100, h & l. John H. Kemp, New York, to Neils Poulson and Michael Eger and Bette E. J. Eils, of Poulson & Eger. 4,000

2d av, w s, adj N. Y., Bay Ridge & Jamaica R. R., runs 350 x north 25 x west 350 x north 32.6 x west 280 x south 112.6 x west 1,085.7 to pier line, x south-west 693.2 x southeast 522.6 x538 to centre Latting pl, x east 287 to centre 1st av, x north 110 x east 140 x north 20 x east 125 x north 20 x east 125 x north 110 to centre Wakeman pl, x east 350 to w s 2d av, x north 315, with land under water, &c., Bay Ridge. Jacob M. Bergen et al. exrs. Michael Bergen and Jacob Bergen individ. to Frederick H. Chase. B. & S. Mort. \$103,000. 118,000

Same property. Jacob M., Theodore V. W., Charles M. and Phebe R. Bergen to same. Q. C. nom

Same property. Frederick H Chase to Eliphallet W. Bliss. B. & S. 118,000

4th av, n w s, 93.3 n e 15th st, runs northwest 27.6 x southeast 27.6 to av, x southwest 0.5. John Weisenborn to Mary wife of James Ford. exch

4th av, south cor 14th st, 50x97.10. George Alger and ano. exrs. Tunis C. Bergen to Mary E. Eden. 7,000

4th av, w s, 45 s Sackett st, 50x75, h & l. George R. Brown to Henry Dundas. 28,000

Same property. Release mort. Charles M. Marsh to George R. Brown. 17,200

4th av, n w cor 52d st, 25.2x100, h & l. Margaret Mills to Ernst A. Reller, New York. Mort. \$4,000. 5,500

5th av, n w cor Butler st, 18.6x90, h & l. Jeremiah Desmond to Michael Kavanagh. Mort. \$10,000. nom

5th av, south cor Union st, 20x72.3. Lawrence V. Cortelyou to Henry Rohrs. Mort. \$3,000. 14,500

6th av, s w cor 1st st, 20x99.10, h & l. Christopher P. Skelton to Kate A. wife of Charles H. Jones. other consid. and 1,000

7th av, east cor Garfield pl, 21x80, h & l. Henry Ahrens to Charles Boenan or Boenau. Mort. \$12,000. 22,000

7th av, e s, 25.2 n 50th st, 50x100. Edward T. Hunt, exr., &c., Thomas Hunt to Anna E. Bigelow. 660

7th av, e s, 20.4 s Windsor pl, 97x77.10. David Atkin to Claus H. Klee. Mort. \$27,500. nom

7th av, w s, 100 s 14th st, runs north 0.6x80. Anthony H. Creagh to David Atkin. C. a. G. 500

Same property. Release mort. Metropolitan Life Ins. Co., New York, to Anthony H. Creagh. 250

7th av, w s. Party wall agreement. David Atkin with A. H. Creagh. nom

8th av, s w cor St. Johns pl, 130.11x100. John Boyle to Henry A. Wheeler, Glen Cove. 35,000

8th av, w s, 20 s 15th st, 16x85. William J. Fitzpatrick to Leonora E. Waterbury. Mort. \$3,200. 5,000

8th av, n e cor Garfield pl, 100x92. William L. Dowling to Frank L. Corwin. M. \$16,000. exch

8th av, e s, 45 n Union st, 22.6x100, h & l. Mildred L. Pettus to Frederick J. Finch. 25,750

9th av, n w s, 49.8 n e Montgomery st, 49.8x89x47.10x90.11. William P. Douglas to George P. Tangeman. Q. C. nom

Same property. Fanny M. Robinson to same. Q. C. Confirmation deed. nom

Same property. George P. Tangeman to Isidore M. Bon. C. a. G. Confirmation deed. nom

15th av, s w cor Ovington av, 59.9x90x57.2x90, Lefferts Park. James V. S. Woolley, New York, to Ella F. Johnson. 1,100

15th av, s w cor Ovington av, 59.9x90x57.2x 90, New Utrecht. Ella F. Johnson to Frederick M. Kloppenburg. 1,800

18th av, e s, at centre 81st st, runs southeast 400 x southwest 105.10 to Kings highway, x southeast 606.5 x northeast 1,309.3 x northwest 1,004.6 to 18th av, x southwest 1,134.9, New Utrecht. Townsend C. Van Pelt and Ann M. Van Pelt widow to J. Lott Nostrand. 42,775

Interior gore, begins 27.6 n w 4th av, runs northwest 53.4 x southeast 25.9 to a point 55 northwest of 4th av and 95.5 northeast 15th st, x southeast 27.6 to beginning. Mary wife of James Ford to John Weisenborn. exch and 100

Interior lot on centre line bet Sullivan st and Wolcott st at point 120 n w Richards st and 100 s w Sullivan st, runs northwest 40 x south-

west 60.4 x east — x northeast 34.9. Catharine Leonard to John Bartsch. B. & S. 665

Interior lot 100 s Sullivan st and 100 w Richards st, runs west 20 x south 34.9 x northeast 25.5 x north 19.3. Catharine Leonard to Michael Brodigan. B. & S. 145

Interior lot, 80 e Webster pl and 86.7 n Prospect av, runs east 15 x north 18x15x18. Frank Zimmermann to Henry Fabr. B. & S. 50

Same property. Frederick W. Behrens, Jr., to Frank Zimmermann. nom

Lots 204-207 J. Emmer property, Gravesend. Louise Mannie to Rebecca D. Mannie. 1888. nom

Lots 190 to 196 and 215 to 218 and 283 to 286 and 297 to 300 map G. Stryker's heirs, Gravesend. Foreclos. Bernard J. York to Sarah A. Storm. 1,730

Main road, n w s, adj F. Sprong, h & l. Flatlands Neck road, adj A. Voorhees, 3/4 acre, Flatlands. John M. Coonan to Abraham Voorhees. B. & S. 11,000

Main road, n w s, adj F. Sprong, h & l; also, Tract bounded west by J. Voorhees and north and east by J. Ditmars; also, Tract adj Ida Stryker and F. Sprong, about 7 acres; also, Tract woodland bet J. E. Lott and J. Voorhees; also, Woodland bet J. Remsen, J. Voorhees and V. D. Remsen; also, Two parcels of meadow; also, Flatlands Neck road, adj A. Voorhees, 3/4 acre, Flatlands. Partition. John J. Walsh to John M. Coonan. 11,000

Parcel in 24th Ward, bounded north by heirs S. Garrison, Leffert Lefferts and Michael Stryker, east by R. Debevoise, south by Robert Debevoise and west by J. Leake, 4 acres 3 rods 4 perches and 16-100th perch, including the Hunterly road. Daniel H. McDonnell to Melvin Brown. Q. C. nom

New Lots road, s w cor Logan st, runs west 161.10 to Milford st, x south 143.3 x east 100 x north 40 x east 100 to Logan st, x 100. Charles T. Dunwell to Thomas J. Johnston. Sub. to mort. 800

Parcel in Flatbush, part of block 39, map Oakland. Benjamin F. Beekman to Thomas H. Robbins. 11,000

South portion of S. G. Cozine's homestead farm, at point abt 100 w of Ashford st and 100 n Vandalia av, runs east on straight line crossing Ashford, Cleveland and Elton sts to point abt 100 e of said Elton st, x southwest and west and south crossing Vandalia av, thence following farm line westerly, northwest and north to beginning. Daniel Scholl to Herman G. Blockage. 4,400

Six tracts in Flatlands, woodland and meadow. John M. Coonan to William K. Voorhees, individ. as to 1-5 part, and as trustee for Johanna K. Jewell, Abraham Voorhees, Anna M. Hegeman and Adriana Doxez as to 4-5 part. B. & S. 1,000

All title to an old road in 24th Ward running through S. Anderson's property. Lucy Reed widow et al. to Robert L. Woods. nom

General release. William Frank to Lawrence Frank exr. Margarethe E. Schaefer. 250

General assignment. L. J. Phillips & Co. to Frederick Lewis. nom

WESTCHESTER COUNTY.

JANUARY 2 TO 7—INCLUSIVE.

EASTCHESTER.

Atkinson, Thos. W. et al. to Wm. L. Toumine, s w cor Union av and 5th st, abt 82x104. \$500

Toumine, Wm. L. to Nellie A. Lawlor, same property. 600

Bard, Wm. H. to Wm. H. Howland, n 1/2 lot 460 e s 6th av, map Mt. Vernon, 50x105. 3,400

Crawford, Mary to Stafford H. Cowan, lot 1097 e s 10th av, map Mt. Vernon, 100x005. 1,000

Church, The Baptist, Mt. Vernon, to Geo. Keller, lot 335 and part 334 w s 4th av, map Mt. Vernon, 132.6x105. 11,000

Dederer, Bertha et al. to Jno. A. Knapp, lot 579 e s 7th av, map Mt. Vernon, 100x105. other consid. and 1

Ebner, Ferd. to John Kolpin, lot 303 and 305 w s N. Y. & H. R. R., map North West Mt. Vernon. 160

Fisher, Peter to Wm. C. Fisher, lot 14 n s Adams st, map East Mt. Vernon, 35x100. 1,200

McGaherty, Daniel exr. of, to Wm. Buchholz, lot 343 s w s South st, map West Mt. Vernon, 100x100. 3,000

Miller, Christian to Nicholas Miller, lot 200 e s Catharine st, map Washingtonville, 25x 100. 300

NEW ROCHELLE.

Stouter, Mary E. to Chas. S. Hoehn, w s North st, 161 s Horton av, abt 40x254. 550

PELHAM.

Burke, Elizh. S. C. et al. to Benj. F. Corlies, undivided 1/2 e s Wolfs lane, adj N. Y. & N. H. R. R., abt 45 1/2 acres. 27,500

Johnson, John H. to same, undivided 1/2 same property. 27,500

WESTCHESTER.

The County Club Association lands to S. Albert Reed, lot 17 map property grantor, abt 1 1/4 acres. 4,377

Brown, Wm. J. to Elizh. Healy, part lot 16 map J. V. Hutchler's land, 23x—. 700

Heilman, Elizh. to Mark Skenned, w s 3d av, 350 s 1st st, 50x100, Olinville. other property and 1,500







Bills, Abby J. wife of and James A. to Caroline C. Marsh, Scarsdale, N. Y. Carroll st, s s, 324.4 e 8th av, 22.4x83.4. Jan. 3, 3 years, 5%. 13,000
Blum, Franz I. to Martin Ibert. Throop av, s w cor Floyd st, 25x100. Jan. 1, 2 years, 5%. 2,000
Bogart, Arthur H. to Delia Smith extrx. Jonathan Smith. Bushwick av, s s, 57.6 e Vanderveer st, 18.6x73.2, with rights to courtyard in front. Jan. 2, due Jan. 3, 1893. 5%. 3,000
Same to same. Bushwick av, s s, 39 e Vanderveer st, 18.6x73.2, with rights to courtyard in front. Jan. 2, due Jan. 3, 1893, 5%. 3,000
Bohan, Ellen wife of and James to Mary E. McDermott. Marcy av. P. M. Jan. 2, due July 1, 1893. gold, 1,200
Booth, Isabella B. wife of and John N. to Charles H. Reynolds. Eldert st, n w s, 108 s w Bushwick av, 36x100. Sub. to mort. \$16,000. Jan. 4, 1 year. 1,000
Brady, John J. and Robert H. Barry to Darwin R. James. Myrtle av and Himrod st. P. M. Jan. 7, 3 years, 5%. 3,000
Brown, Joseph A. to John M. Canda. Bond st, e s, 40 s President st. P. M. Sub. to mort. \$800. Jan. 8, due Jan. 1, 1891. 205
Same to Hugo J. Panzer. Same property. P. M. Jan. 8, due Jan 1, 1893. 800
Boyd, Mary R. to Antonio Rasines. Bedford av, n w cor Butler st, runs north 80 x west 100 x north 51 x west 104 x south 131.1 to st, x east 18 x north 100 x east 20 x south 100 to st, x east 172. Jan. 4, 4 months. 4,700
Braemer, Louis to John C. Schenck. Bushwick av Boulevard and Hull st. P. M. Dec. 18, due Jan. 1, 1893, 5%. 3,500
Bredenberg, Alfred to Susan R. Wiggins. Philadelphia, Pa. Louis pl, w s, 144 s Herkimer st, 15.4x97.6. Dec. 28, 3 years, 5%. 3,000
Brennan, John J. to Ludwig Spohr. Heyward st. P. M. Dec. 30, 3 years, 5% 3,000
Bronstein, Anna wife of and A. to George A. Remsen. Stone av. P. M. Jan. 2, due June 1, 1894, or sooner. 800
Brown, Gertrude L. wife of and Frank L. to George F. Chapman. Bnshwick av. P. M. Jan. 7, 5 years or installs, 5%. 6,000
Brunjes, Martin to The Orphan Asylum Society, Brooklyn. Patchen av, s w cor Halsey st. P. M. Jan. 2, due July 1, 1893, 5%. 5,000
Burrrows, Stephen J. to The Dime Savings Bank, Williamsburgh. Jefferson av, n w s, 240 n e Broadway, 20x100. Dec. 30, 1 year, 5%. 3,250
Same to same. Jefferson av, n w s, 220 n e Broadway, 20x100. Dec. 30, 1 year, 5%. 3,250
Baird, Grace S. to Charles S. and Mary H. Whitney exrs. James F. Whitney. Atlantic av. P. M. Jan. 2, 5 years or sooner, 5%. 1,000
Ballard, Orrin L. to John Ward, both of Detroit, Mich. Farnald st, centre line, at intersection centre line Brooklyn av, runs east 389.7 x south 260 to centre line Webster st, x west 389.7 to av, x north 130 x east 129.7 x north 40 x west 129.7 to centre of av, x north 90, Flatbush. Dec. 24, 3 months, 7%. 1,000
Barnett, Helen F. to Henry Giunel. Washington Park, e s, 295 n De Kalb av, 16.8x170. Jan. 3, 3 years, 5%. 10,000
Bauer, George to Jacob H. Werbelovsky. Monteith st. P. M. Jan. 2, installs. 1,250
Benson, Hannah M. to William Sutton. Newell st. P. M. Jan. 2, due Jan. 1, 1893, 5%. 1,000
Bigelow, Anna E. to Edward T. Hunt extr. Thomas Hunt. 7th av. P. M. Dec. 16, 1 year, 5%. 462
Bocklage, Herman G. to John Gerdes. Homestead farm, w s, 100 n Vandalia av. P. M. Jan. 3, 5 years, 5%. 4,500
Boody, David A. to Charles H. Burckett. Certificate that mortgage assigned by Mrs. Sarah W. Burckett is held as collateral security only. Nov. 1. nom
Boone, William C. to Dime Savings Bank, Williamsburgh. Hart st, s s, 295.4 w Broadway, 40x100. Dec. 31, 1 year, 5%. 5,000
Bradley, Michael J. to Title Guarantee and Trust Co. Hamburg av, w s, extends from Madison st to Woodbine st, 200x100. Jan 3, 1 year. 3,000
Broistedt, Henry to Caroline Broistedt. Hewes st, n s, 245.6 e Wythe av, 22x100. Dec. 30, 3 years, 5%. 3,500
Brownell, John E. to The Title Guarantee and Trust Co. Imlay st. P. M. Jan. 3, due July 1, 1890. 7,500
Same to Frank Bailey trustee. Imlay st, e s, 120 s Commerce st, 80x90. Jan. 3, due Jan. 13, 1890. 700
Burnside, George A. E. to Rudolph Eggers. Calyer st, n s, 100 e Oakland st, 25x73.5x26x66.3. Jan. 3, due Jan. 1, 1893, 5%. 1,000
Bowsly, William H. to John Ditmars guard. May M. and Jacob R. Ditmars. Atlantic av, s s, 75 e Miller av, 25x103.6. Dec. 30, due May 1, 1893. (Correction). 2,000
Cameron, James to The Greenpoint Savings Bank. Lorimer st. P. M. Jan. 3, 1 year, 5%. 1,700
Cannon, Annie B. to Isabella Richardson. Reid av, e s, 80 s Greene av, 20x80. Dec. 19, due Jan. 2, 1895, 5%. 1,800
Chamberlain, Arthur, Jersey City, N. J., to John W. Goff. Logan st, w s, 375 n Liberty av, 100x100; Dean st, n s, 350 e Rockaway av, 25x107.2. Dec. 31, due Jan. 1, 1891. 1,000
Clarke, Thomas to The Title Guarantee and Trust Co. 6th av, s e cor 20th st, 25x80. Dec. 31, 3 years, 5%. 2,000
Cropsy, James, Graveserd, L. I., to Kate

Cowenhoven. 22d av, east cor 84th st, 100x100, New Utrecht. Jan. 2, 3 years. 3,000
Cerqua, Sarah A. wife of and Augustine E. to The Germania Savings Bank, Kings County. Henry st, n w cor Summit st, 20x87.6. Jan. 7, 1 year, 5%. 3,000
Chase, Frederick H. to Jacob M. Bergen et al. exrs. Michael Bergen. 2d av, New Utrecht. P. M. Jan. 7, 1 year or installs, 5%. 108,000
Conners, Patrick to Elizabeth Bergen and ano. exrs. J. G. Bergen. Baltic st, s s, 125 w Bond st, 25x100. Dec. 31, due Jan. 1, 1893, 5%. 5,600
Copperman, Fanny wife of and Hayman to Albert G. McDonald. Crescent st, w s, 315.9 s Etna st, runs west 193.9 to e s Pine st, x north 100.1 x east 188.11 to Crescent st, x south 100.6, due Jan. 1, 1892. 2,500
Crummey, Ella M. to Williamsburgh Savings Bank. Linwood st, e s, 240 n Ridgewood av, 20x111.7x20x111.6. Jan. 6, 1 year, 5%. 1,700
Same to same. Linwood st, e s, 200 n Ridgewood av, 20x111.4x20x111.3. Jan. 6, 1 year, 5%. 1,700
Same to same. Linwood st, e s, 280 n Ridgewood av, 20x111.10x20x111.9. Jan. 6, 1 year, 5%. 1,700
Same to same. Linwood st, e s, 320 n Ridgewood av, 20x112x20x111.11. Jan. 6, 1 year, 5%. 1,700
Chutkowski, Thaddeus K. to Townsend Wandell. Pacific st, n s, 25 w Bond st, 20x90. Jan. 7, due Jan. 8, 1892, 5%. 2,000
Clark, William C. to Andrew D. Baird. Vernon av, n s, 365 e Sumner av. P. M. Dec. 24, 1 year, 5%. 1,250
Conway, William J. to William Irvieu. 1st pl, s s, 413 e Court st, runs south 100 x east to w s Smith st, x north to 1st pl, x west to beginning, with all title to courtyard in front of 1st pl. Dec. 16, 1 year. 8,000
Corwin, Frank L. to William L. Dowling. 8th av, n e cor Garfield pl, 100x92. Dec. 31, due Jan. 8, 1892, 5%. 10,000
Cuming, Maud A. to George W. Pearsall. 52d st, s w s, 240 s e 3d av, 60x100.2. Dec. 24, 1 year. 200
Dickerson, Julie E. to James D. Lynch. 83d st, New Utrecht. P. M. Dec. 30, due Jan. 2, 1891, 5%. 140
Dillmann, Alois to Adam Henrich. Hamburg av, s w s, 75 s e De Kalb av, 25x100. Jan. 1, due Jan. 2, 1893, 5%. 3,000
Dundas, Henry to Charles M. Marsh, Morris Plains, N. J. 4th av, w s, 45 s Sackett st, 2 lots, each 25x75. 2 morts., each \$1,600. Jan. 2, 1 year. 3,200
Same to William H. Hewlett, Manhasset, L. I., same 2 lots. 2 morts., each \$7,000. Jan. 2, 1 year, 5%. 14,000
Dahl, Philip to Anna B. Koehler. Graham av, e s, 25 n Debevoise st, 25x60. Jan. 4, 5 years, 5%. 3,000
Dewey, Elizabeth L. wife of and Louis H. to Williamsburgh Savings Bank. Myrtle av, s s, 79.4 e Gates av, 45.5x south 44.9 to Manhattan Beach Railroad Co., x northeast 64.3. Jan. 7, 1 year, 5%. 3,500
Dietz, Fredericka A. wife of and Frederick W. to John G. Jenkins, committee Henry C. Ely. Jefferson st, s e s, 125 s w Knickerbocker av, 25x100. Jan. 7, 3 years, 5%. 3,000
Same to Annie Reynolds. Jefferson st, s e s, 100 s w Knickerbocker av, 25x100. Jan. 7, 3 years, 5%. 3,000
Dill, John to Peter Zweifel. Bridge st, w s, 75 s Sands st, 30.6x100. Jan. 2, 5 years, 4 1/2%. 4,000
Disney, James A. to Mary Burroughs. Lincoln pl, s s, 90 e 7th av, 19x100. Dec. 31, 1 year. 3,000
Dohrmann, Henry to Otto W. Van Campen and ano. exrs. Alrich Henken. Partition st, s w s, 100 s e Conover st, 60x100. Jan. 6, 1 year, 5%. 5,000
Donlon, Ann wife of and Patrick to John D. Fish, Hempstead, L. I. Dean st, s s, 100 e Utica av, 40x107.5. Nov. 30, due May 1, 1890. 2,500
Same to Julia B. F. Fish. Dean st. P. M. Dec. 21, due May 1, 1890. 2,000
Droge, Nicholas to The Kings County Savings Inst. Van Cott av, n e cor Newell st, 49.8x93.2x48x80.1. Dec. 24, 1 year, 5%. 9,500
Davis, Thomas J. to James S. Bearns and ano. trustees Thomas Morrell. St. Marks av, n s, 200 w Bedford av, 20x128.6. Jan. 1, 3 years, 5%. 6,500
Eden, Mary E. to George Alger and ano. exrs. T. C. Bergen. 4th av and 14th st. P. M. Jan. 4, 1 year, 5%. 3,500
Edwards, Oliver C. to Edward T. Hunt extr. and trustee T. Hunt. 48th st. P. M. Dec. 16, 3 years, 5%. 2,782
Eker, Eugene to John N. Greiner. Humboldt st, e s, 50 s Moore st, 25x75. Jan. 1, 3 years, 5%. 1,500
Elliott, James C. to Thomas Shepherd. Monroe st, s s, 220 w Lewis av, 20x100. Jan. 2, 4 years, 5%. 5,000
Evans, David M. to James S. Stearns. 4th st, s s, 274.4 w 6th av, 17.9x100. Jan. 2, demand. 500
Fahr, Henry to The South Brooklyn Co-operative Building and Loan Assoc. Webster pl, e s, 86.7 n Prospect av, 18x95. Dec. 31, installs, 5%. 2,500
Feldheim, Samuel to Catherine L. Nye. South Oxford st. P. M. Dec. 26, due Jan. 2, 1893, 5%. 16,000
Ferry, Daniel to Sarah H. Powell. Baltic st, s s, 95.5 e Columbia st, 50x104.10. Jan. 2, 3 months. 6,000
Field, Emma S. wife of and Warren B. to Elizabeth W. Robb. Lafayette av, n s, 100 e

Stuyvesant av, 20x100. Dec. 31, 5 years, 5%. 2,800
Franklin, John to Howard M. Smith trustee Willard M. Newell. Bergenst. P. M. Jan. 2, 1 year. 700
Foley, Charles E. extr. Jeremiah Foley to Herman L. Guck. Extension of mort. Dec. 30. nom
Fowler, Mary E. to George W. Blauvelt. St. Marks av, s s, 395 e Franklin av, 20x100. Jan. 3, 1 year. 1,000
Frankel, Eloise wife of and Dionis to Mary E. wife of Frederick W. Lade. Cumberland st, e s, 273.10 n Lafayette av, 24.1x100. Jan. 2, 3 years. 3,000
Frost, Lenette wife of Louis W. to Alexander McGivney. McDonough st, n s, 340 w Stuyvesant av, 20x100. Jan. 1, 3 years, 5%. 6,400
Fedden, Ida C. to The Williamsburgh Savings Bank. Penn st, s s, 202.4 e Marcy av, 20.2x100. Jan. 7, 1 year, 5%. 3,000
Fischer, Gottfried to Maria M. Knapp extr. W. K. Knapp. Central av, n e s, 50 n w Greene av, 25x100. Jan. 4, due Jan. 1, 1893. 5%. 3,000
Fitzgerald, Maurice to The Hamilton Co operative Building and Loan Assoc., Brooklyn. 61st st, s w s, 160 s e 7th av, 20x— to The N. Y. & Sea Beach Railroad, x—x—. Dec. 26, installs, 5 1-5%. 750
Fischwenger, Anthony to August Immig. 20th st, n s, 70 w 3d av, 30x62.1x3.x61.3. Jan. 2, 3 years. 500
Ford, Thomas J. to Frances A. Deane. Gold st. P. M. Jan. 2, 3 years, 5%. 4,000
Frazier, Thomas to Garetta wife of S. Meredith Dickinson and Maria L. wife of Oliver H. Perry. Carroll st. P. M. Dec. 27, 3 years, 5%. 600
Friel, Michæl to Bridget Friel. Skillman st, w s, 35 n Willoughby av, 20x80. Jan. 1, 5 years or installs, 5%. 1,500
Furman, Marcella wife of and Joseph to Tunis G. Bergen. 53d st, s s, 80 e 3d av, 20x100.2. Dec. 21, due Jan. 1, 1895, 5%. 2,800
Faessler, Philip to Stephen C. Halstead. Centre st, n s, 96.11 w Hamilton av, runs west 25 x north 15 x southeast 25 x southwest 11; Hamilton av, s w s, 125 n w Centre st, 125x75x25x75. Nov. 7, due Mar. 1, 1890. 100
Finch, Frederick J. to Mildred L. Pettus. 8th av. P. M. Dec. 19, due Jan. 8, 1895, or sooner, 5%. 15,000
Freeman, Gabriella to Charles Febrer. Hart st, s s, 293 w Marcy av, 19x100. Jan. 8, 5 years, 5%. 4,900
Frost, Allie E. to Daniel Lauer. Hull st. P. M. Jan. 7, installs. 1,000
Fuller, Annie S. to James D. Lynch. Bay 28th st, New Utrecht. P. M. Dec. 31, due Jan. 2, 1891, 5%. 1,155
Goslar, John to Charles A. Wehr. Schaeffer st. P. M. Jan. 6, 1 year, 5%. 1,000
Gregory, Sarah A. wife of and John to Lewis Hurst. Stone av, n e cor Herkimer st, 36x80; Atlantic av, s s, 340 w Underhill av, 60x100. Jan. 4, demand. 1,147
Gerhart, Frederick to Henry Wehle. Lots 434 and 435 map William Devoe, Bushwick. Jan. 2, 5 years, 5%. 2,500
Glover, William H. H. to Lucy A. Vanrein. Vanderveer st, n w s, 100.8 n e Broadway, 18.9x100. Dec. 28, 1 year. 500
Gnant, Antonio to Emilie Huber. Grand st, s s, 75 e Humboldt st, 50x100; Humboldt st, w s, 20 s Manjer st, 20x60. Dec. 31, 1 year, 5%. 10,000
Same to Herman Graf. Grand st. P. M. Dec. 31, due Jan. 1, 1893, 5%. 4,000
Graham, Mary E. to Caroline A. Spear. Sumner av, e s, 80 n Greene av, 20x80. Dec. 30, 3 years, 5%. 2,500
Gray, Thomas R. to Joshua W. Powell. Lafayette av. P. M. Jan. 2, 1 year, 5%. 300
Garcia, Elizabeth wife of and Alvaro to Augusta Tarnow widow. Decatur st. P. M. Jan. 3, due Jan. 2, 1894, 5%. 2,090
Garrison, William H. to South Brooklyn Savings Inst. Caton av, s e cor Ocean av, 121.9x138.2x115x98.2. Dec. 31, 1 year, 5%. 8,000
Gross, Howard M. to The Bushwick Savings Bank. Frost st, n s, 225 w Humboldt st, 25x63.1x25x68.2. Jan. 1, 1 year, 5%. 2,030
Gross, Laura R. to Edward T. Hunt. 50th st. P. M. Dec. 16, 5 years, 5%. 798
Grunberg, Alexander and Helena his wife to Friedrich Baitinger. Himrod st, s s, 350 w St. Nicholas av, 20x100. Jan. 1, 3 years, 5%. 650
Guertin, Lucy F. wife Peter A. to Henry Burden trustee Henry Burden. Monroe st, s e cor Clason av, 21.6x60. Dec. 31, due Jan. 1, 1895, 4 1/2%. 7,000
Hawksley, William to Eliza Cozine extrx. George E. Cozine. Barbey st, e s, 165 s Hege-man av, 40x100. Jan. 3, due Jan 1, 1893. 1,800
Hoch, William F. to Ann Read. Prospect st. P. M. Jan. 2, intalls, 5%. 3,000
Haigis, Barbara wife of and Jacob to Julia Lang. Flushing av, n w cor Morgan av, 21.10x66.8x38.10x63.10. Jan. 2, 3 years, 5%. 4,000
Hanaman, Charles L., Westfield, N. J., to William J. Harvey. Lewis av. P. M. Jan. 3, due July 3, 1891. 1,700
Hansen, Henry to Grahams and David Polley trustees of Sarah J. Quin and Mary F. Welsh. Flushing av, s e cor Bremen st, 25x81.7x25x81.6. Jan. 4, due Jan. 2, 1895, 5%. 5,500
Hart, James to William O. Moore et al. exrs. Abraham Underhill. 44th st, n s, 150 w 5th av, 3 lots, each 16.8x100.2. 3 morts., each \$1,800. Dec. 30, 3 years. 5,400
Same to Thomas J. Rose. 44th st, n s, 133.4 w 5th av, 16.8x100.2. Dec. 30, 3 years, 1,600







Table of judgments for Kings County, listing names and amounts such as Seligman, Isaac N. to Arthur L. Meyer, 1,500.

KINGS COUNTY.

JANUARY 2 TO 8—INCLUSIVE.

Table of judgments for Kings County, listing names and amounts such as Aldrich, Lewis H. exr. Rucy C. Aldrich, 1,500.

Table of judgments for Kings County, listing names and amounts such as Shevlin, James to Mary E. Schenck, 1,500.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments for New York City, listing names and amounts such as Adkins, William R.—Laura A. Hudson, 71 75.

Table of judgments for New York City, listing names and amounts such as Caldwell, James N.—W G Payne, 1,365 50.

Table listing names and associated numerical values. Includes entries like 'Jenkins, Charles E—J G Scheuck...', 'Jarvis, Frank—W G Schuyler...', etc.

Table listing names and associated numerical values. Includes entries like 'Manufacturers' Nat Bank of Middletown, N. Y.', 'McAler, Thomas J—Ulman Goldsborough Co of Baltimore City...', etc.

Table listing names and associated numerical values. Includes entries like 'Schum, Charles—George Lane...', 'Street, Edward G—C E Sutphen Co.', etc.

Table listing names and amounts for Kings County, including Weinberg, Perry-Rockford Watch Co., Wallace, Ruth A., Winsor, Harvey D., etc.

KINGS COUNTY.

Main table for Kings County judgments, listing names and amounts from Jan. 4 to Jan. 11, 1890.

Table listing names and amounts for Satisfied Judgments, including Stern, Max, Studwell, Joseph A R., Sheedy, Patrick, etc.

SATISFIED JUDGMENTS.

NEW YORK.

January 4 to 10—Inclusive.

Main table for Satisfied Judgments in New York, listing names and amounts from Jan. 4 to Jan. 10, 1890.

Table listing names and amounts for Kings County judgments, including Voss, Marie, Wilson, Ellen, Williams, John H., etc.

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

KINGS COUNTY.

January 3 to 9—inclusive.

Main table for Kings County judgments, listing names and amounts from Jan. 3 to Jan. 9, 1890.

MECHANICS' LIENS.

NEW YORK CITY.

Main table for Mechanics' Liens in New York City, listing addresses and amounts from Jan. 4 to Jan. 11, 1890.

Table listing property owners and contractors in Kings County, including names like T. C. Wilson, Norfolk st, No. 71, and various street addresses.

New York, January 6th, 1890.

EDITOR RECORD AND GUIDE:

The lien filed against me on the 3d inst. by the International Tile and Trim Company is an imposition, as the work has not been done according to contract.

ADAM GEBHARDT.

KINGS COUNTY.

Table listing property owners and contractors in Kings County, including names like Bedford av, s e cor Rodney st, and various street addresses.

Table listing property owners and contractors in Kings County, including names like Reid av, Nos. 273, 275, 275A, 277 and 279, and various street addresses.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing property owners and contractors in New York City, including names like One Hundred and Third st, Nos. 129-135, and various street addresses.

Table listing property owners and contractors in Kings County, including names like Tenth av, n e cor 75th st, 126x100, and various street addresses.

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

KINGS COUNTY.

Table listing property owners and contractors in Kings County, including names like Stone av, cor Somers st, 100x100, and various street addresses.

BUILDINGS PROJECTED.

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

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing building projects in New York City, including names like Canal st, Nos. 530-536, two six-story brick and iron stores, and various street addresses.





Table of real estate listings with columns for address, owner, and value. Includes entries like '104th st, s s, 313 e 1st av, 25x100. Richard H. Handley to Michael Mahoney...' and '125th st, No 158 W., desk room in office and stable in yard...'

Table of real estate listings with columns for address, owner, and value. Includes entries like 'Kreutzer, Gabriel, 1703 2d av... J Ruppert.' and 'Kuenzi, Alois and Frederick Schmidt, 508 10th av... W Peter.'

Table of real estate listings with columns for address, owner, and value. Includes entries like 'Dudley, M H. 127 W 46th... F T Higgins (R) 750' and 'Dunlop, Blanche. 107 W 104th... Cowperthwait & Co. 220.'

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.

JANUARY 3 TO 9—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table of saloon and restaurant fixtures with columns for name, address, and value. Includes entries like 'Adamson, Edward. 87 and 89 Greenwich... Bernheimer & S. (R) \$800' and 'Acher, W J. 92 Hester... D Mayer. 1,754.'

HOUSEHOLD FURNITURE.

Table of household furniture with columns for name, address, and value. Includes entries like 'Adams, H B. 63 Irving p... S Knapp. 700' and 'Akins, A A. 377 9th av... D O Farrell & Co. 180.'

Table of household furniture with columns for name, address, and value. Includes entries like 'Mullaly, Rose. 102 3d pl... Cowperthwait & Co. 184' and 'Newcomb, J F. 855 9th av... G Reubel. 46.'

MISCELLANEOUS.

Table of miscellaneous items with columns for name, address, and value. Includes entries like 'American Mercantile Ex. 15 Centre... Mosler Safe Co. Safe. 130' and 'Austin & Co. 52 University pl... Mosler Safe Co. Safe. (R) 230.'





Table listing various businesses and individuals in Essex County, New Jersey, including names like Brown, Carpenter, Davis Bros, etc., and their respective addresses and services.

Table titled 'BILLS OF SALE' and 'ASSIGNMENT OF CHATTEL MORTGAGES' listing legal transactions and property assignments.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names like Allen, Bacot, Barrett, etc., and their associated property details.

Table listing various individuals and businesses in Essex County, including names like Cueman, Same, Curtis, etc., and their addresses.

Table listing various individuals and businesses in Essex County, including names like Same, Tichenor, Tieling, etc., and their addresses.

MORTGAGES.

Table listing mortgages in Essex County, including names like Berk, Blake, Bleyhl, etc., and their associated property details.

Yung, Frederick—The Security B & L Assoc, Hawkins st. 400

CHATTEL MORTGAGES.

Albe, F H, Clinton—M Raphael, horses and truck 350
Bruck, Otto, 50 Spring st—P Ballantine & Sons, saloon fixtures 450
Clough, E D, East Orange—T W Peebles, stock drugs 2,500
Fitzpatrick, Rudolph, East Orange—The Brunswick-Balke-C Co, saloon fixtures 190
Frommer, Susan, Cedar st—J H Frost et al, barber fixtures 126
Gauvaine, Louis, Irvington—A Dufour, horses and wagons 720
Goodman, Jacob, 31 Prince st—Union Hill Brewing Co (Lim), saloon fixtures 350
Gutman, August, 189 Market st—L Sanders, saloon fixtures 500
Hanchett, O C et al, Newark—M A Jamison, canal boats 1,500
Hoonan, Frank, 162 8th av—Union Hill Brewing Co, saloon fixtures 300
Krauth, Gottlieb, 237 Central av—Union Hills B Co, saloon fixtures 300
Lyon, A W, Irvington—C Blake, cows 300
Musler, Abram, Orange—W H Holmes, stock of drugs 500
Thorne, Rose, 256 Camden st—Union Hills B Co, saloon fixtures 300
Ward, Charles, East Orange—The Richardson & Morgan Co, horse and wagon 212
Wilcox, Theodore, 14 Oliver—H Ailling, machinery 15

JUDGMENTS.

Bolles, T N—Newark City Nat Bank 52
Garrity, Daniel—M Fagan 307
Owen, James—J A Coe et al 865
Smith, J L et al—C W Banta 227
Same—H E Fairchild 327

HUDSON COUNTY.

CONVEYANCES.

Ackerson, Ann E—Exr J H Zabriskie, Weehawken nom
Ackerson, Garret, by exr—Exr J H Zabriskie, Weehawken nom
Allen, Robert and M M Forrest—J Morrison, North Bergen \$200
Archibald, Andrew—T Archibald, Bayonne nom
Archibald, Francis—Andrew Archibald, Bayonne nom
Ballard, C V—D Ashcroft, J City 1,600
Barnickel, C A—J A F Demarten, Hoboken 300
Same—J Orocchi, Hoboken 360
Bennett, Sarah E H—W G Bumsted, J City 550
Bentley, Peter E, by exr—same, J City 3,000
Bentley, Emma—F Brinkman, J City nom
Bohm, Leopold—M Bohm, Bayonne nom
Bohm, Moritz—Mary A Bohm, Bayonne nom
Bragam, Francis—J Earl, Kearney 560
Bremar, Lillie C—B Smith, J City 400
Bunt, M N—J Paoli, Hoboken 2,500
Cadmus, George—I Reinhardt, Bayonne 1,600
Ceckleer, Lewis—H Gastaug, Kearney 185
Chambers, Jessie G S—N Deneary, J City 3,700
Coffery, Patrick—J Beanett, Hoboken 575
Connolly, J H—J Connolly, Hoboken nom
Costello, Thomas—T N Melvin, J City nom
Davis, Frank—H M T Beekman, J City nom
Decker, J F—Adele Crane, West Hoboken 450
Demarest, D M—F J Hersheimer, J City 60
Doran, Richard, by sheriff—Exr of J Van Winkle 1,000
Dwyer, John—J Brutel, Guttenberg 550
Equitable Life Assur Society of U S—E S Wills, 10,750
Fenn, Heien M and G M Keeney et al, by master—W H Fenn, J City 3,050
Feury, N E—J Whelan, J City 10,000
Foster, Thomas—J Kuss, Hoboken 1,650
Frerichs, Henry—M G Bauer, J City 3,150
Greenleaf, Edward, by sheriff—W V Mabon, North Bergen 987
Guthrie, W A—C Hill, J City 2,850
Hoboken Land and Impt Co—A Vom Dorp, Hoboken 5,900
Same—J D Klie, Hoboken 42,500
Hoffman, Abraham—J Lewis, J City nom
Hornby, Alexander, by exr—W G Bumsted 550
Home for Aged Women—D Y Lewis et al 5,000
Johnston, Caroline W—J Connolly, Kearney 1,350
Kearney Land Co—J Quinn, Kearney 200
Same—same, Kearney 600
Kreiser, August—L A Kreiser, J City 650
Levy, David—F Davis, J City 1,250
Lewis, Jacob—P Hoffman, J City nom
Littlejohn, Mary and Janet Morrison—W A Guthrie, J City 2,250
McEwan, Thomas—G Ricca, J City nom
Meigs, E K—Agnes McAllister, J City 6,500
Melvin, T N—Annie Costello, J City nom
Metzger, Geo, by sheriff—C W Wanner, J City 115
Millen, J N—G E Darcy, J City 5,000
Miller, Eleanor—E C Swift, J City 400
Moore, T M—L Stevens, J City 5,000
Newell, James, by admr—J Bennett, Hoboken 575
Newell, Margaret—J Bennett, Hoboken nom
Nichols, E H—Rosanna Billington, J City 600
Norton, Peter—T Flynn, Harrison 1,500
Oecker, Andrew—K Franckel, Hoboken 4,600
Oesmann, Theresia—M J Bonner, Jr, J City nom
Other consid and nom
O'Sullivan, Catharine—E Biermann, Harrison nom
Parker, Joseph, Jr—N Backland, Kearney 300
Post, Adnan—G Von Drehle, North Bergen 220
Provident Ins for Savings—C T Harvey, J City 11,946
Rabe, R F—Hoboken Land and Improvement Co, Hoboken 3,250
Rachtman, H E—The Delta Co, J City, exch and nom
Ricca, Domenico—T McEwan, Jr, J City nom
Reformed Dutch Church of J City—Reformed Protestant Dutch Church of New York 11,000
Richards, Anna M—A Pitke, J City nom
Schondorf, Rudolph—E A Stendor, Hoboken 2,200
Sewell, Robert, exr of Elizabeth B Van Vorst—Home for Aged Women nom
Smart, T C and A W Ellis et al by master—T D Mills, J City 3,590
Smart, T C et al by master—W A Blount, J City 440
Smith, Elizabeth C et al by sheriff—L Law 300
Smith, James—D Mullins, Jr, J City nom
Soper, Mary J by sheriff—Trustee of Cecile Tonnele, J City 2,500
Sterling, James—W A Guthrie, J City 750
Stender, E A—Maria Schondorf, Hoboken 2,200
The Delta Company—H E Patchman, exch and 1
The Provident Inst for Savings—Mary E Van Keuren, J City 1,800
Traphagen, Henry—H M T Beekman, J City 100

Ungerer, Lydia A—C B Lawson, J City 4,000
Van Vorst, Elizabeth B and Cornelius and Sarah Sewell—Home for Aged Women, J City nom
Van Vorst, Mary—Caroline Sautler, West Hoboken 2,000
Vreeland, Mary—R Barnes, Bayonne 2,500
Weymer, Jacob—C W Greyer, J City 3,725

MORTGAGES.

Ashfeld, Carl—Eleanor W Booth, Fayonne, 3 years 1,250
Arato, Louis—G Bahrenberg, Hoboken, 5 years 7,500
Backlund, Nils—J Barker, Jr, Kearney, 2 years 150
Baier, G J—J Baier, Harrison, 1 year 200
Barrett, J J—Eliza Lugenbuch, West Hoboken, 2 years 250
Behrens, Henry—Mount Morris Co-oper B & L Assoc, Union, installs 4,000
Blount, W A—D F Reed et al, 3 years 350
Brockhurst, Elizabeth—New Jersey Title Guarantee and Trust Co, installs 9,000
Brun, Herman—Anna M Goetz, 5 years 3,000
Cagney, D H—Adele H Duncan, 2 years 500
Charles, F G—H Schneider, West Hoboken, 3 years 800
Cleary, D E—New Jersey Title Guarantee and Trust Co, installs 10,000
Crane, Fanny—Provident Inst for Savings, 2 years 1,200
Crothy, Mary—J E Smith, Bayonne, 3 years 1,000
Darcy, G E—Jersey City B & L Assoc, installs 2,000
Demarest, C L—J Love, 2 years 1,500
Demary, Michael—Jessie G Chambers, 3 years 1,300
Dietrich, John—G Zuern, Union, 5 years 5,000
Flynn, Margaret—M Clark, 3 years 100
Franckel, Karl—A Oeckler, Hoboken, 3 years 3,000
Greyer, C W—J Weymer, 2 years 2,000
Hansen, Herman—Letitia J Van Duser, 5 years 4,000
Harrington, Ellen—Hudson City Savings Bank, 1 year 1,000
Harvey, C T—Provident Inst for Savings, 1 year 6,000
Kamrath, W F—F G Stricker, 3 years 2,000
Kenneke, F C—C Bischoff, West Hoboken, 40 promissory notes, each 25
Klie, J D and J F—Hoboken Land and Impt Co, Hoboken, 5 years 21,000
Isbius, W E—D D Flemming, Bayonne, 3 years 800
Lawson, C B—L A Ungerer, 5 years 1,500
Libert, Andrew—H Chesebrough, Hoboken, 5 years 3,000
Same—same, Hoboken, 5 years 3,000
McAllister, Agnes—E K Meigs, 5 years 3,500
McCune, William—Ella Lary, 5 years 1,250
Meerbot, Louisa—Marie K Reiss, 1 year 1,000
Mickerson, F A—J C Hankey, Kearney, 4 years 1,600
Mills, T D—Home M B & L Assoc, installs 3,600
Muller, Christian—Passaic B & L Assoc, installs 4,000
Murphy, M V—Elizabeth Loesch, 4 years 4,000
Nordenholtz, Anna—C Witte, Hoboken, 5 years 4,000
O'Neill, John—Bayonne B Assoc No 2, Bayonne, installs 600
Paoli, John—H Esser, Hoboken, 3 years 1,600
Pearsall, Anna E—Provident Ins for Savings, 2 years 6,000
Reinhardt, Igo—Centreville B & L Assoc, Bayonne, installs 1,600
Sabatin, Peter—Industrial M B & L Assoc, West Hoboken, installs 3,000
Sammevaldt, Chas—L Dreher, 2 years 1,000
Sandford, Sarah C—Bayonne B Assoc No 2, Bayonne, installs 1,000
Schmitt, Adam—Meta Dierkson, Hoboken, 2 years 9,000
Siemers, Henry—Mutual Life Ins, Hoboken, 2 years 5,000
Smith, Bernard—J H Edwards, trustee, 3 years 500
Stevens, Lewis—Bergen M B & L Assoc No 3, installs 3,400
Stumpf, Elise—Hoboken Bank for Savings, Hoboken, 3 years 2,000
United States Foundry Co—J B Vredenburg, 4 years 8,000
Vielhauer, Henry—J Justin, North Bergen, 2 years 500
Vais, Sarah H—to W D Edwards, 1 year 500
Wells, E S—Equitable Life Assur Society, U S, 2 years 7,500
Whiting, G W—Mary A King, 2 years 3,000
Wintere, Mary—D Sandman, 2 years 1,600

CHATTEL MORTGAGES.

Becker, Henry, Hoboken—C Lampe, horse, wagon and harness 1,100
Faino, Julius, Union—Christian Feigenspan, horse, wagon and harness 125
Henn, Hugo, J City—C Stein, saloon 1,200
Wright, Thomas, J City—J T McBride, 1 white furniture van 350
Bowley, Daniel, J City—F G Smith, piano 257
Burnhell, Thomas, Hoboken—J Mullins & Co, furniture 296
Bust, U C and E H—J A Hyland, canal boats Hollister and Carleton 279
Cohen, Henry, Hoboken—F Wendeker, oyster business 150
Conroy, Timothy, J City—J Mullins & Co, furniture 172
Curran, Patrick, J City—Hoos & Schultze, furniture 126
Cutler, W H, J City—F G Smith, piano 290
Evans, G F, J City—J Mullins & Co, furniture 159
Fisher, H S, Hoboken—J Mullins & Co, furniture 245
Fox, R G, J City—Hills Union Brewing, saloon and lease 300
Franke, E L, J City—Christian Feigenspan, saloon 500
Garrett, Kate, J City—Bernheimer & Schmid, 300
Hanks, E L, Hoboken—Barrett & Brush, milk wagon 282
Herwig, Lewis, J City—F G Smith, piano 190
Holste, John, Hoboken—C & E Pratt, partners, grocery store, horse, wagon and harness 225
Hopkins, Mary, J City—F G Smith, piano 241
Klatte, John, Hoboken—Hoos & Schultze, furniture 345
Mears, R H and G M, partners as Mears Bros, West Hoboken—Dorothea Bernes, saloon 750
Morris, John—F G Smith, piano 265
Newkirk, W T—F G Smith, piano 340
Parker, Ella H, Hoboken—L Banman, furniture 72
Parker, J G—F N Gitlet, 2 horses trucks, harness 1,600
Riggs, W B and J B Heudershot—G D Ryerson, horse, wagon, harness, milk business 650
Same—same, horses, wagon, harness, milk business 650
Schmidt, Anna, Union—Charlotte Althoff, saloon and furniture 1,080
Spengeman, F D—F H Spengeman, 3 horses and carts and wagons, office building and office furniture, sheds, platform, scales 1,400
Taylor, E C—J Banman, furniture 421

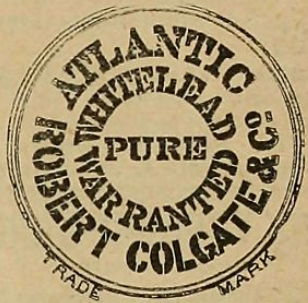
Turner, J J, Union Hill—J Banman, furniture 80
Van Wagenen, Charles—P Prybil, 1 pattern maker's lathe 84
Vinezio, Michelo—A Zanilli, barber shop and fixtures 200
Whalen, J F, Guttenberg—D O'Farrell et al, furniture 185
Wickel, William, West Hoboken—A Kremer, saloon 300
Wollenhaft, T F, Kearney—C Trefz, bar and fixtures 251

JUDGMENTS.

Allen, Marcus—W D Henry et al 364
Becker, Caroline—Butler Hardware Co 156
Carroll, Henry—W R Clarkon 10,675
Hohmeier, Frank—J K Morgan 957
Horbeck, Herman—A Kremer 257
Kuper, J E, admr of J L Meyer—F Myer 456
Lorenzer, Fanny E—R Irving 25
Mierke, Charles—F Lohmeyer 635
O'Rouse, John—The Graham Kaylin Co 283
Rubsman, Ernst—J Murphy 125
Spahn, Herman and Ita Rudolph—C Gelan 1,142
Wild, William—H Lohman 374

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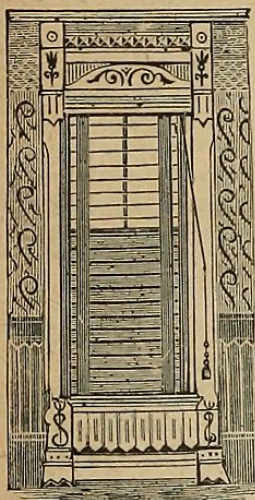
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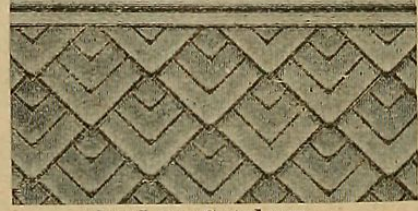
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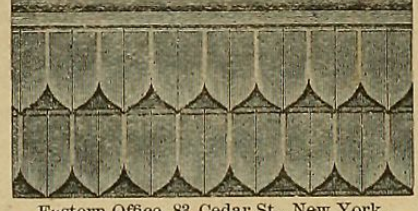
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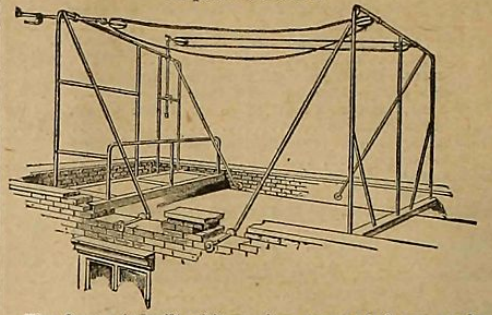


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BUILDING MATERIAL PRICES

(Continued from page v.)

Table with 4 columns: Size, Price 1, Price 2, Price 3. Rows: 34x58-34x60, 36x60-40x60.

Sizes above—\$15 per box extra for every 5 inches. An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 united inches will be charged in the 84 united inches bracket.

The American list is the same as the above, except that in 8d bracket for double the, rates for various sizes from 25 up to 100 united inches are respectively as follows: \$11.00, \$13.50, \$18.00, \$18.75, \$21.00, \$22.50, \$23.75, \$25.25, \$27.00, \$28.00 and \$30.00. And in 4th bracket is quoted for double, \$10.00 on 25 united inches and \$12.00 on 40 do. do. Sizes above \$10.00 per box extra for every 5 inches.

Discount 75 and 5 per cent. single thick on French; 80 and 5 per cent. on American Per square foot, net cash.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: GREENHOUSE, SKYLIGHT AND FLOOR GLASS. 1/2 Fluted plate, 1-16 Fluted plate, 1/4 Fluted plate, 1/4 Rough plate.

HAIR—Duty free. Cattle, Goat.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: IRON. Pig, Scotch, Coltness; Pig, Scotch, Glengarnock; Pig, Scotch, Eglinton; Pig, American, No. 1; Pig, American, No. 2; Pig, American, Forge.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: BAR IRON FROM STORE. Common Iron. 3/4 to 2 in. round and square; 1 to 6 in. x 3/8 to 1 in. Refined Iron. 3/4 to 2 in. round and square; 1 to 6 in. x 3/8 to 1 in.; 1 to 6 in. x 1/4 and 5-16; Rods—9/16 to 1-1/2 round and square; Bands—1 to 6x3-16 No. 12; Norway nail rods.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: Sheet. Nos. 10 to 16; Nos. 17 to 20; Nos. 21 to 24; Nos. 25 to 26; Nos. 27 to 28.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: Galvanized, 14 to 20; do. 21 to 24; do. 25 to 26; do. 27; do. 28; Patent planished; Russia; Rails, American steel.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: LATH—Cargo rate, Eastern; LABOR. Ordinary, per hour; Masons, do.; Plasterers, per day; Carpenters, do.; Plumbers, do.; Painters, do.; Stonesetters, do.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: LIME. Maine, common; Maine, finishing; St John, common and finishing; State, common, cargo rate; State, Jointa; Grcaud.

Add 25c. to above figures for yard rates. LUMBER. Appended quotations are based almost wholly upon prices obtained for goods from first hands. Yard rates necessarily range much higher owing to the expenses attending sorting out and grading cargo and even car lots, besides which must be added the cost of unloading and carrying until consumers are ready to invest. Terms of sale also prove important factors, and, altogether, it is impossible to give a line of retail quotations thoroughly reliable in character.

Table with 4 columns: Material, Price 1, Price 2, Price 3. Rows: SPRUCE—Eastern—Special cargoes; Random cargoes, narrow; Random cargoes, wide.

(Continued on page viii.)