

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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NEW YORK, JANUARY 3, 1891

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NOTICE IS HEREBY GIVEN that a meeting of the stockholders of the Empire State Brewing Company will be held on the 12th day of January, 1891, at 11 o'clock in the forenoon of that day, at the place of business of said company, No. 135-143 West 18th Street, in the City of New York, for the purpose of electing the officers and trustees of said company for the ensuing year.
LORENZ WEIHER, President.
NATHAN HESS, Secretary.

THE concern of DYE & CASTREE, Real Estate Agents and Brokers, is this day dissolved by mutual consent. The business will be continued by JOHN H. DYE.
New York, January 1st, 1891.

(Signed) JOHN H. DYE,
JOHN W. CASTREE.

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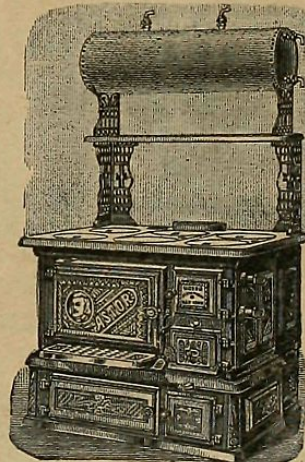
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OFFICE, ROYAL INS. BUILDING, No. 50 Wall Street, N. Y. STATEMENT (U. S. BRANCH), January 1, 1890.

U. S. government bonds, market value.....	\$705,600 00
Railroad first mortgage bonds.....	2,091,915 00
Real Estate.....	1,818,200 10
Cash in banks and offices.....	222,872 09
Uncollected premiums and other assets.....	568,148 78
	\$5,406,735 97

LIABILITIES.

Unpaid losses, unearned premiums and other liabilities.....	\$3,342,541 78
Surplus.....	\$2,064,194 19

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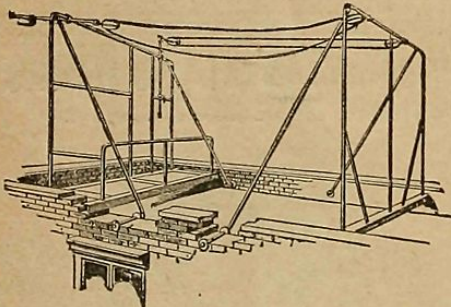
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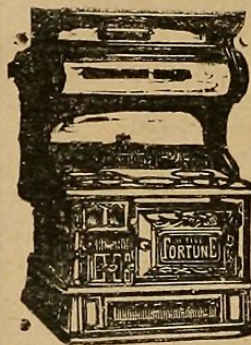
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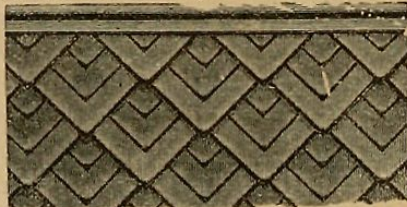
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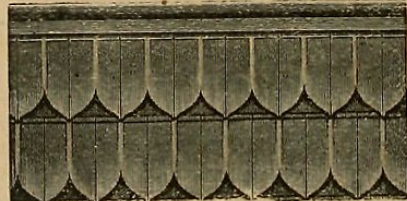


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 Galv. Iron Cornices, Lintels, Gutters, Leaders, etc.,
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 Galvanized Iron Cornices, Gutters and Leaders,
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 Copper Cable Lightning Rods Put Up.
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F. M. PIRSSON & CO., 1251 B'way, N. Y. Sole agents for New York and vicinity.

PROPOSALS.

MAYOR'S OFFICE, CITY HALL,
Brooklyn, December 10, 1890
THIRTEENTH REGIMENT ARMORY COMMISSION.
NOTICE TO CONTRACTORS.

Sealed proposals will be received at this office until the 14th day of January, 1891, at 12 o'clock m., for each of the following purposes:—

FIRST—For the amount of the cost of the construction of the whole Armory, including mason work and works, carpenter work and works, iron work and works, steam heating work and works, plumbing work and works, contained in the respective specifications.

Amount of deposit, 5% on estimated cost.

Amount of surety, 30% on estimated cost.

SECOND—For the MASON WORK AND WORKS contained in the Mason's specification for the construction of the 13th Regiment Armory.

Amount of deposit, 5% on estimated cost.

Amount of surety, 30% on estimated cost.

ALSO FOR the CARPENTER WORK AND WORKS contained in the Carpenter specification for the construction of the 13th Regiment Armory.

Amount of deposit, 5% on estimated cost.

Amount of surety, 30% on estimated cost.

ALSO FOR the IRON WORK AND WORKS contained in the Iron specification for the construction of the 13th Regiment Armory.

Amount of deposit, 5% on estimated cost.

Amount of surety, 30% on estimated cost.

ALSO FOR the STEAM HEATING WORK AND WORKS contained in the Steam Heating specification for the construction of the 13th Regiment Armory.

Amount of deposit, 5% on estimated cost.

Amount of surety, 30% on estimated cost.

ALSO FOR the PLUMBING WORK AND WORKS contained in the Plumbing specification for the construction of the 13th Regiment Armory.

Amount of deposit, 5% on estimated cost.

Amount of surety, 30% on estimated cost.

Each proposal must be accompanied by a deposit in money or by a certified check in the same amount payable to the order of the Mayor of the City of Brooklyn in the sum above specified for each of the separate works. Such check or amount of money to be returned to the bidder in case his bid is rejected.

Plans may be seen at the office of the Department of Parks, City Hall, and the office of the County Clerk, Hall of Records. Specifications may be obtained and forms of proposals can be procured on application to the Secretary at the Mayor's office.

Proposals for each of the separate works above stated to be made in two parts; one to include the cost of building from westerly property line to easterly line of westerly gable wall separating administration building and drill hall. The other part of proposal to state the cost of balance of building.

The contracts, if accepted by the Commission, will be awarded at present. Building operations to be commenced as soon as the weather will permit in the Spring and when notified by the Commission.

The Mason work to be completed within 12 months after such notification, and all the above other works stated to be completed within 18 months thereafter.

Proposals will not be considered unless each proposal shall be accompanied by the deposit aforesaid, and also by an undertaking in writing, with two sureties, each of whom shall qualify as to his responsibility in the respective sums above mentioned, and who shall be owners of real estate in the County of Kings and the City and County of New York, in their own right, in the amount of such surety, and shall have held the same for at least one year prior to the time of becoming such surety, that if the contract be awarded to the party or parties proposing, they will become bound as his or their surety for its faithful performance; and in case he or they shall neglect or refuse to execute the contract, if so awarded them, that they will pay to the Commission the difference between the price so proposed and the price at which the contract may be made with any other person or persons. Proposals to be indorsed "To the 13th Regiment Armory Commission" (specifying work). The said proposals will be publicly opened and announced on the 14th day of January, 1891, at the hour of 12 o'clock m.; provided that the Commission or a majority of the Commission be present. In case of the absence of the members of the Commission, then on the first day thereafter when they may be convened.

The Commission reserves the right to reject any or all bids for the construction of said work, if they deem it for the best interests of the County so to do.

ALFRED C. CHAPIN,
Mayor.
GEORGE V. BROWER,
President of Department of Parks.
HENRY H. ADAMS,
County Treasurer.
WM. J. KAISER,
County Clerk.
DAVID E. AUSTEN,
Col. 13th Reg't, N. G. } Commissioners.

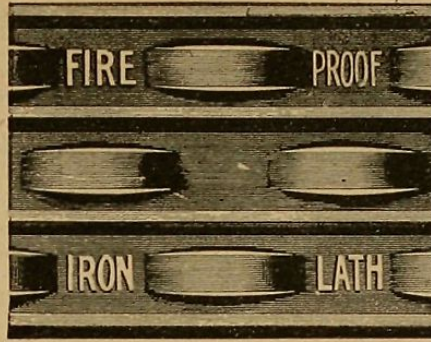
Attest:
DAN'L B. PHILLIPS,
Secretary.

THOMAS NUGENT,
Manufacturer of
Moist Warm Air Furnaces
AND VENTILATING APPARATUS.
214 EAST 80th STREET, NEW YORK.

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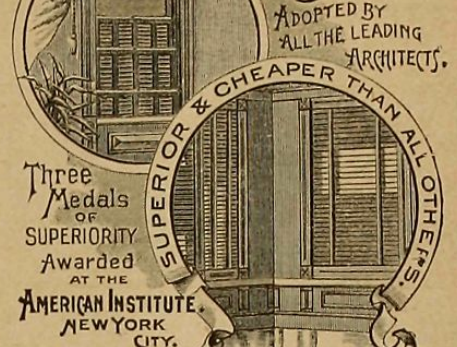
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Carpenter & Builder,
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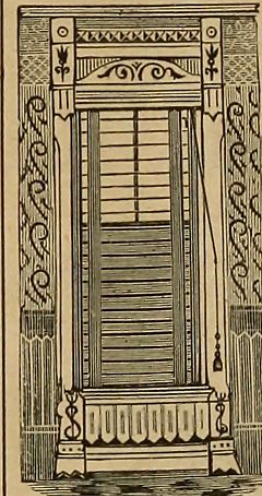
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Are the simplest, most durable and cheapest. No complicated mechanism. Do not interfere with draperies. The only blind that can be hung between stop beads. Anyone can hang or remove them. Write for circular and prices.

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WM. G. ORR,
Manager.

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N. Y. Stock Exchange. N. Y. Stock Exchange.
CURTIS P. GATELY.

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Door Openers,
Speaking Tubes, &c.
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F. W. LAWRENCE, 16 & 18 Exchange Place.

BUILDING MATERIAL PRICES

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK -		Cargo	Afloat
Pale.....	3 M	\$3 00	@ 3 25
Jerseys.....		4 50	@ 5 50
Up-Rivers, poor.....		5 25	@ 5 37½
Up-Rivers, good.....		5 50	@ 5 75
Haverstraws, seconds.....		5 50	@ 5 62½
Haverstraws, firsts.....		5 75	@ 6 00
Choice cargoes.....		6 12½	@ 6 25
Lorillard.....		5 50	@ 8 50

FRONTS.			
Croton and Croton P'ts—Brown	3 M	\$—	@ 13 00
Croton do.—Dark.....		—	@ 14 00
Croton do. do.—Red.....		—	@ 14 00
Lorillard.....		15 00	@ —
Wilmington.....		23 00	@ 24 00
Baltimore.....		27 00	@ 41 00
Philadelphia, alongside pier.....		23 00	@ 4 00
Trenton, do.....		22 00	@ 23 00
Star.....		26 00	@ —

Yard prices, 50c. per M higher, or, with delivery added, \$2 per M for hard and \$3 per M for North River front Brick. For delivery add \$5 on Philadelphia, Trenton and Baltimore

FIRE BRICK.			store rates:
Welsh, ex vessel.....		\$24 00	@ 25 00
English.....		27 00	@ 30 00
English, choice brands.....		35 00	@ 40 00
Scotch.....		35 00	@ 40 00
Silica, Lee-Moor.....		32 50	@ 33 00
Silica, Dinas.....		42 50	@ 45 00
White, Enamelled, English size, 3 M		100 00	@ 105 00
do. do. domestic size.....		95 00	@ 100 00
American, No. 1.....		34 00	@ 35 00
American, No. 2.....		25 00	@ 28 00

CEMENT.			
Rosendale.....	3 bbl	\$0 90	@ 1 00
Portland, English, general run.....		2 40	@ 2 60
Portland, German, general run.....		2 40	@ 2 75
Roman.....	3 bbl	2 50	@ 3 00
Keene's coarse.....		4 80	@ 5 50
Keene's fine.....		7 00	@ 8 25

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Lafarge.....		2 90	@ 3 25
Stettin (German) Portland.....		2 40	@ 2 75
Portland, Saylor's American.....		2 15	@ 2 45
Portland, Dyckherhoff.....		2 75	@ 3 00
Portland, Gibbs & Co.....		2 60	@ 2 85
Rosendale, Snyders, Bridge brand.....		1 10	@ —
Valley Improved, H. N. Camp & Sons.....		95	@ —

DOORS, WINDOWS AND BLINDS.			
DOORS, RAISED PANELS, WITHOUT MOULDINGS.			
2.0x6.0.....	1½ in.	\$ 90	—
2.6x6.6.....	1½	1 05	—
2.4x6.8.....	1½	1 05	—
2.8x6.8.....	1½	1 13	—

DOORS, PANELS AND MOULDED.			
Size.	1½ in.	1½ in.	1¾ in.
2.0x6.0.....	\$1 61	—	—
2.0x6.8.....	1 80	2 18	—
2.6x6.8.....	2 12	2 59	—
2.6x6.10.....	2 16	2 65	—
2.6x7.0.....	2 18	2 71	—
2.8x6.8.....	2 20	2 72	72
2.8x7.0.....	2 27	2 82	02
2.10x6.10.....	2 39	2 98	12
3.0x7.0.....	2 58	3 12	4 46
Hot Bed Sash Glazed, 3.0x6.0.....			2 15
Hot Bed Sash Unglazed, 3.0x6.0.....			85

OUTSIDE BLINDS.			
2.0½x3.7 to 2.6½x6.7, plain.....		93	@ 1 71
do. do. painted.....		1 58	@ 2 90
7½x4.7 to 2.7½x6.3, plain.....		1 19	@ 1 63
do. do. painted.....		2 02	@ 2 75
2.9½x4.7 to 2.9½x7.3, plain.....		1 19	@ 1 89
do. do. painted.....		2 02	@ 3 19

INSIDE BLINDS.			
Per lineal foot, 4 folds, Pine.....		—	@ 92
Per lineal foot, 4 folds, Ash or Chestn't.....		—	@ 1 10
Per lin. ft, 4 folds, Cherry or Buttern't.....		—	@ 1 30
Per lineal foot, 4 folds, Plack Walnut.....		—	@ 1 50

GLASS			
Window Glass, Prices Current per Box of 50 feet.			
SIZES.	1st.	2d.	3d.
6x 8—10x15.....	\$12 50	\$10 75	\$10 00
11x14—16x24.....	14 50	12 75	12 00
18x22—20x30.....	19 00	16 50	15 00
15x36—24x30.....	20 50	17 50	15 50
26x38—24x36.....	22 00	19 50	17 00
26x36—26x44.....	23 50	20 50	17 50
26x46—30x50.....	26 00	23 00	19 50
30x52—30x54.....	27 00	24 00	20 50
30x56—34x56.....	29 00	25 00	22 00
34x58—34x60.....	30 00	27 00	25 00
36x60—40x60.....	34 00	31 00	27 00

DOUBLE.			
6x 6—8x15.....	17 00	15 00	14 00
11x14—16x24.....	21 00	18 50	17 00
18x22—20x30.....	26 50	23 50	21 00
15x36—24x30.....	29 00	25 50	22 00
26x38—24x36.....	31 50	27 50	24 00
26x36—26x44.....	33 00	29 50	25 00
26x46—30x50.....	36 00	32 00	27 00
30x52—30x54.....	38 00	33 50	28 50
30x56—34x56.....	40 00	35 00	31 00
34x58—34x60.....	43 00	38 00	34 00
36x60—40x60.....	47 00	43 00	38 00

Sizes above—\$15 per box extra for every 5 inches on French, and \$10.00 per box extra for every 5 inches on American.

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.

Discount 75 and 10 @ 75 and 15 per cent. single thick on French; 80 and 5 @ 80 and 10 per cent. on American

HAIR—Duty free.			
Cattle.....	3 bushel of 7 bs	1 50	@ —
Goat.....		22	@ 28

IRON.			
Pig, Scotch, Coltness.....	24 00	@ 24 50	
Pig, Scotch, summerlee.....	24 0	@ —	
Pig, Scotch, Eglinton.....	20 00	@ 20 50	
Pig, American, No. 1.....	17 00	@ 18 00	
Pig, American, No. 2.....	16 00	@ 16 50	
Pig, American, Forge.....	14 50	@ 15 00	

(Continued on page 13.)

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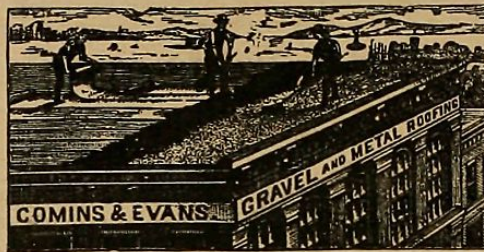
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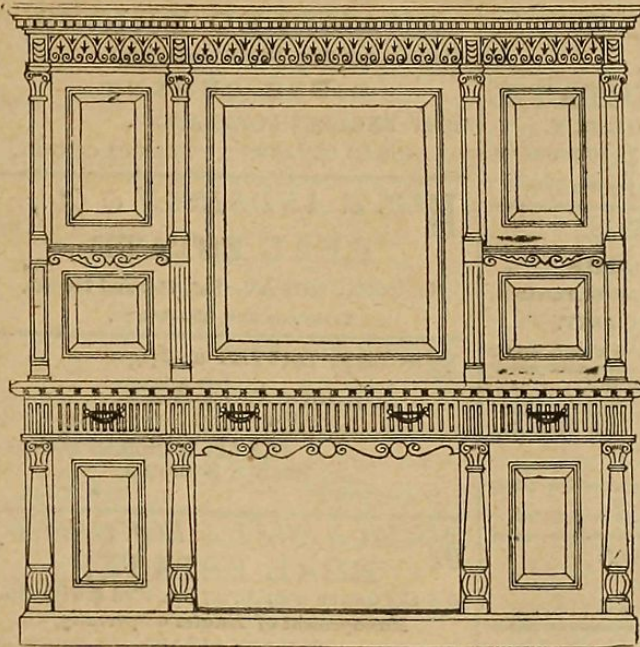


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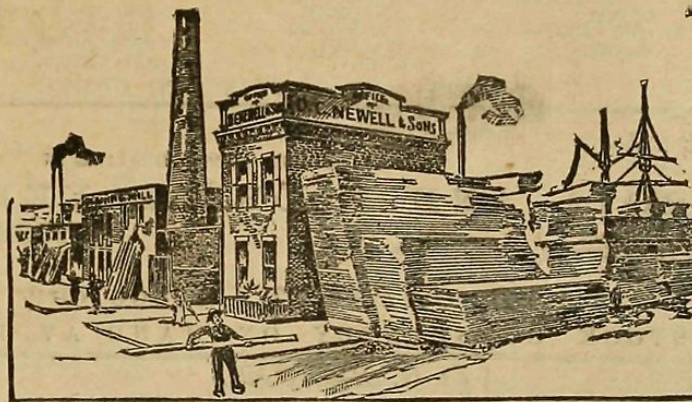
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Hemlock

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DEALER IN
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THE stock market during the past week, although narrow even for a holiday season, assumed a more healthy tone. Prices were firm, and in some cases advanced, this being particularly true of Lake Shore and the other Vanderbilts. The fact that other important railway corporations may make a showing quite as good as that made by the Vanderbilts, and that consequently an increase or a resumption of dividends may be in order has doubtless had a good deal to do with the strength of the market. The new scale of rates has already taken effect, and in the opinion of good judges will go far to recompense the railroads for any shortage in the crops. The feature of the past year has been heavy gross, and comparatively light net earnings. Better rates on a smaller tonnage, while they will not be likely to increase the amount of gross earnings over those of the present year, will leave a larger surplus for net incomes. If this is the case, insiders will soon begin to know it, and the prices of stocks will rise long before dividends are actually declared. A moderate demand would send values way up in a market so narrow as the present one; and although we may not see that demand arise during the present month, there are many indications that it will come before the breaking up of the winter. Recovering from a panic such as that of November is a slow process; but in endeavoring to foresee the course of prices, it should be remembered that the trouble did not originate in this country and that our financial system bore the strain very well. Operators may take a month or more to regain courage, and the banks have more than \$10,000,000 of Clearing House certificates to redeem. As the prices of securities advance, however, money will become easier and confidence will be gradually restored. If the weather continues as cold as it has been, several industries of this State—particularly the ice and lumber trades—which last year were under a cloud will be prosperous, and the millions of dollars sent out of the State on these accounts will be kept here. It is also noteworthy that rumors are being circulated about the possible resumption of Decker, Howell & Co. After the settlement of all debts, there is said to remain a comfortable margin in securities. It is reported that one large institution, after having sold some securities pledged by the firm, replaced them sometime later at a very reduced price, leaving the firm in exactly the same position as before, with its loan secured by the same stocks.

FROM the latest telegraphic reports it would appear that the prospects for a satisfactory settlement of the Argentine bond question are better than ever before. The problem of reconciling the conflicting interests of the various classes of security-holders in a way which would commend itself to the Argentine Government has been very difficult. The great variety of the securities and the dubious permanency of the hold of the present administration on the confidence of a hot-headed and irresponsible nation have been the principal causes of dispute and distrust. A satisfactory settlement, if it comes, will probably have a good effect on our market. The English investors are so heavily involved in Argentine that while the prospects of these bonds are clouded, they will not feel safe in undertaking any new ventures or investing money which they may need to protect their interests in a different and better line of securities. The market in Berlin is weakest in Europe just at present. Prices of securities have declined all along the line; the general feeling is one of depression, and the new year is regarded with distrust rather than with hope. In Paris, on the other hand, the general market has been firm; and in some instances, particularly those of the Comptoir d'Escompte and the Societe des Metaux, considerable advances have been scored. The future of these two organizations has been much improved by recent developments. The Austrian Bourse has been in a rather depressed condition; but as the causes of the fall are of a temporary character no serious disturbance is apprehended. The natural dullness of the holidays has settled on all the markets.

THE matter of the Manhattan Company vs. Battery Park has again come up for consideration during the past week; and has provoked a good many splenetic utterances from various organs

of private opinion. Battery Park, as we all know, has been consecrated by newspaper editorials. The writers are determined that the gentlemen of free habits and untrammelled leisure who occupy the park during the greater part of the day, shall not be disturbed by the noise and cinders of any more trains. Some of them go farther. They assert that the Park Commissioners ought to revoke the permit which the Manhattan Company already possesses. We do not believe this suggestion has ever been advanced seriously. Some time ago ex-Park Commissioner Borden expressed an opinion that it would not be a bad idea to displace the elevated railroads; and lately the *Times* has said that the tendency of public opinion is "toward a vigorous demand that the permit under which the Battery is now occupied shall be revoked." But we all know that there is no public opinion favoring such a revocation, and that the above utterances are partly bosh and partly buncombe. At the same time it must be admitted that the proposal has a certain fitness from the point of view of the *Times* and other opponents of the Manhattan Company. We should call it in fact the *reductio ad absurdum* of the arguments of those who oppose granting to the Manhattan Company its "loop." It was probably a mistake in the first place to allow the elevated roads to run through the park, but no sensible man would urge their removal at the present time because of this fact. The existence of the structure is its own justification. It is necessary to the convenience of the traveling public. Now it is also necessary, not only to the convenience of the traveling public, but to the value of property in the upper wards of the city that the structure should be extended. Whatever damage has been done to the park by the elevated structure it will not be increased materially by the "loop" which is needed to make the elevated roads an effective means of communication.

THE RECORD AND GUIDE has never claimed that the "loop" would be more than a temporary stop-gap. It will not solve the rapid transit problem; but it will alleviate the exasperating annoyances to which the public are subjected, and it will prevent what may be a decided contraction of the values of real estate north and to some extent south of 59th street. Both by their situations and their structure the elevated roads cannot meet the requirements of the future. The history of the rapid transit problem in this city has been marked by a continually increasing demand on the part of the public, both as to the length of the hauls and the rapidity of the trains. The stages were succeeded by horse-cars, the horse-cars by the elevated roads, and the elevated roads must be succeeded by heavier viaduct or sub-surface systems. But to succeed in this case does not mean to supersede. Between the person who wishes to travel a few blocks, and the person who wishes to travel the whole length of the city, there are an infinite variety of demands that may be made on the transit facilities. The elevated roads will always have their place; and new lines of travel will not harm them any more than they have harmed the horse-car lines. They have done the city a great service in the past; at present they are the only agency in existence that can give us the immediate alleviation we need. A few feet more of a park that is but little used, except on summer nights, is required for the purpose, and it is rank folly not to grant it. Unreflecting people always confuse ends with means; and it is to such a confusion, bolstered by demagogical tendency to sport the bug-a-boo of Mr. Jay Gould, that the opposition to the "loop" is due. THE RECORD AND GUIDE has been the first to advocate the extension of the number and the size of our parks; but this is not tantamount to holding that every foot of park room is too sacred ever to be touched for other purposes. Open spaces are necessary for the preservation of the public health and for the happiness and well-being of the people; but these purposes are not served when the public are jammed into stuffy cars and the poorer population are crowded into a comparatively small district, because of the impossibility of traveling a great distance. Park Commissioner Dana has begun his work well by bringing up this matter again, and if he and his fellow-commissioners were to negotiate with the Manhattan Company, for the running of an increased number of trains, in proportion to the traffic, as payment for the "loop," we feel assured that however the watch dogs of private interests might "howl," they would be amply justified by public opinion and manifest results.

WE believe a very considerable benefit would be gained by Society if some means, short of physical violence, could be found to confine clergymen to the pulpit and theology. This is particularly true of "popular preachers"—those dervishes of charlatanry—who make their way through the world not exactly in ancient fashion, on an ass, but on the advertiser's big drum. Sydney Smith said "the great object of modern sermons is to hazard nothing; their characteristic is decent debility;" and while this description is still very nearly correct of the utterances of many clergymen upon purely theological matters, it is as far from the truth

as possible if applied to their unmeasured volubility concerning secular matters properly within the province of the political economist, the statesman and the sociologist.

IN ordinary secular matters the average clergyman is usually a poor guide, and in those infinitely more complicated affairs which, in the venacular of the moment, are called the "Problems of the Day" almost invariably he is positively dangerous. Here where a full and most cautious knowledge of conditions and causes is imperatively necessary, even to the mere understanding of the evil for which a remedy is sought, where intentions, however so good, avail so little, and where the consequences of a hasty or injudicious step may be so momentous and far-reaching, clergymen in their sermons and magazine articles hazard everything, and throwing "decent debility" to the—theology—seem to be inspired with a paraphrase of the Western "Boomers" device, "The Millennium or Bust."

PERHAPS it is not strange that having failed in an effort of more than eighteen centuries duration to bring humanity within measurable distance of Paradise, clergymen should welcome the vision of a new and apparently more proximate goal. The trouble is that in reform, as in the cooking of the Scotchwoman's haggis, the intellect has a part to play. To be sympathetic, courageous, hopeful, is not sufficient; one must also *know*. To this might be added the need of patience; not the patience of stoicism, or of apathy, but the reserve begotten of a careful calculation of possibilities. The dangerous absurdities—dangerous because they feed dissatisfaction with false hopes by giving a fine moral ring to nonsense—that can seriously be put into print even by so eminent an ecclesiastic as the Rev. Dr. Lyman Abbott may be read in a recent paper in the *Forum*, the flimsy material of which was torn to pieces in the last number of that magazine by Professor Walker, who makes an effort to get something at once intelligible, and practical out of the Reverend Doctor's recipe for social happiness, "Wealth of the People, by the People, for the People," and fails. General Booth's scheme for the abolition of poverty, guaranteed like our patent nostrums to be "quick and sure," is another notable case of religious ardor misapplied. Nine churches out of ten, however, upon any Sunday will furnish examples—land should be taken from those who own it; no one should be allowed to possess more than so much wealth, the State should fix wages; the State (Cardinal Newman's this) should furnish all persons out of work with employment, etc. Though all these panaceas superficially differ, they are essentially the same. Those who have are to be mulcted for the benefit of those who have not. This scheme, of course, is not new either in theory or in practice. In ancient times all conquerors enriched the needy among their followers by pursuing it. They called the process, however, "plunder," and it was justified by brute force or martial skill. Clergymen give very little heed these days to the text enforced by parable and justified by the long experience of mankind, "To those who have, much shall be given."

The Environment of Modern Architecture.

IT is unfortunate that the interest in architecture manifested recently in our magazines cannot, with safety, be regarded as an indication of a popular awakening to that art which, of all others, occupies, or should occupy, the largest field in everyday life. In the December number of the *Popular Science Monthly* there is an article on "Architecture and the Environment," by Barr Ferree; and in *Scribner's* for January, there is another by William P. P. Longfellow, entitled "The Architects' Point of View." The only similarity between these two papers is that both speak rather dolefully of the present state of architecture in this country. They reach this conclusion from two different artistic points of view; for, while Mr. Longfellow deplors the disregard of "form" in architecture and the rather low value placed upon "design," Mr. Barr Ferree laments that in the search for beautiful and impressive facades architecture ignores natural conditions with which, he says, it should completely harmonize. Thus doctors disagree.

We are sorry to think that both these articles, as efforts to touch the popular, or even the professional mind, are completely thrown away; for it seems to us they miss the very obvious and controlling fact that the World, which after all has to be consulted in these matters, is not engaged to any very large extent at present in erecting buildings in accordance with artistic abstractions. Mr. Barr Ferree complains that our dwellings are badly lighted from without; that entrances, even to large office buildings, hotels and churches, are of cramped dimensions, without porches—the place of which has to be supplied in winter with hideous storm-doors; that the wide halls, roomy closets, and ample storerooms which were to be found in the dwellings of our forefathers are no longer to be found; in fact, that "reason, common sense, usefulness, and intention," "the great factors on which

all architecture" rests, play an inferior and altogether inadequate part to-day in the making of our buildings.

Mr. Barr Ferree, however, in making this criticism, surely overlooks or lays insufficient stress upon new factors which have arisen and now to a very considerable extent control architecture to the exclusion of all other considerations. He says: "For many hundred years architecture has been occupied with solving problems presented by nature." We doubt if this is exactly true, but certainly at present, as we understand the matter, architecture is occupied, at any rate in most large American cities, in erecting on a 25-foot lot the highest building possible at the minimum cost, and so as to yield annually the greatest number of dollars. To read to an architect inflicted with such a dire task of how perfectly Pliny's villa of Laurentinum was arranged in relation to its natural surroundings—to the woods and beautiful meadows, the mountains, and the sea that washed its very stones—of how the bedchambers, the baths and perfuming rooms, the dining-room, the gallery of curiosities, the *gestatio* encompassed with a box-tree hedge, the terrace perfumed with violets were so arranged that every advantage was taken of light, the seasons of the year, etc., would seem not so very unlike the delirium of an idealist. Yet, Mr. Barr Ferree does this, and does it pitilessly and with insistence. We have, perhaps, as poor an opinion of the condition of the architecture of New York as is possible to express with moderation: nevertheless, we believe that our architects meet, with a degree of success little short of marvellous, the dominant conditions imposed upon them. And the dominant conditions are not those that make for the greatest beauty or for the highest health or for charm, but for the largest return in cash. Of what use is it to cry against an architect because there is not a porch to his house as the weather demands; because his halls are cramped, his rooms dark and without cupboards large enough for our ancestors to dance Sir Roger de Coverly. "Where am I to get light from," exclaims the exasperated designer. "I have 25-foot frontage back and front; and I must cover the entire lot with my building or cover it to the very last inch permitted by the Building Department. Every square foot given to the hallway means so many dollars taken from my clients' pockets annually; and as to the spacious closets, my commission demands fourteen rooms to each floor." It is nonsense (using that word as politely as possible) to talk in these times of the natural environment of architecture. In nine cases out of ten, and in all large cities, the dollar is the environment of architecture.

No man should ask another why he has not done better, unless he himself is able to show clearly how better could have been done. It is so easy to pass judgments of a general kind, to declare this thing faulty, and that thing of a base and depraved character. The air of superiority seduces the unwary reader; and so when Mr. Barr Ferree asseverates that our architecture (poor thing) should be very different from what it is, are we not entitled to demand from him a bill of particulars, and should he not show us how we ought to build a 25x100 tenement on an inside lot so that the Architecture and the Environment will declare one another—and the praise of the Architect. Moreover, will we not be justified in condemning our critic's plan if when given to us we should find that it ignores those commercial conditions under which alone tenements are possible, and architecture is more than a dream.

Boston's Proposed New Building Law, and the New York Law.

A commission of three persons, one a lawyer, one an architect, and the third a master builder, appointed by the Mayor of Boston under an ordinance of the Board of Aldermen to report as to the cause of the great fire that occurred in Boston on Thanksgiving Day of last year, and as to whether any changes in the existing building laws of that city are necessary or expedient, have completed their work and submitted a draft of an amended and enlarged law to regulate the construction and alteration of buildings, to be presented to the Legislature of Massachusetts for adoption at its next session.

With the usual opinion of superiority in things existing in the Hub, which its citizens entertain and seldom fail to announce to the world, the report declares that "The Boston building law we have found to be, as a whole, much better than any other. The building laws of London are in many ways defective and, as a whole, not nearly as good as ours." The story told by Mr. Depew at the last New England dinner well applies right here: "This is Heaven," said Saint Peter to a newcomer who did not seem to appreciate his surroundings. "Yes," said he, "I suppose so, but I am from Boston."

The present building law of Boston was adopted immediately following New York's law of 1865. The Boston compilers had a great advantage in having before them the New York law which had required five years of steady work by the building trade associations in this city to formulate. Prior to 1865 the building law of Boston, as well as of New York, was crude, vague, and only partially covered the science of building. The great work accomplished in the New York revision of 1865 was the addition to the law of new and modern methods of construction, and eliminating old and abandoned methods, and making the law plain, simple and precise. Buildings were being carried up to a height never contemplated when the New York law of 1862, and as amended in 1871, was framed. Public and private buildings, theatres and assembly places were being constructed

with little or no regard to the safety of life or the security of property. That was the condition of things when the work of revision was begun in 1880 that ended in the law passed in 1885. Nearly every prominent and experienced builder, architect and specialist in this city has contributed ideas in the work of amending and enlarging the old law, and that was the secret why the law of 1885 was so full, comprehensive and fair. Boston at once adopted most of the provisions relating to technical matters, only she stopped short of the length that New York went, as for example in the thicknesses of walls for given heights. But when her Thanksgiving fire occurred she woke up to her shortcomings and set about making a new revision. The first reports received of that fire stated that building after building regarded as fire-proof succumbed to the attack of the flames, when in truth not a building of the kind considered in this city as fire-proof was within the limits of the burned district. Our New York law of 1885 was revised in 1887, and an attempt was made a year ago to further improve the law, but the effort failed in the last Legislature of this State. It is this last revision which was published and freely circulated, that forms the chief basis for the improvements adopted by the Boston Commission in their work. This time Boston goes a little further than New York in regard to thickness of walls, making some of them indeed top-heavy, a danger to be avoided nearly as much as not to have them thick enough below, a properly devised wall being, like a tapering mast of a ship, thick in the lower portions and by offsets growing thinner towards the top, ever retaining a sufficient thickness to stand up alone when fire burns out the floor and roof beams.

It would be unprofitable and tiresome work to point out all the good or the bad points of the proposed new Boston law. All the various amendments that have been made of late years to the Boston law are grafts on the original law; and so with the New York law, and therefore the two laws are quite different in their models, the New York law commencing with technical matters and concluding with legal and administrative affairs, while the Boston law just reverses the order of arrangement, and commences with the administrative matters and ends with the technical. In adding to the Boston law various subject matters from the last New York revision a condensation of language has been attempted not always with the happy effect intended, as in many cases the real meaning of a provision is left vague and indefinite. Much is left to what the Inspector of Buildings may require or direct, and whole sections of the law may be modified or dispensed with by that official. The New York revisions leave as little as possible to the whims or prejudices of the superintendent, making all possible effort to set forth every requirement in a full and complete manner. The Boston law contains matters relating to plumbing, light and ventilation, which in New York are regulations of the Board of Health, although all these things belong to the construction of buildings, and ought to be—and perhaps some day will be—brought into one Department of Buildings in New York. A new feature in the Boston law is the provision for a Board of Appeal, similar to the Board of Examiners in New York, but different in that an applicant may appeal from any decision of the inspector, and the members of the Board of Appeal are to be paid \$25 each per day, and may set in continuous session, while in New York the Board of Examiners may only consider cases where there are practical difficulties in the way of carrying out the strict letter of the law, and in cases where an equally good or more desirable form of construction can be employed than required by the law, and the members of the board are only allowed \$10 each per day, and confined to one meeting in a week. The Boston law provides that violations shall be punished by a fine not exceeding \$1,000, and makes no provision for the remission of penalties. New York's revised law places the penalty at \$50, and the liability for such penalty ceases if the violation is removed within ten days after notice is served; if not, then the penalty becomes \$250, and the Fire Commissioners are authorized in their discretion, good and sufficient cause being shown therefor, to remit any fine or penalty. Neither the Boston nor the New York law contains power of arbitrary arrests.

Boston proposes to limit the height of all buildings hereafter erected to two and one-half times the width of the street, and an extreme limit of height, except spires of churches, to 120 feet. All buildings over 70 feet in height must be built fire-proof. It patterns after the London law and proposes to divide its buildings into three classes, the first class to be fire-proof with an extreme limit in height of 120 feet; the second class to be non-fire-proof but arranged with fire stops at each floor, covering the whole floor of each story through all stud partitions, with an extreme limit in height of 70 feet; and the third class, dwelling houses not exceeding 45 feet in height, or buildings for other uses not exceeding 55 feet in height. Non-fire-proof buildings will not be allowed to have a greater area between brick division walls than 6,000 square feet, without regard to height. Rubble stone foundation will not be allowed in buildings over 55 feet in height. The city may establish limits within which only fire-proof buildings may be erected.

It is needless to say that the various provisions last mentioned would not be acceptable to New York builders and real estate owners. The narrow and tortuous streets in most of the business portions of Boston may reconcile the people of that city to many stringent regulations that are not quite applicable to this city. The three commissioners who have drafted the new law are to be paid, we understand, \$6,000 each for their services. But the New York committee has served for years without pay for their services, not even for their expenses, which has aggregated many thousands of dollars first and last.

The New York committee are at work revising the law as presented to the Legislature at its last session. With the motto of this State, "Excelsior," in their minds the committee are determined to better the work of last year, and particularly to better the arrangement and combination of the subject matter in following the usual order of erecting a building from the foundation to the roof and the finish inside. The committee have not yet given to the public their latest work, but they announce that when the passage of their proposed alterations and amendments is secured from

the Legislature, their work will be considered final and complete, and must stand for many years to come. And yet the committee concede that much more could be done in the way of making the law more complete and full. For example, the law contains very little relating to the construction of churches, beyond prescribing the thicknesses of walls with certain other general rules. The theatre section, which was recently adopted by the City of Paris for the erection of theatres in the French capital, as the best thing on that subject so far produced in the world, makes full provision for the safety of the public in case of fire or panic in a building constructed according to our law. But congregations in churches hereafter erected will continue to remain, as in churches heretofore erected, almost entirely in the care of Divine Providence in case man's stupidity or carelessness brings about an accident that could have been averted by thought or care or legal restrictions. Within the past few days Christ Church on 5th avenue was destroyed by a fire supposed to have started from a defective flue, and St. Bernard's Church on West 14th street was destroyed by a fire supposed to have started from the heating apparatus which was located in the basement directly under the altar. Both of these churches happened to be empty when the fire occurred. The committee on revision of the law has become fairly tired out with their protracted labors and struggles, and no wonder, for the general public appears to be entirely indifferent to matters that a building law relates to, but which in reality concerns the health and safety of every resident of this city.

Notice to Property-Holders.

CITY OF NEW YORK, FINANCE DEPARTMENT, }
COMPTROLLER'S OFFICE, Dec. 29, 30, 1890. }

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property affected by the following assessment list, viz.:

ACQUIRING TITLE.

- East 143d st, from East 144th st to St. Anns av.
 - Bremer av, from Jerome av to Birch st.
 - Devoe st, from Bremer to Ogden av.
 - East 150th st, from Railroad av East to 3d av.
- which were confirmed by the Supreme Court December 17 and 19, 1890, and entered the 24th and 26th day of December in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon at the rate of 7 per cent. per annum, from December 24th and 26th. Payments to be made to the Collector of Assessments and Clerk of Arrears, between 9 A. M. and 2 P. M.

Important to Property-Holders.
BOARD OF ASSESSORS.

No. 27 CHAMBERS STREET, }
NEW YORK, Dec. 30, 1890. }

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

REGULATING, GRADING, ETC.

- No. 1.—Westchester av, from North 3d st to Prospect av.
- No. 2.—Westchester av, from Prospect av to Southern Boulevard.
- No. 5.—Bradhurst or first new av w 8th av, from 145th to 155th st.

SEWERS.

- No. 3.—West st, bet Rector st and Battery pl, with outlet through Pier 4, North River, connecting sewers in Battery pl and Morris st.

PAVING.

- No. 4.—St. Nicholas av, from 155th st to 10th av and Kings-bridge road. } macadam.
 - St. Nicholas av, from 10th av to 190th st. }
- [The limits embraced by such assessments include all the houses and lots situated as follows:
- No. 1.—Westchester av, both sides, from North 3d st to Prospect av, and to the extent of half the block at the intersecting sts and avs.
 - No. 2.—Westchester av, both sides, from Prospect av to Southern Boulevard, and to the extent of half the block at the intersecting sts and avs.
 - No. 3.—Greenwich and West st, Battery pl and Morris st, including both sides of Greenwich st. }
Battery pl, n s, from Bowling Green to Greenwich st. }
Morris st, both sides, from Broadway to West st. }
West st, e s, from Battery pl to Rector st. }
Washington st, both sides, commencing at Morris st and extd }
northerly abt 125 feet, and w s of Broadway, extd abt 95 feet }
southerly from Morris st. }
 - No. 4.—St. Nicholas av and Kingsbridge road, both sides, from 155th to 190th st, and to the extent of half the block at the intersecting sts and avs.
 - No. 5.—Bradhurst av, both sides, from 145th to 155th st, and to the extent of half the block at the intersecting sts.]

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 31st day of January, 1891.

The New Harlem Market.

The Harlem Market Company has acquired, partly by purchase and partly by lease, the city block bounded by 102d and 103d streets, 1st avenue and the East River. This is a most important step toward the accomplishment of a plan which Harlemites have long wished to see

carried out. The necessity for a good market somewhere between 96th and 125th streets has long been urged, and the proprietors now hope that they will speedily raise money to build a structure on the acquired site which shall have ample accommodations for the dealers in animal and vegetable produce who may desire to rent stalls in the building.

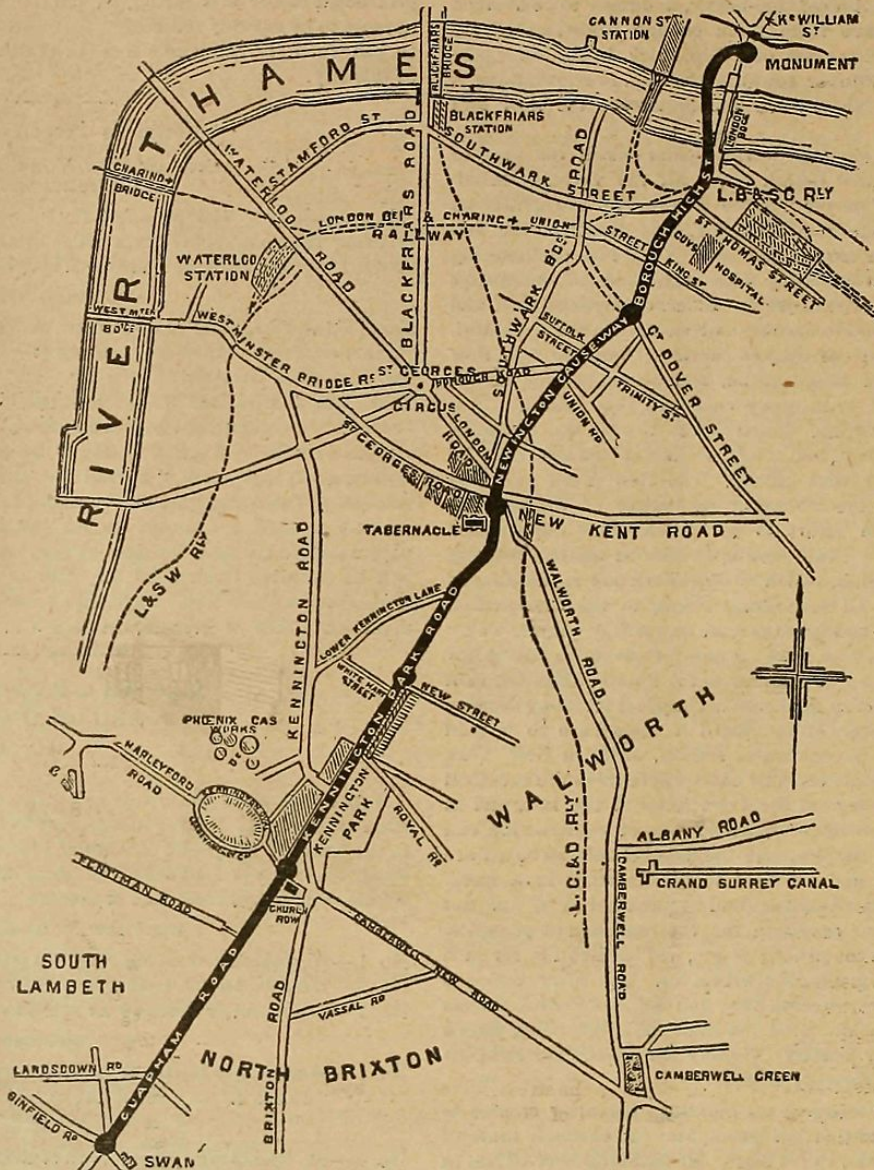
The incorporators of the company are Messrs. M. Michael, J. Wulfhop, Jr., H. C. Koster, Elisha Winter, R. T. Dorian, C. Levers, H. W. Meyer, H. Schwencker, Jos. Fredericks, C. H. Schaeue, J. F. Pungler, H. Finken, and J. F. Tiencken.

Shall Rapid Transit be Underground?

In the many years during which the problems of rapid transit for New York City have been under consideration, the conviction has been gradually stealing over the people that any practical solution of them must come through some scheme of underground transit. The conviction is an unwelcome one, because of the natural preference for travel in the open air in the first place, and in the next because of the disagreeable examples of underground travel upon which the popular judgment has been founded.

Of the Mayor's appointees, Messrs. Steinway, Starin, Spencer and Bushe have already filed their bonds and signified to the Mayor their acceptance of the appointment, and Mr. Frederick P. Olcott, President of the Central Trust Company, the remaining member, will, it is said, present his credentials to-day.

The London and Southwark Subway was begun a little over three years ago. Its engineer, Mr. J. H. Greathead, has said in explanation of the great length of time taken for its construction and completion: "You will not be surprised when I tell you that we have really had to create everything. We had nothing to guide us, for the undertaking is in every respect a novelty. The length of the line is a little over three miles. The up and down lines are in separate tunnels. We had six stations, the city terminus being at the Monument and the other for the present being at Stockwell, while between we have stations in the Borough, at the Elephant and Castle, New street, Kennington Park and the Oval. The platforms are 50 feet from the level of the street, but the line is deeper than that at places, especially where it runs under the Thames. We have hardly touched buildings on the way, keeping in the main under the roadways.



MAP OF ROUTE

The darkness, the foul air and the awful racket of railroad travel through tunnels, as illustrated upon American railways, have set the people against all systems of underground travel. But engineers have been declaring for the last few years that all of these objections to underground travel can be greatly minimized, if not entirely done away with.

Projects for underground electric railroads have from time to time been mooted in this city, and because of the confessed originality of Americans it was supposed that New York City would be first in the field with some practical experiment, at least, of the new principle in urban rapid transit. But the English are ahead of us. London has an underground electric railroad three and one-fourth miles long now in successful operation. It is located from 40 to 60 feet underground, and beginning on the north side of the Thames, at the junction of King William and Arthur streets, runs under the Thames River, under the mammoth Hibernian wharves store-houses, under the abutments of London Bridge and under the massive viaduct of the Southeastern Railway, following the course of a narrow street through one of the most densely populated portions of South London to Binfield road, its present southern terminus.

This is the route of the City and South London Railway, the legal title of which is the London and Southwark Subway, some illustrations of which are presented in the current number of THE RECORD AND GUIDE. The subject is of especial interest to New Yorkers at this time because of the recent appointment of a new Rapid Transit Commission which is about to organize and presently begin the consideration of the general subject.

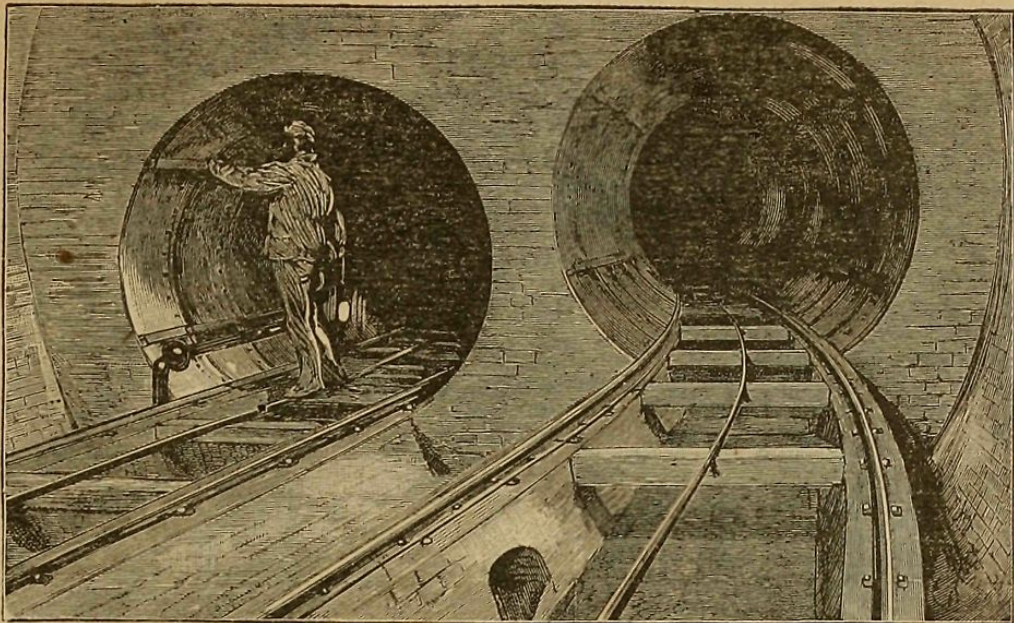
"In the construction of this line we have developed a new system of tunneling which is very safe and enables work of this kind to be carried out without interfering with the traffic of the streets and without pulling down property in the wholesale way that it was done when the underground railways were constructed. At the same time the work can be carried out very rapidly. At one time the contractors were doing more than 100 feet of tunnel daily, and in one-half year did two and a-quarter miles. Near Stockwell we came on a bed of sand and gravel—we were formerly working in clay—and that caused delay as it necessitated the manufacture of additional plant; but when we got that and the men became accustomed to work under compressed air the work went forward very steadily.

"We had to go through 200 yards of sand and gravel, which was done without pumping the water. Had we removed the water, we might have done damage to the adjoining property, and to avoid any risk we decided not to do so but to work under compressed air. It was the first time tunneling was carried out in that way, and to show the value of the method I may say that the St. Clair Tunnel has since been constructed in the same way by the Grand Trunk Railway of Canada, and the Hudson River Tunnel, which was started several years ago on another plan, is also to be executed by my method, and so will be the new Glasgow Subway which will involve four tunnels under the Clyde."

The subway consists of two tunnels, each 10 feet and 6 inches in diameter, constructed of segmental cast iron rings 1½ inches thick, bolted and riveted

together on the inside. For these tunnels the segments are 20 inches long, with flanges of about 2 inches and with a short simple segment at the top

T-rails on the standard gauge with one metal electrical conductor along the sleepers between the tracks.



Up and Down Tunnels.

for the convenience of bolting. The tunnels are everywhere below the gas, sewer and other pipes which have been in the way of other undertakings and which in New York present a formidable obstacle to the construction

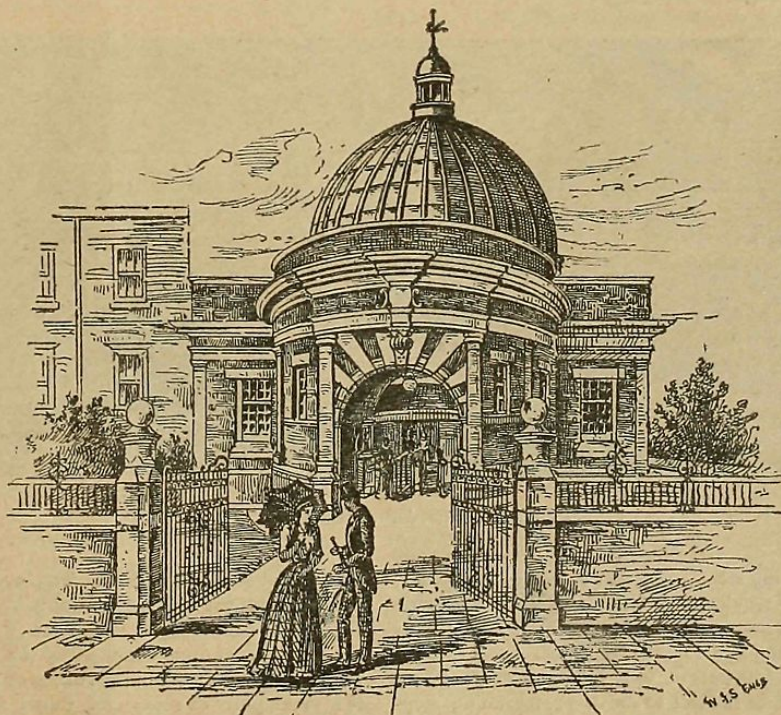
The stations are all above ground, and are situated upon property bought for the purpose along the line of the road, and which serves the purpose of a ticket office, waiting-room, parcel and checking-room, retiring rooms



The Elephant and Castle Station.

of any arcades or sub-surface road near the surface of the street. There is one electric railroad track in each tunnel, constructed of 70-pound steel

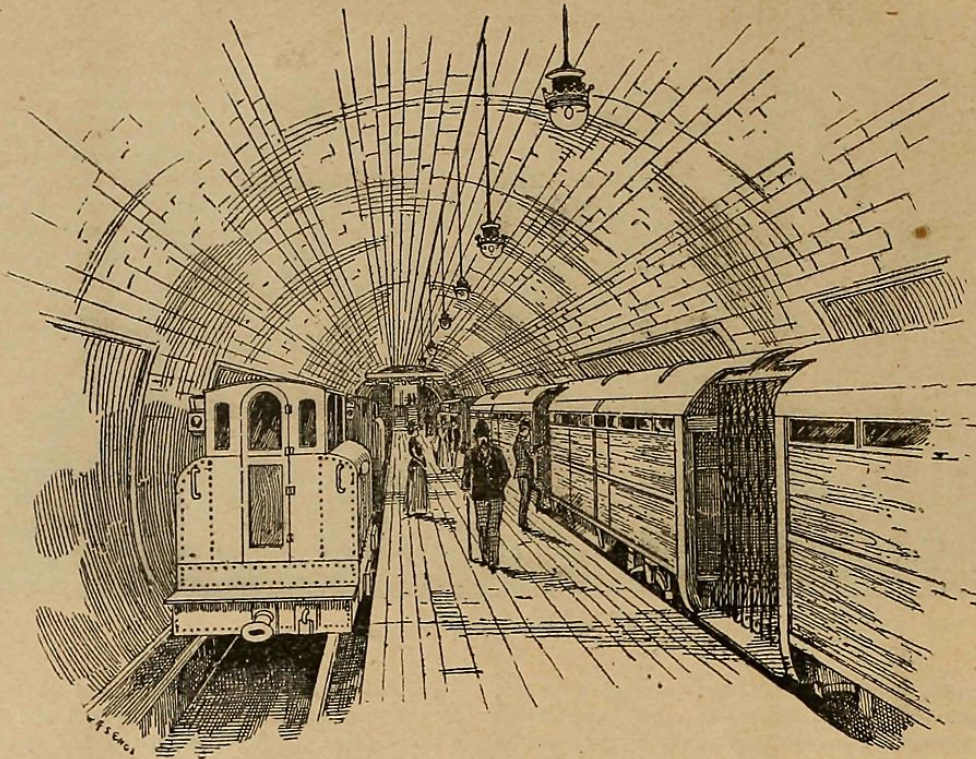
and booths for the sale of conveniences for travelers. Access to the platforms of the underground stations is had by elevator, two of which on the



The Stockwell Station.

hydraulic balance principle run in a circular shaft, and afford a means of reaching the railway platforms much easier than the stairs of our elevated roads. These underground stations consist of enlarged sections of the tun-

incline or up grade, and the departure on a decline or down grade, thereby greatly facilitating the stoppage and starting of trains. The train is equipped with Westinghouse brakes, which will bring the train to a stop in five



Island Platform, Stockwell Station.

nel, where both tunnels are thrown into one and the platform is between the up and down tracks.

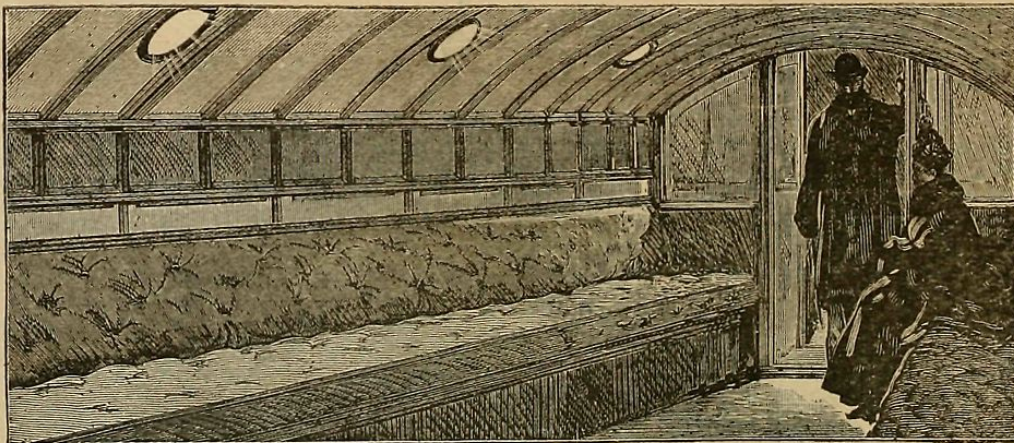
The motive power is electricity, for the application of which the tunnel offers ideal advantages. On the London and Southwark Subway the current is generated at Stockwell and is taken by a main conductor through the tunnels both up and down. Connected to the main conductor at each signal box is the working conductor of steel which is placed on the line between the rails. Upon the locomotive are a number of collectors or shoes, which rest upon the working conductor and collect the current as the locomotive runs along. There is a lever in the locomotive which the driver operates and which enables him to send the current through the electric motors on the locomotive, or cut the current off altogether when he desires to slacken speed or stop. As there is no need for storage batteries or accumulators, a comparatively light locomotive is sufficient for the work required. Those upon the London and Southwark weigh about ten tons, or less than one-fourth of the weight of the engines on the Underground, though the trains are also much lighter. After the current passes through the locomotive it returns by the ordinary rails. In order that there should be no connection between the working and the return conductors, the former is insulated by being placed on blocks of glass.

Each train is made up of three carriages and locomotives weighing altogether thirty tons. The train is capable of seating 100 passengers, and, as in London, no company is permitted to receive a greater number of passengers than the train is capable of seating, the comfort of the wayfarer for the time being is pretty well assured. The company began upon five minutes' service in something of an experimental mood, but the public was quick to catch the advantages of the new system, and it was

seconds. The carriages are cushioned and are lighted by electricity, the current being obtained from the working conductor as the train passes along. The cost of construction of this road, including parliamentary expenses, legal and office expenses, stoppages, organization fees (all very heavy in England), equipment of the road entire, was within the bonded indebtedness of the company—£600,000—or somewhat less than a million dollars a mile. But as it was the first road of its kind to be constructed, and new methods of tunneling had to be invented to overcome the obstacles, its cost was considerably greater than it would be at this time with Mr. Greathead's perfected system of tunneling.

The question of its adaptability for New York is one which the new Rapid Transit Commission will soon have opportunity to consider. Of course no tunnel 10 feet in diameter, with a single railroad track running through it, nor any double system of such a tunnel through which only three-car trains, capable of carrying but 100 passengers each, would run, would be at all adequate to the requirements of travel in New York City. London with all its magnitude has no such transit problem to deal with as New York City. The difficulties of the case here are peculiar to the formation of the city, which is long and narrow, with the hives of industry at one end and the homes of the operatives at the other. Any adaptation of the Greathead system to New York City must consist in far larger tunnels, within which trains of at least ten or twelve coaches, capable of accommodating from 1,000 to 1,200 people, can be run at a rate of speed of not less than thirty miles an hour.

It is claimed by the representative of Mr. Greathead now in New York, Mr. Louis Sterne, who is one of the incorporators of the London and Southwark Subway, and himself a civil engineer, that there is no difficulty what-



Interior of Car.

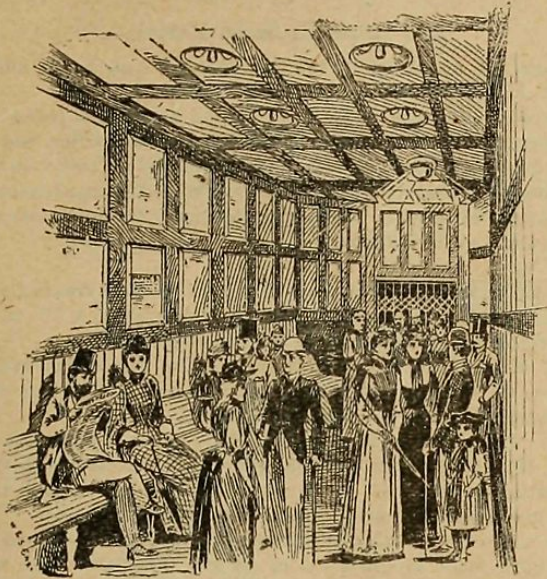
but few days before the entire rolling stock, sufficient to make ten trains, was engaged upon a three minutes' service, and was altogether incapable of supplying the accommodations demanded. The trains have been run at a rate of twenty-five miles an hour, but for the purposes of this line the company undertakes to maintain a schedule of only about fifteen miles an hour, making the run from one end of the line to the other, including stoppages, in about twelve minutes.

The tunnel is so constructed that the approach to each station is on an

ever about such adaptation. The system of tunneling, he declares, will overcome all the difficulties that have heretofore been urged as existing in the way of tunneling in New York City. From 14th street to the Battery the substratum upon which all of the city is built and through which any underground railroad must run, is of sand and gravel. Above 14th street it is principally of rock. At Canal street, where the level is but two feet above tide-water, it has always been insisted that no tunnel could be constructed and kept dry. But if Canal street were still, as originally, the

course of a running stream, it could, according to Mr. Sterne, be no obstacle to the construction of a perfect tunnel under the Greathead system of tunneling.

He claims as an advantage for this system that the surface of the boroughfare through which any subterranean railroad would run need



The Elevator.

never be disturbed while the tunneling is going on. The shafts in which the elevators would be run when the road was completed would be sunk at the stations along the line, and from each one of these shafts the tunneling could proceed in both directions at the same time, and the excavating material would be taken out through these shafts and removed from the stations without in the least disturbing the surface of the streets or the foundations of the buildings, or the pipes or sewers in the streets. The



The Pay Gates.

testimony of contractors who have been engaged upon the tunnel work of the New Croton Aqueduct is to the effect that a masonry tunnel through a rock substratum can be as cheaply or more cheaply constructed by the use of the appliances now in vogue than could any equally effective elevated railroad line of steel or iron. But whatever the merits of this system, and whatever popular objections there may be thereto, will presently be investigated by the new Rapid Transit Commission, when it is probable both sides of the question will be very elaborately presented.

Decision on Non-Official Searches.

The Court of Appeals has affirmed a decision of the lower court in a foreclosure suit brought by the Equitable Life Assurance Society against Mary Ann Hughes and others for \$28,500. The amount charged was for a search made by the Lawyers' Title Insurance Company for the plaintiff, who claimed that the sum should be taxed in its bill of costs; but the Court of Appeals decides that a search made by any but an official cannot be taxed. Judge Earl, in rendering the decision, says: "There is nothing in the act under which the Lawyers' Title Insurance Company was organized making its official searches, or its certificates as to title, evidence in any court. The searches made by it have no greater force or value in the law than an unofficial search made by an individual."

E. W. Coggeshall, President of the Lawyers' Title Insurance Company, was seen in reference to the decision. He said: "We made about 13,000 sets of searches in 1890, at a cost of about half the official fees. In as many of these cases as were foreclosure suits actually going to sale, if official searches were required, it would have entailed additional expense to the parties concerned. Before title companies were organized it was almost the invariable custom in Brooklyn and other parts of the State for purely personal searches to be made and taxed. There was no responsibility behind them, whereas, our searches being guaranteed, we are liable for any loss growing out of errors. As the Court of Appeals has decided that such searches made by this company are not taxable, we shall have to ask for legislation to make them so. In the meantime we will furnish to all lawyers in foreclosure cases, searches of the company, allowing for them where the foreclosures go to sale, or furnishing official searches in such cases if the attorney requires."

"This decision," Mr. Coggeshall added, "is no reflection on title insurance, but merely the view of the Court of Appeals as to existing laws regarding whether searches requiring to be taxed shall be made by officials or by the companies."

High Loaning Rates.

HOW LONG WILL THEY CONTINUE—INTERVIEWS WITH OFFICERS OF GREAT INSTITUTIONS—WHAT SOME BROKERS SAY.

Since the great liquidation—the semi-panic—which recently took place in Wall street, loans on real estate have been difficult to secure at the rates and on the conditions prevailing before the flurry occurred. Institutions like the Mutual, Equitable and New York Life, who control, together, literally hundreds of millions of dollars, who had been loaning money at 5 per cent, at once shut down and raised their rate to 6 per cent. Besides this, many private estates, becoming frightened, held off temporarily. In consequence, builders and others who have since been in search of mortgage loans have found themselves somewhat embarrassed for the present by being unable to obtain the money they wanted; and where they could obtain it, the rate of interest demanded was 6 instead of 5 per cent. No builder cares to carry a 6 per cent mortgage if he can help it; for most buyers of real estate are loath to purchase a piece of property where the interest account is so large. It is only under stress of necessity that any builder has accepted a mortgage at 6 per cent; except, perhaps, in individual cases where the owners wanted the money to complete another operation, and found it amply worth while to pay the increased rate. This occurred recently in the case of a well-known West Side firm of builders.

It has for some time been known that the three great institutions named above have been issuing no new loans on real estate at less than 6 per cent. It appears that they have found it profitable to place their surplus money in Wall street, where they have been able to obtain extraordinarily good interest for it since the recent trouble. How long this tightness of money will continue it is impossible, of course, to predict, but inquiry at some of the principal institutions and banks leads to the impression that it will not last beyond the middle of January, the general belief being that the vast sum of money to be disbursed for January interest—representing between \$90,000,000 and \$100,000,000 on securities alone—will ease the money market considerably by the third week of next month. It appears that the banks and others, in anticipation of these payments, have hoarded up money sufficient to meet disbursements of interest, and this money being temporarily locked up, the stringency is unusually severe at this time.

An opinion worth quoting—though it may not have a grain of truth in it—is the belief expressed by a prominent person in an institution that has over \$80,000,000 in securities at its command, that certain persons in Wall street of first importance have for some time past been locking up all the money they can lay their hands on; that the market at present is artificial in character, and that whenever those persons choose to bull prices they can do so and keep them there.

Taking the following interviews, as a whole, it will be seen that the state of things in Wall street is not so far removed from the conditions governing the real estate market as has been generally supposed. For, with the surplus money of institutions loaning at high rates in Wall street, builders and other real estate operators are put in a dilemma for mortgage loans so long as the institutions can profit by the higher rates obtained in the street.

President McCurdy, of the Mutual Life Insurance Company, in reply to a query, writes to THE RECORD AND GUIDE as follows: "This company is not loaning at less than 6 per cent, interest. As to how long this will continue I am unable to inform you."

In the absence of President Hyde, of the Equitable Life Assurance Society, Comptroller McCall was seen. He said: "We are making all new loans at 6 per cent interest. Those who say that we are not doing right to take advantage of builders and others in this market may be told that it is a question of supply and demand, and we have a right to do the best we can for our policy-holders. The explanation is simple: we can loan our surplus moneys to better advantage in Wall street, and while this lasts we are not seeking to make loans on real estate, certainly not at less than 6 per cent."

"How long, in your opinion," asked the reporter, "will the tightness of money continue?"

"It is a question of confidence," said the Comptroller. "When we once get past the 1st of January it will be all right."

A prominent official in the office of the New York Life Insurance Company was seen. He said:

"The prominent bankers can no doubt tell you better than we can how long a tight market for money will continue. It depends upon them. We claim the credit for being somewhat conservative in this market. We have made loans at 6 per cent, and now have applications from New York builders for loans at that rate to the amount of over \$2,000,000. We have not loaned money at less than 6 per cent since the recent Wall street troubles."

An officer of the Emigrant Industrial Savings Bank, said: "We have made very few loans recently, but our rate of interest is 4½ per cent right along on any loans we make. I think that by about January 16th the tightness in the money market will be over, as there will be anywhere from \$90,000,000 to \$100,000,000 disbursed in interest after New Year's Day. Money, I believe, will then be easier, and nothing inspires confidence so much as to find that no one wants your money."

President Brewer, of the Washington Life Insurance Company, said: "We have made no loans higher than at 5 per cent, and we would be satisfied to continue making them at that rate, but all our surplus cash is placed at present. No doubt if we put our money in Wall street we might get more for it, but we confine ourselves entirely to placing our funds in real estate mortgages. It is impossible to tell when the money market will return to its normal condition, but it is very likely to occur soon after the beginning of the year."

A prominent official in one of the large institutions said: "The market for securities is artificial. The low prices which prevail could be changed

to-morrow by the powers that made them, and the higher prices could be kept up."

An officer of the New York Life Insurance Company said: "Our finance committee have been going slow for the past year in the matter of mortgage investments. They have felt that there has been more money locked up in building, in and out of town, in the last three years than in the twenty-five years previous."

Richard V. Harnett said: "We have money to loan at 4 per cent, and at 4½ and 5 per cent. This shows that there are people willing to accept a low rate on first-class real estate security. I think that the stringency in the money market is easing off, and I believe that the vast sums let loose by the usual January disbursements of interest will bring money back to where it was before the recent Wall street liquidation."

Geo. De Forest Barton, of Barton & Whittemore, said:

"I do not think the stringency in the real estate money market will continue much longer. There are signs, not very definite I confess, that the old rates will be restored not long hence. There is an inclination to consider loans on real estate, both by institutions and individuals, which would not have been touched a month ago. My principal reason for believing in an easier market, within a few weeks, is because of the fact that \$90,000,000, more or less, will be paid out in interest on securities in New York, \$10,000,000 in Boston, and \$10,000,000 in Philadelphia; in all, \$110,000,000. Then there is an immense amount to be paid out by individuals and others on bonds and mortgages on real estate. It is curious that, while the three largest institutions are loaning at not less than 6 per cent, loans are being made at 4 per cent. I know of a house on 14th street, between 6th and 7th avenues, on which a 4 per cent mortgage loan has recently been made."

A broker whom the reporter saw expressed his doubt about any 4 per cent loans having recently been made. He said: "I have heard a good deal about 4 per cent money, but I have not seen any placed at that rate."

That this opinion prevails in many brokers' offices is known, but it is controverted by the facts. A search of the recorded mortgages in last Saturday's RECORD AND GUIDE will show that several mortgages were made at 4 per cent. One of these was for \$75,000, given to the trustees of the Moses Taylor estate by the Sidenberg Bros. on the property Nos. 111 and 113 Bleecker street. Another was for \$25,000 in gold, given to Jennie J. Mandeville, guardian of Jennie R., Mary M. and Chas. Morgan, by Bleecker Van Wagenen, on Nos. 188 and 190 Front street. Another was for \$5,000 on a Harlem property, given to Rachel A. Hyatt by Mary Loeb on the property on 122d street, south side, 244 feet west of Lenox avenue. There were one or two others.

THE RECORD AND GUIDE'S tables for last week show that of the sum of \$2,875,298 involved in the mortgages recorded, \$693,501, over 24 per cent, was at rates under 5 per cent interest, while in the corresponding week in 1889, out of \$2,800,347 recorded only \$437,000, or 15 per cent, was at rates less than 5 per cent. It is true that during the two or three weeks succeeding the Baring trouble less money was loaned at rates below 5 per cent than during the corresponding weeks in 1889; yet the fact that the sum each week was not very much less than last year's figures shows that in the midst of a semi-panic this year nearly as much money was placed on real estate at 4 and 4½ per cent as there was during the "flush" times of cheap money a year ago. Again out of the \$2,875,298 only \$866,897 was at rates over 5 per cent, while in the corresponding week of 1889, out of \$2,800,347 there was \$1,173,462.

Brooklyn's New Water Tower.

Thayer & Wallace are the architects for the new water tower to be built by the City of Brooklyn at the corner of Eastern Parkway and Flatbush avenue, on the angle of the reservoir embankment and the entrance to the park. This tower will be feudal in its general character, with French Gothic ornamentation. A broad flight of steps leads from the sidewalk to an ample terrace, 8 feet wide, whence a flight of steps on each side of the tower extends to the top of the embankment. A spiral staircase ascends to an open platform at the top of the tower, from which a most extended view of the surrounding country may be had. The street or plaza is 241 feet above tide water, while the terrace at the head of the reservoir embankment is some 30 feet higher. Above this terrace, or from it, rises a circular shaft, surmounted by an octagonal platform covered by a conical roof with fluted tiling, having at its apex a lantern for an electric light. This light will be 160 feet above the plaza and about 400 feet above tide water. The shaft and terraces will be built of rough split red granite with trimmings of the same material hammer-dressed. The iron stand pipe which the tower will inclose will be 16 feet in diameter and 70 feet in height, and will be readily reached for any necessary repair or inspection by means of the staircase mentioned. The approximate cost of the structure will be between \$90,000 and \$100,000. The architects have a perspective drawing of the tower on exhibition at the League exhibit.

The Commissioner of the 23d and 24th Wards.

Louis F. Heintz, the new Commissioner of Street Improvements, entered on New Year's Day upon the active possession of his office. He has engaged temporary quarters on 3d avenue, between 142d and 143d streets, pending the furnishing and equipment of his office building at 141st street and 3d avenue. With the end of 1890 the control and direction of street improvement of the 23d and 24th Wards passed from the Department of Parks and became the functions of the new commissioner.

The management, improvement and control of the park and parkways still remain, of course, with the Park Board; but the laying out of streets, changing of street lines, opening and extension of streets and avenues, grading, curbing, sewerage, flagging, paving and lighting of streets are matters which will hereafter fall to the official lot of Commissioner Heintz to decide upon, subject to review by the Board of Street Opening and Improvement, of which he becomes *ex-officio* a member,

An informal transfer of the property and records of the Park Board, relating to the work done in the Annexed District, was made to Mr. Heintz on Wednesday, and the inventory and formal transfer were begun upon. It will be several weeks before any new work will be undertaken, the Park Board having let seventy-three new contracts within the last three months, which will fall to the lot of Mr. Heintz to supervise.

Real Estate Exchange Matters.

The committee appointed by the Auctioneers' Association met at the offices of A. H. Muller & Son at 3 P. M., yesterday.

The discussion of action to be taken by the association lasted over an hour. A sub-committee consisting of Messrs. Morris Wilkins and Jas. L. Wells was finally appointed to wait upon the Board of Directors at their next meeting and to state briefly the position of the auctioneers in the matter of knock-down fees. Further particulars of the action taken by the committee could not be obtained.

On Tuesday at 3 P. M. Manager Hardwick, of the Real Estate Exchange, offered the stand recently occupied by D. P. Ingraham & Co. at auction under the terms of sale as printed in the advertised notice.

James S. McQuillen protested against the sale of the stand on the ground that his firm (D. P. Ingraham & Co.) held a lease of it until May 1st, 1892. He said that the purchaser would be held liable.

In reply Manager Hardwick read a letter from the counsel for the Exchange, Messrs. Strong & Cadwallader, which maintained the right of the Exchange to sell the stand. Mr. Hardwick also stated that the Exchange guaranteed the use of the stand to the highest bidder.

The bids were over and above \$50, the rent of the stand for three months. Thos. C. Smith made the first bid of \$5 and this figure was raised by bids of \$5 made by Jas. S. McQuillen and Thos. C. Smith to \$25, when the latter gentleman became the purchaser. The sale was of the right to use and occupy the stand from January 1st to May 1st, 1891.

The Block Indexing System.

Register Fitzgerald inaugurated the Block Indexing system in his office yesterday. Although due notice had been given members of the Bar, the majority with papers for record had failed to comply with the requirements of the law in drawing up their instruments. As a result the documents in question were returned to them by Deputy Hanley for correction.

The clerks adapt themselves more easily to the new system than had been anticipated and there was no confusion.

Of course the labor is greatly increased for some of them, especially those who do the indexing.

The Opinions of Others.

President Geo. R. Read, of the Real Estate Exchange, was met by a reporter of THE RECORD AND GUIDE on a down-town station of the elevated road yesterday morning. He had been waiting for ten minutes to get on a train, but the trains were all so crowded, even to the very platforms, that it was well-nigh impossible to squeeze one's frame in the gate. The trains had only four cars, and they were running at about four to five minutes headway. In the course of a few minutes' talk Mr. Read said: "Notwithstanding this overcrowding the newspapers have nearly all opposed the granting of the loop at the Battery to the elevated road. No one would be injured by this concession, and hundreds of thousands of passengers who use the elevated roads daily would be benefited. I think that if the city would consent to the use of the Battery loop it would increase the facilities of the Manhattan Road 25 per cent." When the reporter left President Read was still waiting for a chance to board a train.

Mr. Metzger, of Oppenheimer & Metzger, says that very few building loans are being made at present. He thinks that there are too many flats and tenements on the market, especially on the extreme east and west sides of the city north of 59th street. He classes Harlem as having the largest over-production of these buildings, the West Side next, and the East Side third. South of 59th street there has been comparatively little building, while the demand has been greater. He thinks there will be less speculative building this year than there was in 1890.

Newark News.

Peter Charles has plans for a two-and-a-half-story frame store and dwelling, 22x46, to be built at Summer and Montclair avenues for Mary Goskirk, to cost about \$4,000, and for a two-and-a-half-story frame dwelling to be erected at No. 46 Emmett street, 22x50, for Geo. W. Munsick, to cost \$3,600.

P. H. Ward has plans for a three-story frame dwelling to be built by H. E. Ogden on Hillside avenue, to cost \$6,000; for a three-story frame dwelling to be erected by Miss Greenly on Springdale avenue, East Orange, 30x45, to cost about \$6,500, and for a two-and-a-half-story frame dwelling to be erected by John S. Rue on 8th avenue, at a cost of \$2,500.

The following is a list of the plans filed with the Superintendent of Buildings recently: Ludwig Schneider, 2-sty fr carpenter shop, 47 x19, 458 and 460 South 10th st; Ludwig Schneider, 3-sty fr dwg, 22x38, 458 South 10th st; Mary E. Hunt, two 2½-sty fr dwgs, 15x37, 211 and 211½ 2d st; Richard E. Hunt, 2-sty fr carpenter shop, 18x30, 205 5th st; James E. Kirk, 1½-sty fr dwg, 18x26, South 19th st; Nathan Kruger & Sons, 1-sty fr tailor shop, 28x55, rear of 74 and 76 Montgomery st; F. and T. Keer, 2½-sty fr dwg, 23.6x45, 43 Milford av; J. O. Morgan, 2-sty brk stable, 28x50, and extension, 43 Front st; Jno. Bollard, three 2-sty fr dwgs, 20x38, 286, 288 and 290 Morris av; Robt. Dingwell, 2-sty fr tan shop, 11x26, cor Chestnut and Jefferson sts; L. L. Carlisle, 1-sty fr storage shop, 32x150, Carlisle pl; Frances E. Harcourt, 2½-sty fr dwg, 21x33, 294 South 7th st; Agnes Anderson, 2-sty fr dwg, 21x35, 111 Spruce st; Mrs. Thos. Pritchard,

3-sty brk addition, 40x18, 45 Fulton st; Frances E. Harcourt, 2½-sty fr dwg, 21x32, 294 South 7th st; Agnes Anderson, 2-sty fr dwg, 21x35, 111 Spruce st; Mrs. Thos. Pritchard, 3-sty brk addition dwg, 40x18, 45 Fulton st; trustees Aaron Cce, two 1-sty brk additions for store, 15x26, 407 Washington st; Thomas Meller, 2-sty fr club room, 17½x20, 331 Elm st; G. S. Cooper, 2-sty fr dwg, 21x46, 180 Summer av; Fred. Hiderd, 2-sty fr dwg, 33½x40.7, Degraw av; Fred. Hiderd, 2-sty fr dwg, 25.6x29.10, Degraw av; B. F. Hurd, 2-sty fr dwg, 22x37, 41 Hecker st; Patrick McEvoy, 2½-sty fr dwg, 22x30, 163 South 7th st; Alex. Goskirk, 2½-sty fr store and dwg, 22x50, n

Special Notices.

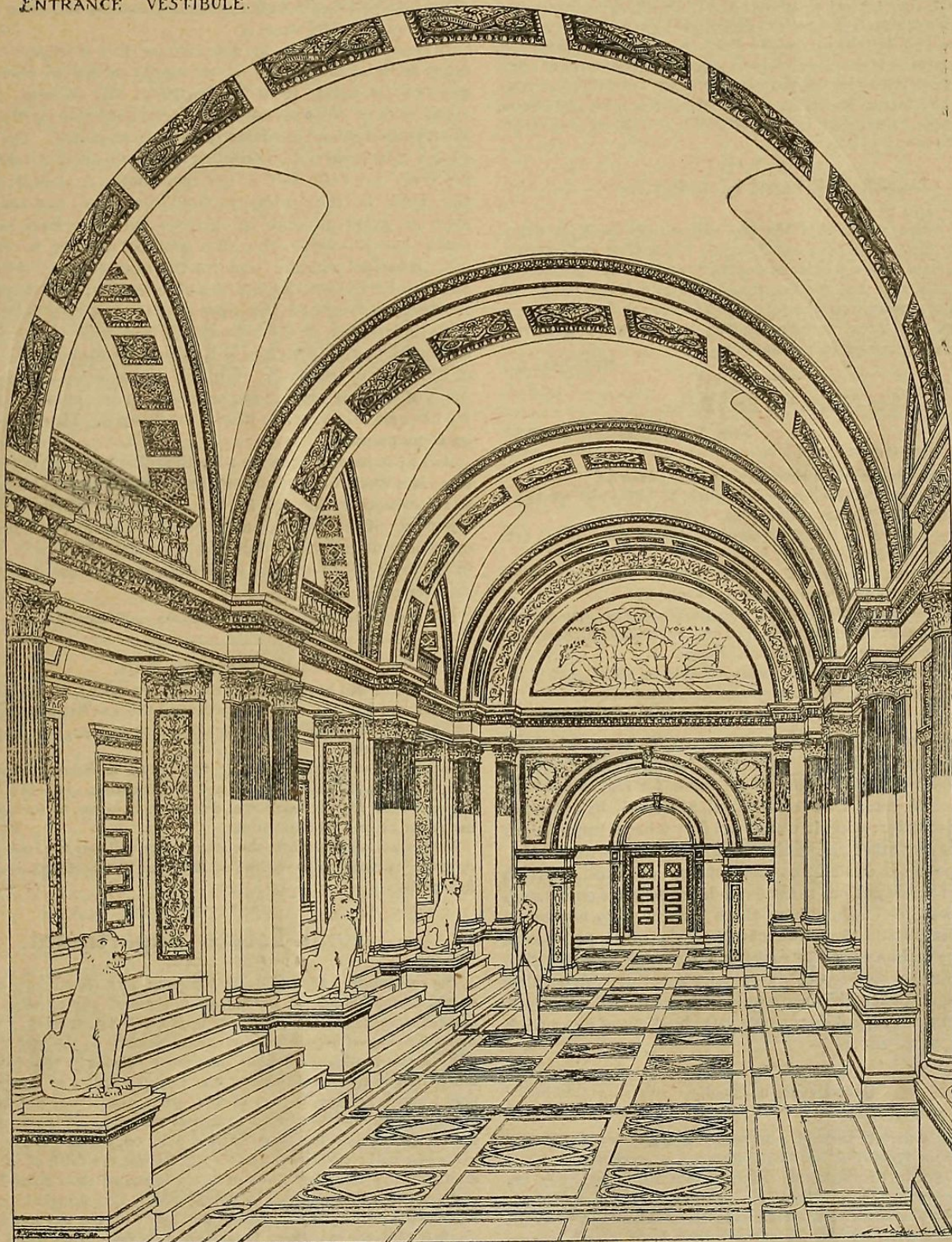
Wm. S. Anderson, the well-known East Side real estate broker, announces that he has taken into full partnership Mr. Harold D. Keeler, who has been long and favorably known in connection with Mr. Anderson's business. The title of the firm, after January 1st, is to be Wm. S. Anderson & Co. and their offices, No. 1242 3d avenue, where Mr. Anderson has been doing business for years.

Among the most active and enterprising of the building material firms

MUSIC HALL.

57TH ST. AND SEVENTH AVE. N.Y. CITY.

ENTRANCE VESTIBULE.



w cor Summer and Montclair avs; Alex. Goskirk, 1½-story stable and shed, 16x39, n w cor Summer and Montclair avs; W. D. Axfell, 2-sty fr dwg, 21½x38, 21 Bremen st; Geo. J. Hagar, 2½-sty fr dwg, 25x39, n w cor Montclair av and Lake st; G. W. Munsick, 2½-sty fr dwg, 21½x41½, 46 Emmett st; The Nail Lock Washer Co., 1-sty brk factory, 65x133, cor Johnson and Hermon sts; Antoni Levonte, 3-sty fr dwg, 30x42, 5 14th av; C. A. Smith, 2-sty fr dwg, 3x30, 106 South 4th st; Thos. McDonalds, 3-sty fr dwg, 22x45, 38 Wallace st; Eliz. Frohman, 3-sty fr store and tenem't, 25x72, 403 Clinton av; J. A. Clark, 2-sty fr extension, 16x26, 149 Boyd st; Peter Michael, 3-sty fr store and tenem't, 25x56, 133 Hamburg pl; G. W. Wiedenmayer, two 3-sty stores and tenem'ts, 25x60, 124 and 126 Hamburg pl; H. E. Ogden, 3-sty fr dwg, 22x39, 17 Hillside av.

of this city is the Raritan Hollow and Porous Brick Company. This company was organized in 1882, and so great and so continuous has been its increase in business subsequently that its works have been enlarged, and their capacity is now five times what it was in the beginning. A separate department has also been established for the manufacture of buff and mottled front brick and fire brick. The company has been more than usually active during the past year, supplying as many as fifteen buildings at one time in this city alone, including the new Pulitzer Building and the American Museum of Natural History. In addition it has a number of important contracts out of town, among which may be mentioned the new National Observatory at Washington, and the thirteen-story office building in Newark of the Prudential Insurance Company of America.

An architect or builder desirous of furnishing his houses, no matter of what description, will be able to meet his requirements by applying to Richard J. Cullen, of No. 33 Worth street. Mr. Cullen is a manufacturer as well as dealer, and supplies all the variety of shades required for hotels, dwellings, flats or office buildings. His experience and success have been such that he can guarantee satisfaction to the purchaser. Many of the finest buildings in the city have been supplied with his shades.

John N. Golding, late of Brown & Golding, has opened an office at No 11 Pine street for the transaction of a general real estate business. Gerald D. Brown continues at No. 120 Broadway.

How to Draw a Contract.

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

Letter Bag—Returned by the Mayor.

Editor RECORD AND GUIDE:

DEAR SIR—I desire to say, that the bill authorizing the East River, Central Park & North River Railroad Company to construct and maintain a railroad on certain streets of this city has been returned by the Mayor to the Board of Aldermen for further consideration; but the Mayor had actually signed the measure on Tuesday, December 23, 1890, but owing to opposition shown to it, after receiving the Mayor's signature, it seems that it was thought best to reconsider the matter.

MANHATTAN.

The "Value" of Real Estate.

NEW YORK, December 8, 1890.

Editor RECORD AND GUIDE:

Your issue of the 6th does not answer my question of the 3d.

You said that it was "difficult, nay impossible, to value real estate for the purpose of taxation" of the rental value.

I asked: Why will not the plan of valuation do for purposes of taxation, that is now used for purposes of leasing?

You merely urge that such valuation is not certain, and may be erroneous. Still you admit that leases so valued are salable.

The single tax assessor might err in valuations; so does our present assessor; so do appraisers of merchandise; so do the lease arbitrators and judges. Still these valuations work well in practice.

The single tax proposes only to increase probably to about double the present tax on all land values, exempting improvements.

WILLIAM JEFFERY.

[As our correspondent has altered the matter at issue there is no question to be answered by us. In the first place we said, and we still say, there is no certain standard of value for real estate—the value of real estate cannot be established absolutely by reference to what it has sold for; what it would sell for; what it rents for, or by reference to any other circumstance in connection with it.

Our correspondent denied the correctness of this assertion (which was his privilege); but to say as he does now, that one system of valuation is as good as another (which may or may not be so) has got "nothing to do with the case." Valuation upon rental would probably yield a result as satisfactory as any other system of valuation, but it would not be universally accurate. According to such a standard much property would be undervalued and much overvalued and a very great deal would be valued out of proportion to another property.—ED.]

Cancellation of Bond.

Editor RECORD AND GUIDE:

Will you kindly inform us through your valued columns on the following queries: A borrows from B on bond and mortgage a certain sum for a period of three years, giving his bond. He then sells the property at the end of the three years. What method can he take to cancel his bond? Would a notice to B to either collect the mortgage or to cancel A's bond be sufficient? Are there any authorities on this subject? (2) A leases a house to B with a clause in the lease: "The party of the second part further covenants that he will not assign this lease, or let or underlet the whole or any portion of the said premises, under the penalty of forfeiture and damages, without the written consent of the said party of the first part." B sublets to C without A's consent to a private family of equal character and responsibility. Can A eject C, or has A any redress except damages, if they can be shown against B? What would be the status if C used the premises for boarding-house purposes? Your answer will greatly oblige a broker.

B. W.

As to the first question: B. W. should state whether the purchaser of the property from A assumes the payment of the bond and mortgage, or takes the property subject to the mortgage.

In either case the purchaser would take the property subject to the mortgage; but in case he assumed the payment of it he would become the primary debtor, and A would become a surety.

In case the purchaser do not assume the payment of the mortgage, but takes the land subject to it, then, as between the purchaser and A, the land becomes the primary fund for the payment of the debt, and A becomes to that extent a surety.

B, the owner of the bond and mortgage, on notice and demand being given to him by A, must respect A's position as surety.

In this case the mortgage is due.

A can give notice to B of the transfer and of A's position as surety, and can demand of B that the latter immediately purchase the mortgage, lest the premises become insufficient to pay the mortgage, and B must do so, or A will be discharged from liability on the bond of the property afterwards becoming insufficient to pay the mortgage, but only to the extent that it becomes insufficient—in other words, to the extent of the loss sustained.

In case the mortgage be assumed by the grantee, then an agreement between B and such grantee extending the time of payment would entirely discharge A.

In case the grantee do not assume the mortgage, but merely takes the land subject to it, an equity arises in A's favor which can not be taken from him without his consent, and which bears a very close resemblance to the equitable right of a surety, the terms of whose contract have been modified. The grantee in such a case could not be denominated the principal debtor, because he owes no debt and is not personally a debtor; yet, since the land is the primary fund for the payment of the debt as grantee, and in respect to the land and to the extent of its value, he (the grantee) stands in the relation of a principal debtor, and to the same extent the mortgagor and grantor (A) has the equities of a surety; and therefore if the mortgagee (B) extend the time of payment by a valid agreement with the grantee, he takes away, for the time being, A's right of subrogation, and in such case A would be discharged to the extent of the value of the land. While if the grantee had assumed payment of the mortgage in the case of such an extension A would, as we have stated above, be wholly discharged. There are authorities on these points.

As to the second question: By the subletting, the covenant in the lease has been broken and the lessor is entitled to bring his action to recover possession and he is not confined to redress in damages. The using of the property as a boarding-house would under certain conditions augment the damages, provided there was a covenant in the lease not to so use it, or a covenant to use it in a particular manner only.

For unanswered communications, see next week's issue.

Contractors' Notes.

Sealed bids will be received by the Armory Board, at the Mayor's office until 2 P. M., January 12th, for furnishing the gas fixtures for an armory building on the block bounded by Columbus avenue, the Boulevard, 67th and 68th streets.

Sealed bids will be received by the Board of School Trustees for the 19th Ward, at the Hall of the Board of Education, until 10 A. M. Monday, January 12th, for the erection of a new school house, on the northwest corner of 1st avenue and 51st street.

At noon, on January 5th, the Comptroller will sell the lease of the "Old Arsenal" situated on the corner of Elm and White streets, for the term of five years.

Real Estate Department.

The real estate transactions for the year just closed have been greater in number and larger in amount than those of any previous year. The market throughout the year has been fairly satisfactory, betraying no marked weakness in prices and no great anxiety on the part of owners to sell. In fact sales have been prevented oftener by the obstinacy of the seller than by the indifference of the buyer. This was especially noticeable toward the latter part of 1890 when the money market was most stringent and holders of other securities were making their greatest sacrifices. Throughout this time owners held on, pertinaciously refusing to make any real concessions, while so great was the faith of buyers in real estate at the time that many of them increased their offers for property and some of them succeeded in closing sales. The stringent money market induced the insurance companies and many of the savings banks to put up their rates for money on bond and mortgage from 4 and $4\frac{1}{2}$ per cent to 5 and 6 per cent, and this action has given rise to some sharp criticism, though the validity of it is not so very obvious.

The work of the building loan operators during the past year contains much that is interesting and instructive. Perhaps never before have these shrewd capitalists been so careful in the selection of builders to whom to make loans. This state of affairs is traceable to several causes, prominent among which are the somewhat high prices prevailing for up-town lots and the increased cost of building brought about by higher wages and a rise in the price of material. Up-town lots are now held at figures which in every case equal and in many cases exceed the prices asked last year and the year before. The loan operators, too, have been very careful that the prices which they paid or received for lots should not become public, for fear, they say, that owners in the neighborhood, not recognizing that the lots were sold with a loan, would put up their prices to a prohibitive figure.

Among the troubles which have beset owners of real estate in residence districts has been the fear of the flat, tenement

house or stable builder creeping in on some unrestricted lot and spoiling a whole block for residential purposes. In more than one case builders who threatened to erect such nuisances have received handsome profits to sell out and go elsewhere. The West Side has been agitated by several instances of this kind, and it is very lately that an East Side neighborhood built up with fine residences has been troubled in the same way. Property-owners would do well to take steps to prevent the repetition of this trouble by some scheme of restriction, for there is no question but that the nuisance will repeat itself wherever it can.

The year 1890 has seen a good deal of operating by the "House Merchant"—that is, a middleman between the builder and the purchaser—and it is probable that as time goes on this branch of the real estate business will develop into large proportions, and the houses sold direct by the builder to the tenant will be the few, not the many. This new branch of the business recommends itself, because it relieves the builder as soon as his part of the work is done from further anxiety, and it intrusts the sale of the houses to men who are perhaps better fitted to deal with purchasers for investment.

A feature of the market has been the very numerous trades which have been made. This trading has not been confined to any one kind of property, or even to the city itself. The exchanges have been flats for vacant lots, down-town for up-town property, city for country or Brooklyn property, and so on. Our system of designating exchanges as such in the conveyances every week will be found very useful by every one interested in real estate. By following the references closely one is enabled to distinguish very generally the sales from the trades.

Prices for all kinds of property have been firmly maintained during the year, and where there has been any movement it has generally been upward. Business property in the down-town districts has been in active demand throughout the year, and this demand continues unabated. For this property at least it is safe to predict prices which shall show no falling off. Up-town things are firm, but quiet, the only sign of special interest being a less confident feeling on the part of Harlem lot owners. By this we do not wish to imply any district of Harlem property, for it has, perhaps, never been in better condition, but the fact remains that lot owners in that section of the city are more willing to make concessions now than they were. The weakness in Harlem lots is due to the lack of adequate rapid transit facilities.

The conditions which operated to bring about a quiet market last week have prevailed to a large extent this week. The few working days left when the holiday has been taken out of the week, together with the dullness which always makes part of the Christmas and New Year's celebrations, prevented the consummation of a great number of sales. An active canvass, however, has enabled us to present reports of the most important business done. At auction there has been nothing of interest and importance done, the few sales held being under decrees of the courts. High authorities say that the loan market is in better condition this week than it has been for some time past, numerous loans having been made at 4½ per cent, while some few mortgages were made as low as 4 per cent. On property of all kinds some of the brokers tell us that better offers are made, and the outlook generally seems to be good.

On Monday and Tuesday some unimportant parcels of property were sold under foreclosure. On Wednesday and Friday there were no sales, and on Thursday, New Year's Day, the Exchange was closed, as usual.

On Tuesday, January 6th, Richard V. Harnett & Co. will sell, by order of the Supreme Court, in partition, the southwest corner of Broadway and 31st street. This property forms a plot about 106.10 on Broadway, x 91.3¾ on 31st street, x 126.5x129.8, and it will be sold in one parcel. In the same suit will be sold the southwest corner of West End avenue and 85th street, 102.2x100; a gore, 100x29.9x100.8½x41.9, on the north side of 57th street, west of 11th avenue, and pews Nos. 193 and 6 in Grace Church.

On Thursday, January 8th, Richard V. Harnett & Co. will sell under foreclosure the five-story single flat, lot 21.9x98.9, No. 252 West 34th street.

On Thursday, January 8th, Richard V. Harnett & Co. will sell, by order of the executors of the estate of the late Henry Harrison, the four-story office building, No. 312 Canal street; the three-story brick building, part fee and part leasehold, No. 78 9th avenue; the four-story flat, No. 180 East 108th street; the two four story flats, Nos. 121 and 123 East 119th street; the four-story brick flat, No. 211 East 109th street; the three three-story dwellings, Nos. 408, 410 and 412 East 119th street; the five-story double tenement, No. 132 Pleasant avenue; an irregular lot on 146th street, 575 east of Lenox avenue; four four-story single flats at Nos. 657-663 Carroll street, Brooklyn, and a plot, 120x350, with a two-story frame dwelling thereon, on Prospect avenue, near Westchester avenue, in the 23d Ward.

CONVEYANCES.

	1888-89 Dec. 28 to Jan. 3, inclus.	1889-90. Dec. 27 to Jan. 2, inclus.	1890. Dec. 26 to 31, inclus.
Number.....	252	294	255
Amount involved.....	\$4,191,410	\$5,545,882	\$4,767,581
Number nominal.....	74	72	86
Number 23d and 24th Wards.....	21	33	53
Amount involved.....	\$64,675	\$86,382	\$303,899
Number nominal.....	1	9	15

MORTGAGES.

	1888-89	1889-90.	1890.
Number.....	299	253	243
Amount involved.....	\$3,155,525	\$3,559,060	\$2,814,719
Number at 5 per cent.....	130	115	128
Amount involved.....	\$1,355,445	\$1,756,587	\$1,454,240
Number at less than 5 per cent.....	48	28	26
Amount involved.....	\$997,700	\$779,500	\$513,000
Number to Banks, Trust and Insurance Companies.....	47	42	43
Amount involved.....	\$954,900	\$700,750	\$867,000

PROJECTED BUILDINGS.

	1888-89. Dec. 29 to Jan. 4.	1889-90. Dec. 28 to Jan. 3.	1890-91. Dec. 27 to Jan. 2.
Number of buildings.....	41	44	31
Estimated cost.....	\$999,650	\$1,507,075	\$1,526,175

Gossip of the Week.

SOUTH OF 59TH STREET.

John N. Golding has sold for E. J. Browning to Gen. Horace Porter No. 277 Madison avenue, corner of 40th street, and for Mrs. Coffin to Geo. G. Williams, President of the Chemical National Bank, No. 106 East 16th street.

J. N. Kalley & Son have sold for Samuel Inslee, the five-story stone building, No. 104 Franklin street, 25x100, to C. Kingsland for \$82,500.

Geo. R. Read has sold for Stephen F. Shortland the plot, 50x100, with the old buildings thereon, Nos. 186 and 188 Wooster street, for \$70,000, and for Dr. Peters to Nathan May No. 12 West 29th street, a five-story English basement brown stone dwelling, 18.9x98.9, for \$40,000.

Royal Pbelgs Carroll has sold No. 14 Stone street, a four-story brick building, 32x67, on private terms. Brokers, J. F. Doyle and John R. Foley & Son.

John E. Kaughrahn has sold to Wm. T. Schley, of Bliss & Schley, the four-story brown stone dwelling, No. 25 West 5^d street.

Peary & Clark have sold for Mrs. M. Seaman, to Isaac Van Tassell, No. 442 West 56th street, a four-story building, for \$28,000.

Jos. Levy & Son have sold for Wm. Rankin, the five-story store and flats, 22x79, No. 369 8th avenue, to Julius Gumpell for \$23,500; also a similar house, No. 371 8th avenue, to Sternglantz & Co. for \$23,500.

Ascher Weinstein has sold to Maurice J. Burstein the five-story improved tenement No. 180 Henry street, 24x80x100, for \$33,000.

H. V. Mead & Co. have sold the five-story brown stone front flat No. 363 West 36th street, 25x88x98.9, for Miss Cummings and Ferguson Bros. for \$36,000.

J. S. Robinson has sold to Charles A. Lieb No. 27 Monroe street, a six-story brick factory, 20x50, for \$17,000.

NORTH OF 59TH STREET.

F. Zittel has sold for Geo. C. Edgar to the Rev. H. S. Day No. 128 West 75th street, a four-story brown stone dwelling, 20x58x100 for \$35,000.

Peary & Clark have sold for Isaac Van Tassell to Mrs. M. Seaman, No. 170 West 126th street, a four-story brown stone dwelling, for \$28,000, and for Mrs. M. Hall to E. T. Smith, No. 22 West 130th street, a three-story brick dwelling, for \$14,000. Mr. Smith has given in exchange a three-story brown stone dwelling on the north side of 121st street, between Lenox and 7th avenues, at \$30,000.

The "Jaquet" apartment house, at the northeast corner of 72d street and 9th avenue, reported sold in these columns two weeks ago, was purchased by C. E. Havemeyer for \$175,000.

Chas. F. White has sold for B. Schwernin to A. S. Ellison No. 106 West 99th street, a five-story tenement, 25x90x100, for \$29,000.

B. Flanagan & Son have sold for Wm. P. Austin No. 142 West 127th street, a three-story brown stone dwelling, 15x50x100, for \$14,000.

Brooklyn.

J. P. Sloane has sold for Mrs. S. E. G. Miller the three-story brick business building, 25x48x100, No. 403 Manhattan avenue, to John Stevenson for \$10,250.

Sturges & Tompkins have sold for D. W. McWilliams the three-story and basement brown stone dwelling No. 465 Kosciusko street for \$8,000.

Corwith Bros. have sold the two-story frame dwelling, 22x28, on lot 25x100, No. 140 Newell street, for Mary B. Riker to Archibald Annon for \$2,250; and the lot, 25x100, on the west side of Oakland street, 190.6 feet north of Van Cott avenue, for Geo. W. Wright to Andrew E. Walker for \$1,500.

CONVEYANCES

	1888-89. Dec. 27 to Jan. 2, inclus.	1889-90. Dec. 26 to Jan. 1, inclus.	1890. Dec. 25 to 30, inclus.
Number.....	233	230	156
Amount involved.....	\$600,865	\$995,664	\$554,737
Number nominal.....	49	79	43

MORTGAGES.

	1888-89	1889-90.	1890.
Number.....	200	215	156
Amount involved.....	\$858,572	\$870,688	\$477,937
Number at 5 per cent. or less.....	131	118	87
Amount involved.....	\$556,375	\$546,801	\$289,504

PROJECTED BUILDINGS.

	1888-89. Dec. 28 to Jan. 3, inclus.	1889-90. Dec. 27 to Jan. 2, inclus.	1890. Dec. 26 to 31, inclus.
Number of buildings.....	56	14	28
Estimated cost.....	\$336,950	\$35,150	\$96,925

Out Among the Builders.

Thom & Wilson have plans under way for two six-story brown stone brick and terra cotta flats to be built on the south side of 74th street, 300 feet west of Columbus avenue. The buildings will be 50x92 in size and finished with all improvements, including elevators and electric light. Charles Gabren, of 71 West 92d street, is the owner.

Edward Wenz will furnish plans for two five-story brick four-family tenements and stores, 25x89, to be built by Simon Schaefer on the north side of 113th street, 270 feet west of 3d avenue, at a cost of \$44,000.

The plot of ground which the Broadway and Seventh Avenue R. R. Co. have leased for forty-two years from Feb. 1st, 1892, on Broadway, north of Houston street and running through to Mercer street, is to be improved, probably by the erection of a cable station. The president of the company when seen, said the cost, the character, or the architect who would have charge of the building had not yet been determined upon. The description of the property which the company has leased is as follows: Broadway, west side, 51.10 north Houston street, runs west 125.1 x south 51.10 to Houston street, x west 74.6 to Mercer street, x north 128.8 x east 200.1 to Broadway, x south 75.9 to beginning. It is at present covered by three, four and five-story buildings.

Thos. Caroman will build three five-story brick and stone first-class flats on the south side of 119th street, 175 feet east of 8th avenue, at a cost of \$66,000.

John C. Burne has plans under way for a five-story tenement, 25x89.11, to be built at No. 27 Lewis street, by Michael H. Barry.

John D. Karst, Jr., intends to build a five-story and basement tenement, 24.11x76.6, on the north side of Henry street, 96 feet east of Catharine street, from plans by Louis Korn.

St. Bernard's Church, on 14th street, between 8th and 9th avenues, which was almost completely destroyed by fire last week, is to be built from plans by J. S. O'Meara, of Park avenue and 42d street.

Alex Jordan will build a five-story flat, 35x96.11 in size, on the southeast corner of Lexington avenue and 123d street, from plans by A. Spence.

Fred. Ebeling is drawing plans for a five-story store and apartment building, 21.6x41.3 and extension, to be built at No. 31 Canal street, for Abraham Siegel.

G. Fred. Pelham has plans for three three-story and basement brown stone front private houses, to be built on the north side of 90th street, 220

feet west of Central Park West. Two will be 18.6x55 each, and one 18x55, exclusive of butler's pantry extensions. The cost to the owner, James Brown, is not estimated.

Out of Town.

MONTCLAIR, N. J.—D. W. Da Cunha, Jr., will draw plans for a two-story and attic frame Colonial dwelling, 38x45, to be built here at a cost of \$12,000, for I. Seymour Crane; and for a two-story and attic frame dwelling, 32x40, to be built for G. L. Benedict, to cost \$6,500.

New Incorporations.

The United Building and Loan Bank filed articles of association in the County Clerk's office on December 30th for the purpose of buying and improving real estate. The officers and directors of the company are William H. Browne, E. S. Johnson, Jr., John L. Howe and six others.

SALES OF THE WEEK.

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

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

R. V. HARNETT & CO.

Table with 2 columns: Property description and price. Includes items like Boulevard, Nos. 501-507, s w cor 8th st, 102.5x93.7x102.2x100.10, four five-story brk flats, with store in No. 507. (Amt due, \$38,403; prior morts., —)..... 72,150

WM. KENNELLY & BRO.

Table with 2 columns: Property description and price. Includes items like 33d st, No. 442, s s, 425 w 9th av, 25x98.9, four-story brk tenem't. (Amt due \$6,043)..... 13,750

Summary row: Total..... \$169,200; Corresponding week 1889-1890..... \$367,637

BROOKLYN, N. Y.

WEEK ENDING DECEMBER 31ST.

Table of property sales in Brooklyn. Includes items like Bergen st, n s, 250 w Stone av, 25x107.2 1/2, two-story frame dwelling and one-story frame stable on rear. Lazarus Weil. (Sheriff's sale)..... \$200

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S occur, preceded by the name of the grantee they mean as follows:

- 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.
- 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
- 3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

DECEMBER 26, 27, 29, 30, 31, JANUARY 1.

Table of property sales in New York City. Includes items like Bayard st, No. 84, n s, 83.4 w Mott st, 16.8x 49.11, three-story brk store and tenem't. Lewis Levy and Rachel his wife to Alexander E. Cohen. Mt. \$5,000. Dec. 29. \$11,250

Table of property sales in Brooklyn. Includes items like 68.3 to Bowery, x north 23.8, three-story brk tenem't with stores. Clara A. Merritt to Sarah J. Merritt. 1/2 part. Dec. 22. nom

Table of property sales in Brooklyn. Includes items like Same property. Consent of stockholders to sale. William W. Breslin, Herman E. Nicolay, Bernard C. and Aline C. Lyon and Thomas Breslin, stockholders of The Sidney to The Sidney. Dec. 26. nom

Table of property sales in Brooklyn. Includes items like Kingsbridge road, n s, 100 e Academy st, 100x 150. Lydia M. White widow and James S. Willet and Mary H. his wife to Daniel E. Seybel. Dec. 19. 6,500

Table of property sales in Brooklyn. Includes items like Kingsbridge road, n s, 100 e Academy st, 100x 150. Lydia M. White widow and James S. Willet and Mary H. his wife to Daniel E. Seybel. Dec. 19. 6,500

\$65,000. Dec. 29. See above and Madison st. 100,000
 7th st, No. 212, s s, 233 w Av C, 25x90.4, four-story brk store and tenem't with four-story brk tenem't on rear. Simon Katzenstein and Bertha his wife and Daniel Kohn and Lena his wife to Eliza Wittnebert. Mt. \$10,000. Dec. 29. 24,000
 10th st, No. 214, s s, 225 e 2d av, 25x92.4, three-story brk tenem't. Morris Rosendorff and Pauline his wife to Julia M. Rosendorff. B. & S. All title. All liens. Dec. 24. nom
 10th st, No. 168, s s, 200 e 4th st, 25x95, three-story frame (brk front) dwell'g. John F. Huse and Sarah L. his wife, Emma J. and Lorin B. Huse to Carrie L. Huse. Sub. to dower of Abby Huse. Q. C. and all liens. Dec. 13. nom
 10th st, No. 168, s s, 200 e 4th st, 25x93. Carrie L. and Abby Huse widow to Henry Hilton. Dec. 29. 18,000
 10th st, No. 168, s s, 200 e 4th st, 25x95. Carrie L. and Abby Huse widow to Henry Hilton. Q. C. Dec. 29. nom
 11th st, No. 642, s s, 133 w Av C, 25x94.9, five-story brk tenem't with stores. Joseph Larchan and Caroline his wife to Bertha Solomon. Mt. \$10,000. Dec. 31. 22,000
 12th st, No. 38, s s, 232.2 w Broadway, 25x103.3. }
 12th st, No. 36, s s, 257.2 w Broadway, 25x103.3. }
 Two four-story stone front stores and dwell'gs, new store projected.
 Lewis M. Hornthal and Carrie his wife to Samuel and Henry Corn. Mt. \$55,000. Dec. 24. 83,250
 12th st, No. 392 W., s s, abt 220 w Washington st, one-story frame building. Hugh Collins to Mary A. Collins. B. & S. Aug. 22, 1885. nom
 15th st, No. 134, s s, 350 e 7th av, 25x103.3, five-story brk flat. Ascher Weinstein and Annie his wife to Bernard Greenberg, Moses Davis and Joseph R. Munter. Mt. \$25,000. Dec. 29. 34,000
 15th st, Nos. 525-531, n s, 220.6 w Av B, 100x103.3, five-story brk storehouse, &c. Linbonin R. Mestanz to East Side Fire-proof Stabling and Storage Co. Mt. \$108,500. Dec. 23. 38,000
 16th st, No. 536, s s, 170.7 w Av B, 24.11x103.3, five-story brk tenem't. Caroline Goetz, formerly Droop, extrx. Franz Droop to Henrietta Hayman. 1/2 part. Dec. 24. 6,675
 17th st, Nos. 421 and 423, n s, 250 w 9th av, 50x92, two three-story brk tenem'ts with two three-story brk tenem'ts on rear. Gustav Lange and Alida his wife to Thomas McQuade. Dec. 31. 25,000
 19th st, No. 331, n s, 325 w 8th av, 25x91.11, three-story brk dwell'g. David D. A. Wortendyke extr. and trustee Eliza A. Wortendyke, Franklin, N. J., to Peter Ackerman. Dec. 24. nom
 21st st, No. 246, s s, 517.6 w 7th av, 23.4x92x22.8 x92, three-story brk dwell'g. }
 Interior lot, 517.6 w 7th av and 92 s 21st st, runs south 17 x west 25 x north 17 x east 24.8, vacant. }
 Clara wife of Jacob Cook, Jersey City, to James W. Ketcham. All liens. Nov. 12. nom
 22d st, No. 136, s s, 121.3 e Lexington av, 16.3x98.9, four-story stone front dwell'g. Julia Steinberg to Blanch E. Cruger. Dec. 26. 18,500
 22d st, No. 407, n s, 50 w 9th av, 16.8x98.9, five-story brk dwell'g. Hermann Abeling and Mary his wife, Brooklyn, to Hiram Jelliff. Mt. \$7,000. Dec. 29. 14,000
 22d st, Nos. 313-323, n s, 199.4 e 2d av, 150.8x98.9, five-story brk factory. Joshua S. Piza to R. Rosalie Piza Mendes. Undivided share. Mt. % of \$55,000. Dec. 29. nom
 25th st, No. 224, s s, 271.4 w 7th av, 24.6x98.9, three-story brk dwell'g with three-story frame dwell'g on rear. William M. Moran and Maggie J. his wife to Marx and Moses Ottinger and Max S. Korn. Mt. \$5,000. Dec. 24. other consid. and 100
 31st st, No. 16, s s, 250 w 5th av, 25x98.9, four-story stone front dwell'g. Alexander J. Swift et al. extrs. James T. Swift to Horace P. Dickie. Dec. 22. 50,500
 32d st, No. 16, s s, 138.4 w Madison av, 21.10x98.9, four-story stone front dwell'g. Susan S. Adeo, New Brighton, S. L., to William Schneider. Mt. \$20,500. Dec. 31. nom
 34th st, No. 209, n s, 125 e 3d av, 12.6x98.9, three-story stone front dwell'g. Foreclos. Horace K. Doherty to William C. Doscher. Mt. \$8,000. Dec. 26. 1,200
 35th st, No. 235, n s, 200 w 2d av, 20x98.9, three-story stone front dwell'g. Mary McDonald to Adeline and Frances Ketcham and Cecilia Weeks and Anna Chandler. Mt. \$6,700. Dec. 30. 12,650
 36th st, No. 130, s s, 33.8 w Lexington av, 16.6x74.1, four-story stone front dwell'g. William H. Macy and ano. extrs. Mary G. Foster to Mary C. Mackay. Nov. 13. 25,000
 37th st, No. 236, s s, 406.3 w 7th av, 18.9x98.9, three-story brk dwell'g. Simon Heider and Amalia his wife to Emil Levy. Mt. \$6,000. Dec. 29. 13,327
 41st st, No. 221, n s, 230 e 3d av, 25x72.6x41.5x39.10, four-story brk tenem't. Charles Dorn and ano. extrs. Michael Kumpf to Christian Penschuch. Mt. \$10,000. Dec. 29. 16,100
 41st st, Nos. 526-534, s s, 400 w 10th av, 75x98.9, one-story frame cooorage, &c. Ellen E. Ward, Roslyn, L. I., to Valentine Loewer. Dec. 23. 21,000
 Same property. Release from liability for breach of covenant by reason of any partial

occupancy of grounds, &c., &c. Valentine Loewer to Ellen E. Ward. Dec. 23. val consid
 41st st, No. 343, n s, 204.1 w 1st av, 29.4x98.9, five-story brk tenem't. William H. Doty and Elizabeth McC. his wife, Yonkers, to Herman Wronkw. Mt. \$21,000. Dec. 24. 36,000
 44th st, No. 3, n s, 140 e 5th av, 27x100.5, four-story stone front dwell'g. Phoebe H. Robinson to Phebe H. wife of Charles Robinson, Fishkill Plains, N. Y. C. a. G. All liens. Nov. 1. 100,000
 47th st, No. 331, n s, 424.10 e 2d av, 25.2x100.5, five-story brk tenem't with stores. Joseph Norden and Matilda his wife to Emma Norden. Mt. \$10,500. Dec. 29. nom
 50th st, No. 550, s s, 158.3 e 11th av, 15x112.6x18.1x102.5, five-story brk store and tenem't. Rachael Steinhardt to Rosalie Steinhardt. All liens. Nov. 8. nom
 50th st, No. 552, s s, 128.2 e 11th av, runs south 93.6 x east 17.4 x southeast 15.5 x north 102.5 to 15th st, x west 30.1, three-story brk silk factory. Same to same. All liens. Nov. 8. nom
 50th st, No. 561, n s, 23 e 11th av, 25.8x48.11, five-story brk tenem't with stores. Same to same. All liens. Nov. 8. nom
 51st st, Nos. 330-334, s s, 361 w 8th av, 61.6x100.5, three three-story brk dwell'gs. William H. Ramsey to George Erdmann. Mt. \$32,500. Dec. 22. 150,000
 52d st, Nos. 542 and 544, s s, 300 e 11th av, 50x100.5x50x—, four-story brk tenem't. Henry Brash and Eda his wife to Thomas J. Brennan. Mt. \$18,000. Dec. 26. See 87th st. nom
 53d st, No. 141, n s, 318.9 e 7th av, 18.9x100, four-story stone front dwell'g. Peter Kearney to Mary C. Cash. Mt. \$11,000. Dec. 31. See 109th st. exch
 53d st, s s, 200 e 5th av, 25x100.5. }
 72d st, n s, 63 w 9th av, 17x102.2. }
 Release dower. Margaret E. and Peter W. Gallaudet to C. Elliott Minor assignee Peter W. Gallaudet. Dec. 27. nom
 57th st, No. 331, n s, 260 w 1st av, 20x100.4, three-story stone front dwell'g. John P. Rodegerdts and Elizabeth his wife to Louise Stienfield. B. & S. All liens. Oct. 1. nom
 58th st, No. 128, s s, 125 w Lexington av, 19x100.5, three-story stone front dwell'g. Foreclos. George G. Fry to John F. Nelson, Brooklyn. Oct. 8. 17,000
 58th st, No. 444, s s, 350 e 10th av, 25x100.5, five-story brk tenem't. James R. Grigg, Brooklyn, and Laura F. his wife to Henry R. Levi. Mt. \$24,500. Dec. 31. 33,000
 58th st, No. 326, s s, 328 e 2d av, 21.8x—x20.6x100.5, three-story frame dwell'g. John McKim to Mary McKim his wife. B. & S. July 1, 1889. 5,000
 60th st, s s, 300 w 10th av, 150x100.5. Release mort. Mutual Life Ins. Co., New York, to Asher T. Meyer. Dec. 23. nom
 60th st, No. 222, s s, 300 w 10th av, 50x100.5. }
 59th st, Nos. 525-533, n s, 300 w 10th av, 125x100.5. Mt. \$38,000. }
 One and six-story brk umbrella factory. }
 Asher T. Meyer and Rebecca his wife to The American Mfg. Co. Dec. 30. 160,000
 61st st, No. 338 on map No. 348, s s, 119 w 1st av, 28x100.5, five-story brk tenem't. Solomon Jacobs and Sarah his wife to Aaron Kaplan. Mt. \$15,500. Dec. 30. See Madison st. 22,500
 61st st, No. 340 on map No. 350, s s, 91 w 1st av, 28x100.5, five-story brk tenem't. Same to same. Mt. \$16,500. Dec. 30. 22,500
 61st st, No. 102, s s, 21 e Park av, 19x73.5, four-story stone front dwell'g. Sarah Lindenberger to Emma M. Whittemore. Mt. \$15,000. Dec. 27. 19,000
 62d st, No. 40, s s, 167 e Madison av, 24.8x100.5, vacant lot. Henry A. Cram and Kathrine S. his wife to Henry W. Putnam. Mt. \$10,000. Dec. 23. 23,000
 68th st, s s, 175 w 11th av, 25x100.5, vacant. Nelson M. Whipple and Emma C. his wife to Frank Goering. Dec. 23. nom
 69th st, No. 307, n s, 150 w 11th av, 25x100.5, five-story brk tenem't with stores. Mortimer M. Menken to Percival S. Menken. All liens. Oct. 15. nom
 69th st, Nos. 206-212, s s, 125 w Amsterdam av, 125x100.5, four five-story stone front flats. John Collier and Elizabeth his wife to Mary Collier. All liens. Dec. 30. 100
 71st st, s s, 175 w Av A, 50x145.4, one-story frame building and vacant. }
 74th st, s s, 150 w Av A, 50x102.2, vacant. }
 John H. Matthews and Grace his wife to Thomas F. Cooke. Dec. 30. 20,000
 71st st, No. 133, n s, 287 w Columbus av, 21x100.2, four-story brk dwell'g. John T. Farley and Marie T. his wife to Mabel F. T. Tilton. Dec. 27. 40,000
 71st st, s s, 275 w 1st av. Agreement subordinating easement to mortgage. Peter Rauch to German Savings Bank. Dec. 27. nom
 72d st, No. 334, s s, 300 e 2d av, 16.8x102.2, three-story stone front dwell'g. Francis Crawford and Margaret his wife, Wakefield, N. Y., to Ascher Wilensky. Mt. \$9,000. Dec. 31. 11,050
 74th st, No. 148, s s, 482 w 9th av, 18x102.2, four-story brk dwell'g. Foreclos. Lorenz Zeller to Henry A. Reukauff. Mt. \$25,000 and int. Jan. 9, 1890. Dec. 31. 6,100
 74th st, No. 326, s s, 250 e 2d av, 25x102.2, four-story brk tenem't. Eliza Boenke to George Connor. Mt. \$8,000. Dec. 30. 15,000
 74th st, s s, 300 w Columbus av, 50x102.2, vacant. Henrietta L. Warner widow, London, Eng., to Charles Gahren. Dec. 17. 26,000
 74th st, s s, 350 w Columbus av, 50x102.2, vacant. Elias J. Herrick and Margaret L. his wife to same. Dec. 29. 26,000

75th st, No. 180, s s, abt 243 w 3d av, 16x102.2, three-story stone front dwell'g. Bertha Manges to Hermine Breitenfeld. Mt. \$8,000. Dec. 29. 14,000
 75th st, No. 441, n s, 75 w Av A, 25x51.1, five-story brk tenem't. Caroline Blume to Katharina Holm. Mt. \$9,000. Dec. 30. See 97th st. exch
 76th st, Nos. 178-182, s s, 250 w 3d av, 75x102.2, three four-story stone front flats. Adam Alt to Nathan Wise. Mt. \$48,000. Dec. 31. other consid. and 2,000
 76th st, n s, 300 w 8th av, 50x102.2, vacant. John C. Barth and Maria G. his wife to Mary E. Yost. Mt. \$28,000. Dec. 31. See 106th st. 35,000
 76th st, s s, 175 w West End av, 25x102.2, vacant. Release mort. The Bowery Savings Bank to James G. Powers. Dec. 30. 5,000
 Same property. James G. Powers and Mary B. his wife to Charles P. Frame. Dec. 29. 15,000
 76th st, No. 336, s s, 175 e 2d av, 25x102.2, four-story stone front tenem't. Sophia Frischkorn to Karl M. Wallach. Mt. \$12,768. Dec. 29. nom
 77th st, No. 212, s s, 205 e 3d av, 25x102.2, four-story stone front tenem't. Esther wife of Max Feigenson, Denver, Col., to Sarah R. Spero. 1-7 part. Dec. 24. See 1st av; also 80th st. nom
 78th st, No. 244, s s, 236.5 w 2d av, 18.5x102.2, four-story brk tenem't. William M. and C. R. Stillwell extrs. Harriet L. Stillwell to Charles Rosenberg. Dec. 30. 10,125
 78th st, No. 246, s s, 218 w 2d av, runs south 54.4 x west 0.3 x south 47.10 x west 18.3 x north 102.2 to st, x east 18.5, with all title in 6-inch strip adj on east, four-story brk tenem't. William M. and C. R. Stillwell extrs. Harriet L. Stilwell to same. Dec. 30. 10,125
 79th st, No. 164, s s, 150 e Lexington av, 20x102.2, four-story stone front flat. Martha Rosenthal to Nathan Wolff. Mt. \$20,000. Dec. 10. 28,000
 80th st, No. 323, n s, 300 w 1st av, 25x102.2, four-story stone front tenem't. Edward J. Schevick and Fany his wife to Karl M. and Samson Wallach. Mt. \$10,000. Dec. 15. See Av A. exch
 80th st, No. 340, s s, 100 w 1st av, 25x102.2, four-story stone front tenem't. Esther wife of and Max Feigenson, Denver, Col., to Sarah R. Spero. 1-7 part. Dec. 24. See 1st av; also 77th st. nom
 81st st, No. 29, n s, 350 w 8th av, 25x102.2, four-story brk dwell'g. Mayer Lehman and Babette his wife to Settle L. Fatman. B. & S. Nov. 29. nom
 81st st, No. 27, n s, 325 w 8th av, 25x102.2, four-story brk dwell'g. Same to Hattie L. Goodhart. B. & S. Nov. 29. nom
 83d st, No. 427 and 429 E. Agreement as to easement in tank and pump for supplying water. Marie Schoenrock to Margaret Hoffmann. Dec. 10. 75
 84th st, No. 124, s s, 375 e Amsterdam av, 25x102.2, five-story stone front flat. George J. Cohen and Hattie V. his wife to Richard Wightman, Jr. Mt. \$21,000. Dec. 30. 37,500
 84th st, Nos. 114 and 118, s s, 173.7 e 4th av, 60.2 x102.2, three four-story stone front flats. Bernard Finkle to Mary H. wife of Sander D. Bruce. Mt. \$41,500. Dec. 30. 72,000
 85th st, No. 346, s s, 146.8 w 1st av, 26.8x102.2, four story stone front tenem't. Philipp Marx and Rachel his wife to Herman Hirsch. Mt. \$12,000. Dec. 30. nom
 Same property. Herman Hirsch to Rachel wife of Philipp Marx. Mt. \$12,000. Dec. 30. nom
 87th st, No. 61, n s, 201.8 w 4th av, 16.8x100.8, three-story brk dwell'g. Thomas J. Brennan to Henry Brash. Mt. \$11,500. Dec. 30. See 52d st. nom
 88th st, n s, 250 e Amsterdam av, 50x100.8, vacant. Foreclos. Warren G. Brown to D. Newton Barney, of Farmington, Conn. Dec. 24. 20,000
 89th st, Nos. 92 and 94 } begins 89th
 Columbus (9th) av, Nos. 1510-1514 } st, se cor
 Columbus av, 63.8x100.8, two five-story brk flats with four stores. Michael Giblein and Catherine his wife, James W. Taylor and Mary E. his wife and Ernest G. Stedman and Nina M. his wife to Eugene P. Peysers. Mt. \$115,000. Dec. 27. nom
 90th st, No. 49, n s, 300 w 4th av, 50x100, two-story frame dwell'g and vacant. Frances McNulty widow, Jeremiah Campion and Angelina his wife, Andrew Carrigan and Catherine his wife, Mary and Anne McNulty and Eliza Howard widow to Mary J. and Ellen T. Clancy. Q. C. Dec. 21, 1859. nom
 Same property. John McNulty and Caroline his wife devisee John McNulty to Ellen T. Clancy. April 28, 1890. nom
 Same property. William A. and Louis J. Mitchell heirs Eliza Mitchell to same. May 10, 1890. nom
 Same property. Release dower. Mary D. O'Beirne widow to same. May 13. nom
 92d st, No. 21, n s, 113.4 w Madison av, 19.7x100.8, four-story brk front dwell'g. Walter Reid to Isaac Untermyer trustee for Helen Siesfeld. Dec. 30. nom
 94th st, No. 72, s s, 142 e Columbus av, 18x100.8, three-story stone front dwell'g. Thomas C. Edgar and Helen M. his wife to Antonio Pastor. Mt. \$16,000. Dec. 26. 22,500
 97th st, No. 52, s s, 480 w 8th av, 20x100, four-story brk dwell'g. Daniel F. Appleton and Susan C. his wife to Margaret A. wife of Thomas Gearty. Q. C. Dec. 29. nom
 Same property. Francis M. Jencks and Eliza-

beth P. his wife to same. C. a. G. Dec. 30. nom
 97th st, No. 161, n s, 250 e 10th av, 16.8x100.11, three story stone front dwell'g. Nelson M. Whipple and Emma C. his wife to Agnes S. Kirke. Mt. \$12,000. Dec. 29. nom
 97th st, No. 144, s s, 76 e Lexington av, 27x100.11, five-story stone front flat. Katharina wife of Hans S. Holm formerly Fuchs to Caroline Boehm. Mt. \$19,000. Dec. 30. See 75th st. exch and 500
 98th st, n s, 375 e 9th av, 25x100.11, vacant. John L. Brewster, Brooklyn, to Gregory Leahy, Brooklyn, N. Y. Aug. 11. 10,000
 98th st, Nos. 157-169, n s, 100 e Amsterdam av, runs east 168.6 x north 33 x northwest 15 x north 75.7 x northwest 161.2 x south 129.6, seven five-story brk flats unfinished. Jane wife of John D. Phyfe to William H. Arnoux. All liens. Dec 19. nom
 99th st, No. 104, s s, 100 w 9th av, 25x100.11, five-story brk flat. Bernhard Schwerin and Henrietta his wife to H. Christian Borstel, of Rockland, Maine. Mt. \$20,000. Dec. 30. 28,250
 99th st, Nos. 26 and 28, s s, 225 w 8th av. 50x100.11, two five-story stone front flats. Foreclos. Thomas D. Rambaut to John L. Brewster. Oct. 9. 16,000
 100th st, No. 48, s s, 427.10 w 8th av, 19.4x100.11, four-story brk dwell'g. Annie E. L. Barnes to James G. Gardiner. C. a. G. Sub. to mort. \$13,500, and to insurance, taxes, &c. Dec. 30. nom
 101st st, n s, 100 e 9th av, 50x100.11, vacant. Thomas Berkeley and Eliza his wife to William H. Scott. Sub. to mort. Jan. 1. 19,000
 102d st, No. 157, n s, 323.8 w Columbus av, 25x100.11, five-story stone front flat. Thomas J. McGuire and Ann his wife to John A. Frigge. Mt. \$20,000. Dec. 30. See 138th st, 23d Ward. 30,000
 102d st, No. 161, n s, 383.8 w Columbus av, 25x100.11, five-story stone front flat. Same to Frederick Van Axt. Mt. \$19,000. Dec. 30. See 138th st, 23d Ward. 30,000
 104th st, s s, 100 e West End av, 75x100.11, vacant. Alfred B. Scott and Ella F. his wife to Samuel W. Bowne. Sub. to mort. July 2. nom
 104th st, No. 6, s s, 125 w Central Park West, 24.6x100.11, five-story brk flat. Luke S. Van Zandt and Emma V. his wife to Henry Rothmann. Mt. \$20,500. Dec. 31. 29,000
 105th st, Nos. 52 and 54, s s, abt 51 w Manhattan av, and being 50 w 8th av, 50x100.11, two five-story brk flats. Fannie Lowenstein to Delphis F. Moisan. Q. C. All liens. Dec. 22. nom
 105th st, No. 5, n s, 125 e 5th av, 25x100.11, five-story stone front flat. Michael J. Bannon and Marv his wife to John Feehan. 1/2 part. Mt. \$20,000. Nov. 5. nom
 105th st, No. 3, n s, 100 e 5th av, 25x100.11, five-story stone front flat. John Feehan and Mary his wife to Michael J. Bannon. 1/2 part. Mt. \$21,000. Nov. 5. nom
 106th st, s s, 150 e 5th av, 150x100.9.
 105th st, s s, 200 e 5th av, 100x100.9.
 One and two-story frame buildings and vacant. Frederick M. Cromwell, Dobbs Ferry, N. Y., to Richard H. L. Townsend. B. & S. Mt. \$65,000. Dec. 31. 82,000
 106th st, Nos. 166 and 168, s s, 125 w Columbus av, 50x100.11, two five-story brk tenem'ts. Mary E. Yost to John C. Barth. Mt. \$49,000. Dec. 31. See 76th st. 64,000
 109th st, Nos. 62 and 64, s s, 204 w 4th av, 34x100.11, two four-story stone front dwell'gs. Marv C. Fash to Peter Kearney. Mt. \$13,000. Dec. 10. See 53d st. exch
 109th st, n s, 150 w 1st av, 25x100.11, vacant. Abial M. Hawkins and ano. exrs. and trustees Peter Asten to Regina Springer. Dec. 31. 3,000
 112th st, Nos. 164 and 166, s s, 211.8 w 3d av, 33.4x100.11, five-story brk tenem't with stores. Foreclos. Jerome Buck to Henry Lipman. Dec. 22. 31,700
 Same property. Henry Lipman to Julius Lipman. Mt. \$25,000. Dec. 26. nom
 Same property. Relinquishment of priority of mortgage given by Francis McCormack to party second part, &c. Abraham Steers to same. Dec. 24.
 114th st, Nos. 203 and 205, n s, 100 e 3d av, 37x100.11 two five-story stone front flats. Eva Muller widow to Julia Herzog. Mt. \$24,000. Dec. 29. 32,750
 115th st, s s, 245 e 5th av, 100x100.11, four five-story brk flats. Foreclos. Clarence W. Francis to Marx and Moses Oettinger. Dec. 29. 40,000
 115th st, No. 342, s s, 130 w 1st av, 20x5, four-story brk tenem't. Edward Krebs and Emilie his wife to Julius Figliuolo and Livia his wife. Mt. \$4,000. Dec. 30. 8,500
 115th st, No. 266, s s, 250 e 8th av, 25x100.11, five-story stone front flat. Frederick P. Forster and Edith A. his wife to Henry B. Stacey. Mt. \$17,500. Dec. 1. nom
 117th st, No. 342, s s, 100 w 1st av, 25x100.11, five-story brk tenem't. Bridget Boyle to Emma E. Church. Dec. 30. 15,000
 119th st, s s, 100 e 8th av, 75x100.11, vacant. Charles A. Peabody, Jr., and Charlotte A. his wife to Thomas Cowman. Dec. 30. 22,500
 121st st, No. 70, s s, 130.6 w 2d av, 29.6x100.10, five-story stone front flat. Clara wife of Jacob Cook, Jersey City, to James W. Ketcham. All liens. Nov. 12. nom
 121st st, No. 317 E., 25x100.11. Cancellation of contract. James Barry to Patrick Grady committee of Bridget Moore. Dec. 8. 300
 123d st, No. 69, n s, 40 w 4th av, 20x100.11, four-story brk flat. John M. Robinson and Car-

rie E. his wife to Lena wife of Martin Kahn. Correction deed. Jan. 30, 1890. nom
 Same property. Lena wife of and Martin Kahn to Amanda Basch. Mt. \$12,500. Dec. 31. See Madison av. 18,000
 125th st, No. 549, n s, 100 e Boulevard or Public Drive, 25x99.11. Release mort. E. Livermore Grant to John J. Hopper. Aug. 27. 500
 126th st, Nos. 204 and 206, s s, 80 e 3d av, 55x99.11, two five-story brk tenem'ts with stores. Thomas F. Cooke and Hannah his wife to John H. Matthews, Brooklyn. Mt. \$40,000. Dec. 31. 65,000
 128th st, No. 123, n s, 264 e 4th av, 16x99.11, three-story stone front dwell'g. Edward A. Rawlings and Emma F. his wife to Addie L. Birdsall. Mt. \$7,500. Dec. 27. 10,500
 132d st, No. 34, s s, 360 w 5th av, 25x99.11, five-story brk flat. Foreclos. Eugene S. Ives to Robert Froese. Mt. \$18,000. Dec. 24. 1,850
 132d st, Nos. 26-30, s s, 235 w 5th av, 10x100.11, three five-story brk flats. Mortimer M. Menken to Henry C. Adams. All liens. Taxes from Aug. 20, 1889. Dec. 29. 90,000
 134th st, Nos. 71-79, n s, 172.6 e Lenox av, 87.6x99.11, five three-story brk dwell'gs. Nellie Greensill to Daniel K. Brewer. Mt. \$45,000. Dec. 23. 50,000
 136th st, s s, 235 w Lenox av, 175x99.11, vacant. John C. Overbiser and Harriet his wife to John C. Barth. Mt. \$30,000. Dec. 27. 10,000
 136th st, No. 206, s s, 134.2 w 7th av, 16.8x99.11, three-story brk dwell'g. Thomas C. Van Brunt and Lizzie M. his wife to Hannah wife of Michael Shannon. Mt. \$10,750. Nov. 1. 16,500
 136th st, No. 218, s s, 235 w 7th av, 16.8x99.11, three-story brk dwell'g. Same to Edward E. McCall. Mt. \$10,750. Nov. 1. 16,500
 142d st, n s, 300 e 8th av, 50x99.11, vacant. John N. Colsey, Nyack, N. Y., to Lambert Suydam. Dec. 29. 8,000
 147th st, No. 333, n s, 75 w 8th av, 25x99.11, five-story brk tenem't. Foreclos. John A. Deady to Mary J. Burchell. Dec. 31. 13,850
 147th st, No. 305, n s, 100 w 8th av, 25x99.11, five-story brk tenem't. Foreclos. Same to same. Dec. 31. 13,850
 160th st, s s, 219.4 e St. Nicholas av, 18x100. Seth M. Milliken to Isaac Evans. Dec. 26. 2,880
 Av A, No. 1477, n w cor 78th st, 25.4x75, five-story brk tenem't with stores. Karl M. Wallach and Samson Wallach and Hannah his wife to Edward J. Schevcik. Mt. \$16,000. Dec. 15. See 80th st. 28,100
 Amsterdam (10th) av, No. 963, s w cor 62d st, 25x100, five-story stone front flat with stores. William Wuerz and Mary A. his wife to Josephine Schmid. Mt. \$20,000. Dec. 31. 50,500
 Amsterdam av, No. 1287, n w cor 77th st, 27.2x100, five-story brk store and flat. William C. Schmidt and Philomena M. his wife to Lewis S. Chanler. Mt. \$36,500. Dec. 26. 50,000
 Amsterdam (4th) av, No. 1807, w s, 50 n 102d st, 25x100, five-story b.k flat with stores. Henry B. Helmke admr. Behrend Helmke to Katie Kunold. Mt. \$ 6,000. Dec. 29. 26,000
 Same property. Henry B. Helmke, Gesina M. H. Ahrens and Henrietta M. H. Montross heirs and legatees of Behrend Helmke to same. Mt. \$16,000. Dec. 29. 26,000
 Amsterdam (10th) av, No. 1869, w s, 75 n 10 d st, 25x100, five-story brk flat with stores. Henry B. Helmke admr Behrend Helmke to Charles Schilo. Mt. \$16,000. Dec. 29. 26,000
 Same property. Henry B. Helmke, Gesina M. H. Ahrens and Henrietta M. H. Montross heirs and legatees Behrend Helmke to same. Mt. \$16,000. Dec. 29. 26,000
 Av B, n e cor 2d st, 28x74.9.
 2d st, n s, 74.9 e Av B, 30x111.10.
 Orchard st, s e s, 68.10 s w Houston st, 24.10 x87.10.
 Rutherford Stuyvesant, Margaret S. wife of Henry White, Lewis M. Rutherford, Jr., and Anna H. his wife and Winthrop C. Rutherford to Louisa M. Rutherford. Dec. 4. nom
 Av B, e s, 26 n 2d st, 28x74.9.
 Essex st, n w s, 125 s w Houston st, 25x89.11.
 Essex st, n w s, 100 s w Houston st, 25x90.
 Rutherford Stuyvesant, Margaret S. wife of Henry White, Lewis M. Rutherford, Jr., and Anna H. his wife and Louisa M. Rutherford to Winthrop C. Rutherford. Dec. 4. nom
 Av B, e s, 56 n 2d st, 28x74.9.
 2d st, n s, 164.9 e Av B, 30x105.11.
 Houston st, n e s, 243.9 e from cor formed by intersection of n e s of 1st st with s e s Av A, runs southeast along st, 24.9x106.
 Rutherford Stuyvesant, Lewis M. Rutherford and Anna H. his wife, Winthrop C. and Louisa M. Rutherford to Margaret S. wife of Henry White. Dec. 4. nom
 Av B, e s, 84 n 2d st, 27.10x74.9.
 3d st, n s, 134.9 e Av B, 30x105.11 x west 24.9 x north 5.11 x west 5.3 x south 111.10.
 Houston st, n e s, 243.9 s e from n e cor Av A and 1st st, runs northeast 106 x northwest 24.9 x southwest 106 to Houston st, x southeast 14.9.
 Rutherford Stuyvesant, Margaret S. wife of Henry White, Louisa M. and Winthrop C. Rutherford to Lewis M. Rutherford, Jr. Dec. 4. nom
 Av C, n w s, 24.3 n e 5th st, 72.9x90.
 2d st, n s, 104.9 e Av B, 30x111.10.
 Margaret S. wife of Henry White, Lewis M. Rutherford, Jr., and Anna H. his wife, and Winthrop C. and Louisa M. Rutherford to Rutherford Stuyvesant. Dec. 4. nom
 Av C, Nos. 171 and 173, w s, 47.4 s 11th st, 47.4x83. Release mort. Joseph Fox to Oscar E. A. Wiessner. Dec. 29. 7,000

Columbus av, Nos. 1357 and 1359, s w cor 81st st, 37.8x29.8x34.10x29.6, four-story brk store and flat. Catharine L. Beekman to Addie L. and Mary E. Beekman. Nov. 3. 45,000
 Columbus (9th) av, Nos. 941-947 (begins Columbus st, Nos. 103 and 105) bus av, n w cor 60th st, 100.5x100, four five-story brk flats with stores on av and two five-story brk flats on st. Rachael Steinhardt to Rosalie Steinhardt. All liens. Nov. 8. nom
 Greenwich av, No. 102, e s, 192.9 s 13th st, 20.10x69.9x21.10x63.2, four-story brk tenem't. Annette A. Curtis to Henry C. Torborg. Mt. \$10,000. Dec. 30. 14,000
 Madison av, e s, 60.11 n 11th st, 80x70, vacant. Henry Lipman to Julius Lipman and Moses Kind. Mt. \$30,000. Dec. 22. nom
 Madison av, No. 2110, w s, 99.11 s 133d st, 20x80, three-story stone front dwell'g. Amanda Basch to Lena Kahn. Mt. \$10,000. Dec. 31. See 123d st. nom
 Morningside av, w s (west of Morningside Park), bet 110th st and Amsterdam av and extending 10 ft. west of w s Morningside av, and also adjacent land. Covenant that sidewalk shall forever be 15 ft wide as laid out by the city authorities by and bet Cathedral Church of St. John the Divine and The Home for Old Men and Aged Couples. John Livingston, John Watts de Peyster and Estelle I. his wife, James J. Goodwin and Josephine S. his wife, Lucy W. Drexel widow, Maria N. wife of Dwight H. Olmstead, The Central Nat. Bank, New York, Martha F. wife of and Emile Huitzig, Charles E. Tracy and Jenny B. his wife individ and as exr. and trustee Charles Tracy dec'd, Mary G. Pinkney and D. Willis James and Ellen S. his wife and Mr. - McCready and his wife. June 3. nom
 St. Nicholas av, w s, 126.7 n 141st st, 76x172.9x75.3x190.11, vacant. Edward K. James, Brooklyn, to Florence Frazee. Dec. 27. 12,000
 South 5th av, Nos. 239 and 241, e s, 69.8 n Canal st, runs east 80.10 x east 11.6 x north 39.10 x west 100 to av, x south 38.6, with all rights of action against Elevated R. R. Co., two four-story brk stores and tenem'ts. Ascher Weinstein and Annie his wife and Jacob Rubenstein and Flora his wife to Joseph W. Sandford, Jr. Mt. \$28,000. Dec. 29. 100
 West End av, No. 208, e s, 82.2 n 74th st, -x70 x20x70, three-story brk dwell'g. Foreclos. Charles D. Burrill to Julia Waterbury. Mt. \$14,000. Dec. 15. 7,800
 1st av, e s, 50.8 n 90th st, 100x94, vacant. Albert Weber and Anna his wife to Pauline Keller. Mt. \$20,230. Dec. 23. 32,500
 1st av, No. 2321, w s, 25.5 s 119th st, 25x95, three-story frame dwell'g. Jeanette wife of Adam C. Marter to Frederick Hoch. Dec. 29. 7,400
 1st av, No. 12, n e cor 1st st, 24.6x70.
 1st av, No. 14, e s, 24.6 n 1st st, 32.6x70.
 Two five-story brk tenem'ts with stores. Jacob Lamour to Elhas Jacobs. Dec. 31. 85,000
 1st av, No. 16, e s, 133 s 2d st, 22x100, three-story brk tenem't.
 1st st, No. 78, n s, 70 e 1st av, 30x57, five-story brk tenem't with stores. Francis Jacob and Catharine Lamour exrs. Francis Lamour to same. Sub. to suit for damages against Manhattan Elevated R. R. Dec. 31. 44,000
 Same property. Catharine Lamour widow to same. Sub. as above. Dec. 31. 44,000
 1st av, Nos. 12-16 (being 1st av, n e cor 1st st, 1st st, No. 78) } 79x100. Elias Jacobs and Bertha his wife to Frederick and Joseph Stolzenberg. Mt. \$85,000. Dec. 31. 132,000
 1st av, No. 1374, e s, 52.2 n 73d st, 25x87, five-story stone front tenem't with stores. Esther wife of and Max Feigenson, Denver, Col., to Sarah R. Spero. 1-7 part. Dec. 24. See 77th and 80th sts. nom
 2d av, Nos. 709-717, n w cor 38th st, 148.1x83.
 38th st, Nos. 235 and 237, n s, 83 w 2d av, 92x98.9.
 Six-story brk cigarette factory and five five-story brk tenem'ts with stores. Louis Etlinger and Henrietta his wife to Richard Pettit. Mt. \$90,000. Dec. 30. See 7th av. exch
 Same property. Richard T. Pettit and Eva his wife to Mayer Kahn and Marcus Kohner. B. & S. Mt. \$145,000. Dec. 30. nom
 2d av, e s, 76.2 s 82d st, 26x100x25.8x100. Release mort. The German Savings Bank to Conrad Harres. Dec. 27. 11,500
 3d av, No. 525, n e cor 35th st, 18.5x62.1, four-story brk tenem't with stores. Samuel H. Cooper to Helen S. wife of Samuel H. Cooper. 1-6 part. Dec. 24. nom
 5th av, e s cor 65th st, 50.5x100, vacant. Martha B. wife of Ela C. Waters, Jennie R. A. wife of and Charles L. Frederick, Mary F. wife of and Henry S. Miller, Anna D., Samuel B., Jr., and Jane Amory widow and John J. Amory and Mary S. his wife widow and heirs of John Amory to John N. and Harold Brown and ano. trustees Sophia A. wife of William W. Sherman. Q. C. Nov. 13. nom
 Same property. Same to same. 1/2 part. Nov. 12. 50,000
 Same property. Jane Amory individ. and extrx. John Amory to same. 1/2 part. Nov. 12. 50,000
 6th av, No. 403, w s, abt 63 s 25th st, 21x100x20.5x100, four-story brk store and tenem't. Joseph Jacobs and Rosa his wife to Aaron I. Jacobs. 1/2 part. Dec. 30. 23,000
 7th av, Nos. 800-808, n w cor 52d st, 75.5x74.4, four-story stone front "Adelphi" Hall. Mayer Kahn and Henrietta his wife and Marcus Kohner and Hildegart his wife to

Louis Ettlinger. *Mt.* \$50,000. Dec. 29. See 2d av. 150,000
 8th av, No. 949 (begins 8th av, s w cor 56th st, 56th st, No. 302) 25.5x100, four-story brk store and tenem't on av and four-story brk store and tenem't on st. George W. Dillaway individ and trustee to Thomas S. Williams. B. & S. Dec. 30. 43,000
 Same property. Thomas S. Williams and Harriet his wife to Charles A. Peabody, Jr. Dec. 31. 43,000
 Same property. Henry P. Randolph and Ellen C. his wife to same. C. a. G. Nov. 13. nom
 10th av, No. 427, s w cor 34th st, 23.9x79.6, five-story stone front store and tenem't. George E. Kitching and M. Anna his wife to James A. and Edward P. Meagher. *Mt.* \$22,506. Dec. 30. 52,500
 11th av, No. 721, n w cor 51st st, 25 1x100, four-story brk store and tenem't. Marie Lukach widow to Augustus J. Thorne. *Mt.* \$14,000. Dec. 29. 22,600

MISCELLANEOUS.

Decree of Supreme Court in matter of Rosa B. de Casanova against Ricardo Casanova Y Rodriguez appointing receiver, &c. Dec. 26.
 General release. The Abbott Brewing Co., of Brooklyn, to Isaac Schenker. April 19, 1889. 700
 General assignment. Richard M. Montgomery, Bay Shore, L. I., to Alfred G. Reeves. Dec. 29. nom

23d and 24th WARDS.

Arclarius pl, s s, 357 w Walton av, 25x132.3x 25.6x127.3. Jacob Schilling and Elizabeth his wife to George Forster. Dec. 26. nom
 Jennings st, s s, 95.2 e Union av, present line, 75x187.10x74.8x188.9. Mary E. Sherwood widow and devisee Henry A. Sherwood to William H. Wright and William J. Pragnell. Sub. to assessm't. Dec. 8. 3,500
 Jennings st, s s, 195.2 e Union av, 25x100. Same to Jeremiah W. O'Brien. Sub. to assessm't for opening 169th st. Dec. 8. 1,150
 Northern terrace, centre line, s w cor Spuyten Duyvil Parkway, —x— to unnamed st. John Parsons to Catherine Mulligan. Dec. 22. nom
 Samuel st, s w s, north part lot 23 map East Tremont, 164x100x164x91.5. Kate Crilley, Brooklyn, to Henry Vogel. Nov. 29. 3,275
 Southern Boulevard, s e cor Jerome av, runs northeast 145.5 to centre road leading from Kingsbridge to Williamsbridge, x east 7x93x 106x161x51x80x11,110x10 to Southern Boulevard, x northwest 623. Release mort. The New York Life Ins. Co. to Daniel R. Kendall. Nov. 22. 10,000
 Southern Boulevard, w s, 121 n Penfold av, runs west 223.10 to Crotona Parkway, x south 65 x northeast 70.3 x east 150 to Boulevard, x north 21. Samuel Faile and ano. trustees George Faile dec'd to Alexander G. Black. Dec. 11. 2,025
 Unnamed st in 23d Ward, n e cor Branch Railroad, 97 to Mill Brook, x300x73.5x 303.11.
 Washington av, n e cor Branch Railroad, 84 to Mill Brook, x75x— to railroad, x75.
 Richard Stoker to Charlotte M. Stoker his wife. B. & S. Dec. 31. nom
 West st, s w s, west 1/2 of lot 18 map Wardsville, West Farms, 25x142x25x144. Francis J. Hillenbrand and Katie V. his wife to Mary McLeod. Nov. 15. nom
 Same property. Henry Euler and Catharine his wife to Francis J. Hillenbrand. B. & S. Oct. 14. nom
 138th st, s s, 25 e Brown pl, 50x100. John A. Prigge and Gesiene his wife to Thomas J. McGuire. *Mt.* \$4,000. Dec. 29. See 102d st, 10,500
 138th st, s s, 75 e Brown pl, 50x100. Frederick Van Axte and Anna his wife to same. *Mt.* \$2,000. Dec. 29. See 102d st, 10,500
 145th st, n s, 190.8 e 3d av, old line, 19.11x100. Foreclos. Sidney H. Stuart to Francis B. Chedsev. Dec. 23. 1,000
 148th st, s s, 100 w St. Anns av, 75x100. John W. Mason, Brooklyn, and H. Maria his wife and Charles B. Lawson and Maria W. his wife to William E. Wheelock, Brooklyn. All title. Dec. 23. nom
 150th st, s s, 383.2 w Courtlandt av, 16.10x100. Milton H. Robertson and Fanny P. his wife, of Japan, to George Stolz. April 23, 1889. 3,300
 152d st, s s, 155.8 e Terrace pl and 144.5 e Railroad av East, runs west 25x100. Charles Sullivan to Ann wife of Frank Miller. Correction deed. June 13, 1889. nom
 Same property. Ann wife of Frank Miller to Isabella Cochrane. June 13, 1889. 2,000
 153d st, n s, 200 e Courtlandt av, 25x100. John Mehl and Elizabeth his wife and Martin Kreappel and Margaret his wife to Lawrence Kreappel. All title. B. & S. March. 15, 1889. 2,354
 153d st, n s, 225 e Courtlandt av, 25x100. John Mehl and Elizabeth his wife and Lawrence Kreappel and Catharine his wife to Martin Kreappel. B. & S. March 15, 1889. 1,667
 156th st, n e s, 124.7 s e Courtlandt av, 24.7x100. Elizabeth wife of John Sheser, Jr., to Peter J. Platt, Jr. Oct. 20. 2,500
 157th st, n s, 275 e Courtlandt av, runs west 25.5 x north 100 x east 28.5 x south 70 x west 3 x south 30. Charles Durk and Annie his wife and Charles C. Burghardt and Amelia his wife to Margaretha wife of Philip Hohn. *Mt.* \$1,500. July 26. 4,000
 165th st, n e cor Tiffany st, 25 6x98.6x18.9x100. John Layden and Mary his wife to Mary Meehan. *Mt.* \$300. Dec. 22. 2,700
 167th st, s e cor Hall pl, runs south 103.1 x east 48.8 x again east 30.11 to Intervale av, x north

101.3 to 167th st, x west 39.5. Mary A. T. wife of Michael Phillips to Frank Churelik, Joseph Samuels and Jan Brejcha. Dec. 26. 1,800
 171st st, s s, 172 w 3d av, 72x100. Release dower. Mary A. Casey widow to Joseph Haag. Dec. 23. nom
 Alexander av, No. 210, e s, 29.4 s 137th st, 14.4x 60. John J. Bell and Carrie M. his wife to Caroline Fogal. *Mt.* \$5,000. Dec. 27. 7,500
 Bathgate av, e s, 200 s 183d st, 40x120. Joseph Fitzpatrick and Mary his wife to Abby Runk. *Mt.* \$2,500. Dec. 26. 3,000
 Crotona av, n s, 200 e Marmion pl, runs east 238.9 to unnamed st, x north 56 x west 223.7 x south 93.8. Samuel Faile and ano. trustees George Faile to Alexander G. Black. Dec. 11. 4,850
 Eagle av, w s, 150 s 163d st, 25x125. Patrick J. Casey exr. Michael Casey to Henry Mellmann and Augusta his wife. Dec. 26. 1,700
 Same property. Release dower. Mary A. Casey widow to same. Dec. 23. nom
 Fairmount av or East 175th st, s s, 100 w Franklin av, 25x150x25x149. Rose Seiferd to Mary Seiferd. 1/2 part. *Mt.* \$1,000, taxes, &c. Dec. 29. nom
 Jerome av, e s, 175 n Southern Boulevard, 50x 100. Twenty-fourth Ward Real Estate Assoc., New York, to Mary Condon. Nov. 20. 1,270
 Lexington av, now Crane pl, w s, 160 s Gray st, 25x100. Sarah J. Turnure widow to Harvey A. Turnure. Dec. 24. nom
 Morris av, w s, 175 s 155th st, 25x70. Joseph H. Sprague and Anna D. his wife to Michael Kenny. May 22, 1890. 2,250
 Penfold av, n s, 175 w Southern Boulevard, 25 x100. Samuel Faile and ano. trustees George Faile dec'd to Alexander G. Black. Dec. 11. 700
 Penfold av, n s, 150 w Southern Boulevard, 25x 100. Same to same. Dec. 11. 700
 Penfold av, n s, 200 w Southern Boulevard, 20.3 x100. Same to same. Dec. 11. 700
 Robbins av, e s, 140 n Division av, 20x100. Michael Seitz and Elizabeth his wife, Brooklyn, to Albert Maeder. *Mt.* \$2,500. Dec. 24. 3,200
 Sedgwick av, n w s, 25 s w Perot st, 25x99. Louis Eickwort and Anna H. his wife and Adah M. McDermott to Robert F. Scrimgeour. *Mt.* \$726. Aug. 23. 1,350
 Thomas av, w s, part lot 8 partition map heirs of Rebecca Bassford, Fordham, 24th Ward, runs southwest along av 60 x northwest 90 x northeast 60 x southeast 90, hs & ls. Mary Williams to Mary E. Dunn. Dec. 31. 6,000
 Union av, w s, 82.11 n Strong av, 18.6x137.9, h & l. Charles Wache to Selma L. wife of Rudolph H. Leube Q. C. *Mt.* \$3,500. Aug. 18, 1887. nom
 Same property. Rudolph H. Leube to Charles Wache. B. & S. Aug. 18, 1887. nom
 Villa av, e s, 385.3 n Southern Boulevard, 25x 93.9x25x92.6. Edward W. Parsells and Leonore his wife to Adelaide Wetzler. Dec. 11. 500

Van Courtlandt av, s s, lot 619 map New York City private park, 25x140 to St. Georges cre-cent, x28.11x125.6. William S. and Charles W. Opyke to Mary Gangeloff. Taxes, &c., from June 9, 1886. June 8, 1888. 460
 Wales av, e s, 50 n 147th st, 16.5x100. William C. Trull and Jennie B. his wife and Anthony McOwen and Ellen his wife to Joseph Mason. Dec. 26. 4,000
 Washington av, w s, 193 s Morris st, 33x150. Hiram Tarbox and Mary his wife to Mary C. Tarbox their daughter. Dec. 17. nom
 Westchester av, n e cor Cauldwell av, runs north 431 x east 219.6 to Trinity av, x south 358 to Westchester av, x west 245.6. The Ursuline Convent to The Lebanon Hospital Assoc. B. & S. Dec. 20. 85,000
 Willard av, s s, 100 w 3d st, 25x100. Henry M. Lyons and Elizabeth his wife to Joseph Rice. Dec. 27. 350
 Willis av, w s, 50 s 137th st, 25x81.6. Hyman Sonn and Rose his wife, and Henry Sonn and Eva his wife to Rose Lippman. *Mt.* \$13,000. Dec. 24. 25,000
 Willis av, w s, 75 s 137th st, 25x81.6. Same to Rosa Docter. *Mt.* \$13,000. Dec. 24. 25,000
 Willis av, No. 289. Receipt in payment for party wall. John, Albert, Edward and Annie Geis to Ferdinand Kurzman. 585
 Worth av, w s, part lot 123 map Mt. Hope, &c., 75x182.6 to Prospect av, x 75x186.2. Frances S. and Emma A. Hulse, Mary V. and Samuel C. Richards by William G. McCrea guard. to Thomas B. Robertson. Infant's share. Aug. 19. 852
 Same property. Samuel C. Richards and Flora B. his wife, Westchester, N. Y., to same. C. a. G. Nov. 19. 316
 Same property. Thomas B. Robertson and Kate his wife to James Daly. C. a. G. Nov. 29. 3,000
 3d av, w s, 183 n 168th st, 99x100. Andrew T. Doyle and Annie C. his wife to Samuel H. Rathbone. *Mt.* \$64,000. Dec. 27. 74,000
 4th av, n s, on line bet New York and Yonkers, lot 193 part Hyatt farm, near Woodlawn.
 Vermilyea av, s s, 200 w Emerson st, 50x150. Andrew T. Doyle to Annie C. Doyle. Dec. 31. nom

LEASEHOLD CONVEYANCES.

Centre st, No. 253. Assign. of agreement and lease. John H. Lühring to Henry Ruhl. Oct. 21. nom
 Canal st, No. 162. Assign. lease. Patrick H. Gillen to John Schierenbeck. nom
 Same property. Assign. lease. William Peter to Patrick H. Gillen. nom

Mercer st, No. 55. Helen A. Moser extr. William Moser to Welcome G. Hitchcock, George J. Geer, A. Howard Hopping and Charles H. Lane, of W. G. Hitchcock & Co. 11 years, from Feb. 1, 1890, per year, 7,300
 4th st, s w cor West 10th st, store and basement cellar in the Warwick. Assign. lease. Henry G. and Richard Young, of Young Bros., to George Heins. nom
 Same property. Assign. lease. George Heins to John W. Schmiedekamp. nom
 Same property. Assign. lease. John W. Schmiedekamp to Haaren & Meinken. nom
 4th st, n s, 225 e Av A, 25x96.2. Assign. lease. Catharine Dick to Christian Bruckel. 6,500
 5th st, s s, 162.11 e 1st av, 25x96.2. Assign. lease. Henry Gucker et al. exrs. Maria Gucker to Henry Gucker. nom
 14th st, s s, 67 e 5th av, 33x103.3. Assign. lease. Louise Tompkins to Mary S. Van Beuren. Dec. 27. nom
 23d st, n s, 118 e 10th av, 22x117.6. Mary C. wife of John D. Ogden to Harris Solomon. 21 years, from May 1, 1887, per year, taxes and 375
 29th st, No. 557 W. General release, especially as to rights under lease. Alexander Clark to Elizabeth A. G. Horn. Dec. 29. 166
 40th st, s s, 249.11 w 11th av, runs south 197.6 to 39th st, x west 300.1 x north 197.6 to 40th st, x east 300.1. Assign. lease. Charles J. Fagan assignee Alexander Odenheimer to Kaufman & Strauss. 3,500
 45th st, s s, 116.8 e 8th av, 16.8x100.8. Assign. lease. Sophie L. Bottomley formerly Moore to Adelina P. Benham. (Correction.) nom
 71st st, No. 324 E. Agreement subordinating lease to mort. Stephen Melichar to The German Savings Bank. Dec. 26. nom
 Same property. Agreement subordinating lease to mort. Wenzel Hoffmann with same. Dec. 29. nom
 Same property. Agreement subordinating lease to mort. Same to same. Dec. 26. nom
 132d st, Nos. 57 and 59 W. Consent to assign. lease. Mary Bourne to Virginia Bowen. nom
 130th st, s s, 125 e 12th av, 100x120.11 to Manhattan st, x111.7x71.3. Smith Ely to William H. Seaich. 12 years, from Dec. 1, 1890, per year, 1,250
 132d st, Nos. 57 and 59 W. Assign. lease. Virginia Bowen to Henry Fehn. 3,000
 Av A, No. 1477. Assign. lease. Karl M. Wallach to Edward J. Scheveik. nom
 Franklin av, w s, bet 169th and 170th sts, lots 100 and 100A Morrisania map 23d Ward for years 1874 to 1876. Mayor, &c., New York, to Mary E. Bestwick. Tax lease. 1,000 years, from Dec. 31, 1881. 113
 2d av, w s, 63 s 12th st, 20x80. Assign. lease. Henry Gucker et al. exrs. Maria Gucker to Henry Gucker. nom

KINGS COUNTY.

DECEMBER 24, 25, 26, 27, 29, 30.

Ashford st, w s, 272.7 n Atlantic av, 25x100. Release mort. Thomas Monahan to Edward F. Linton. \$1,200
 Same property. Edward F. Linton to Mary M. Blakeslee. 4,750
 Bergen st, n s, 375 w Rockaway av, 16.8x107.2. James J. Sweeny to Earl A. Gillespie. 1/2 part. *Mt.* \$1,650. nom
 Same property. The National Bank of Rondout to same. 1/2 part. nom
 Broadway, n e s, 99.6 s e Covert st, 25 6x100. George Koch to Rudolph Reimer. *Mt.* \$10,500. exch
 Broadway, s w s, 200 s e Lewis av, runs southwest 77.7 x south 31.2 x east 25 x northeast 20.10 x northeast 67.3 x northwest 25. William Kramer to Margaret Schauf. 1,500
 Broadway, n e s, 23 n w Suydam st, 22x100. Reuben W. Aube to Leopoldine L. Aube. B. & S. All liens nom
 Same property. Leopoldine L. Aube to Georgianna Aube. nom
 Boerum st, n s, 125 e Graham av, 50x100. Release dower. Barbara Wischerth to Frank Pelycyer and Pincus Kessler. nom
 Same property. Barbara and Andreas Wischerth exrs. George A. Wischerth to same. *Mt.* \$6,700. 17,000
 Bridgewater st, Morse st, Lake st and Newtown Creek. Thomas Grace, of hiladelphia, Penn., to John S. Robinson, of New York. *Mt.* \$39,000. 20,000
 Covert st, n w s, 257 n e Evergreen av, 18x100. William H. Barton to Carrie E. Northridge. *Mt.* \$2,750. 4,250
 Carroll st, n s, 157.4 w Bedford av, 42.8x— to lands late of I. Cortelyou, x — to beginning.
 Carroll st, n s, 325 w Bedford av, runs north 50 x southwest to Carroll st, x east 62.8. Mary A. wife of Thomas K. Timony to John Garvey. 600
 Carroll st, n s, 200 w Bedford av, 20x129.11x— x—x—, same to Bernard Conartin. 300
 Columbia Heights, s w cor of a public place or park formerly known as Orange st, runs south 25.3 x west 150 to Furman st, x north 25.2 x east 62 x north 0.1 x east 88 to beginning. Herbert B. Turner, of Englewood, N. J., to The Farmers' Loan and Trust Co. as trustee. nom
 Crown st, s s, 220 w Bedford av, 20x131. Lawrence Fitzpatrick to Bridget wife of Wm. Weaver, of Monroe, N. Y. 300
 Catherine st, w s, lots 72 and 73 map of Bloem Hewel and lots belonging to estate of John A. Willnek, Flatbush.

Brooklyn and Flatbush pike, e s, lots 110 and 111; also,
Dean st, s s, 60 e 6th av, 20x94, h & l. Emily E. Koenecke to John J. Daly. 4,000
Decatur st, s s, 43.9 w Ralph av, 18.9x100. Victor J. Dowling, of New York, to Samuel R. Good. Mt. and taxes 1890. nom
Denton pl, s e s, 220 n e 1st st, 20x90. Release mort. George W. Powers to Alice K. Parsons. nom
Douglass st, n s, 250 e Smith st, 25x100. William W. Wickes to Annie Bergen, of New York. Mt. \$3,000. 6,550
Eastern Parkway, s w cor Snediker av, 20x100. John J. McDevitt to Eliza H. McDevitt. 3,500
Eastern Parkway, n s, 125 e Thatford av, 28.7x100x28.9x100. George Covert to Moritz Glatstein. Mt. \$1,500. 2,600
Eastern Parkway, n s, 60 e Montauk av, 40x90. Mary E. wife of Christopher H. Baden to Isaac H. Curtis. Mt. \$2,325. nom
Ewen st, e s, 75 n Scholes st, 25x100. John G. Grauer to Otto Huber. Mt. \$4,000. 11,000
Frost st, n s, 125 e Union av, 25x100. Peter B. Amory to James F. Campbell. nom
Freeman st, n s, 295 e Franklin st, 25x100. Peter Bierschenk to Philip Bierschenk. 3,500
Furman st, e s, 191.7 n State st, 1.1x100; also, }
Furman st, e s, 101.6 n State st, runs east 86 }
x south 0.1 1/2 x west 86 x north 0.4. }
Margaret wife of John J. Kierst to John Rochford. nom
Furman st, e s, 101.2 n State st, runs east 86 x north 0.1 1/2 x east 14 x north 91.1 x west 100 x south 91.5. John Rochford to Albert H. Mehlhopt, of New York City. 96,500
George st, s s, 225 w Knickerbocker av, 25x100. Reinhard Wesche to Emilie A. wife of William Winder. Mt. \$3,000. 8,500
Garfield pl, n e cor 5th av, 30x101. William R. Webster to Edwin B. Strout. nom
Same property. Edwin B. Strout to Louis B. Chesebrough, of Northport, N. Y. nom
Hart late Elm st, s e s, 100 s w Knickerbocker av, 25x100. John S. Ellis and James M. Waterbury exrs. Lawrence Waterbury to Henry Rubin. 1,050
Heyward st, s e s, 95.10 n e Bedford av, 19x100. Mary Morgan, of Landis, N. J., to Jemima, Mary E. and George Morgan. Mt. \$3,200. gift
Heyward st, s e s, 133.10 n e Bedford av, 19x100. Same to Sarah E. Ward. Mt. \$3,300. gift
Halsey st, s s, 280.11 e Reid av, 18.9100. Charles H. Roberts to Hattie Dietch. Mt. \$4,000. 7,000
Halsey st, n s, 100 w Reid av, 50x100, h & l. }
Halsey st, s s, 300 w Reid av, 50x100, h & l. }
Charles H. Paul to Margaret P. Bridge. Mt. \$18,000. See Remsen st. exch
Halsey st, n s, 170 e Throop av, 20x100. Mary E. Wyckoff to William J. Quinlan, Jr. Mt. \$4,000. 7,500
Hancock st, n s, 121 w Reid av, 18x100. Alma M. wife of Harvey Mott, of East Orange, N. J., to Emma C. Barnes, of New York. Sub. to mort. 10,000
Hancock st, s s, 150.6 e Throop av, runs west 0.6x100. David Weild to Caleb S. Woodhull. 260
Hawthorne st, s s, 300.6 w Nostrand av, 60x106, Flatbush. John F. Hart to John McDougall. 4,900
Hawthorne st, s s, 340.6 w Nostrand av, 20x106, Flatbush. Asa W. Parker to John H. Hart. nom
Hendrix st, late Smith av, w s, 150 s Bay av, 50x100. Alice Maguire to Thomas Gallagher. Deed dated 1887. 350
Same property. Thomas Gallagher to Mary V. Maguire. Dated 1884. nom
Hendrix st, late Smith av, w s, 175 s Bay av, 25x100. Mary V. Maguire, of New York, to Michael Davitt. 500
Hendrix st, late Smith av, w s, 150 s Bay av, 25x100. Same to Lena Levi. 500
Hinrod st, s e s, 530 s w Central av, 20x100, h & l. Augustus G. Wetlach, New York, to Magdalena wife of Martin Moser. Mt. \$2,000. 4,600
Humboldt st, w s, 50 n Conselyea st, 25x100, h & l. Patrick Mulhara to The Board of Education. 3,500
India st, n s, 125 w Oakland st, 25x100. Bernard Sheridan to Isabella wife of John Dugdale. 1,900
Jerome st, w s, 200 s Eastern Parkway, 50x100. Frederick C. Leubuscher to James E. Vincent. Mt. \$1,890. 1,100
Jefferson st, n w s, 350 w Knickerbocker av, 25x100. Goswin Schmitt to Conrad E. Decker. Mt. \$3,500. 7,800
Kosciusko st, s s, 95.2 w Lewis av, 18.6x100. Alpheus P. Ralph to Josephine B. Ralph. 450
Lake st, w s, 346.6 n 86th st, 34.3x73, Gravesend. James S. Voorhies to Nelson S. Sperling. 200
Linden st, e s, 100 w Hamburg av, 200x100. George C. Howe to Emeline E. Brower. Mt. \$4,500. nom
Macon st, s w cor Sumner av, 20x100, h & l. National Bank of Rondout to Edwin M. Baldwin. Q. C. nom
Same property. Edwin M. Baldwin to Rosalie M. Scofield. Mt. \$10,000. 18,000
Macon st, s w cor Reid av, 125x100, hs & ls. Julia Maher to Charles E. Crowell. nom
McDonough st, n s, 195 w Lewis av, 20x100. Charles F. Hubbs to Henry B. Haigh. Mt. \$7,000. 11,250
Milford st, e s, 150 s Vienna av, 25x100. Charles A. Canavello, of Englewood, N. J., to Wm. Daniels. Taxes 1890. 150

Moore st, n s, 75 e Ewen st, 50x100. Edw'd Melzer and August G. Grauer to Otto Huber. 17,000
Moore st, s s, 275 e Graham av, 25x100. Joseph Silverman to William Solomon. Sub. to 2 morts. 4,000
Madison st, s s, 335 e Sumner av, 20x100. Matilda Wright to Kate R. Beyer, of Queens, L. I. Mt. \$3,500. 8,650
Madison st, n w s, 188 n e Hamburg av, 18x100. John Cooper to Pauline J. La Burt, of New York City. nom
Noble st, s s, 470 e Franklin st, 16.8x120.6 x southwest 3.1 x northwest 36.5 x north 88.8, hs & ls. Emma F. Briggs to Marvin Briggs her husband. nom
Noll late Prospect st, s e s, 300 n e Hamburg av, 25x100. George Luther to William Luther. Mt. \$4,000. 5,800
President st, n s, 486.8 w 5th av, 15.2x95. Release mort. Cornelius E. Donellen or Donnellon to Third National Bank, Buffalo. 300
Raymond st, w s, 75 s Bolivar st, 25x75. Frank N. O'Brien to Jacob Lorillard, Jr., trustee, New York City. Mt. \$8,500. 2,750
Remsen st, s s, 250 w Court st, 24x100, h & l. Margaret P. wife of Charles E. Bridge to Charles H. Paul. Mt. \$15,000. See Remsen st. exch
Sackett st, s s, 121.3 w Henry st, 22x100, h & l. Phoebe M. Clark, Georgs H. Houghton and Eleanor F. Clarke exrs. and trustees Henry L. Clarke and Phoebe M. Clarke individ. to Martin Semken. Mt. \$5,250. 7,500
Schenck st, e s, 400 n Myrtle av, 37.6x14.9x37.6 x16.2. Timothy T. Madden to Margaret Madden. B. & S. nom
Schermmerhorn st, s s, 170 e Bond st, 20x86x20x86.5. Ellen wife of John Demott to Sarah Jane Demott daughter of Helen Demott. gift
Schaeffer st, s e s, 150 s w Evergreen av, 50x154x50x151.10. Fannie McD. Mead wife of Ralph Mead, Jr., to Hiram G. Bedell. 3,500
Suydam st, s s, 425 e Central av, 25x100. Emilie Schade to John Hoffmann. Mt. \$2,500. 6,000
Van Voorhis st, n w s, 151 s w Evergreen av, runs northwest 48.2 x southwest 49 x northwest 54.10 x southwest 2 x southeast 100 x northeast 51. Mary A. wife of John W. McLaren to Hiram G. Bedell. nom
Varet st, n s, 150 w Humboldt st, late Smith st, 25x100. Correction deed. John Schaub to John Wegman. 1,500
Van Buren st, s s, 427 e Sumner av, 19x100, h & l. William A. Vail to Emily E. Koenecke. Mt. \$4,500. 8,550
Welden st, n s, 300 w Crescent st, 25x100. Ann Hackett to Catharine A. McDonough. 400
Welden st, n s, 275 w Crescent st, 25x100. Same to same. 400
Windsor pl late Braxton st, n s, 135 e 9th av, 162.10x100. Release mort. William M. Ingraham to John Assip and Timothy J. Buckley. nom
Windsor pl late Braxton st, n s, 128.2 e 9th av, 6.9x100. Release mort. William Lane to John Assip and Timothy J. Buckley. nom
Windsor pl late Braxton st, n s, 135 e 9th av, 162.10x100. Release mort. Same to same. 8,525
1st st, s w s, 305 n w 5th av, 134.11x100. Clark D. Rhinehart to Enos Wilder, Madison, N. J. 5,000
South 1st st, s w cor Kent av, late 1st st, runs south 118.6 x northwest to s s of South 1st st, x east 37 to beginning. Foreclos. Clark D. Rhinehart to The Brooklyn Sugar Refining Co. 5,100
North 2d st, n s, 200 e Kent av, late 1st st, 25x95. George A., Samuel S. and Frank H. Squire and Ada M. Bennett heirs Samuel S. Squire to Frederick Resoft. Mt. \$1,500. 3,300
South 2d st, s s, 60 e Roebbling st, 20x80. Michael S. Gorman to Margaret and Mary Boyan. Mt. \$3,000. 6,250
3d st, n s, 161 e 5th av, 22x90. Eliza I. P. Scott wife of Wm. L. Scott, of Hoboken, N. J., to Louisa M. A. Bosworth. 1,500
6th st, n e s, 197.10 n w 5th av, 20x100. Release mort. Fannie M. E. Ensell to John T. Allan and Nathaniel Proskoy. 836
6th st, n s, 197.10 w 6th av, 16.8x100. Mt. \$3,750; also,
6th st, n s, 364.6 w 6th av, 16.8x100. Mt. \$3,500.
Foreclos. Clark D. Rhinehart, Sheriff, to Elizabeth H. Mills. 10,700
7th st, s s, 253.5 e 7th av, 19.5x100. Robert J. Haxby, Castleton, N. Y., to Elizabeth M. Harloe. Mt. \$5,500. 8,450
7th st, s w s, 417.10 n w 5th av, 20x100. Alexander G. Calder to Helen, Annie J. and Ella L. Egan and Priscilla McCormack. Mt. \$3,000. 6,500
North 7th st, n s, 200 e Roebbling st, 25x100. Owen McConville to Hulda Polster. 3,150
14th st, n e s, 147.4 n w 4th av, 40x100, h & l. James C. McEachen to Ann Dickson. Mt. \$10,000. nom
16th st, s s, 204.4 e 9th av, 93.6x100. Release mort. William Lane to John Assip and Timothy J. Buckley. 6,735
Same property. Release mort. William M. Ingraham to same. nom
22d st, n s, 375 w 7th av, 200x100.2. William H. Burns, of New York, to John Duke, of New York. C. a. G. nom
43d st, n s, 100 w 3d av, 20x100.2. William Ennis to Elizabeth Gallie. 2,550
53d st, n s, 260 e 3d av, 40x100.2. Release mort. Edward T. Hunt exr. Thomas Hunt to George H. Parshall. 679
53d st, s s, 180 e 5th av, 20x100.2. James Connors to Mary A. Connors. nom

58th st, n s, 140 w 2d av, 80x100.2. James Cassin to I. H. William Meyer. 1,800
58th st, n s, 260 w 2d av, 40x100.2. Same to Laura P. M. wife of Ferdinand Theobald. 1,000
63d st, s s, 520 w 14th av, 20x102.8x20x102.11, New Utrecht. James V. S. Woolley to Deborah A. Minier. 250
67th st, s s, 260 w 14th av, 60x125, New Utrecht. Effingham H. Nichols to Edwin T. Laidley, Port Jervis, N. Y. 600
71st st, s s, 170 w 15th av, 20x100, Lefferts Park. James V. S. Woolley to Max Schmidt. 230
71st st, s s, 190 w 15th av, 20x100, Lefferts Park. Same to Emil Schmidt. 230
75th st, n e s, 350 s e 3d av, 140x100, New Utrecht. Release mort. A. Gertrude Van Brunt, Eliza B. wife of Peter A. Montfort and Isabella S. Van Brunt to James A. Townsend. 650
75th st, s s, 350 w 15th av, 60x100, New Utrecht. James V. S. Woolley to Josephine Thacker. 525
76th st, n s, 630 w 15th av, 38.8x100x41.7x100, New Utrecht. James V. S. Woolley to Laura J. Sydney. 300
78th st, westerly cor 19th av, 100x100, New Utrecht. John L. Nostrand to George E. Nostrand. 2,000
78th st, s w s, 100 n w 19th av, 60x100, New Utrecht. Same to same. 1,000
79th st, northerly cor 19th av, 100x100, New Utrecht. John L. Nostrand to George E. Nostrand. 2,000
79th st, n e s, 100 n w 19th av, 60x100, New Utrecht. Same to same. 1,000
80th st, s w s, 410 n w 3d av, 60x109, New Utrecht. James A. Townsend to E. Griswold Hollister, of New York. 1,350
86th st, n s, at east line of Joanna Stillwell's land, 294x251x194x107, Gravesend. Samuel I. Campbell to Paul A. Agresta. See Lewis av. nom
Atlantic av, n w cor Grove av, 213x200x301 to Grove av, x220, New Utrecht. Melvin Brown to Charles L. Cohn. 450
Atlantic av, n s, 75 w Prescott pl, 15x98.7, h & l. Christopher P. Skelton to Rudolph A. Reiss. 2,000
Belmont av, s s, 75 e Watkins st, 25x100. Louis Reisman, of New York, to Philip Dof and Harris Branowitz, of New York City. Mt. \$1,900. 2,600
Blake av, n w cor Logan st, 100x90. John Weisbrod to Winona wife of George Hughes, Jacksonville, Fla. 1,600
Bushwick av, w s, 50 s Halsey st, 20x79.4. Rudolph Reimer to George Koch. Mt. \$5,500, exch
Carlton av, e s, 119.10 s Fulton st, 20x45 x north 20 x northeast 5 x northwest 20 x southwest 20.1 x west 20.6. Anton Krauwist to F. A. Josephine Torbet. 4,500
Central av, s e cor Covert st, 100x90. Ida L. T. Ledoux to Isabel B. Booth. Mt. \$12,000. nom
Central av, n e s, extends from Cornelia st to Jacob st, 200x100. Edward F. Purgold to John T. Barnard. Mt. \$17,000. 1,000
De Kalb av, s e cor St. Nicholas av, 90x100. Martin Zeidler to Jane Lansing. Mt. \$1,750. 3,000
Evergreen av, s w s, 50 s e Bleecker st, 25x100. Josephine Hoefner to John Pfeufer and Maria his wife. Mt. \$3,200. 6,700
Fort Hamilton av, east cor 55th st, runs southeast 271.3 x northeast 100.2 x northwest 6.4 x southwest 35 x west 260.4 to av, x southwest 8.6, New Utrecht. Hoik D. Campbell to Thomas E. Eagan. 1,500
Flushing av, n s, 675 e Bedford av, 25x100. William and Katharina Friedrich to Louis H. Schneider. nom
Same property. Louis Schneider to William Friedrich. B. & S. nom
Grand av, w s, 27 s Prospect av late Warren st, 26x48x27.6x57, h & l. Katharine wife of John Foran to Gerardo Occhifinto. 1,550
Greene av, n s, 240 e St. James pl, 20x100. John Hills to Charles H. Johnson. 11,000
Greene av, n w s, 40 n e Knickerbocker av, 20x100. Old Ralph lane farm line. Emma Clark to Jane Sweet. Mt. \$2,000. 2,525
Hopkinson av, w s, 25 s Sumpter st, 25x75. Valentine Karl to Madalena Ka l. Sub. to mort. nom
Jefferson av, n e cor Ormond pl, 20x100. William C. Hicks to Hannah M. Hendrickson. nom
Same property. Hannah M. Hendrickson to Gertrude E. Hicks. nom
Kent av, w s, 75 s Myrtle av, 25x75. Johanna Fernandez to J. Russell Taber. 4,000
Kent av, No. 894. Assignment of contract. Ellen Bennett to J. Russell Taber. 405
Kingsland av, e s, 100 s Van Cott av, runs east 100 x north 20.6 x southwest 44.9 x west 73.9 to av, x north 60.6. Kings County Improvement Co. to Henry Kroenke. 1,800
Lexington av, s s, 100 e Nostrand av, 20x100, h & l. Matilda Barnes to Clarissa A. Emnis. Reserves cause of action against "L" railroad. 3,000
Lexington av, s s, 250 w Reid av, 25x100. Louise E. wife of Charles W. Murray, of Hollis, L. I., to Jason Robbins. 2,000
Lewis av, w s, 40 s Bainbridge st, 20x85. Henry B. Haigh to Charles F. Hubbs, of East Orange, N. J. Mt. \$4,000. 6,500
Lewis av, e s, 60 s Lexington av, 20x80. Paul A. Agresta to Eugenia H. Campbell. Mt. \$6,700. See 86th st. nom
Lewis av, n w cor Kosciusko st, 23x98.6. Llewellyn G. and Julia W. Estes, of Washington,

WESTCHESTER COUNTY.

DECEMBER 23 TO 30—INCLUSIVE.

EASTCHESTER.

D. C., to Ella Nash. Mt. \$17,000. Taxes 1890. 6,000
Liberty av, s s, 75 w Warwick st, 25x100. Henry Higel to Louis Riddle. nom
Ovington av, n s, 240 w 1th av, 40x118.7x40x 119.1, New Utrecht. James S. Woolley to James O. Taylor, of New York City. 300
Ralph av, n w cor Bainbridge st, 100x62.6, h & l.
Bainbridge st, n s, 100 w Ralph av, 18.9x100, h & l.
Victor J. Dowling to Samuel R. Good. B. & S. and C. a. G. nom
Ridgewood av, s s, 40 w Linwood st, 20x100. Thomas Everit to Frederick Sands. 634
Same property. Release mort. Thomas Everit to Frederick Sands. consid omitted
Rockaway av, n e s, 128.3 n w of R. L. Baisley's, 128.3x162.9, Canarsie. Peter Sutter to John K. Powell. 1,750
Rogers av, s e cor Maple st, 100x105, Flatbush. Samuel Kahn and Isaac Strauss to Charles J. Silverstein. Mt. \$1,095. 2,297
Schenck av, s e cor Broadway, 25x100. J. Wyckoff Van Siclen to Elizabeth E. Murphy. Taxes from June, 1887. 1,000
Sheffield av, e s, 168.9 s Glenmore av, 18.9x100. Charles E. Maguire to Thomas Healey. 4,000
Shepherd av, e s, 90 s Ridgewood av, 60x102. Ridgewood av, s s, 60 w Shepherd av, 40x90. Shepherd av, w s, 190 s Ridgewood av, 60x100. Shepherd av, w s, 270 s Ridgewood av, 200x100.
John G. Grauer to Otto Huber. Mt. \$3,600. 11,400
Sutter av, s w cor Junius st, 100x500 to Blake av. W. Irving Snyder, of New York, to John F. Richters, of Newark, N. J. Mt. \$3,500. nom
St. Marks av, s s, 80 e Rockaway av, 20x75. Louisa Scholl to Bernard Stefen and Mary his wife. Mt. \$1,500. 2,500
Thatford av, w s, 150 s Glenmore av, 25x100.1. James J. Sweeney, of Kingston, N. Y., to Mary wife of Charles Schwicker. Mt. \$1,650. 450
Same property. The National Bank of Rondout, N. Y., to same. Q. C. nom
Troy av, e s, 77.6 s St. Mark's av, late Wyckoff st, 25x80. Michael Queeny to Mary Hendricks. 1,300
Vesta av, Junius st, East New York av. Liberty av, the block. Wm. J. Sweeny to Edwin M. Baldwin. 30,000
Willoughby av, s s, 142.3 w Clason av, 17x67.5x 17x67.3. Samuel R. Walters to Margaret J. wife of Amos Barker. Mt. \$4,200. 5,500
Wyckoff av, s w s, 25 s Troutman st, 25x97.9x 25x98.10. Anne Kennedy widow to Mary Rahner. 500
3d av, easterly cor 77th st, 25x110, New Utrecht. Margaret Muller to Mary A. Granger. Mt. \$6,000. 10,500
3d av, s w cor 78th st, 54.6x110, New Utrecht. John B. Kennison to Margaret wife of James J. Mills. 3,500
3d av, s e cor 51st st, 29.4x110, New Utrecht. Wm. S. Anderson and Wm. L. Dowling to John J. Gsanger. 1,475
4th av, n w s, 280 n e 1st st, runs northwest 97.10 x northeast 52 to ditch, x south abt 30 x southeast abt 63.6 to av. x southwest 36.10. Release mort. George W. Powers to Alice K. Parsons. nom
4th av, east cor 34th st, 200.4 to 33d st, x125. }
4th av, south cor 23d st, 39.5x89x39.6x89. }
Albert G. and Loulie C. Sharkey to Henry J. Harrison. nom
6th av, w s, 68 n 7th st, 16x78.10. Foreclos. Clark D. Rhinehart to Henry Grasman. Mt. \$5,000. 1,100
8th av, n e cor Prospect av, being lot 36 block 167 on assessm't map 22d Ward. Freeborn G. Smith to Rachel P. Smith his wife. 2,500
12th av, southerly cor 44th st, 50.2x100, New Utrecht. Mary West to May West. nom
17th av, e s, 300 s 86th st, 100x96.8, New Utrecht. Mary L. R. Murphy widow to Lewis Hurst. Mt. \$2,900. 2,000
Mary A. Martin to Carolyn W. Harris. 5,000
Mill road, w s, at south line of James Carter's land, 50x—50x113, Gravesend. Frances M. wife of James R. Latham to James Carter. 250
Lot in Gravesend, 30x50, near land of D. Davis and J. Cozine. Catherine Voorhees et al. to Michael Murphy. 500
Lots 126 and part 127 block No. 7 map of J. Koehlers et al. property, New Utrecht. Release mort. Jacob Koehler to Hoik D. Campbell. 150
Lots 9 and 13-16, inclusive, and 23 and 24 block 223 map upon which C. Hoagland and G. L. Kingsland have written their names, &c. Release mort. Charles N. Hoagland to Paul C. Grening. nom
Parcel in 26th Ward, bet 2d and 3d creeks bet the Bay and meadow lands of J. S. Wortman, Jacot-Suydam and D. Remsen, abt 10 acres. Philip H. Reid, Jane and Mary A. Ralph and Anna Schweitering to Christian Nicolaus. B. & S. and C. a. G. 100
Same property. Christian Nicklaus sometimes called Nicolaus to Edwin A. Fitts. Mt. \$2,500. 3,000
All real estate in City of Brooklyn conveyed to grantor as assignee by Edward Brandon. Robert S. Miller, Plainfield, to Remsen G. Brooks substituted assignee of Edward Brandon. by order of Court
General assignment. Arthur D. and Jessie E. Embury, Syracuse, N. Y., to Peter A. Embury. val. consid
General release. Anthony Griffith to Dora McCaffrey nee Griffith. 500

Bard, Wm. H. to Jas. A. Varian, lot 75 n w s Matilda st, map South Washingtonville. 50x100. \$800
Same to Mary M. McGuire, s 1/2 lot 79 s e s Catharine st, same map, 25x100. 2,500
Bischoff, Mary et al. to Wm. H. Bard, lots 347 and 348 s e s Railroad pl, map Washingtonville, 61x165. 800
Conkling, Mary A. and ano. to Thomas C. Watson, e s Rich av, 419 n White Plains road, 50x110. 1,500
Chaffee, Mary to Gustav Lasker, s w cor 4th av and 6th st, 72x100. 1,000
Donohue, Thomas to John G. Parker, lot 142 s e s Railroad pl, map South Washingtonville, 30x168. 550
Dederer, Wm. R. exr. to Jos. R. Dederer, s s Elm pl, 300 w Union pl, 100x200. 1,500
Fuller, Carrie B. to Stephen T. Evans, n 1/2 lot 752 w s 8th av, map Mt. Vernon, 33.4x105. 1,333
Guilbert, Peter A. to Ellen F. Baxter, lot 514 w s 6th av, map Mt. Vernon, 100x105. 253
Komp, Fred. to Emma S. Canfield, e s Rich av, 110 n Sidney, 70x100. 2,350
Lucas, Edwin J. to Margt. L. Childs, lot 19 map Chester Hill, property Forster et al. 7,000
Mutual Life Ins. Co. to Jos. S. Wood, lots 88, 44, 45, 46, and pt 37, n s Mt. Vernon rd, Sacchi map. 2,750
Otis, Caroline E. to Alfred N. Oakley, lot 334 s s 18th av, map Wakefield, 100x114. 1,450
Ostrander, Gertrude to And. M. Colvin, lot 143 e s 9th av, map Central Mt. Vernon, 50x100. 5,000
Rich, Lewis A. to Jessie I. Glover, lot 593 e s 7th av, map Mt. Vernon, 100x105. 130
Schuster, Wm. to Edmond R. Foley, s w cor White Plains road and Kossuth av. 4,000
Simberlund, Jacob H. to C. M. Fowler and ano., n 1/2 lot 270 n w s Railroad av, map West Mt. Vernon, 50x100. 4,000
Schenck, Howard S. to John A. Knapp, e s 4th av, 50 n 4th st, 10x105. 500
Webb, Matthew J. to Lizzie A. Taylor, n e s Vernon av, 200 s e Park, 100x100. 1

NEW ROCHELLE.

Crennan, John J. to Kate C. Davids, lot 27 e s Meadow lane, map Residence park. 2,000
Hudson, Alex. B. to Mary H. Hawes, s w s Harrison st, adj Helen M. Hyde, 40x135. 4,000
Same to Geo. W. Seaman, n w cor Centre and Davis avs, 98.2x218. 5,500
Lawton, Franklin to Henry Wenkenbarth, s s Crescent av, 75 w Av A, 25x100. 250
Peters, Wm. A. to Emanuel Bloomingdale and ano., w s Guion pl, 100 s Burling lane, 50x150. 1,000
Porter, Sarah M. to Martin J. Keogh, lot 22 map Porter estate. 1
Ronalds, Adele A. to Patrick Fox, w s lane, 303 s Old Boston road, abt 1/2 acre. 1,400

WESTCHESTER.

Haight, Sarah L. to Dore Lyon, tract cor Westchester av and Green lane, abt 17 acres. 10
Hagmayer, Ernest C. to Frank Gass, e s Av B, 58 n 10th st, 50x105. 750
Herman, Geo. A. to Chas. Sperle, lot 1178 e s Bronx terrace, map Wakefield, 109.6x105. 700
Kingston, Geo. to Levi H. Mace, lot 463 cor 7th av and 4th st, map Wakefield, 105x114. 1,200
N. Y., Conn. & Eastern Railroad Co. to Geo. Reiss, w s Bear Swamp road, adj John Hitchcock, 4 1/2 acres. 12,000

WHITE PLAINS.

Lyon, Gilbert to Ffarrington M. Thompson, e s Broadway, adj grantor, 100x100. 1,000
Thompson, Ffarrington M. to Jos. C. Y. Thompson, part same lot, 50x100. 600

YONKERS.

Bechstein, Aug. C. to Chas. H. Faucher, lot 48 and part 49 n e cor Hawthorne av and — st, map property grantor, 75x165. 1,200
Ewing, Ellen C. to T. Ashby Beall, lot 315 map Armour Villa Park. 1
Gard, Jennie P. to same, lot 121 same map. 1
Lester Shire Boot and Shoe Co. to Jas. C. Truman, Jr., n s Barney st, 45 w shoe factory, 1 acre. 65,000
Millard, Wm. B. et al. to Michael J. Cantwell, Nos. 35 and 37 Dock st and lot n of same map, village Yonkers. 10,000
Truman, Jas. C. to The North River Shoe and Leather Co., same property. 65,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.

NEW YORK CITY.

DECEMBER 26, 27, 29, 30, 31, JANUARY 1.
Anderson, Ann widow to THE EAST RIVER SAVINGS INST. Market st, w s, 46 s Madison st, 27x88. Dec. 29, 1 year, 5%. \$6,000

Attridge, Jane to Mansuy P. Dodin. Av C, e s, 18.9 n 5th st, 18x75.3. Dec. 30, due Jan. 1, 1893, 5%. 4,000
Albert, Peter mortgagor with New York Assoc. for Improving the Condition of the Poor mortgagee. Extension of mort. July 3. nom
Aliesch, Peter to THE EMIGRANT INDUST. SAVINGS BANK. 2d av, w s, 98.1 s 38th st, 16.8x80. Dec. 26, 1 year, 4 1/2%. \$6,500
Barry, Michael H. to Jonas Weil and Bernhard Mayer. Lewis st. P. M. Dec. 5, due June 1, 1891. 5,500
Same to same. Same property. Dec. 16, due June 1, 1891. 11,000
Brennan, Thomas to Maria W. Livingston, Islip, L. I. Water st and Market slip. P. M. Nov 17, 1 year, 5%. 3,000
Brennan, Thomas J. to Henry Brash. 52d st. P. M. Sub. to mort. \$18,000. Dec. 26, due Jan. 1, 1893, 5%. 7,500
Borstel, H. Christian to Bernhard Schwerin. 99th st. P. M. Dec. 30, 2 years or sooner. 2,250
Benham, Adelina P. to Albert Goettmann exr. and trustee Henry Schreiber. 45th st, s s, 100 e 8th av, 16 8x100.5. Lease. Dec. 30, due June 30, 1899, 5%. 5,000
Burton, Frank V., Robert L. and John H. to THE SEAMEN'S BANK FOR SAVINGS, New York. 5th av, w s, 49.5 s 39th st, runs west 100 x north 49.5 to st, x west 32 x south 98.9 x east 32 x north 24.8 x east 100 to av, x north 24.8. Dec. 22, 2 years, 4 1/2%. 100,000
Barnett, Benjamin and Charlotte to Rose Waters. Chrystie st, No. 88, e s, 25x100. Sub. to mort. \$20,000. Dec. 30, due Jan. 1, 1894, or sooner. 9,000
Blaut, Joseph F. mortgagor with Harold Brown, Newport, R. I. Extension of mort. Dec. 15. nom
Burkart, Mechtilda widow to Otto Burkart. 9th st, s s, 125 e 2d av, 25x80.6. Dec. 30, 1 year. 3,500
Breitenfeld, Herminie to Bertha Manges. 75th st, s s, 243 w 3d av, 16x102.2. Sub. to mort. \$8,000. Dec. 29, due Jan. 1, 1894, or sooner. 1,000
Brewer, Daniel R. to Nellie Greensill. 134th st, n s, 172.6 e Lenox av. 5 lots. P. M. 5 mort., each \$1,000. Dec. 23, 1 year, 5%. 5,000
Burne, William C. to The Bradley & Currier Co. (Lim.). 78th st, s s, 150 w 3d av, 100x100. Sub. to mort. \$93,500. Oct. 16, 3 months. 9,800
Bolender, Philip to Claus Bade guard. of Ernest A. Rohdenburg. 52d st, s s, 256.6 e Lexington av, 43.6x100.5. Nov. 28, due Nov. 5, 1892, 4 1/2%. 2,000
Beaudet, John and Ernest P. to Pancoast & Rogers. 126th st, s s, 200 e Boulevard or Public Drive, 225x99.11. Dec. 30, demand. 10,580
Beaudet, Homer J. to Elizabeth Barker. 76th st, s s, 348 e Av A, 125x102.2. Dec. 27, due March 29, 1891. gold, 12,000
Biersack, Christian to Woldemar Franze. 136th st, n s, 150 w Alexander av, 25x100. Dec. 29, due Jan. 1, 1896, 5%. 9,000
Block, Israel and Rosa A. his wife to Ernest C. Bliss et al. exrs. William Bliss. Division st, n s, 63.9 w Orchard st, runs north 34.9 x east 9 x north 57 x east 68.9 to Orchard st, x south 61.3 to Division st, x west 63.9. Dec. 29, 5 years, 5%. gold, 63,000
Brundage, Caroline A. wife of Minthorne T. to Ambrose Snow et al. trustees for Caroline A. Brundage. 131st st, No. 20, s s, 237.3 e 5th av and 182.9 w Madison av, runs east 18.2x99.11. Dec. 29, 3 years or installs, 5%. 7,500
Buehl, William to THE EMIGRANT INDUST. SAVINGS BANK. Av A, e s, 61.5 n 88th st, 20 x75. Dec. 29, 1 year, 4 1/2%. 2,000
Bundstein, Frederick to Mary R. Stryker, Newtown, L. I. Av C, e s, 77.6 n 12th st, 25 x62.3. Dec. 26, due April 1, 1892, 5%. 1,000
Burgoyne, William W. to Harriet Balcom. Morris av, w s, abt 20.5 s 143d st, runs southwest abt 85 x southeast 40 x northeast abt 4 to av, x north 87.6 to beginning. Nov. 1, 1 year, 5%. 500
Bode, Christoph F. to Mary S. Hoe trustee Richard M. Hoe dec'd. 7th av, n e cor 53d st, 25.1x77. Dec. 31, due Jan. 1, 1894, 5%. 25,000
Black, Alexander G. to Samuel Faile and ano. trustees George Faile dec'd. Penfold av, n s, 150 w Southern Boulevard, 3 lots. P. M. 3 mort., each \$420. Dec. 11, 3 years, 5%. 1,260
Same to same. Crotona av. P. M. Dec. 11, 3 years, 5%. 2,910
Same to same. Southern Boulevard. P. M. Dec. 11, 3 years, 5%. 1,215
Barth, John C. to Louisa Schwegler. 76th st, n s, 300 w 8th av, 50x102.2. Dec. 31, due Jan. 1, 1893, or sooner, 5%. 28,000
Bruckel, Christian to Catharina Dick. 4th st, n s, 225 e Av A, 25x96.2. Lease. Dec. 30, due Jan. 1, 1895, or sooner, 5%. 4,000
Bell, Angeline A. to James H. Redman and ano. trustees Charles H. Redman. 64th st, n s, 375 w 9th av, 17.6x100.5. Dec. 31, 3 years, 5%. 14,000
Beckel, Hannah wife of Lewis to THE FARMERS' LOAN AND TRUST CO. Lexington av, No. 613, e s, 20.5 s 53d st, 20x80. Dec. 30, 3 years, 4 1/2%. \$,000

Miller, Jacob and Ida his wife, Astoria, L. I. to Elkan Kahn. 2^d st, No. 207, n s, 122 e 3d av, 24 5x98.8, error. Dec. 26, 6 months or sooner. 8,000

GRANT INDUST. SAVINGS BANK. Stanton st, No. 28, Chrystie st, No. 212 1/2, being Stanton st, n e cor Chrystie st, 28.1x100. Dec. 30, 1 year, 4 1/2 %. 16,000

Same to same. 75th st, n s, 283 e 9th av, 20x 102.2. Dec. 26, due Jan. 1, 1894, 5 %. 26,900

KINGS COUNTY.

DECEMBER 25, 26, 27, 29, 30.

Agresta, Paul A. to The Town of New Utrecht Co operative Building and Loan Assoc. 86th st, n s, at e s of Joanna Stillwells land, runs north 107 x east 88 x south 93 x east 77.6 to Van Siclen st, x south 153 to n s 86th st, x west 272, New Utrecht. Dec. 23, installs. \$2,250

Armstrong, Benjamin to Charles F. Hunt. Marion st, n s, 130 w Hopkinson av, 4 lots, each 12.6x100. 4 morts., each \$800. Dec. 30, due June 30, 1892. 3,200

Same to Eleanor B. wife of W. Ryerson Kism. Marion st, n s, 130 w Hopkinson av, 2 lots, each 12.6x100. 2 morts., each \$2,500. Dec. 26, 3 years. 5,000

Same to Phebe R. Kissam. Marion st, n s, 155 w Hopkinson av, 2 lots, each 12.6x100. 2 morts., each \$2,500. Dec. 26, 3 years. 5,000

Assip, John and Timothy J. Buckley to William Lane. 16th st, s s, 90.4 e 9th av, 6 lots, together 114.4x100. 6 morts., each \$3,000. Dec. 29, 1 year. 18,000

Assip, John and Timothy J. Buckley to Sarah M. Mygatt and ano. trustees for Angelina E. Darling. 16th st, s w s, 242.4 s e 9th av, 3 lots, together 55.6x100. 3 morts., each \$3,000. Dec. 23, due Nov. 1, 1893, 5%. 9,000

Same to Frank S. Bradford et al. trustees The Earl Trust. 16th st, s w s, 204.4 s e 9th av, 19x100. Dec. 23, due Nov. 1, 1893, 5%. 3,000

Same to same. 16th st, s w s, 223.4 s e 9th av, 19x100. Dec. 23, due Nov. 1, 1893, 5%. 3,000

Atwater, Helene H. formerly Lowden wife of and John C. to The Home Life Ins. Co. Schermerhorn st, n s, 300 e Smith st, 25x100. Dec. 23, 1 year, 5%. 4,500

Baird, Henrietta wife of John to Richard M. Wyckoff et al. exrs. John S. Andrews. Baltic av, n s, 75 e Henry av, 25x100. Dec. 23, 3 years. 200

Beyer, Kate R., Queens, L. I., to Charlotte R. Wohlfert. Madison st. P. M. Dec. 29, due Jan. 5, 1896, or installs. 5%. 3,000

Bloom, Mary to Jane J. Davenport. Jefferson av, n s, 350 e Bedford av, 20x100. Dec. 29, 1 year. 1,000

Bedell, Hiram G. to Fannie McDonald Mead. Schaeffer st, s e s, 150 s w Evergreen av. P. M. Dec. 24, 1 year, 5%. 4,000

Blakeslee, Mary M. to Edward F. Linton. Ashford st. P. M. Sub. to mort. \$2,200. Dec. 24, installs. 300

Booth, Isabelle B. to Ida D. T. Ledoux. Central av, Covert st. P. M. Dec. 1. 7,836

Same to same. Same property. Dec. 1, demand. 10,000

Boyce, Catharine W. widow to The Germania Savings Bank, Kings County. Clinton st, n w s, 49.10 s w Baltic st, runs southwest 25.2 x north west 92.10 x northeast 25 x southeast 40.10 x northeast 0.2 x southeast 52. Dec. 24, 1 year, 5%. 1,500

Briggs, Marvin to Ann E. Tuthill, of Rocky Point, L. I. Noble st, s s, 4'0 e Franklin st, 16.8 x north 120.6 x southwest 3.1 x northwest 36.5 x north 88.8. Dec. 22, due Jan. 1, 1894, 5%. 4,500

Bruninghaus, Maria to Nellie C. Van Reyden. South 4th st, No. 253, n s, 100 e Havemeyer st, 25x95. Sub. to morts. \$3,000. Dec. 24, due July 1, 1891, or sooner. 4,000

Burcher, Walter N., Laxawaxen, Pa., to John L. Burcher, Damascus, Pa. Glenada pl, w s, 200 s Decatur st, runs north 100 x west 100 x south 87.11 x east 24.11 x south 6.10 x east 77.2. Dec. 23, due May 1, 1891, 5%. 10,000

Byrnes, Margaret A. to The People's Trust Co. Warren st, s s, 115.5 w Nevins st, 20.2x100. Dec. 24, 1 year, 5%. 2,250

Barnes, Emma C. to Alma M. Mott. Hancock st. P. M. Dec. 30, 5 years, 5%. 6,000

Cowperthwait, Frank H. with Frederick M. Alles and Brooklyn Factory and Power Co. (Lim.) Extension of mort. Dec. 20. nom

Cozine, John G. and James Gascoine to Charles Austin. Woodbine st, s e s, 180 s w Knickerbocker av, 120x100. Aug. 1, due Feb. 1, 1892, or sooner. 4,500

Cassidy, Michael to Nathaniel Cothren. Ainslie st, n s, 60 w Leonard st, 20x65. Dec. 23, note. 120

Chatfield, Harriet R. widow to The Brooklyn Trust Co. Putnam av, s s, 95 e Tompkins av, 20x100. Dec. 26, 1 year, 5%. 700

Colyer, Marietta wife of and C. Washington to The Dime Savings Bank of Brooklyn. Schermerhorn st, s s, 325 e Bond st, 30x82.4x30x83. Dec. 23, 1 year, 5%. 3,000

Conartin, Bernard and John Garvey to The Bedford Co-operative Building Loan Assoc. Carroll st, n s, 94.8 w Bedford av, 62.8x146.1x 6.4x129.11. Nov. 3, installs. 350

Craig, George A. to C. F. Hommel. Madison st, No. 1266, s e s, 188 s w Knickerbocker av, 18x100. Aug. 4, note. 383

Chapman, Rebecca wife of and Henry P. to J. Culbert Palmer et al. exrs. Alexander C. Culbert. Park pl, s s, 191.3 e 6th av, 16.8x 100. Nov. 15, due May 1, 1893. 5,500

Same to Elizabeth J. and Margaret A. Culbert. Same property. Equal lien with last mort. Nov. 15, due May 1, 1893. 2,000

Same to Anna E. Thien. Same property. Dec. 29, 4 months. 407

Cohn, Charles L. to Melvin Brown. Atlantic av, n w cor Grove av. P. M. Dec. 3, 3 years. 500

Dowd, Catherine to Michael McElhinny. Union st, n e cor Hicks st, 25.6x100. Dec. 20, 3 years, 5%. 1,500

Daly, John J. to The Atlantic Co-operative Savings and Loan Assoc. Dean st, s s, 60 e Pearsall st (6th av), 20x94. Dec. 26, installs. 4,600

Davidson, Edgar to The Kings Co. Savings Inst. Lafayette av, n s, 130 w Marcy av, 20 x100. Dec. 24, 1 year, 5%. 2,000

Devoy, William to The Equitable Co-operative Building and Loan Assoc. West 9th st, s s, 115 w Clinton st, 25x100. Dec. 22, installs. 750

Desmond, Cornelius to The Germania Savings Bank, Kings Co. Schermerhorn st, s s, 250.6 e Court st, 19.6x69.7x19.3x70.11. Dec. 23, 1 year, 5%. 4,000

Dobbin, Joseph, Port Richmond, S. I., to Scudder V. Whitney. 22d st, e s, 175 s 4th av, 25 x100. Dec. 15, due May 1, 1894, 5%. 2,000

Dornecke, Christian and Justus to The Title Guarantee and Trust Co. South 5th st, s s, 150.6 e Bedford av, 32x85. Dec. 26, 1 year, 5%. 11,000

Dof, Philip and Harris Branowitz to Louis Reisman. Belmont av. P. M. Dec. 29, installs. 200

Ennis, Clarissa A. to Matilda Barnes. Lexington av. P. M. Dec. 30, 3 years, 5%. 2,000

Edwards, Gilbert H. to Robert E. Topping. 51st st, s w s, 220 s e 3d av, 20x100.2. Dec. 9, demand, 5%. 6,000

Egan, Thomas E. to Hoik D. Campbell. Fort Hamilton av and 55th st. P. M. Dec. 20, 2 years. 500

Egan, Mary E. to The South Brooklyn Savings Inst. 16th st, n s, 90 e 4th av, 20x100. Dec. 27, 1 year, 5%. 2,000

Friedrich, William to The Equitable Co-operative Building and Loan Assoc. Flushing av, n s, 675 e Bedford av, 25x100. Dec. 24, installs. 3,250

Fitts, Edwin A. to Christian Nicklaus. Parcel of meadow in 26th Ward on bay bounded by J. S. Wortman, J. Suidam and D. Remsen. P. M. Dec. 10, due Dec. 1893, 5%. 2,500

Foster, Fannie wife of and Joseph W. to Martin Graney. Lafayette st, n s, 75 w Navy st, 25x 50. Dec. 24, 3 years, 5%. 2,000

Friedmann, Christian to The Germania Savings Bank, Kings Co. South 9th st, s s, 250 e Driggs st, 50x100. Dec. 24, 1 year, 4 1/2%. 12,000

Fletcher, Albert G. to Jennie Boeltcher and ano. exrs. Hermann Boeltcher. 2d av, w s, 16.6 s 73d st, 199.3x558.4x258.11x544, New Utrecht. Dec. 29, due April 1, 1891. 1,250

Guille, Thomas mortgagee with Margaret and Patrick Farrell mortgagors. Extension of mort. at 5%. Dec. 20. nom

Good, Samuel R. to Eliza G. and Mary Hampton and John C. Creveling, of Hampton & Creveling. Decatur st, s s, 43.9 w Ralph av, 18.9x100. Sub. to mort. \$3,750. Dec. 22, due Dec. 15, 1892. 2,000

Good, Samuel R. to J. & T. Charlton, Tona-wanda, N. Y. Bainbridge st, n w cor Ralph av, 62.6x100; Bainbridge st, n s, 100 w Ralph av, 18.9x100. Dec. 27, 1 year. 12,068

Graham, Alexander to Mount Morris Co-operative Building and Loan. 46th st, n s, 160 e 4th av, 20x100.2; 46th st, n s, 180 e 4th av, 20x100.2. Dec. 19, installs. 625

Granger, John J. to Lawrence Hurlburt. 54th st, s s, 125 e 3d av, 25x100. Dec. 22, 2 years. 600

Grass, Philip and Mary his wife to Herman Zanino and Mathilde his wife. Prospect pl, n s, 307.6 e Utica av, 20x127.9. Dec. 23, 1 yr. 100

Groos, Henry to Flatbush Co-operative Savings and Loan Assoc. Malbone st, n s, 60 e Canarsie road or av, 20x90x20x100, Flatbush. Oct. 18, installs. 1,150

Haigh, Henry B. to Charles F. Hubbs. McDonough st. P. M. Dec. 24, 2 years. 1,600

Hale, William S., Westfield, N. J., to Shand & McGuire. 7th av, w s, 50 s Lincoln pl, 100x 100. Dec. 18, due April 1, 1891, 5%. 1,500

Hallheimer, Max to Kennard Buxton. Myrtle av, n s, 100 e Sumner av, 225x100. Sub. to morts. Dec. 27, due Jan. 1, 1891. 2,700

Same to Hannah E. Miller, Philadelphia, Pa. Myrtle av, n s, 250 e Sumner av, 3 lots, each 25x100. 3 morts., each \$9,300. Dec. 27, due June 1, 1894, 5%. 27,900

Hannah, Lizzie S. wife of John G. to South Brooklyn Savings Inst. Montgomery st, s w s, 285 n w 9th av, 20x100. Dec. 26, 1 year, 5%. 5,000

Harris, Carolyn W. to Mary A. Martin. Catherine st, Flatbush. P. M. Nov. 21, 5 years, 5%. 8,000

Healey, Thomas to The Nassau Co-operative Building and Loan Assoc. Sheffield av. P. M. Dec. 26, installs. 3,500

Hendricks, Mary to Michael Queeny. Troy av. P. M. Dec. 24, 5 years, 5%. 500

Heissenbittel, John F., Sr., to John D. Heissenbittel and ano. admsr. John G. L. Boettcher. Atlantic av, n e cor Furman st, runs east 60 x north 55 x northeast 20.8 x east 14.6 x north abt 19 x west abt 10 x south 13 x west abt 69 to st, x south 75 to beginning. Dec. 29, 3 years or sooner. 5,000

Hollister, Sebastian T. to Frank C. Lang. Hendrix st, w s, 265 s Hegeman av, 40x101x 40x106. Dec. 27, demand. 200

Horton, Joseph H. to John I. Nostrand. Franklin av, s s, 100 e Waverly st, runs west 100 to Waverly st, x to bay or river, x north —, with land under water, &c. Dec. 22, installs. 4,000

Hughes, Winona wife of George, Jacksonville, Fla., to John Weisbrod. Blake av and Logan st. P. M. Nov. 17, 3 years or installs. 1,000

Hahn, Henry to Nathan Levy. Hamburg av, n e s, 75 n w Willoughby av, 25x100. Dec. 29, due Jan. 1, 1894, 5%. 3,500

Hart, John F. to Asa W. Parker, Hempstead, L. I. Hawthorne st, s s, 280.6 w Nostrand av, 20x106, Flatbush. Collateral. Dec. 29, demand. 18,000

Hensinger, Elizabeth and August to Rudolf Reimer. Eastern Parkway, n e cor Wyona st, runs north 125 x east 100 x south 25 x east 50 x south 100 to Eastern Parkway, x west 30. Dec. 30, due Mar. 30, 1893, 5%. 275

Same to Margaret M. Hendrickson, Queens, L. I. Same property. Dec. 26, 5 years. 2,800

Hildebrand, John F. and John H. to The Peoples Trust Co. Carroll st, n e s, 200 s e 3d av, runs northeast 100 x southeast 75 x northeast 21 x south — x southwest 111 to Carroll st, x northwest 100. Dec. 29, 1 year, 5%. 18,000

Hunt, Grace H. to John R. Hughes. Saratoga av, e s, 91.1 s McDonough st, 17.10x80. Sub. to morts. Dec. 23, notes. 558

Irwin, Louis H. and Henry J. Robinson to The People's Trust Co. Snediker av, e s, 100 s Dumont av, runs east 100 x south 60 x east 100 to Hinsdale st, x south 40 x west 200 to av, x north 100; Hinsdale st, w s, 295 s Dumont av, 105x100; Riverdale av, n w cor Hinsdale st, runs north 300 x west 200 to Snediker av, x south 300 to Riverdale av, x east 200; Riverdale av, s w cor Hinsdale st, runs south 400 x west 100 x north 25 x west 100 to e s Snediker av, x north 50 x east 100 x north 100 x west 100 to Snediker av, x north 50 x east 100 x north 75 x west 100 to Snediker av, x north 100 to Riverdale av, x east 200; Newport av, n e cor Snediker av, 25x100; Hinsdale st, n w cor New Lots road, runs north 171.4 x west 100 x north 100 x west 100 to Snediker av, x south 240 x east 20 x south 94.1 to road, x east 190.7; Snediker av, w s, 100 n Dumont av, runs west 100 x south 100 to Dumont av, x west 80 x north 100 x west 20 to Vesta av, x 299.2 x east 200.8 to Snediker av, x south 35.10 x west 100 x south 40 x east 100 to Snediker av, x south 240; Dumont av, s s, 20 w Snediker av, runs south 100 x east 20 to Snediker av, x south 300 x west 20 x south 100 to Livonia av, x west 160 x north 100 x west 20 to Vesta av, x north 260 x east 100 x north 40 x west 80 x north 100 to Dumont av, x east 160; Livonia av, s w cor Snediker av, runs west 200 to Vesta av, x south 500 to Riverdale av, x north 500; Riverdale av, runs west 200 to Vesta av, x south 500 to Newport av, x east 200 to Snediker av, x north 500; Newport av, s w cor Snediker av, runs south 350 x west 200 x south 50 x west 100 to Vesta av, x north 400 to Newport av, x east 200; Vienna av, n w cor Snediker av, runs north 420 x west 100 x north 130 to Hegeman av, x west 100 to Vesta av, x south 550 to Vienna av, x east 200; Snediker av, s w cor Vienna av, runs south 290 to proposed canal, x west and south to Stanley av, x west to Vesta av, x north 300 to Vienna av, x east 200. Dec. 29, 1 year, 5%. 40,000

Johnson, Charles H. to Susan W. Talmage. Greene av. P. M. Dec. 29, 4 years, 5%. 7,000

Jones, Carrie E. wife of Thomas F. to Helen P. Needham. Halsey st, s s, 360 e Lewis av, 20x 200. Dec. 24, 2 years or sooner, 5%. 1,000

Jeffery, Anna B. wife of and George M. to New York Produce Exchange Gratuity Fund. St. Felix st, e s, 25 s De Kalb av. 16.8x97.2x17x 100.7. Dec. 24, 1 year, 5%. 4,500

Koch, George to Virginia A. Kleine. Bushwick av, w s, 50 s Halsey st, 20x79.4. Dec. 19, demand. 1,500

Kyaw, Paul G. to Josephine B. Hammond, Washington, N. Y. Richmond st, w s, 1,125 n 3d st, 59x150. Dec. 23, due June 1, 1891. 300

Kelly, Ellen M. to George E. Lovett. Livingston st, s w s, 860 e Smith st, 20x100. Dec. 30, 1 year. 500

Koenecke, Emily E. to William A. Vail. Van Buren st. P. M. Dec. 18, 3 years. 2,550

La Burt, Pauline J. wife of and John to John Cooper, Madison st, n w s, 188 n e Hamburg av. P. M. 2d mort. Dec. 29, installs. 1,300

Same to The Title Guarantee and Trust Co. Same property. Dec. 29, 1 year, 5%. 2,000

Ludwig, Christian to Stephen T. Rushmore, Roslyn, L. I. Sackman st, w s, 100 s Blake av, 50x100. Dec. 29, due Aug. 27, 1891. 100

Lederle, George and Louise his wife to John Lehnert. Pennsylvania av, e s, 100 n Eastern Parkway, 25x110. Dec. 24, 3 years, 5%. 4,000

Lee, Mary B., Margaret and Alice L. to John W. Avery and ano. exrs. Alphews Banning. South Portland av, w s, 80 n Lafayette av, 20x100. Dec. 23, due Feb. 1, 1894, 5%. 4,867

Maass, William H. to William H. Maass, Jr. Pacific st, s w s, 235 n w Bond st, 20x100. Dec. 22, 1 year, 5%. 3,500

Mallonee, Joseph D. to Elizabeth Taber et al. exrs. Franklin W. Taber. Liberty av, n s, 115.1 e Lincoln av, 30x111.4x30x111.10. Dec. 24, 1 year. 150

Mason, Mary E. wife of Isaac D. to Paul W. Ledoux. Knickerbocker av, w s, 20 n Schaeffer st, 30x75. Dec. 2, demand. 450

McCloskey, Mary E. wife of Hugh to Charles Kinken. Clason av, e s, 100.1 s Park av, 25.2 x94.2; Kent av, e s, 200 s Little Nassau st, on old map, 25x100. Dec. 24, 1 year. 68

McDivett, Edward to Teachers' Equitable Building Loan Assoc. East 21st st, w s, adj land Phebe A. Lott, 40x100, Gravesend. Dec. 24, installs. 1,500

McEwen, Catharine A. to The Nassau Co-operative Building and Loan Assoc. Milford st, w s, 400 n Liberty av, 25x100. Dec. 29, installs. 2,250

Mills, Margaret wife of and James J. to John B. Kennison. 3d av, 78th st. P. M. Dec. 15, due May 1, 1892, 5%. 3,000

Moesner, George to Richard Von Lehn. Wallabout st, No. 255, n w s, 175 s w Harrison av, 25x100. Dec. 22, installs, 5%. 1,000

Moll, August and Lisette his wife to William Ryle & Co. Lynch st, n w s, 224 n e Harrison av. Dec. 20, notes. 10,000

Morrow, James to Mary Riley. St. Marks av, n s, 275 w Troy av, 25x127.9. Nov. 30, due Nov. 1, 1895, 5%. 450

Murphy, Elizabeth E. to J. Wyckoff Van Siclen. Schenck av and Broadway. P. M. Dec. 23, due Jan. 1, 1892. 500

Morrissey, Nicholas N. and Anna his wife to Jacob L. Van Pelt. Lots 30 and 31 map of J. Lott Nostrand, Bath, New Utrecht. Dec. 26, due Jan. 1, 1896. 2,000

Murtaugh, Mary wife of and Edward to James A. Grenzebach Wolcott st, s s, 125 e Ferris st, 25x100. Dec. 22, due Nov. 1, 1893. 1,000

Maguire, Charles E. to Michael B. and William J. Ray. Sheffield av, e s, 206.3 s Glenmore av, 18.9x100. Dec. 22, 6 months. 700

McCaffrey, Dora nee Griffith to Elihu Ayres. Pacific st, n s, 175 w 3d av, 25x95. Dec. 30. 500

McDougall, John to Asa W. Parker, Hempstead, N. Y. Hawthornest, Flatbush. P. M. Dec. 27, 3 years, 5%. 300

Same to the trustees of the Reformed Dutch Church of town of Flatbush. Same property, Flatbush. P. M. Dec. 27, 3 years, 5%. 2,500

Mowbray, Andrew to Charles J. Patterson. Schermerhorn st, Nos. 237 and 239, n e s, 142.6 n w Bond st, 50x100.9. Dec. 30, 2 years, 3,500

Miller, Charles A. to Thomas H. Rodman trustee A. Mann, Jr., dec'd. Lots 471-486 block 129 map of A. Mann, Jr.; lots 10-13 block 99. same map. Dec. 27, 3 years, 5%. 10,500

Newman, Emma wife of and James J. to Thomas R. Davies et al. exrs. John S. Andrews. Warwick st, w s, 191.8 s Division av, 16.8x95. Dec. 22, 3 years. 2,000

O'Dougherty, Catharine wife of and Henry to William L. Bond. Princest, e s, 238.9 n Myrtle av, 21.3x85. Dec. 24, due April 1, 1891. 200

Osing, Dieterich to Charles E. Appleby, Glen Cove, trustee Ann K. Miller. Old Mill road, e s, bet meadow lands of John H. W. Kaiser and John Van Wicklen, 21 acres, 26th Ward. Dec. 22, 3 years. 5,000

Occhifinto, Gerardo to John Dill, Jr. Grand av. P. M. Dec. 30, due Jan. 1, 1892. 600

O'Hara, William H. to The Dime Savings Bank of Williamsburgh. Central av, n e s, 50 n w Himrod st, 38.7x100x40x100. Dec. 6, 1 year, 5%. 3,000

Osing, Diederich to Diederich Knabe. 21 acres on Plunders Neck adj John H. W. Kaiser, 26th Ward. Dec. 23, due Dec. 1, 1891. 1,200

Pelayger, Frank and Pincus Kessler to Bertha Wischerth and ano. exrs. George A. Wischerth. Boerum st. P. M. Dec. 29, due Jan. 2, 1896, 5%. 5,300

Perkins, Joanna L. wife of and George to James S. Suydam. Degraw st, s s, 100 e Clinton st, 20x100. Dec. 23, 1 year. 750

Polster, Hulda to John A. Kellner. North 7th st. P. M. Dec. 23, 5 years, 5%. 1,000

Proctor, Reubamay with Sarah J. Vanderveer mortgage. Agreement as to priority of mortg made by Hannah Sullivan. Nov. 22. nom

Prince, Julia A, Carrie E. wife of and John D. Prince, Florence P. Prince widow individ. and Sidney W. and Burling Prince by Florence P. Prince guard., all Peekskill, N. Y., to The Peekskill Savings Bank. Myrtle av, No. 155, n w cor Gold st, 20.3x100. Dec. 27, 1 year, 5%. 8,650

Russell, James and Mary Stanley to Joseph Casey. Navy st, s w cor Park av, 18x64.1x 28.3x64.11. Dec. 23, 6 months. 300

Reiss, Rudolph A. to Christopher P. Skelton. Atlantic av. P. M. Sub. to mortg. Dec. 26, due March 29, 1891, or sooner. 1,500

Same to The German Building and Savings Co., of Brooklyn, N. Y. Same property. Dec. 26, installs. 2,000

Sherman, Annie E. alias Varick to Henry Schmidt. Stagg st, n s, 60 e Lorimer st, 20x 80. Dec. 29, 5 years or sooner. 556

Steffen, Bernard and Mary his wife to Louisa Scholl. St. Marks av, s s, 80 e Rockaway av, 20x75. Dec. 17, 3 years, 5%. 700

Sands, Frederick to Thomas Everit exr. Valentine Everit. Ridgewood av, s s, 40 w Linwood st, 20x100. Sub. to mort. \$1,800. Dec. 27, 1 year. 350

Same to Williamsburgh Savings Bank. Same property. Dec. 27, 1 year, 5%. 1,800

Schaffer, Edwin C. to Anna R. Hurlburt. McDonough st, s s, 140 e Patchen av. Dec. 24, 1 year. 300

Schoefer, Henry and William to George A. Boyce trustee John F. Darley. Gates av, n s, 80 w Vanderbilt av, 20x75. Dec. 22, 3 years, 5%. 4,000

Shannon, Louise D. wife of Edwin H. to The Mutual Life Ins. Co. De Kalb av, s s, 20 e Waverly av, 20x100. Dec. 33, 1 year, 5%. 1,500

Siegel, Valentine F. to Isidor Monheimer. Tompkins av, w s, 40 n Ellery st, 20x100. Dec. 19, due Jan. 1, 1896, 5%. 2,500

Sullivan, Hannah wife of and Philip to Reubamay Proctor. Vanderbilt av, w s, 25 n Pacific st, 24x70. Dec. 27, due Feb. 1, 1891. 1,000

Semken, Martin to Phebe M. Clarke et al. exrs. Henry L. Clarke. Sackett st, s s, 121.3 w Henry st. P. M. Dec. 13, due Dec. 15, 1893, 5%. 5,250

Sherman, Annie E. to Williamsburgh Savings Bank. Stagg st, n s, 60 e Lorimer st, 20x80. Dec. 29, 1 year, 5%. 3,500

Struss, John to Henry Eggers and Frederick Hambrook. Nostrand av, s e cor Fennimore st, 40x100, Flatbush. Dec. 29, 6 months. 692

Tate, Mary E. wife of and William J. to Thomas Read. 6th av, w s, 20 n Berkeley pl, 20x100. Dec. 23, installs. 500

Taber, J. Russell to Johanna Fernandez. Kent av. P. M. Dec. 24, 3 years. 3,250

The Rector, &c., of Church of the Atonement to The Dime Savings Bank of Brooklyn. 17th

st, nes, 50 n w 5th av, 90.6x100.2. Dec. 19, 1 year, 5%. 2,000

Vincent, James E. to Jacob Cozine. Jerome st, w s, 200 s Eastern Parkway, 25x100. Dec. 20, 3 years. 1,500

Same to same. Jerome st, w s, 225 s Eastern Parkway, 25x100. Dec. 20, 3 years. 1,500

Vandeberg, Isadore E. wife of John H. to Thomas C. Balderston et al., Supreme trustees of the Order of Tonti. Sandford st, e s, 158 n De Kalb av, 50x80. Dec. 26, 3 years, 5%. 8,000

Wendt, Louisa S. to Elihu Ayres. Prospect pl, n e s, 95 n w Vanderbilt av, 20x131. Dec. 29, due Dec. 28, 1893, 4%. 500

Ward, Mary to Williamsburgh Savings Bank. Leonard st, e s, 75 n Skillman av, 25x100. Dec. 29, 1 year, 5%. 1,000

Wegmann, John and Elizabeth his wife to John L. Gaus and Charles Miller. Varet st, n s, 150 w Smith st, 25x100. Dec. 27, 1 year, 5%. 1,500

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

DECEMBER 26 TO JANUARY 1—INCLUSIVE.

Archer, Ellen, Eastchester, N. Y., to Sarah A. Hardy. \$2,500

Aufses, Samuel to Abraham Aufses. 5,500

Bachmann, Simon to John A. Mapes. 8,031

Boys, James to John C. Thompson. nom

Buttenwieser, Joseph L. to Jonas Weil and Bernhard Mayer. nom

Boggs, William to Marie E. Jacobson. 3,000

Brennan, Thomas to Samuel Blackwell. nom

Baring, Thomas C. trustee Anna M. Quicke to C. Edward Billqvist, substituted trustee for Annie M. Quicke. 20,000

Bendheim, Henry M. to Adam Alt. nom

Cohen, Louis to George J. Harley, Brooklyn. 4,017

Carpenter, James E. to John Castree. 3,037

Same to same. 4,551

Castree, John exr. and trustee Thomas F. Jenkins to James E. Carpenter. 3,037

Same to same. 4,551

Cooke, Sara L. to Nathan A. Chedsey. 2,500

Cooper, Elizabeth to Pauline Glatz. 5,096

Coe, Henry E. to John Hartford. 512

Dodge, D. Stuart, Weatogue, Conn., to Walter P. Dodge, Weatogue, Conn. 20,000

Dexheimer, Charles to Louis Halfmann. 6,960

Fahl, John C. to George Watson. 700

Frey, Henry exr. and trustee Henry W. Sparnicht to Henry Schumacher. 3,000

Gucker, Henry et al. exrs. Maria Gucker to Henry Gucker. nom

Gossett, Harris to Betsy R. and Annie Goldstein, Israel and Adele Epstein and Bella Unterberg. 7,070

Hogan, Michael K. exr. Mary Devlin to Anna C. Stephens. 12,000

Halfmann, Louis to George A. Haas. 6,960

Hunter, Margaret C. Mary S. and Janet F., Brooklyn, to The Dominion Bank, Toronto, Can. nom

Irving Savings Inst to John Castree. 2,000

Johnston, Emeline to John W. Haaren. 2,000

Jencks, Francis M. to Francis P. Furnald. nom

Joseph, Abraham to Leopold Haas. 2,250

Kitching, George E. to Ada E. Kitching. 13,000

Kuhn, Sarah to Rachel R. Bomeisler. nom

Kennedy, Elizabeth A. to Catherine Burke. 2,500

Same to same. 2,500

Karst, John D., Jr., to Sarah Holzman and ano. admrx. Max Holzman. 5,000

Kneeland, Adele exrx. of Charles Kneeland to Mary S. Van Beuren. 15,000

Koehler, David M. to Sarah Lese. 17,354

Leopold, Madalan and ano. exrs. Hayman Leopold to Henry I. Koennecke. 6,000

Lanchantin, William E. to Agnes S. Kirke. 2,000

Lindenmeyr, John to Otto Schneider. 9,000

Levin, Samuel to Henry Waters. 2,010

Same to same. 1,504

Lanier, Mary M. and Charles exrs. in trust for Margaret L. Pumpelly to Edward Winslow trustee for Margaret L. Winslow. nom

Levi, Joseph C. as trustee to Pauline Levi guard. of Florence N. Levy. 5,600

Lanier, Mary M. and Charles exrs. in trust for Margaret L. Pumpelly to Edward Winslow. nom

Middlebrook, Frederic J., Brooklyn, to William and Louis Ottmann trustees Jacob Ottmann dec'd. 20,000

Marum, Kate V., Convent Station, N. J., to The Sisters of Charity of St. Elizabeth of New Jersey. nom

Moser, Robert to Lewis Myers. 1,000

Martin, Mablon C. et al. exrs. and trustees Christopher Meyer to Kate D. Meyer and ano. exrs. John C. Meyer. 48,000

Same to Catharine L. wife of George Lowther, Rye, N. Y. 48,000

Same to Martha E. wife of Thomas K. Egbert, Jersey City. 48,000

Same to Clara wife of Charles Greer, Rye, N. Y. 48,000

McMannus, John H. to Julia Muhlfelder. 1,334

Page, J. Seaver et al. exrs. Thomas Page to Emma F. Page. 3,000

Same to same. 2,500

Same to Edward A. Page. 6,000

Same to Julia M. Brady. 2,000

Same to Francis V. King. 6,000

Roome, William J. to Jessie Williams widow, 3,000

Robinson, Mary A. to Edward Robinson trustee. nom

Rohdenburg, Bertha L. to Claus Bade guard. of Ernst A. Rohdenburg. 11,022

Salomon, Bertha to Joseph Larchan. 6,000

Smith, Jarvis B. to William B. Davis. 2,750

Scheveick, Edward J. to Karl M. and Samson Wallach. 2,045

Seimer, Robert exr. and trustee John C. Muller to John E. Muller, Carlstadt, N. J. 4,030

Same to August C. Muller. 2,552

Schwerin, Bernhard to Sarah H. Powell. 2,250

Schwab, Frederick to John Lanzer. 700

Sloper, Alzina to William H. Bormann. 500

Steinway, William exr. Albert Steinway to Henriette J. wife of Adolph Vietor. nom

Stern, Harry to Joseph C. Levi as trustee. 7,275

The Connecticut Mutual Life Ins. Co. of Hartford, Conn., to Thomas C. T. Crain as Chamberlain of New York. 16,000

Title Guarantee and Trust Co. to Adele Bright, Philadelphia. 1,000

Same to James A. Trowbridge. 2,000

Same to Edwin S. Chapin as trustee. 7,000

Title Guarantee and Trust Co. to James A. Trowbridge guard. of William B. Trowbridge. 3,000

Same to Wilber A. Bloodgood. 5,000

Taylor, Sarah to Isaac Untermeyer. 12,269

Union Trust Co., of New York, to Anna R., Anna R., Jr., Rochester, Thomas B. and Allen J. Cuming. 4,500

Uhl, Edward to The Isabella Heimath, a corporation. 5,709

Van Vleck, Emma D. and ano. exrxs. Patrick Dickie to John Castree. 12,000

Wise, Charles to The Mutual Life Ins. Co. of New York. nom

Wilson, Albert to Thomas S. Morris. 500

Worden, Daniel T. to Ellen J. Banker, Tarrytown, N. Y. 19,035

KINGS COUNTY.

DECEMBER 25 TO 30—INCLUSIVE.

Atlantic Co-operative Savings and Loan Assoc., Brooklyn, to The Franklyn Trust Co. nom

Barnard, John T. to Joseph M. W. Simpson. \$500

Bailey, Frank trustee to Bernard Cruse, Jr. 500

Bennett, Jaques admr. Maria Bennett to Rebecca B. Lott. 2,000

Same to Richard J. and John F. Berry exrs. Margaret A. Berry. 3,300

Same to Jaques Bennett. 4,000

Cooper, Theodore P. to Dennis Conlin. 7,053

Cronin, Ann to Jane Cotter. nom

Cunningham, Caroline E. admrx. Andrew Cunningham to Samuel L. Finlay. 2,400

Clement, Nathaniel H. to Anna E. Schulz. 1,931

Donnellon, Cornelius E. to Ellen Y. Edsall. 600

Dunn, Lawrence to Theodore Kiendl. 425

Dowd, Michael to John H. Lohman. 2,000

Dowling, William L. to Lyman D. Calkins. 1,750

Everit, Thomas to Harriet E. Dunn. 1,500

Egan, Helen, Anne J. and Ella L. and Priscilla M. McCormack to Alexander G. Calder. nom

Ernst, Antonia and John to Robert and Albert Schleicher. 800

German Savings Bank of Brooklyn to Charles Beyer. 1,700

Grauer, John G. to Emilie Huber et al. exrs. Otto Huber. 18,500

Goodspeed, Mary A. et al. exrs. Augusta B. Shepherd to Julia A. Taylor. 3,500

Gunning, William to Hugh King. nom

Huber, Otto to Emilie Huber. 8,250

Hammond, Mary E. and ano. admrs. Maria L. Spader to W. Day Streeter. 2,030

Hill, William P., of Paris, France, to The People's Trust Co. 10,000

Hoyt, Kate to Theodore F. Jackson exr. James R. Klots. 2,015

Hyer, Frank E. to Adelaide A. Hillyer, trustee George H. Hillyer. 5,500

Larcombe, Florence M. exrx. Mary R. Miller to Frank Jenks. 9,140

Lauer, Daniel to Catherine Lauer. 1,345

Lawrence, James A. to Whitman W. Kenyon. 2,000

Lott, Moe S., New Utrecht, to James S. Suydam. 1,000

Lindsay, Robert A. to Mary McComb. 2,100

Mason, Lewis D. to S. Liebmann's Sons Brewing Co. 10,332

McDonald, Albert G. to John R. McDonald. 7,009

McGarry, Lula P. to Charles H. Winslow. 1,100

McGovern, Ellen M. to The Ulman Goldsborough Co., Baltimore, Md. nom

Parker, Thomas F. to Edward F. Linton. 1,500

Radde, Marie wife of Louis E. G. to Agnes H. Davies. 1,800

Senner, Robert exr. and trustee John C. Muller to John C. Muller. 10,037

Saddington, Thomas B. to Fanny M. Lewis, Sherburne, N. Y. 3,000

Schiernmiester, William to George P. Jacobs & Co. 1,500

Title Guarantee and Trust Co. to Mary Heilner, Tamaqua, Pa. 2,500

Same to Georgiana Gilmore. 5,000

Same to George H. Cook trustee Fanny B. Cook. 1,500

Same to William P. Cook. 5,000

Same to The Pacific Fire Ins. Co., New York. 5,000

Topping, Robert E. to Augusta H. Wyand. 600

Von Lehn, Richard to Louis Bossert. 1,000

Wood, W. Wilton to Anna D., Esther E. and Mary L. Hull. nom

JUDGMENTS.

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

NEW YORK CITY.

Dec. and Jan.

Table listing judgments for Dec. and Jan. in New York City, including names like Austin, James A., Adams, Jacob, and others, with associated costs and amounts.

Table listing judgments in New York City, including names like Dallas, Mary Kyle, Deutsch, Adolph, and others, with associated costs and amounts.

Table listing judgments in New York City, including names like Hirschberg, Gustav, Hogan, Isabella V, and others, with associated costs and amounts.

Table of names and addresses with associated numbers, including entries like '27* Roe, Richard—C H Muller' and '27 Reeve, Anderson B—G P Bergen'.

Table of names and addresses with associated numbers, including entries like 'Morel, Francis—John Loertscher. (1890)' and 'Nesbit, William H—H D Norris. (1890)'.

Table of names and addresses with associated numbers, including entries like 'Smith, owner and contractor. (Continued from Dec. 30, 1890)' and '29 Bleeker st, No. 202, s w cor Cottage pl, 25x70'.

SATISFIED JUDGMENTS.

NEW YORK.

Table of satisfied judgments in New York, including entries like 'Adam, Sarah E—Commercial Travelers' Mutual Accident Assoc. of America. (1890)'.

KINGS COUNTY.

Dec. 26 to Jan. 1—Inclusive.

Table of names and addresses with associated numbers for Kings County, including entries like 'Albonasi, Anton—S Aronson. (1890)'.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, including entries like '27 Fifty-second st, Nos. 529-542, n s, 300 e 11th av, 75x100.5'.

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

Table of mechanics' liens in Kings County, including entries like '2 Eighth av, s w cor 145th st, 100x208. Butler Hardware Co. agt Alfred J. Taylor, owner and contractor'.

*Editor RECORD AND GUIDE: The lien filed by Marcellus against Stienmetz is unjust. He is unable to proceed with his work, and has overdrawn his payments. This lien will be bonded at once. JOHN H. STIENMETZ.

KINGS COUNTY.

Table of mechanics' liens in Kings County, including entries like '26 Union st, Nos. 219-229, n s, 120 e Henry st, 140x100'.

Table listing property addresses and owners in New York City, including entries for 30 Cornelia st, 30 Sutter av, and 30 East Twenty-first st.

Table listing property addresses and owners in New York City, including entries for 26 Clifton pl, 27 Myrtle av, and 29 Park av.

Table listing property addresses and owners in Kings County, including entries for J. McGrath, 1706th st and Crotona pl, and 161st st.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, starting with Dec. 27 One Hundred and Fifth st and ending with Jan. 2 Third av.

KINGS COUNTY.

Table of mechanics' liens in Kings County, starting with Dec. 24 East Eighth st and ending with Dec. 24 East Eighth st.

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table of buildings projected in New York City south of 14th street, including entries for Elm st, Madison st, and Monroe st.

BETWEEN 14TH AND 59TH STREETS.

Table of buildings projected in New York City between 14th and 59th streets, including entries for 25th st and 32d st.

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

Table of buildings projected in New York City between 59th and 125th streets east of 5th avenue, including entry for 125th st.

BETWEEN 59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 5TH AVENUE.

Table of buildings projected in New York City between 59th and 125th streets west of Central Park West and 5th avenue, including entry for 117th st.

23D AND 24TH WARDS.

Table of buildings projected in New York City in the 23rd and 24th wards, including entries for Jennings st, Walnut st, and 150th st.

KINGS COUNTY.

Table of buildings projected in Kings County, including entries for Plan 2554-54th st, 2555-Livonia av, and 2556-19th st.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assignments for the four weeks ending Jan. 2, 1891:

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

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- List of assignments to benefit creditors, including names like Alfred and Moses L. Greenberg, Herbert S. (dealer in plumbers' supplies), etc.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- General assignments in Kings County, including names like Frank S. to A. G. Reeves, George to H. C. Huelle.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending December 27th, 1890.

MAINS.

147th st, bet Amsterdam av and Boulevard.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Dec. 29, 1890.

FENCING VACANT LOTS.

Central pl, n s, bet Greene av and Grove st. Dean st, s s, bet Grand and Washington av.

FLAGGING.

Baltic st, s s, bet Hicks and Columbia sts. North 10th st, n s, bet Bedford av and Driggs st. North 10th st, s s, bet Berry st and Bedford av.

GAS LAMPS.

Himrod st, e s, 228 n Myrtle av, at owners' expense.

GRADING, PAVING, ETC.

Ashford st, bet Atlantic and Liberty avs. Berger st, bet Rochester and Buffalo avs. Pacific st, bet Troy and Schenectady avs. 39th st, bet 3d and 4th avs. Alabama av, bet Atlantic and Liberty avs.

STREET OPENING.

Ashford st, bet Atlantic and Liberty avs. 43d st, bet 3d and 4th avs.

STREET RENUMBERED.

38d st, bet 3d and 5th avs.

ADVERTISED LEGAL SALES.

REFEREE'S SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 to 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

- Extensive list of legal sales, including Broadway, w s, 104.8 n 80th st, runs west 234.5 to 6th av at a point 50.5 n 30th st, x south 42.2 x east 248.5 to Broadway at a point 64.8 n 30th st, x north 40 to beginning; Nos. 1237 and 1239 Broadway, five-story brk store with Bijou Theatre on rear, and Nos. 502 and 504 6th av, two four-story brk stores and tenem'ts, by Sheriff, at City Hall; all the right, title, &c., which Edward F. James had on Sept. 17, 1886. (Sale under execution) 5

Table listing names and addresses in the left column, with corresponding numbers in the right column. Includes entries like Braunlich, G. 104 3d pl., Bunge, Plano, Cole, D.N. 323 Carlton av., etc.

MISCELLANEOUS.

Table listing names and addresses under the 'MISCELLANEOUS' section, including Adamski, P. 3 Gates av., Barmes, H.M. 308 Rutledge and South 5th near Hooper st., etc.

Table listing names and addresses in the top middle column, including Wolf, G.C. 119 2d av., Dwell'g., Same, Hamilton and 2d avs., etc.

BILLS OF SALE.

Table listing names and addresses under the 'BILLS OF SALE' section, including Cahill, G.S. 1248 Broadway, Guerra, A.R. 1725 Fulton, etc.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing names and addresses under the 'ASSIGNMENTS OF CHATTEL MORTGAGES' section, including Barrett, G.E. to W.J. Moran.

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 names and addresses under the 'ESSEX COUNTY CONVEYANCES' section, including Allen, W.L.—F.B. Allen, Pennsylvania av., Angevine, L.O.—A. Colgate, Bloomfield, etc.

Table listing names and addresses in the top right column, including Warner, T.M.—L. Gotthamer, Orange, Wilkinson, George—C. Livingston, East Orange, etc.

MORTGAGES.

Table listing names and addresses under the 'MORTGAGES' section, including Ash, Isabella—B. Herman, Elm st., Bailey, Wm—M.L. McPeck, Orange st., Bartlett, M.L.—L.C. Wright, Chestnut st., etc.

CHATTEL MORTGAGES.

Table listing names and addresses under the 'CHATTEL MORTGAGES' section, including Aaron, Samuel, 65 Broome st.—H. Hermendinger, saloon, Benbrook, P.S., 115 Sherman av.—A. Dovell, trustee, etc.

JUDGMENT.

Table listing names and addresses under the 'JUDGMENT' section, including Collins, Stephen—C.H. Minor.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses under the 'HUDSON COUNTY CONVEYANCES' section, including Arthur, James—The Arthur Co., J. City, Beck, Philip—H.F. Vosteen, Hoboken, Benstead, C.R.—Ellen King, Kearney, etc.

Table listing various individuals and companies with their addresses and associated costs or values. Includes entries like 'Hoboken Land and Imp't Co—J W Falk, West Hoboken' and 'Hinner, J F—Beadleston & Woerz'.

Table listing 'Habich, Otto—The William Peter Brewing Co' and 'Hinner, J F—Beadleston & Woerz' with their respective costs and values.

BUILDING MATERIAL MARKET.

(For prices see pages v, ix, xii and xiii.)

BRICKS.—In most respects this week has been much the same as the preceding one, the holiday making a break in the regular order of trading, and negotiations generally running to as close limits as buyers could bring them consistent with actual necessities.

LATH.—All existing advantages tend toward the selling side of the market at the present time, so far as can be discovered. Moderate amounts of stock afloat are said to be under engagement, in some cases on pretty long-standing contract the additional shipments from all points are likely to be even lighter than usual at this season.

LIME.—Quite an increase in the number of coast-wise cargoes reaching this harbor has been shown since our last, some of which had been placed while afloat, and the balance found demand enough to take them up without much difficulty.

LUMBER.—Influences of a holiday character have been more pronounced than ever this week, coupled with the turn into a new year, and probably not one foot of stuff was handled either for delivery or contract, or on fresh purchase, that could by any possible means have been let alone.

Eastern Spruce undergoes no change and practically has no market of a regular character at the moment. Receivers consider that the standard character of the wood insures a sale for anything that may come along, but the chances are against the arrival of random worth of note until spring.

White Pine remains much the same as for some little time past, business lacking snap and in many cases dealers reporting absolute quietness, attributing conditions, however, in the main to the season of the year. Supplies are ample, and all present indications point to a plentiful amount ahead.

Yellow Pine seems to be fairly well held by dealers, and on the wholesale market operators idea of values remains much the same as for some time past. In common with all other descriptions of stock just now, however, there is only a moderate movement into consumption, and few efforts to negotiate for bulk lots until operators generally have a chance to determine about what the prospects may be for the incoming year.

creased advantage as the result of the recent Southern conference.

Carolina Pine, according to most reports, remains steady in tone without much animation in the way of really new dealers, though some operators say they have of late experienced certain tentative negotiations that promises more orders within a few weeks.

Hardwoods have no special activity, yet are probably selling better proportionately than any other division of stock, owing to greater diversity of demand. We still hear intimations of forced sales, but apparently outside the regular channels of trade, as the stories cannot be located upon any leading local operators or interior manufacturers, whose product and deliveries has standing upon this market.

GENERAL LUMBER NOTES.

STATE.

The following statistics showing movement of lumber at Buffalo during past year have been published:

LUMBER RECEIPTS FOR 1890.

Table showing lumber receipts for 1890 by lake, by railroad, and by canal, with a total of 498,652,287.

LUMBER SHIPMENTS FOR 1890.

Table showing lumber shipments for 1890 by lake, by railroad, and by canal, with a total of 299,635,854.

GREAT BRITAIN.

The Timber Trades Journal as follows:

LONDON.

We understand there are three or four pitch pine ships fully due in London now, but probably kept back by head winds—assuming that they have been able to weather the fearful gales in the Atlantic which have lately been prevailing.

We hear of the following pitch pine charters having been made: 530 register tons, December loading, Mobile, erasing 2 dol. clause, to Huelva sawn timber, £5 5s.

American Black Walnut.—Logs.—There have been several fresh parcels imported lately of good useful character, some of which, we believe, have already been privately disposed of, but the prices obtained have not been made known to us.

Lumber.—A large proportion of the recent arrivals seem to have been direct consignments to some of the more important timber merchants here; these, of course, will not be dealt with by the brokers, but will go into consumption direct from the yards.

We hear of a good trade passing and prices obtainable, especially for the better grades, should be satisfactory.

American Whitewood.—Logs are not much inquired for, but lumber continues in good demand.

LIVERPOOL.

Walnut Wood.—The few arrivals that come to hand are quickly disposed of "ex quay" as soon as landed. Prices are well maintained, especially for sound logs of fair average sizes.

THE WEST.

The Timberman, in reviewing the Chicago yard trade, says:

Stock taking is now the order of the day. Many of the yards do not close up their year's business until the 1st of May, but nearly all of them take advantage of the dull season at the close of December to figure up profits and losses and find out how their business stands, as a matter of convenience and preliminary to laying their plans for the ensuing year.

Along in the middle of the summer it was thought there would be a big shortage in receipts at the close of the year, but latterly these have increased, both by lake and rail, and this week there is in the aggregate a surplus of over 10,000,000 feet.

On some classes of stock principally coarse lumber, there is an abundant supply, but all good lumber, stock boards, siding, strips, fencing and piece stuff will be pretty well exhausted by the time navigation opens again next spring.

MORTGAGES.

Table listing mortgagees and their details, including names like Bataforans, Berke, Caparn, Carey, Cleary, Conley, Connolly, Coyle, Crouter, Falk, Fleming, Garrett, Hagen, Hirtler, Houghtaling, King, Kline, Kraus, Lawles, Lawton, Lillienthal, Marti, Moran, Mosley, Osborne, Sargent, Schmalz, Schultz, Vreeland, Vreeland, Vosteen, and Wright.

CHATTEL MORTGAGES.

Table listing chattel mortgagees and their details, including names like Claney, Dickinson, Leber, Lepanovich, Muller, Powers, Rudiger, Ryan, Seufert, and Kremer.

BILLS OF SALE.

Table listing bills of sale, including entries for Lord, Stoll, and Kehrwald.

JUDGMENTS.

Table listing judgments, including entries for Boylan, Davis, Same, Downing & Co., and Duff.

Within the past few months there have been several failures of heavy lumbering concerns, but these have been felt very little by the Chicago trade. Neither has the stringency of money raised any grave apprehension in the minds of our local dealers. All, or nearly all of them, have had little trouble in securing all the money they have required, and it is

BUILDING MATERIAL PRICES

(Continued from page VI.)

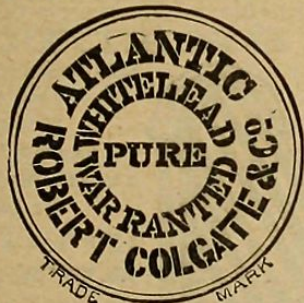
BAR IRON FROM STORE.		Common American.		R. G. American.	
Common Iron.					
3/4 to 2 in. round and square.	lb	2 00	@	2 10	
1 to 6 in. x 3/4 to 1 in.		2 00	@	2 10	
Refined Iron.					
3/4 to 2 in. round and square.		2 20	@	2 30	
1 to 6 in. x 3/4 to 1 in.		2 20	@	2 30	
4 1/2 to 6 in. x 1/2 and 5-16.		2 40	@	2 50	
Rods—5/8 to 1 1/2 round and square.		2 30	@	2 40	
Bands—1 to 6x3-16 No. 12.		2 50	@	2 60	
Norway nail rods.		4	@	5	
Sheet.					
Nos. 10 to 16.	lb	3 00	@	3 50	
Nos. 17 to 20		3 25	@	3 50	@ 3 75
Nos. 21 to 24		3 35	@	3 75	@
Nos. 25 to 26		3 45	@	3 75	@
Nos. 27 to 28		3 55	@ 3 75	4 00	@ 4 25
Galvanized, 14 to 20.					
do.		5 00	@	4 75	@
do.		21 to 24		5 37 1/2	@
do.		25 to 26		5 75	@
do.		27		6 12 1/2	@
do.		28		6 50	@
Patent planished.	lb	10c.	@	B, 9	
Russia	lb	9 1/2	@	10	
Rails, American steel.	lb	28 00	@	28 50	
LATH—Cargo rate, Eastern, slab nominal.					
	M	2 25	@	2 30	
LABOR.					
Ordinary, per hour.	\$	28	@	—	
Masons, do.		50	@	—	
Plasterers, per day.		4 00	@	—	
Carpenters, do.		3 50	@	3 75	
Plumbers, do.		3 50	@	4 00	
Painters, do.		2 50	@	3 50	
Stonesetters, do.		3 50	@	4 00	
LIME.					
Maine, common		—	@	90	
Maine, finishing		—	@	1 00	
St. John, common		80	@	85	
St. John, finishing		—	@	nominal	
State, common cargo rate.	bbi	—	@	80	
State, Jointa.		1 00	@	1 05	
Ground.		75	@	80	
Add 25c. to above figures for yard rates.					

(Continued on page xii)

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

Manufacturers of

"ATLANTIC" PURE WHITE LEAD.



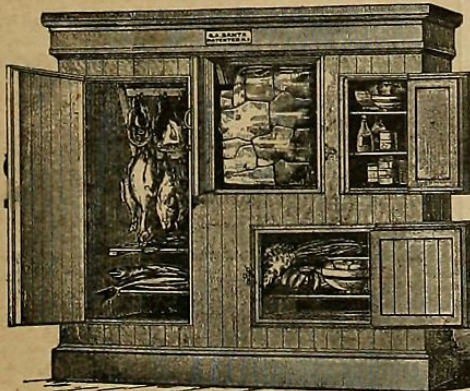
The best and most reliable White Lead made and unequalled for uniform Whiteness, Fineness and Body.

RED LEAD AND LITHARGE,

PURE LINSEED OIL, Raw, Refined and Boiled.

Atlantic White Lead & Linseed Oil Co., 287 PEARL STREET, New York.

GEO. A. BANTA REFRIGERATOR CO.



Stationary & Portable Refrigerators

On hand and made to order. Send for catalogue. WAREHOUSES: 228 West 23d St.,—"The Chelsea,"—New York.

said that during the summer, instead of borrowing, several of our leading lumbermen have accommodated the big packers at the Stock Yards with large amounts of money.

The Mississippi Valley Lumberman says:

The lumbermen are apparently feeling the money stringency less than some other classes. They are asking comparatively little accommodation from the banks. They are pushing collections and have succeeded, measurably, in getting in their money since collections have been less hard in the West than in the East. * * *

Work in the woods has not been particularly favored by the weather. It is true that much progress has been made in skidding, but no hauling has yet been done. There is no snow in the woods at any point in Minnesota. There is, of course, plenty of time for hauling, but if the snow fall should be as light as now indicated there may be a scarcity of water in the streams with which to move the logs to mill. This item is not yet considered, however, in estimates on next year's production, as a little time may make much change in these conditions. It is reasonably certain that the output at this point will be larger next year than it has been this. There are logs enough practically at hand for two months' sawing in the spring, and this will be a substantial gain of itself. But it is universally believed that the demand next year will be increased and that all lumber made can be marketed without any depression of values.

The Chicago Northwestern Lumberman, reviewing yard trade, says:

The total lumber receipts for the year up to December 20th had reached the enormous amount of 1,929,058,000, or 10,280,000 more than for a like time in 1889. Thus in respect to both receipts and distribution the trade has made a gain this year over the business of last year. But it should be noticed that, while there has been a gain in receipts, it can easily be accounted for in the increase of hardwood and yellow pine. It is probable that less white pine has been received than last year; or, perhaps, it is best to say that receipts this year have been about equal to those of 1889. At the same time distribution this year has been heavier, so that stocks on hand are fully 100,000,000 feet less than a year ago. This conclusion is a good basis for firmness of prices, especially since the prospects for an unusual demand are favorable. The wholesale shipper, or the city retailer who shall make haste, after January 1, to unload his lumber at yielding prices, will be doing that which will be against good policy in trade, though there may be circumstances that shall force a few to do it. In respect to piece stuff, fencing, medium and good strips suitable for siding, flooring, car stuff, etc., and high grade stock generally, there is obviously no cause for cutting prices in order to make sales within a reasonable time.

120 Broadway, N. Y., Jan. 1, 1891.

NOTICE IS HEREBY GIVEN that the partnership lately subsisting between Gerald R. Brown and John N. Golding under the firm name of BROWN & GOLDING was dissolved on the 31st day of December, 1890, by mutual consent, owing to the retirement from said firm of John N. Golding to enter business on his own account. All debts owing to the said partnership are to be received by said Gerald R. Brown, and all demands on the said partnership are to be presented to him for payment, who will continue the business at 120 Broadway, New York.

GERALD R. BROWN, JOHN N. GOLDING. (Constituting the firm of Brown & Golding.)

I will transact a general Real Estate Business at 11 Pine Street, New York. JOHN N. GOLDING.

WATERPROOF — ODORLESS — CHEAP AND DURABLE.

P. & B. BUILDING PAPERS

PRACTICALLY INDESTRUCTIBLE.

UNIVERSAL BUILDING PAPER

THE BEST IN THE MARKET FOR THE MONEY.

P. & B. GIANT PAPER

UNEXCELLED FOR STRENGTH, DURABILITY, INSULATING, AND WATER-PROOF QUALITIES.

The Standard Paint Co.,

RALPH L. SHAINWALD, President, SOLE MANUFACTURERS,

P. & B. Roof Paints, etc.

59 MAIDEN LANE, N. Y.

A. KLABER,

Importer of and Worker in

MARBLE, ONYX & GRANITE

Steam Works, 233 to 244 EAST 57th STREET, at 2d Av. Elevated R. R. Station. NEW YORK

C. M. DARLING, ARCHITECTURAL PHOTOGRAPHER, 122 West 36th Street, Second door West of Broadway. NEW YORK.

PAINTS, OILS, ETC.—It has been a dull week and, indeed, any other condition would have been a decided surprise, taking the holiday and turn of the year influences into consideration. Buyers of all classes simply refuse to handle goods just at this juncture unless compelled to by the most imperative necessity, and many have been a little anxious to obtain some idea of what might be expected on the revision of rates on leads in oil, as a great many articles would be influenced thereby. Colors in oil are adjusted to the modified cost of Linseed Oil, but Dry Colors are valued about as before and selling very slowly, especially house painters' stock. Ready-mixed paints are slow and no important change is noticeable in Whiting, Paris White or Chalk from store, but parcels of the latter ex steamer have been offered at a slight shading for prompt handling. Oxide Zinc is delivered on contract with some freedom, but new demand runs very moderate. White Lead has been quite dull as most buyers, on the impression that a revision of rates would be made, are inclined to stand off. Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 1,000 lbs., 7 1/2c. net; in lots of 1,000 lbs to 5 tons at one purchase, 7 1/2c.; 5 tons to 12 tons, one purchase, 7 1/2c.; 12 tons and over, one purchase, 7c.; dry white lead in bbls. 1 1/2c. per lb. less than price in kegs. Lead in oil 12 1/2 lb. in tin pails, add 1c.; in 25 lb. tin pails, add 1 3/4c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 1,000 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil suffers from the continued pressure of Western product and the market is irregular. Most buyers, however, seem to prefer the local make because they are used to and can depend upon it, which prevents the outside product from obtaining much of a foothold here. We quote somewhat nominally at 52@54c. for Western, and 58@62c. for City. Spirits Turpentine meets with only moderate demand and the market is tame, with a pretty full supply of stock accumulated in yard. We quote at 38 1/2@39 1/2c. per gallon, according to quality, delivery, etc.

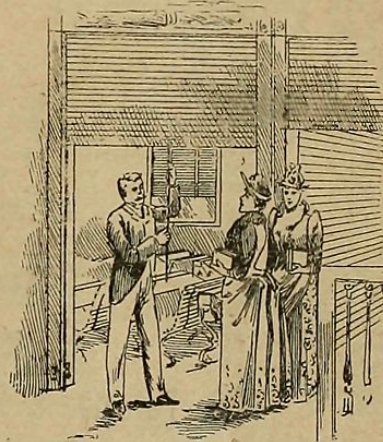
NAILS.—Business continues rather slow and confined in main to orders from regular sources for actual stock needs, except in case of wire nails, of which Western jobbers have been free buyers. Cut nails are unchanged in value, but held somewhat more firmly, as it is generally understood that after disposal of present stocks, manufacturers propose to reduce production. We quote Cut at \$1.80@1.90 per keg for car lots and \$1.95@2.00 per keg for parcels from store, for iron, and add 5@10c. per keg for steel. Wire, \$2.15@2.20 at mills, and \$2.40@2.45 from store.

TAR AND PITCH.—Business moderate and general tone of market slow and uncertain. It is, however, not a time of year to expect much trade, and sellers meet conditions complacently. An attempt is being made to introduce Swedish tar in this market. We quote Pitch at \$1.50@1.60 per bbl.; Tar at \$2.25@2.35, according to quantity, quality and delivery.

[For prices see pages VI, IX, XI and XII.]

JAS. G. WILSON,

MANUFACTURER OF



ROLLING PARTITIONS

ALSO

WOOD MANTELS

— Venetian Blinds —

BURGLAR AND FIRE PROOF

Rolling Steel Shutters.

OFFICE

74 West 23d St. N. Y.

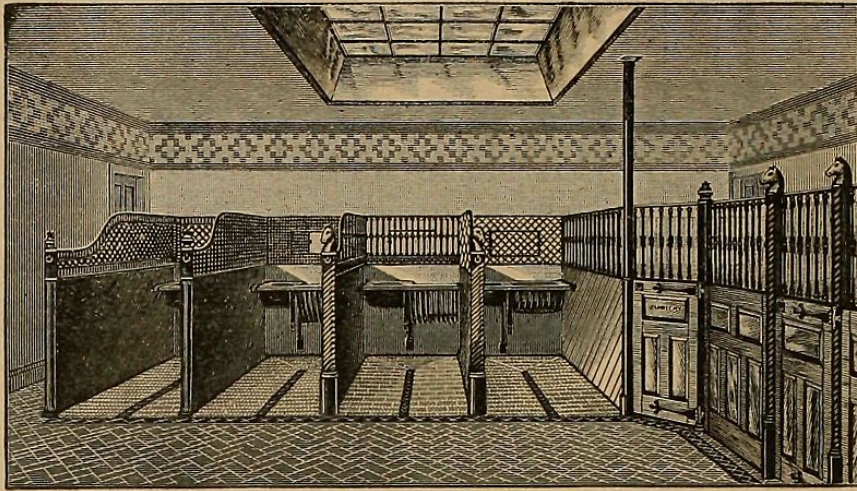
The J. L. Mott Iron Works,

84 to 90 Beckman Street, NEW YORK.

311-313 Wabash Avenue, CHICAGO.

ORNAMENTAL DEPARTMENT.

VASES,
STATUARY,
AQUARIA,
FOUNTAINS & JETS,
Drinking Fountains,
CRESTINGS
AND
FINIALS.



CHAIRS,
SETTEES,
LAMPS,
LAMP PILLARS.
RAILINGS
AND
DRIVEWAY
GATES.

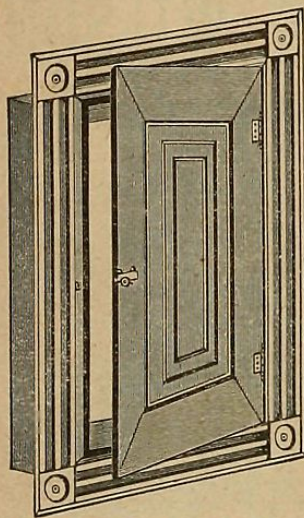
Copyright, 1890, by J. L. Mott Iron Works.

Our "F" Catalogue of STABLE FITTINGS is ready for distribution, and illustrates all the latest appliances for the comfort and safety of the Horse, as well as for the care of Fine Harnesses. We have a special show-room for the display of open and box stalls. The finest work is offered at the lowest prices.

Our Ornamental Department embraces a full line of goods particularly intended for Lawn, Garden and Park Ornaments.

For each line of Goods we publish a separate catalogue. Please specify which catalogue, as mentioned above, you desire and we will forward copy of same by mail, except our Fountain catalogue, which being too heavy to mail must be expressed.

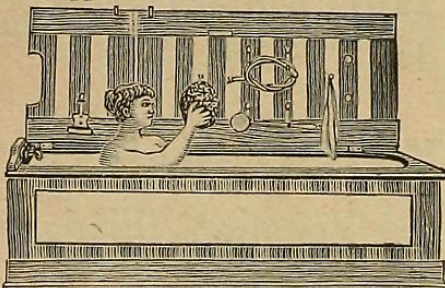
MISCELLANEOUS



I wish to inform the public that I have an improvement patented May 6, 1890, on fire-proof dumb-waiter doors and frames, which is thoroughly fire-proof. The trim being stamped out of sheet steel in patterns of which I can match any trim. The doors are made with double sides, and guaranteed perfectly noiseless in opening and closing. Guaranteed the only thorough fire-proof door made.

Send for illustrative catalogue and price list to
JOHN W. RAPP, Patentee & M'fr,
304-310 E. 95th St., N. Y. City.

Kapp's Patent Bath Tub Cover.

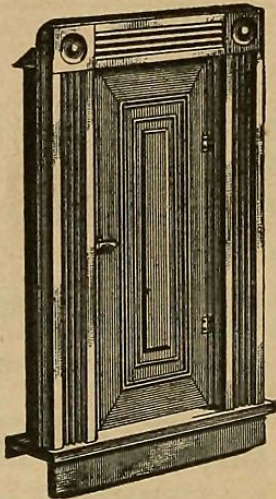


A most essential improvement to the Bathroom for private houses or flats. We refer with kind permission to the following parties who are using our Bath Tub Covers: H. LINDENMEYER, 240 E. 15th St.; PAUL GOEPEL, 3 Riverview Terrace; WM. STEINWAY, 26 Gramercy Park; Hon. A. P. FITCH, 1276 Lexington Av., and many others. Prices, including putting on in any kind of wood to correspond with the woodwork in Bathroom, from \$8.50 to \$18.00.

Office and Ware-room, at 1136 3d Avenue.
H. SCHMIDT, Agent.

MISCELLANEOUS.

JAMES MATHEWS & SON,



Sole agents and Manufacturers of
MAX KELLING'S
Patent
FIRE-PROOF
IRON

Dumb Waiter Doors and Casings, Sashes, Windows, Shutters and Wall Closets.

The most durable and cheapest articles in the market.

PRICES:
\$3, \$4, \$6, \$7, \$8

and upward, according to size and style.

Illustrated catalogue, price list and references sent on application.

Over 5,000 in use in this city.

Main Office & Sales-room,
172 E. 110th St.

Branch & Factory,
509 E. 18th St.

Excelsior, Pat. Dec. 3, 1889.

AUGUST JACOB,

Iron Cornices,

SLATE AND METAL ROOFING,

No. 260 East 78th Street, New York.

VERMONT MARBLE CO.,

35 HANCOCK PLACE, N. Y.

Near 125th St. and 9th Av.

C. T. HULBERT, Agent.

Ear Sills, Lintels, Steps, Roof Coping, Pier Stones, Etc., a Specialty.

F. KLINGMANN,

Carpenter & Builder

154 W. 43d ST.,

Opp. Barret House, N. Y. Branch Office, 835 6th Ave.

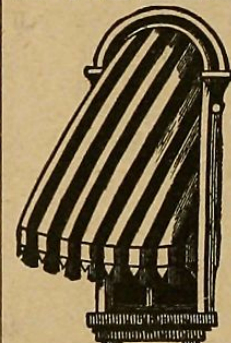
MISCELLANEOUS.

F. SKELTON,

1325 Broadway, New York,
Bet. 34th and 35th Streets,
West Side.

MANUFACTURERS OF
AWNINGS, TENTS & FLAGS.

A New Style of Ventilating
AWNING.



Canopies, Dancing Crash, Camp Chairs, Dining Chairs, Round Tables and Extension Tables to let. Invitations delivered—Men to call carriages. Imported and Domestic Canvas and Bunting

MILDEW PROOF. for Sale.

THE CAMPBELL

Sash, Door and Moulding Co. (L'd),

Manufacturers of

Interior House Trimmings.

CABINET WORK A SPECIALTY.

429 to 437 E. 144th St. and 450 to 454 E. 146th St.

E. M. PRITCHARD & SON,

Manufacturer of

Window Frames, Wood Mouldings,
Interior Trimmings & Wood Mantels

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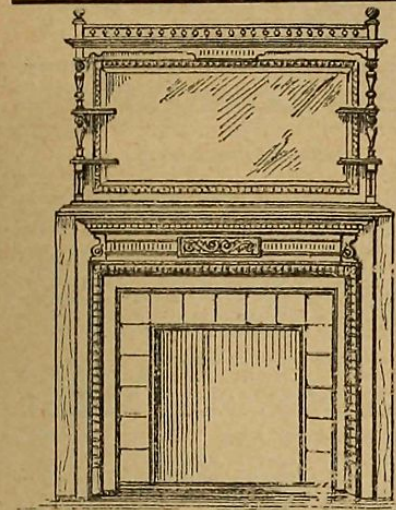
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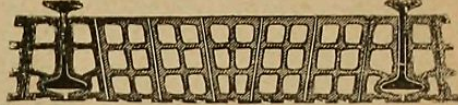
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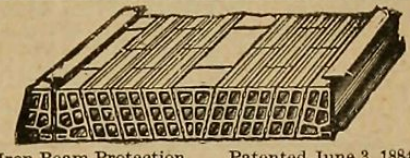
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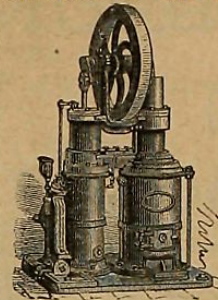
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BUILDING MATERIAL PRICES

(Continued from page ix.)

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 handling 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.

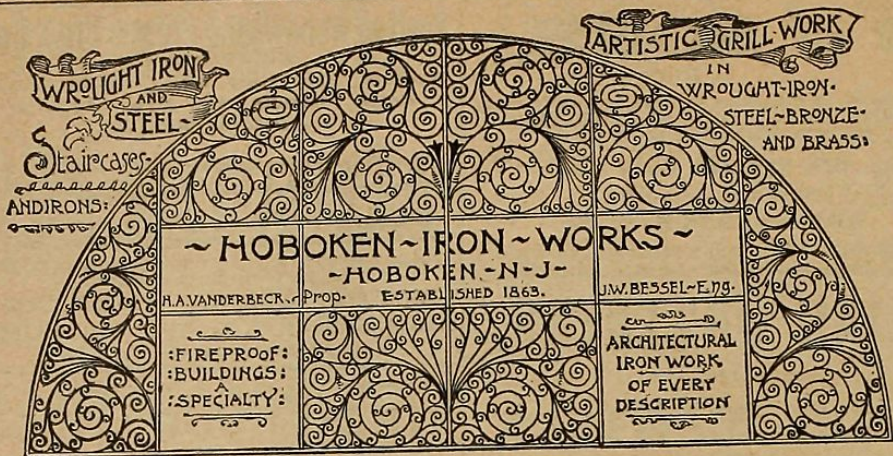
SPRUCE—Eastern—special cargoes delivered N. Y. Random cargoes, narrow. Random cargoes, wide.

Table listing lumber prices for various types of wood, including spruce, hemlock, and yellow pine, with columns for quantity and price.

Table listing prices for hemlock products, including various sizes of joists and boards.

Table listing prices for white pine products, including different grades of lumber and shavings.

Table listing prices for yellow pine products, including random cargoes, ordered cargoes, and various types of lumber.



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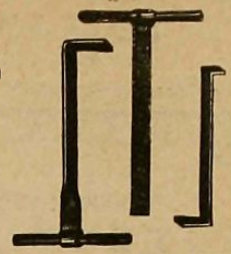
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BUILDING MATERIAL PRICES

(Continued from page XII.)

R seewood, ordinary to good... per lb	3 1/4 @	4
Rosewood, good to fine..... per lb	4 1/4 @	5
Lignumvite, 8 @ 12 in..... per ton	12 00 @	2' 00
Satinwood..... per foot	15 @	30
Boxwood..... per ton	15 00 @	19 00

PLASTER PARIS.

Calcined, ordinary city..... per bbl	— @	1 50
Calcined city casting.....	— @	1 60
Calcined city superfine.....	1 75 @	1 80
Calcined, Eastern.....	nominal	

PAINTS AND OILS.

Chalk ock..... per ton	2 25 @	2 50
China clay..... per ton	10 00 @	12 00
Whiting, gliders, &c..... per lb	50 @	55
Whiting common.....	40 @	45
Paris White, English.....	1 00 @	1 10
Lead, white, American, dry.....	7 @	7 3/4
Lead, white, American, in oil pur s.....	7 @	7 3/4
Lead English B. B., in oil.....	9 @	10
Lead, red.....	7 @	7 3/4
Litharge.....	7 @	7 3/4
Ochre, French, dry.....	1 3/4 @	1 1/2
Venetian red, American.....	1 @	1 3/4
Venetian red, English, per 100 lbs.....	1 1/2 @	1 3/4
Tuscan red.....	9 1/2 @	11
Indian red.....	5 1/2 @	7
Vermilion, American, lead.....	11 1/2 @	13
Vermilion, English.....	75 @	80
Carmine, American, No. 40.....	3 10 @	3 25
Orange Mineral.....	8 1/2 @	10
Paris green.....	14 @	14 1/2
Sienna, lump.....	1 3/4 @	3 1/2
Sienna, powdered.....	5 @	6 1/2
Umber, Amer., raw and powdered.....	1 1/4 @	1 1/2
Umber, Turkey, lump.....	3 1/4 @	3 1/2
Umber, Turkey, powder.....	3 1/4 @	4
Drop Black, English.....	12 @	14 1/2
Drop Black, American.....	8 @	11 1/2
Prussian blue.....	20 @	25
Ultramarine blue.....	7 @	25
Chrome green.....	8 @	25
Oxide zinc, American.....	4 1/4 @	5
Oxide zinc, French.....	7 1/2 @	8 1/4
Glue, low grade..... per lb	8 @	10
Glue, cabinet.....	12 @	14
Glue, medium white.....	13 @	15
Glue, extra white.....	17 @	25
Glue, French.....	10 @	22
Glue, English.....	10 @	15
Glue, Irish.....	12 @	15

Colors in oil as follows:

Blue, Chinese.....	35 @	40
Blue, Prussian.....	30 @	45
Blue, ultramarine.....	12 @	18
Brown, Vandyke.....	7 @	12
Green, chrome.....	8 @	13
Green, Paris.....	16 @	18 1/2
Sienna, raw.....	7 @	13
Sienna, burnt.....	7 @	13
Umber, raw.....	7 @	10
Umber, burnt.....	7 @	10

SLATE Delivered at New York

Purple roofing slate..... per square	\$7 00 @	7 50
Green slate.....	7 00 @	7 50
Red slate.....	12 00 @	15 00
Black Slate, Pennsylvania (at Jersey City).....	4 25 @	5 50

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, per C ft.	\$ 80 @	90
Berlin freestone, in rough.....	80 @	90
Perea freestone, in rough.....	60 @	75
Longmeadow freestone.....	60 @	75
Brown stone, Portland, Ct.....	1 00 @	1 10
Brown stone, Belleville, N. J.....	1 00 @	1 00
Granite, rough.....	45 @	75
Lime stone, buff.....	— @	1 00
Lime stone, blue.....	— @	1 05

NATIVE STONE.

Common building stone..... per load	2 00 @	3 00
Base stone, 2 1/2 ft in length, per lin. ft.	40 @	50
Base stone, 3 ft in length.....	50 @	75
Base stone, 3 1/2 ft in length.....	70 @	75
Base stone, 4 ft in length.....	75 @	90
Base stone, 4 1/2 ft in length.....	1 00 @	1 25
Base stone, 5 ft in length.....	1 25 @	1 50
Base stone, 6 ft in length.....	2 50 @	3 00

SOLDERS.

Half and half.....	16 1/4 @	16 3/4
Extra.....	15 @	15 1/2
No. 1.....	13 @	13 1/2
No. 2.....	12 @	12 1/2

TIN PLATES.

I C charcoal, 1/2 cross ass't, Melyn grade.....	6 1 1/2 @	6 15
Each additional X, add \$1.50.		
I C charcoal, 1/2 cross ass't, Allaway grade.....	5 75 @	5 80
Each additional X add \$1.		
Charcoal terne, M F grade, 14x20.....	7 87 1/2 @	8 00
M F grade, 20x28.....	16 00 @	16 05
Worcester, 14x20.....	5 40 @	5 45
Worcester, 20x28.....	10 50 @	10 55
Dean grade, 14x20.....	5 00 @	5 05
Dean grade, 20x28.....	10 00 @	10 25
D. R. D grade, 14x20.....	4 75 @	4 80
D. R. D grade, 20x28.....	9 50 @	9 55
I C coke, Penlan grade.....	5 15 @	5 20
J B grade, 14x20.....	5 20 @	5 25
C Bessemer steel squares..... basis	5 40 @	—
I C Siemens steel squares..... basis	5 45 @	5 50

ZINC.

Sheet, cast..... per lb	6 1/4 @	6 3/4
Sheet, open.....	7 1/4 @	7 1/2

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