

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NOTICE OF REMOVAL.

The offices of THE RECORD AND GUIDE will be removed to Nos. 14 and 16 Vesey street, over The Mechanics' and Traders' Exchange, on May 1st.

ALL the woes of Wall Street are generally laid to the door of that vague but very powerful entity known as the general public. If business is dull, it is because the public are out of the market; if business is active, it is because they have returned to their proper places. This public undoubtedly has something to do with the rise in quotations, which is at present taking place; but the more powerful force, obviously, is an able and active bull clique, which is sending prices up with really very little opposition. The single depressing influence has been the constant shipments of gold. Whenever one of these shipments was announced the market reacted half a point, only immediately to recover and continue on its rising course, thus showing the strong arm behind it. As the general public need to be tempted into a market by promise of easy profit, it may well be imagined that if the present bull party can continue its hold, stocks will be taken up by outsiders and advanced at a merry pace. The *Times* of Thursday, in its "Wall Street Talk," had the following: "One funny incident of the day yesterday was the campaigning undertaken by manipulators of Pittsburg, Cincinnati, Chicago and St. Louis stock. Though it has not been on the tape before in any conspicuous way for months, and though the road is not of enough consequence to have a list of its Board of Directors quoted in "Poor's Manual," the Stock Exchange ticker was fairly kept jammed yesterday with the announcements of transactions in the stock—which is funny and may be profitable." The same paper, taking a contemporary to task for a gross mistake recorded as "a curious fact," says, "this would certainly be curious if it were only true. Many other things would be curious if they were true." Now, the facts are that this inconsequential company was created in June, 1890, so that, of course, no list of its board of directors nor much else connected with it could be discovered by reference to "Poor's Manual" for 1890, the last issued; but fancy a writer on financial subjects not knowing that this stock listed on the New York Stock Exchange was that of one of the greatest corporations in the country, formed by the consolidation of all the principal lines controlled by the Pennsylvania Railroad Company west of Pittsburg, excepting the Fort Wayne, its officers being substantially the same as those of the Pennsylvania. The same day the above appeared in the *Times* they were engaged in declaring a dividend of 1 per cent on the preferred stock of the P. C. C. & St. L. from the net earnings of that company for the three months ending December 31st, 1890, being practically the first three months of its existence—a dividend which, it is understood, would not be declared were it not that the history of the separate companies shows their entire ability easily to earn 4 per cent. annually on the new preferred stock, no matter whether crops are good or not. It is just such printed "talk" which make most of the Wall street paragraphs appearing in the great dailies not only valueless but misleading. As for anybody who was deceived into buying shares by the manipulation referred to, they can now sell them out at a very handsome profit. This is a kind of manipulation the public will never seriously object to. For the further information of the young man of the *Times* and our readers we will say that the preferred stock of the P. C. C. & St. L. is limited to 4 per cent. annually until after the common shares shall have received 3 per cent annually. "After payment of 3 per cent. per annum on the common stock, 1 per cent. additional shall be paid on the Preferred stock. After payment of said additional 1 per cent on the preferred stock 2 per cent additional shall be paid on the common stock. After payment of said additional 2 per cent on the common stock all net earnings found and declared as aforesaid, or so much thereof as the directors shall deem proper, shall

be paid in equal percentages on all outstanding common and Preferred stock of the Company." So that now the common shares selling at seventeen are within easy distance of dividends. Indeed, it is predicted that the full 3 per cent applicable to dividends on the common shares will be earned by the company this year, making it, perhaps, the lowest-priced speculative stock on the market.

IT is understood that there was but little response from the public to the invitation to subscribe to the bonds of the Akron & Chicago Junction Railroad Company which we treated of at length last week. This is as it should be. If the Baltimore & Ohio Railroad Co. is willing to make itself unqualifiedly liable for the \$1,500,000 required to build this piece of road, why does it not undertake the work itself, issuing its own bonds for that purpose? Investors may well ask themselves why does the Baltimore & Ohio form a nominal company to do this work and have a purely nominal company lease the first company, the B. & O. assuming and guaranteeing the lease so as to render the bond payable. Your guarantor, even if a creature of soul and honor, is thus placed two removes away, and at the end of the chain the only resource is a suit at law with a corporation which gives all claimants a wrestle with lawyers paid by the year, the appearance being in too many cases before complaisant courts. Consequently investors may be pardoned for declining even so well worded an invitation. It is time that corporations should learn that they cannot any more than an individual afford to ride rough-shod over those who have entered into solemn obligations with it or to expect to retain credit when they offer but one answer to those who ask that engagements be kept, namely: "The Courts are open for you. We hire our legal department by the year. One law suit more or less will cut no figure in our expense account." A great railroad company will get control of say one-third of a profitable railroad or coal company, then, through the bankers, who act as its fiscal agents, will contrive to secure enough additional proxies from brokers carrying the shares for customers to put in its own board of direction, which too often is shamelessly made up of its own officers and directors, none of them having any personal interest in the property. Now, before the law the men thus presenting themselves to be voted for as directors offer to become trustees for all the stockholders, and if elected take an oath that they will honestly and faithfully perform their duties as trustees representing all the owners; but if one of them should attempt, ever so mildly, to resist an imposition or resent any crime against the smaller company proposed by their masters in the larger one, how long does any one suppose he could retain any position he held. What does happen is this, they simply do as they are told, and lend themselves to give the appearance of legal form and regularity to what in effect is nothing but downright, unblushing robbery of the scattered owners, for in many cases these scattered owners represent a clear majority could they be gotten together, and the older the corporation the more the stock is sure to be distributed by death and partition among heirs or held by trustees and executors. In the last report of the Chicago, Burlington & Quincy Railroad Company it is shown that of nearly 12,000 shareholders over one-half are women, minors, executors or trustees. A similar state of holding in a small company renders it an easy prey to wreckers or to competitive larger companies, who, in the manner described above, contrive to get in the management, assuming the trusteeship so as to freeze out or tire out this nebulous, dispersed ownership. This evil has become so serious that it well deserves the attention of legislators; and the men, who in their daily walk would resent the imputation that they belong to an organized band of brigands, should be shown in their true colors and the public made to understand who and what they are.

THE total foreign trade of Great Britain during the March of this year exceeded that of March, 1890; for, although there was a decrease of about $2\frac{1}{2}$ per cent in the imports, the exports increased by nearly 8 per cent. The decrease in the imports is spread throughout all groups, excepting manufactured and miscellaneous goods, and excepting hemp, cotton, tin and zinc. The increase in exports took place largely in cotton piece goods. Woolen exports also show a considerable augmentation, in spite of the falling off in quantity taken by the United States. In metal exports, the most notable feature is the continued increase in shipments of tin plates to the United States—38,638 this March, against 17,245 in the March of last year. The iron and steel trade continues to be in a most depressed and unsatisfactory condition, and there are few if any indications of an early revival. The causes of the depression are stated to be the same which have reduced prices and restricted consumption in this country; but in case the winter wheat crop turns out as well as is expected, it is probable that the revival will first be felt on this side of the water. English economists are engaged in discussing some figures recently called to the attention of the public by Joseph Chamberlain, which show not only that one-seventh of the entire population of the

kingdom over sixty years of age are pauperized, but that in case of persons over seventy-five this proportion actually rises to very nearly one-third. Trade by the Suez Canal has been active since the beginning of the year. The totals of the first quarters of the last three years were 17,818,070 francs in 1889, 16,905,801 in 1890, and 19,557,520 in 1891. The price of the shares has improved with the traffic and they now stand more than 300 francs higher than on January 1st. In Berlin the market is still laboring under an impression that the future is very uncertain in many respects, and there is little hope for an advance, perhaps not even a maintenance of present quotations. Business is limited and unsteady, with falling prices and increasing orders to sell. The position of the Three per cent Imperial (German) loans is hard to understand. Although the discount rate in open market is low at about $2\frac{1}{2}$ per cent, the Three per Cents are quoted at about 86, which is lower than the French Rente, British Consols, or even than the Three per Cent Saxon loans. As an indication of the way in which Mr. Blaine's reciprocity treaties strike the interested foreign nations, it is worth while noting that the Chamber of Commerce in Leipzig has addressed a petition to the Imperial Chancellor, requesting him to take measures to protect the German exports to Brazil against the disadvantages which might otherwise result from the privileged position which Brazil has accorded to the United States. It is expected that Germany will obtain identical treatment. The Austrian-Hungarian money market, although in nowise directly implicated in South American investments, is being affected by the stopping of interest payments in Argentina and the unfavorable news regarding the situation of the finances of Uruguay and Brazil. There has been a fall in almost all of the securities dealt in on the Vienna Bourse, and the drop in prices was felt most acutely by the shares of railways, although the successful conclusion of the Austro-German commercial treaty promises an increase of railway traffic.

THE public has witnessed during the past week an excellent example of government for politics only. The Senate deadlock, coming as it does at the very end of the session, with many important bills still to be acted on, is utterly inexcusable. If there is any right to the controversy, it would appear to be on the side of the Republicans, but they are not justified by considerations of public welfare in blocking legislation, simply for the sake of an investigation, which indeed, may be needed, but which is needed less and can better be postponed than the passage of some of these measures. The explanation, of course, lies in the fact that that they are desperately in want of good arguments for the coming fall campaign. Next week promises to be lively, and what may come of the hub-bub, Heaven only knows. Timothy Sullivan's little bill, turning the Manhattan Company out of Battery Park, has been favorably reported and made a special order for Monday. It may be confidently predicted that even if this measure should pass (which is not at all probable), that it will fail of effect. The city corporation can cut down the electric lighting poles, if it will, with impunity, because the partial absence of arc lights in the streets would be an inconvenience rather than a calamity; but the removal of the tracks in Battery Park would be a very different matter. The Manhattan Company could afford to ride a high horse and take no step towards getting rid of the structure, because two or three days of no switching at the South Ferry terminus would soon bring public and politician to terms. The Sullivan-Birkett Brooklyn Bridge bill will also come before the lower House. A considerable opposition has been developed to the project on the part of property-owners whose buildings will be cut off, as it were, from the line of traffic by the proposed bridge, and their influence will be felt in opposition to the measure, the prospects for the passage of which are but dubious. It is probable, however, that the Ranney Bridge bill, which has been returned by the Governor to the Legislature for amendment, will be safely piloted through, so that the session will not be quite without avail in this most important matter. During the past week the Assembly opened its end of the legislative chute, in order to let through the Vedder Succession Tax bill, which, almost alone among the many taxation measures presented to the Legislature this year, is, if loosely drawn, most wisely intended. Any equitable means of freeing real estate from the inequalities of state taxation should be welcomed.

DURING the session of the Legislature in 1890, a bill granting the 34th Street and 11th Avenue Railway Company two years more in which to obtain the necessary consents of property-owners for the construction of a surface road through 34th street to 6th avenue, and thence west through 32d and 33d streets, was killed through the efforts of Henry Hilton and Henry Clews. This year the same bill has already been passed and is now awaiting the signature of Senator-Governor Hill. A determined effort will be made to induce the Governor to veto the measure—with some prospects of success. The opposition to this surface road is natural enough, but in the end it is sure to be ineffectual. The residents of the street who are unwilling to move and who wish it to

retain the pleasant retired appearance by which that part of it between 6th and 4th avenues has been characterized for so many years are deserving of sympathy, but hardly of encouragement. The district between Madison and 6th avenues, 42d and 23d streets, is in a process of transition; and it may be doubted whether it would be desirable, even if it were possible, to keep one of the widest side streets free from business bustle and tradesmen's signs. Already, indeed, several rather unobtrusive retailers are situated on the choice part of the street, and one building on the north side west of 5th avenue is undergoing reconstruction—the first one of the old residences which has been altered instead of merely occupied for retail purposes. The construction of a surface railway would materially assist the change, while success in defeating the project would impede without actually inhibiting it. Fifth avenue is undergoing conversion with such singular rapidity that many years cannot elapse before surface cars will be running on that avenue, and the stores will irresistibly spread into the side streets. Roundabout 34th street, particularly, is liable to be quite a centre of traffic. The Manhattan Club, the completion of the Waldorf House, and other improvements which are being planned, will bring to the neighborhood a kind of traffic which will make a good class of retail trade very profitable. The transition, however, in this particular instance, is liable to be slow, and the opposition to it stubborn.

Real Estate Prospects.

THE January and February of the present year afforded such a poor basis for cheerful anticipations that the revival in activity which has subsequently taken place, while by no means unexpected, is certainly reassuring. At no time, indeed, could the market have been said to be weak. The tight money and business uneasiness forced few, if any, owners to throw over their holdings. Prices were well maintained, and it was simply the absence of very eager purchasers that made the market dull. Although no unusual activity prevails; and although the auction sales this spring have not, particularly where large parcels were offered, been remarkable in many cases for their success, still the stagnancy has largely disappeared. The builders needing loans, and who some months ago could not get them at any practicable price, can now command the money they require. Many large improvements, which were planned during the fall and dropped during the panic season, are now again under discussion. Important sales are of frequent occurrence, brokers and speculators are beginning to be more hopeful, and the course of things generally is getting into its steady jog-trot.

An active and advancing market is justified by general business prospects. Wall Street is in better humor than it has been any time since last spring. The public is apparently beginning to take more interest in stock quotations, and, what is more significant and encouraging, many good bonds which were weakly held during the troubles are beginning to find favor with investors. Railway earnings, both net and gross, in spite of the small corn traffic, show increases over the large totals of last year; the winter wheat crop has seldom looked better, and the poor prospects for a good yield abroad may lead to large exports and excellent prices. The other side of the story, viz., the singular weakness of the iron market and the certainty that important, and perhaps disastrous labor disturbances will restrict both consumption and production and disorganize trade must also be taken into account; but a glance over the whole field is rather encouraging than the reverse. What the effect of this general prosperity is upon real estate we have already pointed out. It does not quicken transactions and advance prices in any particular quarter, nor is its effect restricted to any particular kind of property; but it leavens and strengthens the whole real estate market, brings about large transfers and large improvements, and establishes a higher range of dealings. This was its effect, for instance, during 1889 and 1890. An enumeration of the big sales which took place during those years, and the enormous number of buildings of the first quality which were undertaken and partially or wholly completed, would take us too far for our present purpose; but a walk along Broadway and 5th avenue or through the business districts recalls to mind scores of sales and improvements, in which hundreds of thousands of dollars are involved.

No doubt should exist that the present year will be remarkable for the same kind of activity. Broadway, south of Chambers street will, indeed, so far as anything has yet transpired, be almost free from new building. The erection of Col. Elliott F. Shephard's new home for the greatest evening paper still hangs fire (the plans have been filed this week); but as it is about a year since the old buildings were torn down this can hardly be classed as a new improvement. There will be no absence of activity, however, on the streets to the east and west of Broadway. As yet no important plans have been filed, but a large improvement will be undertaken on Greenwich street, from Dey to Cortlandt; the *Sun* is seriously considering the rearing of a thirty-story structure to dwarf, by comparison,

the pitiful sixteen stories of its neighbor, the *World*, and a number of smaller projects have either been announced or are under consideration. The building of new warehouses to the west of Broadway and north of Broome street shows no abatement. Builders who have been successful thus far in closing out their operations at a profit are undertaking new ventures, and a number of wholesale merchants are erecting buildings on their own account. There is still plenty of room for a continuance of operations in this district. The warehouses are not likely to get above 14th street for many years to come. The new ones needed will be erected to the east and west of Broadway.

During 1890 the field of the greatest activity was between 14th and 59th streets. It is in this part of the city that most of our hotels, theatres, club-houses and large retail stores are situated. Its growth measures the growth of New York as a pleasure centre. The increase in the number of hotels means that more people flock to this city from all over the country to transact business, make purchases, see the "sights" and have a "good time." During the first three months of the present year the amount of money to be expended in this district showed a heavy falling off, heavier than that in any other part of the city. It is not likely, however, that the percentage of this decrease, amounting so far to one-half, will be maintained. A large number of important improvements have been announced, plans for which have not as yet been filed. Some of these, such as the Metropolitan Club house (for all practical purposes within this district), and the new Astor residences may be indefinitely postponed; others, such as the Van Ingen warehouse on the southwest corner of 5th avenue and 21st street will be rapidly pushed to completion, and these will help to swell the totals. But while the percentage of decrease which has been held thus far is not likely to be maintained, still it is not probable that plans will be filed in 1891 calling for as large an expenditure as there were in 1890. He would be a bold man, for instance, who risked any money in hotels, mainly for transient guests, at a time when the Holland House was but just completed, and when three such enormous caravansaries as the New Netherlands, the Waldorf and Judge Dugro's were under construction. The Metropolitan Life Insurance Company's office building is something of an experiment, which no one will care to imitate until its success is proved. With the exception of the Metropolitan and Union Clubs, no more new club-houses are in sight; so not very much building will come from that source. Consequently there is liable to be a slight lull in building operations between 14th and 59th streets, during 1891—to be followed by a still larger amount of improvement in years to come.

During the first two months of this year the filings for new buildings on the West Side were so scarce as to justify apprehensions that another break, similar to that which occurred in 1888, would be witnessed during 1891, and there were a number of causes which rendered this view plausible. In 1890 there had been some small amount of over-building. Some of the operators were hardly warranted by their success during the past season in starting new enterprises and undertaking new responsibilities. Nevertheless, the increase of filings for the West Side during March, over the same month last year, shows that the backwardness was due rather to the inability of builders to obtain loans, for as soon as the money market relaxed, many plans were rushed in which had been delayed for this reason. Whether the increase which we noted in March will be continued during succeeding months may reasonably be doubted, but if there is any slackening of activity it will not assume the proportions of a reaction. Many of the improvements which are promised are of an important character, no less than three large apartment hotels having already been announced. The general standard of the buildings, furthermore, shows no sign of deterioration. One of the main sources of the attractiveness of the West Side is the large proportion which the dwellings bear to the flats, and from present indications this proportion will be maintained during 1890. The East Side, also, will be likely to fare very well during the summer and fall. The filings for this district also increased during March, and the decrease for the whole three months is less than that for the West Side. Apart, however, from the large improvements which are projected near the Plaza, and which nominally come within this district, although really subject to a different set of conditions, it would not seem as if 1891 will be marked by any large undertaking. One apartment hotel of good dimensions is already in the process of construction, but those avenues and streets which would naturally be the location of handsome buildings are either already improved to a large extent or are so inaccessible that much cannot be expected of them until the time of better transit is come.

Purposely, thus far, we have refrained from including in this slight survey of the immediate prospects any considerations based upon improved rapid transit, for it is apparent this will not be an efficient cause to direct and swell the real estate operations during 1891. The Manhattan Company is no nearer its needed strip in Battery Park than it was three years ago, and it is this company alone that can supply immediate alleviation. No doubt, before

many weeks are passed, the Rapid Transit Commissioners will announce at least two new routes—one for the West and one for the East Side; but these routes have still to be built, construction and operating company formed, their obligations financed, and a thousand obstacles overcome, so that any considerations arising on this score belong to the indefinite rather than the proximate future. To that flexible period must be relegated the further improvement of the Washington Heights district, for so far as building in that part of the city depends on general instead of local conditions not very much activity can be expected for several years. As for the district north of 110th street, east of St. Nicholas and west of 5th avenue, the outlook is none of the best, for under any circumstances it will have to depend on the elevated roads; and no one can tell when or to what extent their facilities will be improved.

The Reconstructed Western Union Building.

THE reconstruction of the Western Union Building on lower Broadway has been watched with more than usual curiosity; by the Public, because people were interested in seeing what would replace the high mansard roof and clock-tower of the old building which for years were architectural features down town, so conspicuous and familiar; and by architects, because those very features were in a large measure the logical completion of the original design, and the curiosity of the profession was alive to discover how the architect of the reconstruction would retain, as it were, his predecessor's major and minor premises in the lower six stories and yet produce a different but legitimate result in his own additions. The limitations in the problem were not solely architectural; for while the artistic idea was not only given, but very conspicuously embodied in the lower stories retained, there were structural difficulties and commercial requirements to be met in the upper part to be added. Moreover, in view of the almost historic value which the old form of the building had acquired in the eyes of the public, could the architect feel quite free to totally disregard the very features which, it is understood, he was commissioned *not* to reproduce?

After several months' work the reconstructed building is now finished architecturally; we were about to say "completed;" but that it can never be to the end of time. In mathematics two halves may make a whole, but in architecture they do not necessarily; and in the example in question most decidedly they do not. The old building, it will be remembered, was scarcely more than a series of not very wide pilasters, the spaces between being filled in with stone transoms. To minimise the extreme "verticalness" of a scheme like this extending upwards nine or ten stories the architect in making his horizontal divisions not only employed very heavy cornices and band courses, but as far as possible broke up the vertical lines of his pilasters by equidistant bandings of stone and rectangular panels. Even in the two lowest stories, which are the basement of the building, the granite is heavily rusticated for the same purpose. The controlling idea in the design is to lessen, as far as possible, the apparent height of the building. In this case an excellent idea surely, but excellent or not, palpably one which an architect called in to add four stories to six already standing could not with an easy artistic conscience ignore. Yet ignore it the architect of the reconstruction did; ignore it, moreover, he did in as complete a manner as it is possible for material to permit, so that one is inclined to think that he deliberately made his design out of all relation to the old building. Indeed, the only obvious correspondence between his work and his predecessor's is the correspondence of pier lines, which, as necessitated by imperative structural requirements could not well be avoided. Everywhere else, however, the architect has gone ahead in a particularly free-handed manner. The end piers on the Dey street front, which in the old part of the building are in two planes, in the new part above are in one. In the addition the few horizontal lines are attenuated, and if "verticalness" is not accentuated absolutely as far as possible, surely nothing is done to lessen it. The stone courses of the old piers are omitted, terra cotta of nearly the same shade of red as the brick is used instead of granite for trimmings, semi-circular arches are employed instead of the segmental ones and the lintels below, the new pilaster caps are ornamented differently from those in the old part, and even the windows above the seventh story are divided into three lights instead of two as in all the others. One is at a loss whether to regard the piece of work as a freak or the most notable of those hybrid monstrosities which the conjunction of strong commercial instincts with weaker artistic ones produce so prolifically in New York. But a freak it must be, for though the Western Union Company would have good reason, after a disastrous fire, to determine to rebuild in only the most certain fire-proof material, it is difficult to understand that they can have so determined, for they are constructing their new building on Dey street of stone as well as of brick—the very materials which, from an artistic point of view, should have been used in the stories added to the old building. Besides, even if his clients *did* insist upon the use of

brick and terra cotta upon brick and stone, it was still the duty of the architect, as an artist, to spare no pains in endeavoring to harmonize his work with his predecessor's, so that whatever discord there might be in material there would be none in design. As it is the reconstructed building is an incongruous piling of one structure upon another, and if, as Lessing taught, Art infallibly influences national character, the building is an offence against the public and an evil, unless, indeed, it be used as a "fearful example" of that brutality in artistic matters which disgraces the people of this city. The building waits to the passer-by to decide whether it would be better to complete the old six stories upward or the added four stories downward, and happy will be the day when the public are capable of deciding that both are common nuisances deserving the attention of the police.

THE Legislature has settled that New York shall have a Kew Garden, and the Legislature, so often cursed, may be most happily blessed. Bronx Park, one of the most charming of the North New York pleasure grounds, is to be the location; while a goodly array of reputable citizens and experts, charged with funds in plenty, will have the ordering of all the details. Thus do we begin to use our new parks. Much, doubtless, will come of it in time. There is a gentle way of insinuating knowledge, a deft method of enlivening by seductive association unfamiliar facts which does its work more effectively than illustrated books or lectures without end. Remember what a flood of humanity sweep along the commoner pathways of Central Park during the hot summer days. It is a pretty place, we admit, and the band plays gaily; but can there be very much relief to the sweltering crowd? There is still the strain, the uneasiness, the necessity of elbowing one's way; there is as little time for pleasure and repose as on the streets. What if all these people could be deflected to more generous pleasure grounds, where they could walk upon the grass and never fear about treading on one another's toes! What if scattered over these grounds in such a way as well to distribute the points of interest could be found curious plants and most singular animals! Wheresoever men walk, there must be pathways and signs and keepers and other curbs on the wayward spirit, but if the space be ample and the intention charitable, the uniforms and primness can be reduced to a minimum. Then people will have time to take interest in such of nature's wonders as will be spread before them; they will have time to make inquiries, note differences and absorb facts. It is to this end that the committee should work.

Investments—Good and Bad.

Figures collected by the Treasury Department show that from January, 1890, to August of the same year the monthly receipts of customs were in proportions varying from 95.7 per cent. to 91.7 per cent. in gold certificates, and 3.0 to 1.4 per cent. in silver certificates, the lowest proportion of gold and the highest of silver being in the month of August, when also 3.5 per cent. were paid in United States Treasury notes, the notes issued for the purchase of silver bullion. The percentage of gold coin in the same period was never more than 0.2 per cent., and that of silver coin 0.1 per cent., so that it is not necessary to take them into consideration here. From September to March last, both inclusive, the proportions of gold and silver certificates received for custom dues varied from 88.5 per cent. to 64.9 and 16.5 per cent. to 1.3 per cent, respectively, the smallest proportion of gold and largest of silver being in the latest month mentioned, when also the proportion of Treasury notes increased largely. Another return, still more telling, shows the proportion of each class of currency paid for custom dues for ten-day periods for last year and up to April 20th of this. In eleven such periods for this year the proportion of gold certificates so received varied from 91.7 per cent. in the first period of the year to 49.4 per cent. in the last reported on, and the silver certificates from 1.4 in the first to 19.8. There was also a very large increase in the Treasury certificates received, the proportion being 25.1 per cent. in the last period. Upon the face of it, it appears that the banks in arranging for the payment of custom dues are discriminating strongly in favor of keeping the gold in their own hands and returning to the government the silver issues and Treasury notes. The Treasury explanation of this condition of affairs, that the failure of the supply of silver bills of small denominations for which there is a demand, has compelled the government to issue those of large denominations, for which the demand is very small, and that consequently it receives back those bills as fast as it issues them, hardly explains such remarkable changes in the proportions of gold and silver certificates received for custom dues, as are exhibited in the Treasury's own figures. The further issue of the smaller silver bills and their absorption in trade may tend to raise the proportion of gold custom payments; but the volumes in which silver, without regard to denomination, has been issued compared with the volume of gold outstanding and issued does not account for the large growth of the amount of silver in the custom's receipts. Disparities in the proportions of gold and silver received have occurred before, but not in so marked a degree since the resumption of specie payments, if we except the year 1831, when less than half of the custom dues were paid in gold and when Mr. Windom renewed the maturing Government debt for want of means to meet it, a fact which will suggest a further parallel with to-day. Another important feature of this question is the constant loss of gold by the Government, as shown in the Treasury statement for March.

July 1 of last year, the gold coin in the Treasury amounted in round figures to \$255,500,000, and on April 1st of this year to only \$232,750,000, with fluctuations meanwhile, but never regaining the figures of July 1, 1890. Since the beginning of 1890 to the present time the decrease in gold, less obligations against it, has been from about \$183,000,000 to \$145,000,000. This is only partly explained by the necessity the Treasury has been under to ship gold South and West for want of small silver bills to ship, the sending of the large silver bills in those directions being obviously out of the question. The Government can in some measure, it must be borne in mind, protect its gold through its disbursements. Notwithstanding this, the decrease is so marked that it is disreputable to suppose that the Government has had to pay out gold to meet legal demands, because other forms of currency were not desired. In this connection the abstracts of returns of the National Banks to the Comptroller afford some interesting comparison and bear out the Treasury statement of the movement of gold West and South. For convenient comparison the following table has been prepared showing the gold and gold equivalents reported by the banks in eight territorial divisions at the two periods named, the returns from New York City being given in addition separately because of their importance, though included in the East middle division:

Group.	May 17, 1890.		February 26, 1891.	
	Gold and Gold C. H. Cert's.	Gold Treas. Cert's.	Gold and Gold C. H. Cert's.	Gold Treas. Cert's.
New England	\$9,094,907	\$7,306,570	\$8,475,661	\$6,330,780
Eastern Middle	25,774,963	56,578,350	25,217,313	62,846,290
Southern Middle	1,821,054	2,686,870	2,114,228	3,661,900
Southern	3,035,929	732,780	5,976,373	1,267,990
Western Middle	20,490,932	4,701,520	23,390,937	6,826,730
Western	8,533,261	2,073,220	10,841,747	1,827,570
Pacific	5,576,857	575,630	7,046,349	216,950
Other Western	3,981,277	121,880	3,900,892	219,690
United States	78,309,180	74,776,720	86,963,500	83,697,900
New York City	8,916,603	51,289,620	7,718,627	55,281,820

In the periods named the gold and gold C. H. Certificates had increased in the United States 11 per cent, and their movements had caused them to decrease in New York City 13 per cent, in New England 6 per cent, the East Middle District, in which New York City is included, 2 per cent; and in the other Western District, 2 per cent. In the South Middle District they had increased 16 per cent, in the Southern 49 per cent, in the West Middle 14 per cent, in the Western 27 per cent, and in the Pacific 26 per cent. These changes represent the movement of coin and prove conclusively its retention in the South and West. Intermediate returns show fluctuations, of course, but the prevailing tendency is toward retention. Gold, when sent into regions where the Treasury facilities are not great, has a tendency to stay, because of the expense and inconvenience of shipping it from one point to another, the gold certificate being preferred for transmission to distant places where gold payments have to be made. But most of the Districts which have increased their stock of coin have also increased their stock of gold treasury certificates, notably the East Middle 11 per cent, New York City alone 7 per cent, South Middle 37 per cent, Southern 73 per cent, West Middle 45 per cent. The decreases are: New England 7 per cent, Western 11 per cent, and Pacific 62 per cent. The increase for the whole of the United States was 11 per cent. If, as is probably the case, the State and private banks show the same preference for retaining gold, it can easily be seen how the government gold is likely to be drawn upon while it receives silver certificates in payment of its dues. Should the action of the banks be followed by individuals the hoarding would soon be followed by scarcity, and with it would come the premium unless the government enacted some preventive measure.

Is This a Just Measure.

Considerable agitation has been caused among those who own property on the line of the elevated road by Senator Laughlin's bill providing for a two years' limitation for actions to recover damages caused by building railroads in cities. The measure passed the Senate last week and has this week been in the hands of the Assembly Railroad Committee.

The bill is a very short one and looks, on the face of it, as though it meant nothing in particular. But the property-owners who are interested in damage suits have discovered, they say, the hands of the Manhattan Elevated Road in the measure, which reads as follows:

An act for the limitation of certain actions against railway companies.

SECTION 1.—All damages of any nature whatsoever to real property or to any interest therein heretofore or hereafter caused by or resulting from the construction, operation, or maintenance of any railway, or any portion of any railway, in any city of this State may be recovered in one action of law, or by suit in equity against the company owning, constructing, controlling, or operating such railway. But no such action or suit, or other action at law or suit in equity, brought to recover for such damages, or based upon such construction, operation, or maintenance, shall be maintained against any such company unless the same shall be begun within two years from the date of the passage of this act, or within two years from the date of the construction or operation of that portion of the railway which shall affect or damage said real property or said interest therein.

SEC. 2.—This act shall take effect immediately.

The bill applies to any city in the State, but it clearly applies, in particular, to New York City. The intent of the measure is evidently to force all persons owning property along the line of the elevated roads to bring action for damages within two years from the passage of the bill, or "forever after hold their peace." It also provides that in any future construction of elevated or other roads property-owners shall bring action to recover for damages within two years from the date of construction or operation of such new structures. The Manhattan Road, tired of the continuous law suits, and feeling that an end must come to them some time or other, evidently wish to close up all suits within two years from date, so that they may know just where they stand in the matter.

The bill has naturally been opposed by the property-owners affected through their several lawyers. One of these, Wm. G. Peckham, of Peckham & Tyler, stated that the bill was understood at Albany to be a "strike" of the worst kind. He said: "The point of the Laughlin Bill is

that the legislators, by that bill, courteously leave it to Mr. Gould's honor to pay his creditors or not, as he pleases. The Laughlin Bill provides for concurrent jurisdiction, in law and in equity, in land damage suits against railroads. Where there is such concurrent jurisdiction the courts decline to act in equity, and decline to decree an injunction. The injunction is the only thing that prevents a receivership. The Elevated Roads once before went into a receivership, and, no doubt, would gladly do so again. Moreover, the bill attempts to provide a new and short statute of limitations for the Elevated Roads. Some judges have held that there is now no statute of limitations in the land damage actions; other judges have held that the statute of limitations is now twenty years. The Laughlin Bill provides that claims against Mr. Gould's railroad and the Brooklyn railroads shall outlaw in two years, and attempts to make this two years apply retroactively to actions long pending and undecided. The bill is drawn so that lawyers who are not specialists do not understand its scope. It is very beautifully drawn."

Peckham & Tyler's clients in damage suits against the elevated roads include the American Bank Note Company, the Western Electric Company, Gen. John Watts De Peyster, William Remsen, A. D. & R. F. Shepard, Jacob Bookman, ex-Alderman Conkling, Jas. Renwick and Rutherford Stuyvesant, the last-named being an owner of seventy-two parcels on the line of the elevated roads.

Chas. A. Gardner, of Davies, Short & Townsend, lawyers for the Manhattan Road, said that the bill was not conceived or supported by the company, and that he therefore did not feel called upon to express any opinion about it.

Since the above interviews the bill has been killed.

More Trains on the Northern Road.

The improved service on the Northern Road which THE RECORD AND GUIDE referred to several weeks ago, went into effect on Monday. It is already proving a great convenience to those who reside or do business on the line of the road. Forty-one trains now leave 155th street every week day. In addition to this there are five trains in connection with the express service on the Ninth Avenue Elevated Road to meet the fast trains that leave Rector street between 3.24 P. M. and 5.31 P. M. daily. Forty-two trains arrive at 155th street from Pocantico Hills, which is one station north of Tarrytown, and various points south of that depot, exclusive of four fast morning trains to meet the Ninth Avenue Elevated Road express trains to Rector street, reaching there between 8.06 A. M. and 9.38 A. M., and two trains to meet the Sixth Avenue Elevated Road express trains, arriving at Rector street at 10.11 A. M. and 11.40 A. M. The former trains run from 155th street to Rector street in about 35 minutes; the latter run from 155th street to 23d street in 26 minutes, and stop at all stations south of 23d street, the full time to Rector street being 42 minutes.

A resident north of the Harlem Bridge said: "The new schedule increases the service very greatly. Whether the Northern Road has done it to compete with the fast Harlem Road trains, due to the sinking of the tracks on the latter road, or whether they are trying to attract more people to make their homes, and more manufacturers to build factories, on the line of the Northern Road, I cannot tell. Probably both of these reasons have influenced them in putting on such an increase in the number of trains. However that may be, the better service will be appreciated and it will certainly have the effect to bring hundreds of small rent-payers or homeowners up on the line of the Northern Road instead of their going to Brooklyn or New Jersey."

Obituary.

Joshua S. Peck, one of the oldest of the building material dealers in this city, died at his home in Greenwich, Conn., on Wednesday, in the 67th year of his age.

Mr. Peck was the son of Nathan Peck, who established the business of which Peck, Martin & Co. are the successors, and of which the deceased was senior member. The Peck family have for three generations been associated with the building material business, Nathan Peck, the son of the late Joshua S. Peck, being the junior member of the above firm, and grandson of the founder of the firm.

The deceased was greatly respected by a large circle of business friends, and especially by his fellow-members in the Building Material and Mechanics' and Traders' Exchanges.

On Wednesday afternoon, soon after the call for business, the Building Material Exchange was called to order by the president, and a resolution was passed, on the motion of John P. Kane, of the firm of Canda & Kane, regretting the death of their fellow-member and appointing a committee to attend the funeral. On motion the Exchange at once adjourned for the day as a mark of respect to the deceased.

The Mechanics' and Traders' Exchange also took appropriate action, and the members of that body were notified to meet at the Grand Central Depot yesterday afternoon at 2 P. M., to attend the obsequies. A gathering of members of both of the above exchanges was present, including the presidents and other principal officers. A number went out to Greenwich to attend the funeral, which took place here at 3.30 P. M. The interment was at Greenwood, in the family vault.

The New Exchange Building.

The Governor having signed the bill allowing the Mechanics' and Traders' Exchange to increase its real estate holding to \$1,500,000, the Exchange is now in a position to push forward its project for a new Exchange building.

The Building Trades Club.

The Building Trades Club have leased the house No. 117 East 23d street and will take possession on the 1st of May, when, after extensive alterations

are made, the club will have as complete accommodations as most of the clubs of this city.

The House Committee have in contemplation the introduction of several important features which will provide accommodations particularly appropriate and useful to its members as connected with the building trade.

Favoring Tax Commissioner Coleman.

A special meeting of the Mechanics' and Traders' Exchange took place on Monday afternoon to favor the reappointment of Tax Commissioner Coleman. The following resolutions were passed:

WHEREAS, The Citizens and Taxpayers of New York City have found in the Honorable Michael Coleman, one of the present Tax Commissioners, a firm, honest and uncompromising advocate of a just and true system of taxation, a man of unswerving purpose in the administration of the laws relating to that most important feature of our municipal government, an ardent, industrious officer in the position of Tax Commissioner during the many years of his valuable service, and one whose vast experience, strict integrity, clear insight in the duties of his office, suavity of manner, and unquestionable fitness for the peculiar work of the Tax Department in all its phases; therefore be it

Resolved, That the members of this Mechanics' and Traders' Exchange, without regard to party, do hereby indorse the exemplary official course of the said Michael Coleman, and do fully appreciate the excellent and faithful services he has rendered to our City as Tax Commissioner during the past.

Resolved, That a Committee of fifteen be appointed to call upon the Honorable Hugh J. Grant, our worthy Mayor, and ask, at his hands, the reappointment of Mr. Coleman to the office of Tax Commissioner.

The Committee appointed are Messrs. Wm. C. Smith, president; John J. Tucker, Stephen M. Wright, Edward A. Vaughan, Andrew J. Campbell, J. B. Mulry, Michael Larkin, Wm. Brennan, Frank E. Conover, Robt. L. Darragh, Chas. A. Cowen and Thos. J. Dunn.

It was further decided to request all the exchanges to unite in sending similar committees to the Mayor.

Bensonhurst Notes.

The Electric Railroad which is to run from the new Thirty-ninth Street Ferry, Brooklyn, that connects with the Battery, New York, is fast pushing towards completion. The poles are erected the length of the route and rails are being set, and in all probability Bensonhurst will have electric railroad connection with the ferry by Decoration Day.

Clarence H. Eagle, of New York, is soon to occupy his handsome residence on 22d avenue.

Dr. Price, formerly of Brooklyn, has moved into his new home on Bay 35th street, Bensonhurst.

E. G. W. Dietrich, the architect, is to be seen almost daily at Bensonhurst superintending the erection of his future home on 22d avenue.

Work is now progressing rapidly on the new Bensonhurst Club Baseball Grounds, situated between 86th street and Benson avenue, 24th and 25th avenues. The grounds, which are about 600x600 feet, will be inclosed by a 9-foot board fence, and a covered grand stand will be erected on 86th street side. A running track will be laid, and that portion of the grounds not used for baseball will be laid out in turf tennis courts. It is expected that the grounds will be completed within a few days. The electric cars from 39th street ferry, in connection with the Battery, pass one of the gates of the grounds, and another gate will be within a block of the South Bensonhurst station, thus making them easy of access from Brooklyn and New York.

Dr. T. C. Demund is carrying out a very elaborate plan for his house on 22d avenue, which is being built by Alphonse Gariepy.

F. Opper, of *Puck*, has under way a beautiful house that he will occupy this summer as his permanent home.

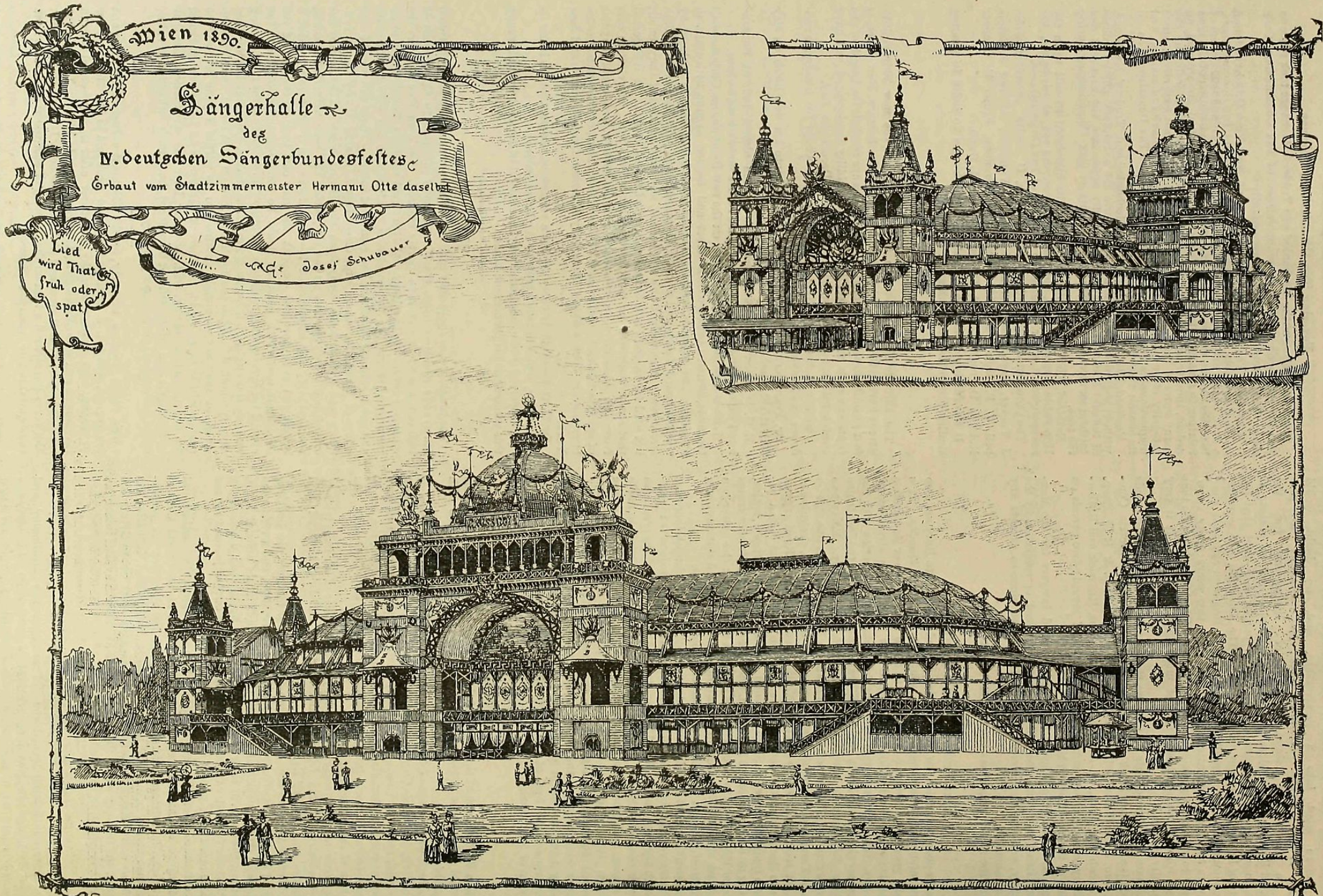
Notes.

The prediction so frequently made that the houses on 34th street, between 5th avenue and Broadway, would eventually succumb to the inroads of business, has at length been partly realized. For a number of years the southeast corner of Broadway and 34th street has been occupied by a number of small stores, but the handsome residences to the east, on the south and north sides of the street, had remained intact. There can now be seen a firm of furniture makers and decorators adjoining Henry Clews' residence and a few doors away from the Hilton house. They occupy the erstwhile private residence on the site, which has been converted—that is, the first story and basement of it—into stores, the front being painted a bright red that does not bespeak the very best taste on the part of the decorators, and which must no doubt be somewhat objectionable to the eyes of the surrounding residents. Thirty-fourth street is the next coming business thoroughfare between 23d and 59th streets, 42d street having long since succumbed. When the horse cars run on 34th street, from river to river, as they are seemingly destined to do within a year or two, the change will be more rapid. Owners of residences on that street, between 5th avenue and Broadway, will, however, have one satisfaction, and that is, that their real estate will not be reduced, but much enhanced in value, by its conversion into business property.

The Booth Theatre property, on the southeast corner of 23d street and 6th avenue, which L. J. Phillips & Co. last week sold to Jas. McCreery for \$1,000,000, had another wealthy purchaser after it, who wanted it as an investment and who offered \$950,000 through Jas. L. Libby. The property rents for about \$78,000 gross and about \$51,000 net. It is reported that Mr. McCreery has secured a loan on the property of \$600,000 at 5 per cent from the Equitable Life Assurance Society.

Five shares of the Chemical Bank stock sold, on Wednesday, at the Real Estate Exchange, for \$4,675 per share.

The lease of the present stands of Messrs. Lespinasse & Co. and Guerinneau & Drake will be sold by Manager Hardwick at the Real Estate Exchange on Monday, at 3 P. M. The lease is for five years.

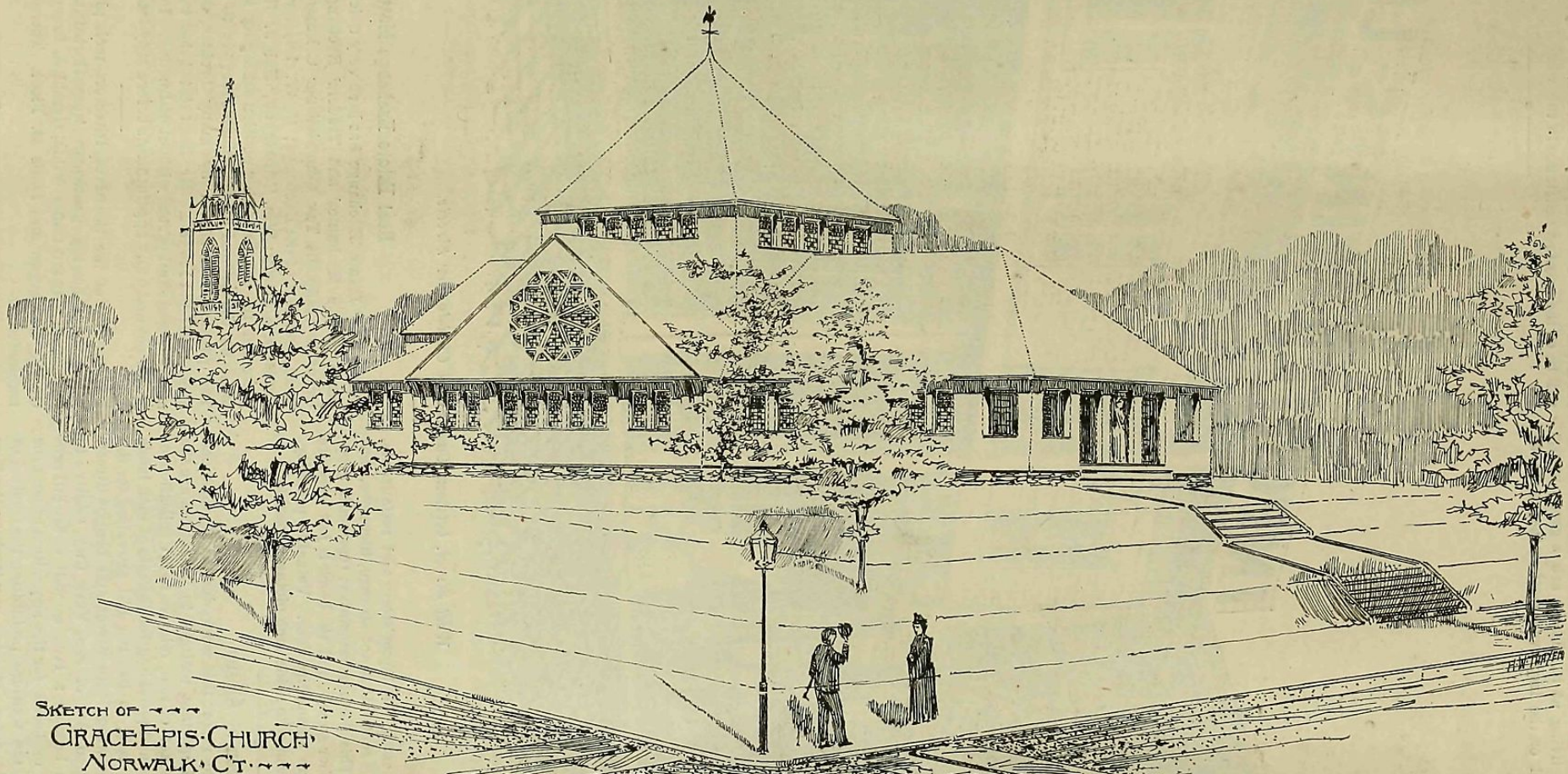


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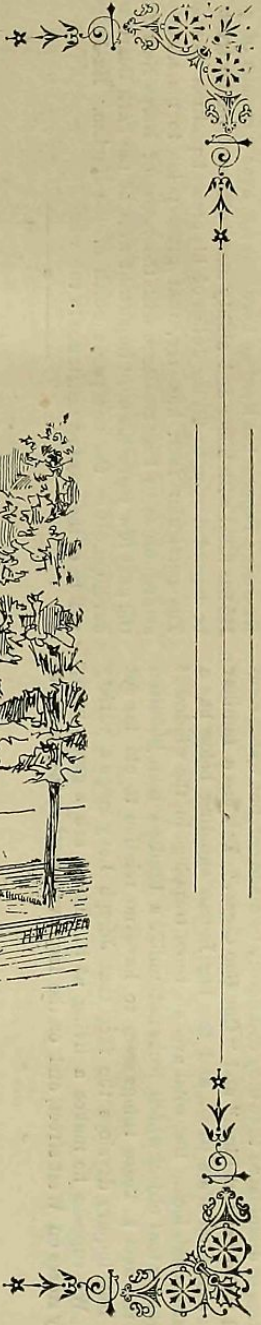
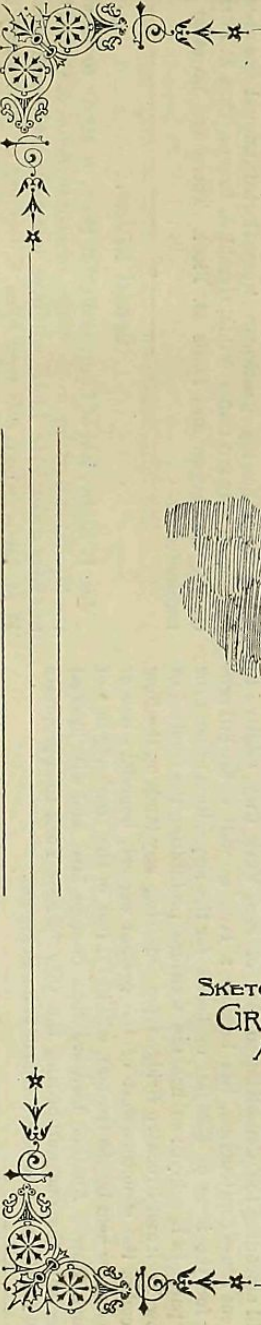
Sängerhalle
des
V. deutschen Sängerbundesfestes
Erbaut vom Stadtzimmermeister Hermann Otte daselbst

Lied
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Arch. Josef Schuabauer



SKETCH OF
GRACE EPIS. CHURCH
NORWALK, CT.
THAYER & WALLACE ARCH'TS.
THE THOMAS JEFFERSON B'DG.
BROOKLYN, N.Y.

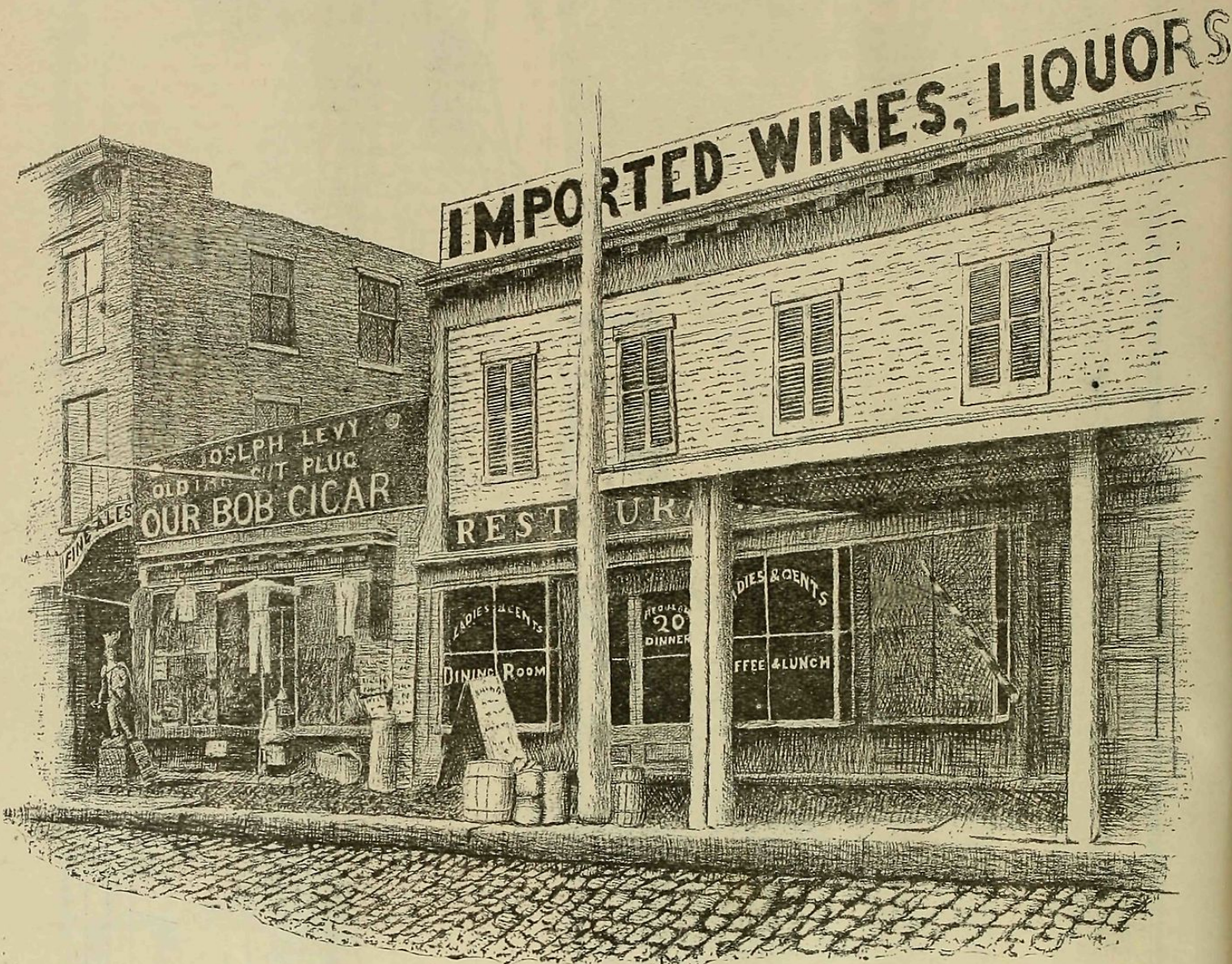


Another West Street View.

Looking in the window of the main building in the picture of West street property, presented to-day, the reader may be a little confused. He will see over the facade the sign of Joseph Levy. Following the name he will see letters so dilapidated that they can hardly be made out, but which seem to read "Old Tar Cut Plug," and "Our Bob Cigar." This has a familiar enough sound on West street, and the big Indian standing below has a familiar enough look. But what are all those trappings in the windows? And what is that object which looks not unlike a headless man jibbeted before the door? These things seem to have no relation to old tar cut plug. But inquiry develops the fact that Joseph Levy keeps a variety store. We suppose he makes a living at it. There are a great many variety stores on West street, and on the improved section they seem to

A New Park Commissioner.

Mayor Grant appointed during the week ex-Judge Abram B. Tappen to fill the vacancy in the Park Board caused by the death of Waldo Hutchins. This appointment is one of the best which Mayor Grant has made. Ex-Judge Tappen has lived at Fordham for over a quarter of a century. He has filled with honor and ability many offices of public trust and may be depended upon to fill the duties of his present position most efficiently. The particular fact, however, that gives point to his selection is his acquaintance by long residence with the needs of North New York. For the next few years the most important work of the Park Board will be the development of the new parks north of the Harlem. Ex-Judge Tappen will be of the greatest assistance in this work.



West Street, between Canal and Christopher Streets.

furnish the most certain means, next to the liquor stores and restaurants, through which a man can raise his rent. It is not strange, therefore, that Joseph Levy should keep one. This picture, remember, represents property between Canal and Christopher streets, and the block is just opposite the piers of some of the finest ocean steamship lines. Valuable property. The man must have had a great head who made such pictures possible.

Legislation at Albany.

ALBANY.—There is very little to report this week, due to the deadlock in the Legislature. The only important matters to be noticed are the following: The bill amending the Act of 1885, relative to the collection of taxes on the lands of non-residents and providing for the sale of such lands for unpaid taxes, has become a law; so has the bill providing for the improvement of the Boulevard, between 156th Street and Inwood Street. The bill amending the Consolidation Act of New York City, relative to tenement house construction, has become a law, as well as the bill providing for the issue of \$500,000 of bonds for the acquisition of land for public parks in Brooklyn; so has the measure prohibiting the trustees of the New York and Brooklyn Bridge from acquiring any lands on the New York end of the structure west of the present westerly boundary line of the lands now held by the trustees, within 121 feet of the southerly line of the Park Row. Another measure that became law, and will interest architects, is the one authorizing the City of New York to appropriate \$10,000 for the erection of a statue of John Ericsson.

NOTICE OF REMOVAL.

The offices of THE RECORD AND GUIDE will be removed to Nos. 14 and 16 Vesey street, over The Mechanics' and Traders' Exchange, on May 1st.

Real Estate Exchange Matters.

The Real Estate Exchange has been very quick to follow the initiative taken by the Mechanics' and Traders' Exchange in petitioning Mayor Grant to reappoint Tax Commissioner Coleman. On Thursday Geo. R. Read, president of the Exchange; C. W. Luyster, vice-president; Jas. E. Leviness, secretary; Wm. Cruikshank, Hall J. How and other members presented the Mayor with a petition asking for Mr. Coleman's reappointment on the ground of his valuable services to taxpayers and the city. The petition was signed by many brokers, dealers, property-owners, auctioneers and lawyers. Mr. Read stated that this action was non-official and represented all parties without distinction. In reply the Mayor said he would not make any appointments before May 1st.

A meeting of the Board of Directors took place yesterday afternoon, when the following gentlemen were elected annual members of the Exchange: Edward Cabot Wilde, Gerald R. Brown, Thos. P. Fitzsimmons, George Geoghegan and Louis M. Picot. There was no other business transacted.

Special Notices.

Jas. L. Libby, late of Libby and Scott Bros., is about to remove from the Equitable Building to the offices vacated by Seton & Co., at Nos. 79 to 81 Cedar street. Mr. Libby will take into partnership with him his son, H. M. Libby, who is now with John N. Golding, of Pine street, and they will do a general real estate business under the firm name of Jas. L. Libby & Son.

In obtaining estimates for carpets, oil cloths, shades, matting, mats, zinc plates, etc., builders, house-owners, agents for estates and others would do well to communicate with H. Rauch & Son, of No. 24 Avenue B, between

2d and 3d streets, who have considerable experience in supplying these materials, and who are ready to furnish carefully-prepared estimates on application by mail or in person.

The firm of W. H. and J. J. McCaffrey, manufacturers of ornamental and structural iron work, will remove from 261 and 263 West 27th street to 618 West 25th street on or before May 1st.

Washington Heights Property.

Willis A. Barnes said: "The sale of a corner lot at 188th street and 11th avenue at Adrian H. Muller & Sons' sale in the new Exchange on Thursday for \$4,650 shows that the extension of the Washington Heights district is being appreciated by the knowing ones. But a more positive development may be seen at 187th street and Wadsworth avenue, where there are now being erected eight brick cottages, to cost about \$7,500 each. It is pretty well understood that there will be an elevated station at 187th street and Kingsbridge road when the "L" road gets up that way."

New Street Railway between Yonkers and New Rochelle.

The Yonkers, Mount Vernon, Pelham & New Rochelle Railway Company has been organized with a capital stock of \$80,000, to operate a street surface railway eight miles long in Yonkers, the Village of Mount Vernon, the Town of Eastchester, the Town of Pelham, and the Village and Town of New Rochelle, Westchester County. The directors for the first year are: Daniel B. Halstead, John H. Seed and Paul Gorham, of Brooklyn, N. Y.; Benjamin L. Fairchild, Henry H. Tyson, Jr., Walter R. Quick and Irving M. Shaw, of New York.

Notice to Property-Holders.

BOARD OF ASSESSORS.

No. 27 CHAMBERS STREET }
NEW YORK, April 14, 1891. }

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:

PAVING.

No. 1.—103d st, from Amsterdam av to the Boulevard; asphalt, and laying crosswalks.

FLAGGING AND REFLAGGING, CURBING AND RECURBING.

No. 2.—Park av, e s, from 115th to 116th st.
116th st, s s, from Park to Lexington av. }

No. 3.—59th st, s s, from 7th av to Broadway.

FENCING VACANT LOTS.

No. 4.—Madison av, n e and n w cors 108th st.

No. 5.—135th st, s s, bet Park and Lenox avs.

[The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on—
No. 1.—103d st, both sides, from Amsterdam av to the Boulevard, and to the extent of half the block at the intersecting avs.

No. 2.—Park av, e s, from 115th to 116th st.
116th st, s s, from Lexington to Park av. }

No. 3.—59th st, s s, from 7th av to Broadway.

No. 4.—Madison av, n e cor 108th st, 50.11x77.
Madison av, n w cor 108th st, 100.11x87.6. }

No. 5.—135th st, s s, from Park to Lenox av.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, are requested to present their objection in writing to the Board of Assessors within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 15th day of May, 1891.

Street Opening Proceedings.

The Commissioners of Estimate and Assessment in the matter of acquiring title to Bergen avenue, wherever the same has not heretofore been acquired, between East 147th street and Willis avenue to Brook avenue, give notice that they have completed their estimate and assessment and that all persons interested must present their objections within ten days after June 1, 1891, at their office, No. 200 Broadway.

The Commissioners in the matter of acquiring title to Birch street, between Wolf street and Marcher avenue, give notice that the bills of cost, etc., will be presented for taxation in Supreme Court Chambers on May 2d, at 10:30 A. M., and that the said bill has been deposited in the Department of Public Works for ten days from April 20, 1891.

Newark News.

The following are the latest plans filed with the Building Inspector: 3-sty fr dwg, 22x40, 130 Parker st, H. I. Klink; 1-sty fr tailor shop, 40x25; 96 Wallace st, B. H. Belf; 4-sty brk flat, 29x56, 58 Broome st, Isaac Fried, 2½-sty fr dwg, 35x38, 136 Bergen st, Mary Lowy; 2-sty fr dwg and store, 20x28, cor 17th st and 14th av, Jacob Herbold; 2-sty fr dwg, 22x22, Summer av and Halleck st, Thos. Howell; 2-sty fr extension, 16.6x28, 145 Passaic av, G. W. Wiedemayer; 4-sty brk store and lofts, 36x90, 76 Springfield av, W. H. F. Fiedler; 3-sty fr dwg, 22x64, 64 Nelson pl, Albert Horwitz; 1½-sty fr stable and carriage house, 30x40, cor James and Sheffield st, H. McDonald; two 2½-sty fr dwgs, 28x44, cor Penn. av and Thomas st, Julius Bergfels; 2-sty fr stable, 30x30, 15g William st, Jacob Schloss; 2-sty fr store and dwg, 19x42, 592 South 18th st, E. Kirt; 3-sty fr dwg, 22x64, 63 Nelson pl, C. E. Seiler; 3-sty brk store, 23x75, 94 Howard st, Arthur Devine; 1-sty brk extension, 23x54, rear 882 Broad st, Moses Feist; 2½-sty fr dwg, 21x43, 100 Littleton av, Marie

Szymanowitz; four 3-sty fr dwgs, 20x31, 18-24 Broad st, C. P. Chew; seven 3-sty fr dwgs, 20x31, Nos. 7, 9, 11, 17, 19, 21-23 Mt. Pleasant av, C. P. Chew; 4-sty fr tenem't, 25x49, 126 8th av, S. Rizzolo; 2-sty fr store and dwg, 22x18, 142 Charlton st, Isaac Rosen; 2½-sty fr dwg, 20x30, 421½ South 9th st, Henry Stolte; 2-sty fr stable, 28x97, 33-35 Austin st, C. F. Lawrence; 3-sty fr dwg, 22x46, 232 Clifton av, L. C. Jacobus; two 2-sty fr dwgs, 16.6x52, 176 and 178 Jefferson st, H. E. Eberhardt; 3-sty brk factory, 25x29, rear of 33 Ward st, Francis Goken; 2-sty brk store, 28x108, 775 Broad st, Hannigon & Bouillon; 1-sty fr hall, 200x200, Caledonian Park, Springfield av, United Singing Society; 2-sty fr dwg, 19x30, 250 Garside st, Henry Post; 4-sty fr store and dwg, 32x53, 9 Lock st, Donato Rizzolo; 4-sty fr store and dwg, 50x69, 179 and 181 8th av, Gerardo Megero; 2½-sty fr dwg, 20x28, Hunterdon st, near Vanderpool, Margaret Nisch; 2-sty fr dwg, 16.8x34, 291-297 North 7th st, C. B. Pruden.

Real Estate Department.

The market this week, both at public and private sale, has shown symptoms of steadiness. While the transactions reported in the brokers' offices do not include any of considerable importance, such as has characterized the market during the last few weeks, still the undercurrent is strong, and values in all classes of property seem to have been well maintained.

On 'Change and in the new salesroom the feature this week has been the offering of a number of city and country lots, both of which have, on the whole, realized the anticipations of sellers. This has been particularly so with the property in the upper section of the 12th Ward, where several new values have been created as the result of this week's sales. It is very clear that we are in for an era of advancing prices all along the line of the cable road north of 125th street, and along Kingsbridge road and the avenues running parallel with that thoroughfare, as far north as 190th street and beyond. The public attention called to the prospective value of property around Washington Hill by the large purchases of such shrewd and successful operators as the Morgenthau syndicate, Arnold Lustig and others, has already borne fruit in the eagerness with which buyers are picking up parcels in this locality on 'Change and at private sale. The value of Washington Bridge, the cable road, the viaduct at 155th street and the other public and private improvements in the upper sections of the city are now being realized, and it is reported that the Manhattan Elevated Road have plans for running their structure along the Boulevard and up Kingsbridge road, directly the consents of the property-owners along the route can be obtained, with actions for future damages waived. A better movement is also discernible along the line of the Harlem and Northern Roads, due to the better service which both companies have inaugurated.

On Monday the sales were comparatively few and unimportant, and consisted mainly of parcels in foreclosure suits. Of these, the two five-story flats on the southwest corner of 8th avenue and 148th street, on lots 25x75 each, went to the plaintiff, the corner at \$20,700, and the one adjoining at \$14,200.

On Tuesday the Exchange was crowded almost to suffocation, and a host of buyers jostled against each other around the different auctioneers' stands. The offerings of property were the most numerous that have been taken place on 'Change for some time, the majority being of unimproved properties, many being avenue parcels, and several being offered under foreclosure.

The vacant properties attracted considerable attention. A lot on the northeast corner of Amsterdam avenue and 165th street, 25x100, was sold for \$10,500 to Alexander Bros. The block front on the west side of Columbus avenue, between 206th and 207th streets, 199.10x100, went to F. Koch & Co. at \$4,200 per lot. Parcels on Bolton road, near Inwood street, sold for \$2,200 and \$2,300 per plot, averaging about 50x95 each, and a plot on the west side of Seaman avenue, 388.3 north of Bolton road, 100x135.9 and 120.4, was bought by R. R. Perkins for \$5,975. Two lots on 156th street, about 400 feet west of Elton avenue, went to J. L. Toch, the glue merchant, at \$8,300. A vacant plot on the southeast corner of St. Nicholas avenue and 126th street, 68.4x100x111.10x109, was secured by A. W. Hall at \$44,300. Further west a plot, 50x70, on Fort Washington Ridge road, 150 feet north of a new road extending from Kingsbridge road west of the Hudson River tracks, was knocked down to the plaintiff in a partition suit at \$3,000, and the block front on the west side of 11th avenue, between 173d and 174th streets, 200x100, went to the plaintiff at \$28,000. In the same proceedings the plot, 50x100, on the northwest corner of Kingsbridge road and 175th street, went to the plaintiff at \$7,000, and the same party secured a lot on the north side of 139th street, 106.6 east of Alexander avenue, at \$6,100. Coming further south, Moore & McLaughlin, the builders, purchased nine lots on 88th street, east of Avenue A, at \$5,900 each, Louis Lese, the speculator, buying a lot, adjoining, at \$6,300. Moore & McLaughlin also bought seven lots in the rear of the 88th street parcel, on the north side of 87th street, at \$7,000 each, an adjoining lot going to Lane Bros., the tailors, at \$7,000. The latter also purchased the four lots on the northwest corner of Avenue B and 87th street, the corner at \$9,100, and the inside lots at \$5,850 each. A. Koch secured four lots on the northwest corner of Avenue B and 88th street, at \$8,300 for the corner, and \$5,350 to \$5,750 for the inside lots. Lambert S. Suydam, the real estate operator, bought six lots on 88th street, west of Avenue B, and Sonn Bros., the grocers, obtained four lots adjoining, with gores, two at \$6,025 each, and two at \$6,250 each. The northeast corner of Avenue B and 89th street was sold to Patrick Fox, at \$5,900. L. Toplitz acquired a lot at No. 103 Avenue A, south of 7th street, for \$14,750, and Charles Dexheimer Nos. 105 and 107, adjoining, at \$33,500, each being 22.8x100 in size.

In improved properties the largest sale of the day was that of five new five-story flats on the northeast corner of Columbus avenue and 103d street, on a plot 160x100.11, under foreclosure, which went to the plaintiff at \$217,500. Four five-story flats on the northeast corner of St. Nicholas avenue and 120th street, also offered under foreclosure, went to the plaintiff at

\$107,225. L. F. Therasson secured four lots, with a one-story stable thereon, on 134th street, east of 12th avenue, for \$25,000, and S. T. Meyer purchased for \$20,000 a four-story house at No. 884 Park avenue, near 78th street, on a lot 15x75. The most important parcel offered during the day was that of No. 585 Broadway, a four-story building on a lot 29x100, on the west side, 171 feet north of Prince street, which, with No. 154 Mercer street, in the rear, running through, lot 25x100, was purchased by H. L. Heineman for \$141,500. Nos. 220 to 224 West Houston street, running through to Downing street, went to E. Kane, at \$34,000; Nos. 182 to 192 West Houston street, partly running through to Bedford street, went to the same party for \$63,000; Nos. 194 and 196 West Houston street, near Bedford street, a lot 25x126.7x25.11x119.7, with old building, was secured by Ascher Weinstein at \$18,100, and No. 44 Downing street, a three-story brick building and lot, 21.6x92.4x22.3x98.8, went to L. Z. Bach for \$8,100.

On Wednesday a large number of buyers and others interested in realty appeared on 'Change and the parcels offered, though fairly numerous, were not as important or as many as on the day before. The two principal sales of the day were the two four-story houses on the southwest corner of 5th avenue and 11th street, which were sold by order of the executor. The corner went to Charles F. Roe at \$73,750, and the inside house to J. Grafton at \$53,600. Both houses are situated on full lots and the prices obtained were low. A plot, 78.10x100, with buildings thereon, at Nos. 88 to 92 9th avenue and Nos. 361 and 363 West 16th street was sold to Caroline Keller at \$85,100. Two five-story flats at Nos. 30 and 32 West 135th street were sold under foreclosure to the plaintiff at \$44,300. No. 141 West 26th street, a four-story house and lot, 16.8 front, also went to the plaintiff at \$11,000. The four-story residence at No. 31 East 67th street, was acquired by Daniel Hennessy, the builder, under foreclosure, at \$41,100; a 25-foot lot and old house at No. 111 East 117th street was sold under the executor's orders for \$7,400 to E. J. Welling; No. 119 East 120th street, a 20-foot four-story flat and store, went to J. K. Green for \$13,050; and a 25-foot four-story flat at No. 10 West 135th street was sold to the same party at \$14,450; while John N. Golding, the real estate broker, secured three lots, 25.3x74 each, on the southwest corner of Pleasant avenue and 115th street, for \$10,250, and No. 111 East 117th street, a lot 25x100.11, with a four-story brick and frame house thereon, at \$7,400, both parcels being considered very cheap. A five-story tenement with store, on a full lot, at No. 1702 2d avenue, north of 88th street, sold by order of the executor, was purchased by G. S. Bauer at \$24,400; and No. 63 Avenue A, near 4th street, a 16-foot four-story tenement with store (leasehold), went to J. Seiting for \$6,300. Several parcels were withdrawn, adjourned, or bid in.

On Thursday the city offerings were few, the largest interest centering in the sale of the Fort Hamilton lots belonging to the estate of the late Geo. S. Gelston. Of the city parcels sold that on the southeast corner of Waverley place and Grove street attracted most attention, the auctioneer being surrounded by a number of speculators and the contest for the ownership being protracted. The parcel was eventually sold to M. E. Ettlinger at \$37,300. It comprises a four-story flat with store, at Nos. 94 and 96 Grove street, and a three-story brick and brown stone dwelling, at No. 168 Waverley place. The ground on which the buildings stand covers an area of about 4,125 square feet, and the property is opposite a small triangular park and within a few minutes' walk of the 8th street elevated station, on the 6th avenue road. There were a few sales at Bay Ridge and Portchester. The principal auction of the day was that of the lots at Fort Hamilton referred to, and over two hundred people occupied the camp chairs around the auctioneer's stand, several of them being ladies. Of the 104 lots announced to be offered 53 were sold at a total of \$32,140, the balance being withdrawn. The largest prices were obtained for the 3d avenue corners, all of which were purchased by Edward Rafter, the New York grocer, who has for many years made a specialty of buying corner lots. These corners brought from \$1,050 to \$1,475 per lot, the last figure being for the northeast corner of Clarke street, near which an elevated road station, it is said, will eventually be placed. Inside lots on 3d avenue brought from \$575 to \$750 each, the lowest prices obtained being for four lots on 97th street, east of 3d avenue, which went for \$395 each. The prices were said to be good, on the whole. It is noticeable that there were only four buyers, and that three of these were New Yorkers.

At the Pine street salesroom a number of vacant properties were offered. Among these was the northeast corner of Jumel terrace and 160th street, a lot, 25x80x25.5x84.8, which brought \$7,550. Two inside lots adjoining brought \$4,800 and \$4,650. On Audubon avenue, southeast corner of 167th street, a lot 30x95, brought \$5,900, and a similar lot near 171st street was sold for \$6,000. Some interest was manifested in a lot on 187th street, east of Kingsbridge road, 25x150 in size, which brought \$2,325. Six lots on 160th street, between 11th and Audubon avenues, brought \$3,075 each.

On Friday the sales on 'Change were unimportant.

On Monday, April 27th, Richard V. Harnett & Co. will sell the three-story dwelling No. 347 East 84th street; the four-story brick apartment house No. 44 8th avenue, and the three-story brick front frame house No. 21 Grove street.

On Tuesday, April 28th, Jere. Johnson, Jr., will sell, by order of the heirs of the Hon. John A. Lott, deceased, at the Real Estate Exchange, No. 393 Fulton street, Brooklyn, 271 desirable lots, situated at Parkville, on Foster and Coney Island avenues, Avenue H, East 5th, 7th, 8th, 9th and 10th streets and the Ocean Parkway. The lots on the Parkway are particularly well adapted for road houses. The property is very accessible. Culver's Railroad has a station within a block and a-half. By this line or by the Fifth Avenue Elevated Railroad the lots can be reached in thirty minutes from the Bridge. On all purchases of \$1,000 or upward 50 per cent of the purchase money may remain on mortgage for three years at 5 per cent.

On Tuesday, April 28th, Richard V. Harnett & Co. will sell by order of executors the two four-story brick buildings, lot 20x80, No. 4 6th avenue, the northeast corner of Minetta lane.

On Tuesday, April 28th, Smyth & Ryan will sell the four-story brick dwelling, No. 18 West 37th street.

On Wednesday, April 29th, Richard V. Harnett & Co. will sell the four-story brown stone dwelling No. 48 East 49th street, and the three-story brick dwelling No. 2 Dry Dock street.

On Wednesday, April 29th, Richard V. Harnett & Co., will sell, by order of S. H. Bacon, a plot, 100x221.7, divided into eight lots, at No. 369 Washington avenue, Brooklyn. The property has a two-story and attic frame dwelling thereon, filled in with brick, and a two-story extension. Five of the lots are 20 feet wide and front on St. James' place, while the rest front on Washington avenue.

On Thursday, April 30th, Richard V. Harnett & Co. will sell four well-situated lots, 100x100.11, on the south side of 117th street, between 5th and Lenox avenues, and by order of executrix, to close the estate of Aaron Jacobs, deceased, twenty-six choice lots, situated on Riverside Drive, West End avenue, Amsterdam avenue and 98th street.

CONVEYANCES.		
	1890.	1891.
	April 18 to 24 inc.	April 17 to 23 inc.
Number.....	364	396
Amount involved..	\$6,669,720	\$4,373,564
Number nominal.....	106	115
Number 23d and 24th Wards.....	53	64
Amount involved.....	\$417,834	\$267,085
Number nominal.....	16	21
MORTGAGES.		
Number.....	325	292
Amount involved.....	\$4,874,850	*\$4,539,853
Number at 5% or less.....	169	147
Amount involved.....	\$1,792,600	*\$2,665,240
Number at less than 5 per cent.....	44	22
Amount involved.....	\$1,118,462	\$752,000
Number to Banks, Trust and Ins. Cos.....	47	36
Amount involved.....	\$1,017,867	*\$2,058,600
PROJECTED BUILDINGS.		
	1890.	1891.
	April 19 to 25 inc.	April 18 to 24 inc.
Number of buildings.....	106	93
Estimated cost.....	\$2,489,725	\$2,974,500

*Includes a mortgage for \$1,500,000, given by the New Jersey Steamboat Company (People's Line) to The Farmers' Loan and Trust Company. Of the bonds, \$311,000 is to cancel bonds now outstanding, \$500,000 for a new steamboat and \$689,000 for general purposes.

Gossip of the Week.

SOUTH OF 59TH STREET.

Gonon & Macdonald and Alfred E. Marling have sold for H. K. Bloodgood the four-story (high stoop) brown stone dwelling, No. 14 West 47th street, size 21.5x55 and extension x 100.5, for \$54,000 cash, the purchaser being Carlisle Norwood, Jr., president of the Lawyers' Title Guarantee and Trust Co. The former brokers have also sold in connection with Edgar Tucker for Timothy J. Keefe, No. 16 East 42d street, a four-story and basement stone building, on lot 22x100.5, for \$52,000. This property has recently been altered into stores from a private residence.

Messrs. Rinaldo & Bro. have sold for the Roosevelt Hospital to the Third Avenue Railroad, in addition to the property secured by them for a power station, No. 36 Bowery, size 25x112.6; and for Cusack & Sevestre, No. 6 Elizabeth street, the rear of No. 36 Bowery, size 25x87.6, making 25x200, for \$75,000. The railroad company now have 100x200 feet. They have also sold for Messrs. Loonie & Parker the five-story store and finished basement building No. 36 Forsyth street, size 25x89x100, for \$15,500.

It is reported that H. A. C. Taylor, who, in March, 1889, purchased the property on the north side of 51st street, between Broadway and 7th avenue, has leased it to parties who will erect a handsome building on the site. The property has a frontage of 40.5 on each of the thoroughfares and has 161.9 feet on 51st street, with a depth on the northern line of 163.7 feet.

A report reached THE RECORD AND GUIDE that the Germania Life Insurance Company had sold the St. George apartment house on East 17th street to the Marshall O. Roberts estate for a block of vacant property up town which would be improved by the erection of forty-three private houses. On inquiry at the offices of the company the vice-president in most positive terms stated that there was absolutely no foundation for the statement. The property had simply been offered to the company, but no negotiations had been entered into, nor had any contract been signed.

Leon Tanenbaum has sold for Ascher Weinstein the three-story and basement dwelling, No. 75 West 3d street, 25x50x90, to Eliza Hyams.

Richard V. Harnett & Co. have sold for Ascher Weinstein the three-story high stoop house, No. 317 West 46th street, 20x60x100.5 (Astor leasehold), to Jno. H. Wood.

Dr. Shepard has sold the four-story and basement high stoop house, No. 215 East 10th street, 25x60, and extension 94 10, to Ascher Weinstein.

S. H. Stone has sold to A. & R. Ettinger the six-story building, No. 20 Orchard street, near Canal street, for \$43,500. The building is leased to one tenant at \$4,000 per annum.

Sevestre & Cusack have sold the five-story apartment house, No. 220 East 33d street, 25x88x98.9, to Waters & Levine for \$38,000, in exchange for No. 60 East 4th street, at \$27,000.

Morris B. Baer & Co. have sold for John Abendroth the four-story, high stoop residence, No. 36 West 37th street, 25x about 60x100, to J. F. Scott for \$50,000.

John N. Golding and Bellamy & Winans have sold for Mary Conis the two dwellings at Nos. 73 and 75 East 52d street.

Ames & Co. have sold No. 359 West 36th street, a three-story brick house, 16.8x50x98.9, for Wm. Bennett to John Currier; No. 346 West 31st street, a three-story high stoop house, 20x55x98.9, for J. Finley Smith on private terms; No. 142 West 21st street, a three-story high stoop brick house, 23x 65x98.9, for Mary Riordan to S. J. Connor; and No. 361 West 36th street, a three-story brick house, 16.8x50x98.9, for M. Rush to J. Kerr.

Hulbert Peck has sold for Dennis Horgan the three five-story tenements, Nos. 435 to 439 West 38th street.

NORTH OF 59TH STREET.

Jas. L. Libby has sold for E. T. Gilliland the four-story, high stoop, light

stone residence on the southwest corner of West End avenue and 73d street, 24.8x about 70x95, to H. H. Vail for \$78,000.

John Bannon has sold for Chas. Buek & Co., twelve lots on the south side of 87th street, 150 feet west of Central Park West, about 300x100, to Oppenheimer & Metzger, on private terms.

J. M. Flanagan has sold for Robert Wallace five houses on the south side of 88th street, east of Amsterdam (10th) avenue, for \$117,000; and for Samuel Colcord, six lots on the south side of 84th street, 88 feet east of the Boulevard, for \$72,000.

Wm. S. Anderson & Co. have sold for Robt. S. Anderson and others the three four-story flats and stores, Nos. 2270 to 2274 2d avenue, each 25x84.10, to Thos. McManus for \$51,500; for Effie C. Skinner the five-story brick tenement with stores, No. 315 East 74th street, lot 25x102.2, to Owen Murphy at \$17,500; for A. B. Ansbacher the three-story and basement private dwelling, No. 167 East 71st street, 16.8x50x102.2, to Benj. Unger at \$16,000; for James Boyce the four-story dwelling, No. 118 East 72d street, lot 18 9x102.2, at \$27,500 to Dr. Harry H. Seabrook, and for Dr. Seabrook to James Boyce the three story dwelling, No. 1032 Lexington avenue, 17x93.11, at \$17,500.

T. A. Burnett has sold for the Rev. Ed. Kartschmaroff the three-story and basement brown stone front residence, No. 127 East 74th street, 17x50x102.2, to a Mrs. Hyman for \$18,500, and for Chas. Schlessinger the three-story and basement dwelling, No. 120 East 64th street, 20x45x100 (leasehold), to S. Woolf.

Riker & Son have sold for Chas. Buek & Co. the four-story high stoop residence, No. 77 West 70th street, 20x60x100.5, to Thomas S. Strong for \$37,000.

Jacob M. Newman has sold the three-story private house No. 207 West 78th street, 19x55x100, for about \$25,000, to Mr. Lewis Mendohson; and the three-story private house No. 217 West 78th street, 21x55x100, for about \$27,500, to a relative of Mr. Geo. D. Wagner, the importer. Broker, Henry Lehn.

John N. Golding has sold for the Richardson estate the frame dwelling and lot No. 600 East 136th street, 40x100, to C. Derlith.

J. W. Kelly has sold for Chas. Lowen & Co. the five-story brown stone apartment house, 25x90x100.5, No. 140 West 62d street, to John J. Myar, Jr., for \$31,000.

Edward R. Teller has sold for Chas. T. Schlafer the five-story brown stone front tenement, No. 121 East 110th street, 25x85x100, to F. J. Taylor for \$24,000.

Shaw & Co. have sold for Mrs. Jennie Clark Gillmor the four-story 25-foot apartment house No. 111 West 124th street, to Noah Schwab.

Ames & Co. have sold for Chas. Mayne the four-story high stoop house No. 126 West 85th street, 18.9x55 and B. P. extension x100, to Benj. Wechsler for \$23,000.

S. H. Greenbaum has sold for Louisa Newbouer the four-story high stoop house No. 102 East 60th street, 20x50x100, for \$22,000.

F. Zittel has sold for Mrs. E. Graves the three-story high stoop house No. 162 East 63d street, 16x50x100, for \$15,750.

Folsom Bros. have sold for Mrs. Jas. M. Drake the four-story residence No. 48 East 78th street, size 30.6x50x102.2.

LEASES.

F. C. Bennett reports that he has leased for J. D. Butler the store in the Lincoln Building, on the northwest corner of Union Square and 14th street to Mrs. Theresa Lynch, the diamond merchant, now on Broadway and 22d street. The lease is for ten years at \$13,000 per annum.

W. Jennings Demorest has leased the inside store in the altered Manhattan Building, on the southwest corner of 5th avenue and 15th street, to the Shoninger Piano Manufacturing Company, for three years at \$6,000 per annum. The store is 25x100 in size. The offices and studios in this building have nearly all been rented.

John N. Golding has leased for H. C. Fahnestock the dwelling No 22 East 51st street, to E. H. Harriman.

Brooklyn.

George F. Edwards, of 106 Broadway, New York, has sold the three-story frame dwelling, No. 289 Franklin street, on plot 37x100, to A. Schneider on private terms.

J. P. Sloane has sold for Andrew E. Walker the three-story frame flat, 25x60x100, at Nos. 21 Oakland street, to Mrs. Ida V. Matthews for \$7,100; and for the same party No. 23 Oakland street, to Louise Geserick for \$7,100.

Corwith Bros. have sold the three-story frame dwelling, 16.8x50, on lot 16.8x100, No. 102B Eckford street, for Thos. Haslam to Walter Mallinson for \$4,500; the two-story and basement frame dwelling, 20x36, on lot 20x100, No. 33 Oakland street, for Chas. Steel to Laura A. Butts for \$3,800.

CONVEYANCES.

	1890.	1891.
	April 17 to 23 inc.	April 16 to 22 inc.
Number.....	473	382
Amount involved.....	\$2,409,465	\$1,664,077
Number nominal.....	126	92

MORTGAGES.

	1890.	1891.
Number.....	395	316
Amount involved.....	\$1,329,476	\$1,468,322
Number at 5 per cent. or less.....	244	157
Amount involved.....	\$950,708	\$1,009,359

PROJECTED BUILDINGS.

	1890.	1891.
	April 18 to 24 inc.	April 17 to 23 inc.
Number of buildings.....	131	138
Estimated cost.....	\$596,165	\$667,270

Out Among the Builders.

The statement has been made that the building committee of the new Metropolitan Club has so far definitely settled its purposes and plans as to make a selection of architects for the club house to be erected at the northeast corner of 5th avenue and 60th street. This plot has a frontage on the avenue of 160 feet with 200 feet on the street, so that there will be ample

room for the development of any scheme or ideas in the way of any new departure for the club house. With the almost unlimited resources at command, and with other potent influences at work, it will be interesting to note the outcome of the project. The new building will undoubtedly be a noteworthy addition to the club houses of the city, holding its own with others of like character on 5th avenue and bearing the imprint of the representative men who form the club. McKim, Mead and White will be the architects.

E. K. Bourne has drawn plans for the new library building, to be built for the Harlem Library, on the south side of 123d street, 40 feet east of Lenox avenue. The building will be 34x90 in size, five stories high, with a front of light stone and brick. The library proper will occupy the first floor entire. This will be arranged with reading, reference, office and distributing rooms, all of which will be finished in native ash and white enamelled woodwork. The library will be provided with accommodations for 40,000 or more books, heated by steam and lighted with electricity, these conveniences being included in the appointments of the building throughout. The upper stories will be finished for bachelor apartments, which are to be finished in hard woods and made convenient and attractive in every way. The exact cost of this building has not been estimated, but it will not be far from \$60,000.

G. A. Schellenger has plans on the boards for six four-story and basement stone dwellings to be built on the south side of 77th street, 400 feet east of Amsterdam avenue. These houses will be 19 and 20x56 in size, cabinet trim throughout, with tiled bath-rooms, exposed plumbing, electric bells, light, steam heat, etc. The cost is estimated at \$20,000 each, and Mrs. Julia Kennedy is the owner. The same architect has plans under way also for five five-story brick and stone flats with stores to be built for Fred'k Hack on the northeast corner of Amsterdam avenue and 84th street. Three will be 25x79, one 27x77 and one 18x92. The last arranged for one family, while the others will accommodate two families on each floor. They are to be finished with all improvements and will cost \$100,000.

J. A. Lienau has drawn plans for two five-story brown stone flats, 50x100, to be built on the southeast corner of 5th avenue and 135th street. These houses will be arranged for two families on each floor and finished with all first-class appointments. A. C. Monson is the owner, and the cost will be about \$50,000.

J. C. Burne will be the architect for five brick and stone flats, 25x87, to be built at a cost of \$125,000, on the south side of 116th street, 80 feet west of Lexington avenue, for H. C. Tuke and R. C. Burne.

The twelve lots on the south side of 87th street, 150 feet west of Central Park West, just purchased by Oppenheimer & Metzger, are to be improved by the erection of four-story private houses.

H. J. Hardenbergh has plans on the boards for a five-story and basement flat, 40x88.9, to be erected at Nos. 410 and 412 West 34th street, by John Downey.

G. Fred. Pelham has plans for two five-story and basement flats, 33.9x90, to be built by John Laimbeer, at Nos. 343 and 345 West 50th street, at a cost of \$54,000; for two four-story (high stoop) houses, 18.6x55 and 10.6x 20 extensions, to be built by J. L. Buttenweise, at Nos. 235 and 237 East 60th street, to cost about \$32,000; and eight five-story tenements with stores, to be built by Weil & Mayer, on the east side of 8th avenue, between 15th and 16th streets, covering the block front, to cost about \$150,000.

Ed. Cunningham intends to build five five-story flats on the southeast corner of Manhattan avenue and 121st street, the corner to be 25.11x91, and the others 18.9x70 each. Architect, Hy. Davidson.

Schneider & Herter have plans preparing for a six-story brick and stone fire-proof flat with stores, 24.4x89, to be built for Weil & Mayer, at No. 57 Bayard street, and to cost \$29,000; and another similar flat, 24.2x88, to be built for the same owners at No. 55 Bayard street, at a cost of \$26,000; also for Weil & Mayer a five-story and basement brick and stone flat, 25x89, to cost \$25,000, and to be built at 134 Madison street.

In our issue of March 21 notice appeared of four flats to be built from plans by Chas. Rentz, at Nos. 338 and 340 West 24th street, 353 and 355 West 25th street, for J. H. Zimmerman. The owner has since abandoned this project and will build on this plot a six-story brick, iron, stone and terra cotta warehouse. The building will be 50x200 in size, furnished with all improvements and to cost \$130,000. Charles Rentz is the architect.

There seems to be something of a movement among architects this spring to up-town locations. Twenty-third street already has its full share of professional men of this class, who seem to find it a central point for conducting business. P. J. Lauritzen is among the last to make a change, and will establish himself in new offices at No. 18 East 23d street on or about April 25th.

The contracts have been let and work will be begun early in May on the eight-story and basement fire-proof building to be built at Nos. 21 and 23 Maiden lane. Plans were filed in February by J. R. Thomas for this building, which is to be completed by the 15th of January, 1892. The front will be of Milford granite entire to the top of second story and carried up in buff brick and terra cotta. The rear and side walls are to be of the modern construction, i. e., having the iron posts and girders filled in with brick after the frame work has been set. The floors throughout will be made especially strong, to carry any extra weight in the way of heavy safes, etc. Special attention has been given to light and air and the least possible use is to be made of woods for the interior finish. Two elevators will be provided, together with other appointments which will make this one of the first-class office buildings in the section. The building will cost about \$175,000, and is to be built for F. K. & W. H. Hays.

Edgar Ketchum will make extensive changes in the basement, first story and front of the apartment house on the south side of 125th street, near 7th avenue, converting the first floor into two stores, 19x85 each, and connecting the basement thereto for mercantile purposes. A handsome new entrance to the upper floors will be placed in the centre of the building. This entrance will be Romanesque in style and built of Little Falls sandstone. A new elevator will be added, and the front walls of the first story

(Continued on page 657.)

OFFERS.

FOR SALE.—A beautiful and valuable estate on the Hudson, located between Irvington and Tarrytown. Large frontage on Broadway, also on the river, with riparian rights and dock. Two commodious dwelling-houses; handsome cut-stone stable, gardener's cottages, with barn-yard, stables, etc.; green-houses, graperies, bowling-alley and billiard-room. Over 25 acres in lawn and garden; fine shrubbery and rare shade trees in abundance. Several unfailing springs of pure water, supplying the houses, barns, etc. Thorough drainage. The whole place laid out in convenient gravelled walks and drives. Map and full particulars with S. EMBERSON, 59 West 42d st. Apl 18-1aw3w

ALL HUDSON RIVER and Westchester County property a specialty, sale and rent, furnished and unfurnished; low prices; easy terms. Apl 18-1aw10w S. EMERSON 59 West 42d st.

FOR SALE.—Farms, country seats and village property in and adjacent to White Plains. Address, DOUGLAS MURRAY, Westchester County Register's Office, White Plains, N. Y. April 18-1aw,4w

FOR SALE.—Country seats and farms on each side of the Hudson River. FRANK PERRIN, Fishkill-on-Hudson, N. Y. Apl 11-1aw4w

OFFERS.

PASSAIC, N. J.—Choice villa sites for sale in famous hill section; ground high; drainage perfect; neighborhood being rapidly improved with handsome residences, water, gas, sewer, police, fire department, fine schools, churches, view unsurpassed of Passaic River and surrounding country; ample railroad facilities; reasonable rates; terms easy; title perfect. ADRIAN G. HEGEMAN & CO., 1321 Broadway, N. Y. JOHN A. HEGEMAN, Passaic, N. J. J. B. HOFFMAN, Passaic, N. J. April 4-1aw4w.

Miscellaneous.

AN INTEREST given to bright young man acquainted with the real estate business (out-door work principally); no capital required. Address, BROKER, REAL ESTATE RECORD AND GUIDE Office.

TO LET OR LEASE.—The Baseball Pavilion, 100x100, opposite the baseball grounds, 155th st. and 8th av.; has been occupied as concert garden and music hall; a fortune for any man understanding the business; cheap rent; long lease; apply to agent on premises. Estate of WILLIAM LYNCH, 155th st. and 6th av. Apr. 4-1aw6w.

OFFERS.

WHOLESALE AND RETAIL COAL, lumber and masons' material business; complete mill capable of doing three times the present volume of business; established thirty years; well-rated by mercantile agencies; clears \$15,000 above all expenses yearly; books open for inspection; price \$75,000 without book accounts and with book accounts \$95,000. Person taking book accounts would not require any extra capital to manage this business which is capable of large extension; owners would remain with purchaser reasonable length of time until thorough knowledge is obtained. The foreman and other employees who have been there for years also would remain. Would exchange the above business for city real estate. Apply to JOHN J. MALONE, Room 54, World Building,

WANTED.—By a young man 23; two years' experience in real estate office as collector; well experienced with repairs; similar position, with chance for promotion; salary moderate; reference last employer. "R," RECORD office.

FOR SALE or will exchange for pine or hemlock lumber, fine team young heavy draft horses, warranted in every way. Apl. 11-uf. B. F. THORN, Rahway, N. J.

so altered as to allow of extra wide plate-glass windows for the stores; \$11,000 will be spent on the work, and E. K. Bourne is the architect.

F. Ebeling has plans on the boards for alterations to be made in No. 254 Madison street for L. Gordon, and which have been estimated to cost \$10,000. The building will be raised one story and a four-story and basement extension, 20x33, added. Besides these changes the building will be provided with all the modern improvements and put in thorough repair throughout.

The eight flats to be built for R. K. Fox on the west side of 3d avenue, between 56th and 57th streets, Brooklyn, appeared in last week's issue among New York buildings. We make this correction on information from the architect, R. E. Rogers.

George Palliser is drawing plans for three five-story flats, with stores, 25 x87 each, to be built for Mrs. E. McKenna, on the east side of Columbus avenue, between 70th and 71st streets.

Florian Schmitt intends to build two five-story flats, 25x66 each, on the east side of Willis avenue, 25 feet north of 146th street.

F. Wennemer has plans for a five-story flat, 25x87.6, to be built by August Jacob, at No. 174 East 80th street.

The Germania Fire Insurance Company, not the Germania Life Insurance Company, is to build an eight-story office building on the southeast corner of William and Cedar streets, from plans by Lamb & Rich, referred to in our last issue.

Ed. Wenz has plans for a five-story improved tenement, 32x85, to be built by Adolf Balschun, on the north side of 135th street, 100 feet east of Willis

avenue; and for a five-story flat, 25x96.11, to be built on the southeast corner of Lexington avenue and 116th street, by John Hickey.

J. W. Cole has plans for two five-story flats and stores, to be built by Hy. Stube, on the northwest corner of 9th avenue and 45th street; for two five-story flats, 20.4x90 each, to be built on the south side of 51st street, 484 feet west of 8th avenue, for Jos. Merykowskie; and for two flats, 18.8 and 28x94, to be built by M. H. Gillespie, at Nos. 222 and 224 West 21st street.

Brooklyn.

M. Gibbons & Son are about to build a Queen Anne house, 50x50 in size, of brick, frame and stone, on 3d avenue and 84th street, for Mrs. Mary Bullocke.

Out of Town.

BENSONHURST, L. I.—John P. Leo is the architect and owner of two two-story and attic frame Colonial cottages to be built here. They will be 32x40 in size, and are to cost \$4,500 each. The interior plan for these dwellings has been well thought out and will secure the greatest amount of living room within the prescribed space.

JERSEY CITY.—L. H. Broome has plans for a two-story and cellar brick store and storage building, 25x71, to be built on the northeast corner of 2d and Grove streets, to cost \$12,000; a four-story and basement flat, 25x69, to be built on the west side of York street, near Varick street, for J. H. Watson, to cost about \$10,000; a similar building, 25x65, on the west side of Bright street, near Jersey avenue, to cost \$11,000; and a four-story and cellar stone building, 22x60, to be built on the west side of Newark avenue, running through to 2d avenue, for M. Apgar, to cost about \$6,000.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending April 24.

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

Table listing real estate sales with columns for address, description, and price. Includes entries for R. V. HARNETT & CO., W. M. KENNELLY, and J. F. B. SMYTH.

Table listing real estate sales with columns for address, description, and price. Includes entries for 105th st, No. 238, s s, 300 w 2d av, 16.8x100.9, three-story brk dwell'g.

BRYAN L. KENNELLY

Table listing real estate sales with columns for address, description, and price. Includes entries for *83d st, Nos. 122 and 124, s s, 225 w 9th av, 50x102.2, two five-story brk flats.

JAMES L. WELLS.

Table listing real estate sales with columns for address, description, and price. Includes entries for *135th st, Nos. 30 and 32, s s, 435 e 6th av, 50x99.11, two five-story brk flats.

J. F. B. SMYTH.

Table listing real estate sales with columns for address, description, and price. Includes entries for 71st st, No. 161 W., n s, 19.6x100.5, three-story stone dwell'g.

Table listing real estate sales with columns for address, description, and price. Includes entries for in issue of April 11, when this sale appeared under sales by A. H. Muller & Son.

A. H. MULLER & SON.

Table listing real estate sales with columns for address, description, and price. Includes entries for 67th st st, No. 31, n s, 84 e Madison av, 21x100.5, four-story brown stone dwell'g.

E. H. LUDLOW & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries for 2d av, No. 120, e s, 26.8 n 7th st, 26 8x125, four-story brk dwell'g.

SMYTH & RYAN.

Table listing real estate sales with columns for address, description, and price. Includes entries for 56th st, No. 338, s s, 196 w 1st av, 18x100.5, four-story brk building.

Table listing real estate sales and auctions. Includes entries for W. R. BROWN, SCOTT & MYERS, OTHER AUCTIONEERS, and BROOKLYN, N. Y. FOR WEEK ENDING APRIL 23. Lists properties with addresses and sale prices.

Table listing real estate sales and auctions. Includes entries for properties such as 'pect pl, 25x44.10x25x52.5, three-story brk and stone Hall with store' and 'Pacific st, Nos. 1029-1038, n s, 212.3 w Clasen av. 60x80, two unfinished brk dwell'gs. Lists properties with addresses and sale prices.

Table listing real estate sales and auctions. Includes entries for properties such as 'Louise Lese and Sarah his wife and Morris Goldstein and Pauline his wife to Pin-cus Lowenfeld and Samuel Goldstein. Mt. \$17,000. April 21.' Lists properties with addresses and sale prices.

CONVEYANCES

NEW YORK CITY.

APRIL 17, 18, 20, 21, 22, 23.

Table listing conveyances in New York City. Includes entries for Attorney st, No 107, w s, 40 s Rivington st, 20 50.8, three-story brk tenem't. John Diefenbacher to Paul Hoffman. April 18. Lists legal transactions with addresses and dates.

Table listing conveyances in New York City. Includes entries for Horatio st, No. 51, n s, 107.8 w Hudson st, 16x 58.6x16.6x58.6, four-story brk dwell'g. Samuel C. and Robert J. Bowden exrs. Alexander Bowden to Du Bois Smith. Mt. \$4,000. April 20. Lists legal transactions with addresses and dates.

BROOKLYN, N. Y.

FOR WEEK ENDING APRIL 23.

R. V. HARNETT & CO.

Table listing real estate sales in Brooklyn, N. Y. for the week ending April 23. Includes entries for 97th st, n e s, 107.2 e 3d av, 60x97.2 1/2, Fort Hamilton. Joseph Maurer. Lists properties with addresses and sale prices.

TAYLOR & FOX.

Table listing real estate sales in Brooklyn, N. Y. for the week ending April 23. Includes entries for Dupont st, Nos. 199 and 201, n s, 225 e Oakland st, 50x100, two-story brk dwell'g, candle factory in basement. Amalie Cohn. Lists properties with addresses and sale prices.

five-story brk flat. Elizabeth F. wife of Michael J. Beglen to Mary C. Blackman widow. *Mt.* \$25,000. April 16. 36,000

141st st, No. 320, s s, 233.3 w 8th av, 16.9x99.1, three-story brk dwell'g. Ida M. wife of and Henri D. Dickinson to Olive Hale and Eliza A. his wife. *Mt.* \$6,000. April 16. 10,500

158th st, No. 512, s s, 200 w 10th av, 50x99.11, two-story frame dwell'g and vacant. John M. Jones and Fanny his wife to George W. Glass. *Mt.* \$9,000. April 17. 12,500

161st st, s s, 300 w 10th av, 25x91.6 to Knapps lane, x25.1x94.6, vacant. Julia A. Dougherty widow and Mary A. McCarthy to David D. Groo. *Mt.* \$3,500. April 14. 4,000

168th st, s s, 183.4 w Amsterdam av late 10th av, 16.8x95. John Welcker and Mary his wife and John Peters and Theresa his wife to James E. Costello. *Mt.* \$5,500. April 18. nom

169th st, s s, 100 w Amsterdam av, 19x85, three-story brk dwell'g. Wilhelmina Lober to Daniel Riedemann. *Mt.* \$4,000. April 22. 6,900

184th st, s s, 175 e 11th av, 25x71.5x35x70.7. John M. Guiteau trustee Eleanor S. Tracy to Henry I. Harris, Long Island City. April 14. nom

185th st, n s, 125 w 11th av, 75x59x75x58.6. Douglas Robinson, Herkimer Co., N. Y., and Fanny M. his wife to Theodore G. Robertson. March 24. 4,650

Amsterdam av, No. 1063, w s, 25.5 s 67th st, 25.5x100, five-story stone front tenem't with stores. August Kohn and Flora W. his wife to Hermina Maier. *Mt.* \$20,000. April 1. 27,750

Same property. Release mort. George R. Hamilton to same. April 17. 750

Amsterdam av, Nos. 565 and 567, e s, 50.8 n 87th st, 50x100, two five-story brk flats with stores. Abraham Meyer and Lena his wife to Leo Dinkelspiel. *Mt.* \$50,000. April 23. 67,000

Av A, No. 1094, e s, 17.1 s 59th st, 16.8x75, three-story stone front dwell'g. Partition. Sylvester L. H. Ward to Louis Funke. April 20. 5,750

Av A, No. 1094, e s, 17.1 s 59th st, 16.8x75, three-story stone front dwell'g. Louis Funke to Emilie Myer. April 21. 6,400

Av B, No. 1624, w s, 76.8 s 84th st, 25.6x80, five-story brk tenem't. Fredericke Weltewitz to Susanna wife of Ernst Koch. *Mt.* \$11,000. April 22. 18,800

Av B, No. 1588, w s, 51.2 s 82d st, 25x85.4, five-story stone front flat with stores. John Volz and Caroline his wife to Jacob Schmitt. *Mt.* \$14,000. April 23. 21,000

Av C, No. 162, n e cor 10th st, runs east 83 x north 19.9 x west 31 and 52 to av, x south 19.9, five-story brk store and tenem't. Foreclos. James F. C. Blackhurst to James A. McLoehlin. April 22. 25,600

Av C, No. 201. Consent to use of premises for manufacturing purposes. Isaac Bodenstern to George Gerzog. April 20. 250

Columbus (9th) av, Nos. 1990 to 1910, e s, extends from 19th st to 120th st, 201.10 x100, six five-story brk flats. Foreclos. Louis Hanneman to Franklin Lee, Buffalo, N. Y. Sub. to mort's \$169,000 with int., costs, &c. April 17. 30,500

Columbus av, No. 955, s e cor 107th st, 25.8x75, five-story brk store and flat. William Buhler to Mary Buhler. B. & S. and C. a. G. Sub. to mort's. April 22. nom

Columbus av, No. 941, n e cor 106th st. 25.11x75, five-story brk store and flat. Same to Caroline A. Buhler. Sub. to mort's. April 22. nom

Columbus (9th) av, No. 993, w s, 25.8 s 63d st, 25x100, four-story stone front flat with stores. August Mehler and Katharina his wife to August W. Mehler and John Sustmann. April 22. 35,000

Edgecombe av, e s, 1,904 n 145th st, 54.11x125, vacant. William J. Duffy to Charles Duffy. April 21. nom

Jansen av, n w s, 382 n e Terrace View av, 20.9 x101.2x36.2x100. Isaac M. Dyckman and Fannie B. his wife to Charles A. Briggs. March 26. 610

Same property. Charles A. Briggs and Henrietta F. his wife to Albert Stephens, Central Valley, N. Y. April 16. 610

Jansen av, n w s, 206.11 n e Terrace View av, 25x100. Jacobus pl, s w cor Van Corlear pl, 34.11x50 x50.4x33. Terrace View av, north cor Broadway or Kingsbridge road, runs northeast along Broadway 40.2 x northwest 94.8 x northeast 27.7 x northwest 24.7 x southwest 98.2 to av, x southeast 111. Isaac M. Dyckman and Fannie B. his wife to Edward D. Shipman, Brooklyn. March 26. 7,815

Jansen av, n w s, 232 n e Terrace View av, runs northwest 100 x southwest 25 x northwest 79.11 to Terrace View av, x northeast 51.10 x southeast 198.5 to Jansen av, x southwest 25. Van Corlear pl, s e s, 155 n e Jacobus pl, 32x70.9x32x72.2. Van Corlear pl, s e s, 80 n e Jacobus pl, runs south 63.2 x southeast 70 x northeast 20 x north 103.4 to Van Corlear pl, x southwest 25. Kingsbridge av, s e s, 142 n e Terrace View av, 50x134.10x45.3x122. Same to Louis and John Brandt. March 26. 5,445

Lexington av, No. 705, e s, 20.5 n 57th st, 20x66, three-story stone front dwell'g. Caroline Y. wife of and Richard G. Lay to Estelle T. Rodgers. *Mt.* \$11,000. April 19. 18,000

Lenox av, s e cor 123d st, 74x90.10. Agreement modifying restrictions as to buildings. Joseph Thompson to the Harlem Club. April 18. nom

Madison av, s e cor 90th st, 100.8x80, vacant. William Lalor and Elizabeth A. his wife to Rosanna Muldoon. March 31. See 3d av. 610

Madison av, No. 1963, e s, 57.5 s 126th st, 23x89.6, four-story stone front dwell'g. Sarah R. wife of Charles D. Belden to Winfield Poillon. *Mt.* \$15,000. April 20. 24,500

Manhattan av, No. 495, w s, 78.5 s 121st st, 15x80, three-story stone front dwell'g. John Gribbell and Lizzie B. his wife to Israel Lesser. *Mt.* \$8,000. April 15. 16,000

Manhattan av late New av, No. 545, w s, 63.5 s 123d st, 15x74, three-story stone front dwell'g. Elizabeth A. Mathews, Anandale, N. J., to Phebe A. Pearsall. *Mt.* \$8,000. April 16. nom

Prescott av, w s, 704.11 n Emerson st, 100x134.5 x100x137.6. Isaac M. Dyckman trustee Isaac Dyckman for Hannah Fulton to Clara Fairchild. C. a. G. Nov. 14. 1,950

Prescott av, east cor Bolton road, 114.2x82.3x126.11x64.3. Frederick G. Potter and Clara H. his wife to Daniel E. Seybel. *Mt.* \$2,750. April 20. nom

Park av, No. 1690, w s, 50.5 s 119th st, 25x90, five-story brk flat with stores. Christian W. Wernbacher and Kate his wife to Christian Haist. *Mt.* \$14,000. April 23. 23,000

St. Nicholas av, Nos. 200-206, n e cor 120th st, 118.5x118.11x109.11 to st, x 57, four five-story brk flats, with store in No. 200. Foreclos. Ernest Hall to Isabella McCormack. *Mt.* \$102,227. April 22. 5,000

Terrace View av, w s, 106.9 n Leyden st. 50x100. Terrace View av, s e s, 407.7 n Jansen av, 50x100. Isaac M. Dyckman and Fannie B. his wife to Nathan F. Vought. March 26. 2,560

Wadsworth av, n w cor 187th st, 189.10 to old 188th now closed x 95. Michael H. Cashman and Henrietta J. his wife to Luke O'Brien. March 16. 20,000

West End av, s e cor 77th st, 102.2x100, vacant. Joseph Stern and Sarah his wife to Frank L. Smith. April 11. val. consid. and 100

West End av, No. 423, w s, 22.2 n 85th st, 20x90, three-story brk dwell'g. Perez M. Stewart and Gertrude his wife to Margaret M. Smith. *Mt.* \$18,000. April 23. nom

West End av, No. 425, w s, 42.2 n 85th st, 20x90, three-story brk dwell'g. Same to Peter T. Radiker. *Mt.* \$18,000. April 23. nom

West End av, No. 427, w s, 62.2 n 85th st, 20x90, three-story brk dwell'g. Same to same. *Mt.* \$18,000. April 23. nom

West End av, No. 421, n w cor 85th st, 22.2x90, three and four-story brk dwell'g. Same to Columbus Improvement Co. *Mt.* \$24,000. April 23. nom

West End av, No. 429, w s, 82.2 n 85th st, 20x90, three-story brk dwell'g. Same to same. *Mt.* \$18,000. April 23. nom

West End av, No. 470, e s, 80.8 s 88th st, 20x100, four-story brk dwell'g. Release mort. Francis M. Jencks to Nelson M. Whipple. April 23. nom

Same property. Nelson M. Whipple and Emma C. his wife to William P. Byrne. *Mt.* \$22,000. April 23. 34,500

1st av, Nos. 883 and 885 } begins 1st av, n w cor
49th st, Nos. 359-365 } 49th st, 40.6x56,
three four and five-story brk and stone tenements with stores. Mary E. Pote extrx. Samuel J. Pote to Lazarus Wolff. Also release dower by Mary E. Pote widow. April 15. 22,100

1st av, No. 1359, s w cor 73d st, 25.8x100, four-story brk store and tenem't. Mary Tracy to Mary G. Tracy. *Mt.* \$11,000. April 20. nom

1st av, No. 1440, e s, 25.6 s 75th st, 25.6x88, four-story brk tenem't with stores. Gustav Gunkel and Margaretha his wife to Christian Hammel. *Mt.* \$8,000. April 20. 17,300

1st av, No. 593, s w cor 34th st, 21.3x100, four-story brk store and tenem't with one-story frame building on rear. James Lawlor and Julia his wife to Thomas Murtha. *Mt.* \$29,500. April 20. 41,000

1st av, No. 127, w s, 52 s 8th st, 24.6x50, five-story brk tenem't with stores. Charles W. Mack to Jacob Schworer. *Mt.* \$10,100. April 18. nom

2d av, No. 1164, e s, 25.5 n 61st st, 25x75, five-story brk tenem't with stores. Flora wife of and Selim Marks to Morris Wolf. April 21. 25,000

2d av, No. 42, e s, 43 n 2d st, 21.6x75, three-story brk tenem't. Florence Butterbrodt and Elizabeth his wife to John Fennel. April 14. 20,100

2d av, Nos. 1623 and 1625, w s, 52.2 n 84th st, runs west 81.8 x north 31 x west 20 x north 19 x east 101.8 to 2d av, x south 50, two four-story stone front tenem'ts with stores. George Kitching to Ada E. Kitching. Q. C. April 8. nom

2d av, Nos. 1627 and 1629, w s, 102.2 n 84th st, runs west 100 x north 19 x east 30 x north 31 x east 80 to 2d av, x south 50, two four-story stone front tenem'ts with stores. Ada E. Kitching and Ella K. his wife to George Kitching. Q. C. April 8. nom

2d av, No. 2059, w s, 25.6 s 106th st, 25x73, four-story stone front tenem't with stores. Leah Crohn to David N. Baum. *Mt.* \$15,000. March 31. 19,850

2d av, No. 2134, e s, 25.8 s 110th st, 25x75, four-story stone front tenem't with stores. Joseph Hassel and Catharine S. his wife to David Lese. *Mt.* \$9,500. April 4. 13,850

2d av, No. 1871, w s, 75.6 n 96th st, 25x100, five-story brk tenem't with stores. Samson Wallach and Hannah his wife to Ludwig Kurzenknabe, Hackensack, N. J. *Mt.* \$20,000. April 22. 32,000

3d av, Nos. 1527-1533, n e cor 86th st, 78x100. 86th st, No. 203, n s, 100 e 3d av, 25x100. Three and five-story brk "Parepa" Hall with stores. Foreclos. Leicester Holme to Abel Merchant, Schodack, N. Y. Jan. 26. 125,000

3d av, No. 1672, w s, 51.5 s 94th st, 25x100, five-story stone front tenem't with stores. Rosanna Muldoon widow to William Lalor. April 31. See Madison av. 610

Same property. William Lalor and Elizabeth A. his wife to Alfred W. Wiener. *Mt.* \$20,000. April 23. nom

3d av, No. 778 w s, 25 n 48th st, 18.10x76, three-story brk tenem't with stores. Jefferson M. Levy to Deborah A. Bailey. Reserves rights of action against Elevated Railroad. April 21. 18,500

5th av } begins 5th av, s w cor 21st st, 92x142.6,
21st st } brk and stone Reformed Church and lecture room. Ministers, elders and deacons Reformed Protestant Dutch Church, in Garden st, New York, to Edward H. Van Ingen. C. a. G. April 20. 480,000

5th av, No. 556, w s, 50.5 s 46th st, 25x100, four-story stone front dwell'g. Anthony Bullock and Annie W. his wife, Chesterfield, N. J., legatee Mary I. Bullock to Caroline B. Powers. C. a. G. April 1. nom

Same property. Anthony Bullock and ano. exrs. Mary I. Bullock to Caroline B. Powers. April 1. nom

5th av, No. 1046, e s, 47.6 s 86th st, 22x100, four-story stone front dwell'g. John B. Whitbeck and Hannah S. his wife, Peter, A. Whitbeck and Catharine A. his wife, Van Allen Whitbeck and Elizabeth his wife and Peter H. and Charlotte A. Whitbeck devisees, &c., William A. Whitbeck to Abel Merchant, Schodack, N. Y. Q. C. Feb. 9. nom

Same property. Charlotte E. Whitbeck heir William A. Whitbeck to same. All title. Feb. 10. nom

Same property. Maria W. Slingerland devisee William A. Whitbeck to same. B. & S. Feb. 9. nom

6th av, Nos. 210-220 } begins 6th av, n e cor
14th st, No. 63 } 14th st, 112.6x75.
6th av, Nos. 199 and 201, s w cor 14th st, 100x62. 14th st, No. 112, s s, 175 w 6th av, 25.3x103.2. Albert Wyckoff to Sarah J. Wyckoff. Q. C. April 20. other consid. and 2,000

7th av, No. 172, w s, 23 n 20th st, 23x91.7, four-story brk store and tenem't with three-story brk building on rear. Maria L. Evans to Mathias Banta. Undivided title. *Mt.* \$15,000. Oct. 15, 1890. 500

8th av, No. 96, e s, 38.8 s 15th st, 19.4x73.6, three-story brk tenem't with stores. Emil Schwab and ano. exrs. Karoline Schwab to Frederick and Franziska Frovert. April 23. 19,000

8th av, No. 2479, w s, 25 s 133d st, runs west 83.3 x southwest 21 x south 12.5 x east 100 to av, x north 25, five-story brk flat with store. Wilhelmina L. wife of Charles Schneider to Mary S. M. Barney. *Mt.* \$17,000. April 1. (Corrects error in issue of April 11.) 27,000

9th av, No. 924 } begins 9th av, s e cor
59th st, Nos. 343-354 } 59th st, 25.5x100, five one-story brk stores.
9th av, No. 922, e s, 25.5 s 59th st, 25x100, five-story stone front tenem't with stores. John Boland and Catharine his wife to John Bauer. All liens. Feb. 27. nom

Same property. John Bauer and Dora his wife to Catharine wife of John Boland. All liens. Feb. 28. nom

Lots 422, 423 and 424 map Isaac Dyckman Homestead property, map 725. William S. and Charles W. Opdyke to Daniel E. Seybel. April 15. 3,300

Interior lot, begins at point 24.9 n 21st st and 78 w 10th av, runs north 25 x west 22x25x22. Thomas Humes to Sophie B. Humes. B. & S. and C. a. G. April 16. 3,000

Same property. Mary A. Humes extrx. Hugh Humes to Thomas Humes. April 25, 1890. nom

Same property. Release dower. Mary A. Humes widow to Thomas Humes. April 16. nom

Interior lot, 65 e Columbia st and 150 n Grand st, runs north 50 x east 35 x50x35; also, Strip of land and alleyway 6 ft wide and 65 ft in length leading from the easterly side of Columbia st, bet the premises known as Nos. 10 and 12 Columbia st to lands first above described, being rear of Nos. 10 and 12 Columbia st, with use of alleyway. Ellis L. Price extr. George J. Price to Charles Pfueller. Confirmation deed. April 4. nom

Same property. Charles Pfueller and Frederick his wife to Henry Eggert. April 17, 10,150

MISCELLANEOUS.

General assignment. Peter W. Gallaudet and Henry Fitch, Jr., of P. W. Gallaudet & Co., to C. Elliott Minor. Nov. 17, 1890. nom

23d and 24th WARDS.

Bristow st, w s, 415 s Jennings st, runs west 110 x south 85 to Freeman st, x east 81.6x44 to Bristow st, x51.6. Rose Seiferd to Mary wife of August Peko. *Mt.* \$1,500. April 21. 3,500

Lorillard st, east cor Kingsbridge to West

Weill, Bernard to Henry Weill, Lancaster, Pa. North 7th st. P. M. April 6, notes. 4,000
 Werner, Charles to Henry Roth. Boerum st, s s, 175 w Smith st, 25x100. April 15, due May 15, 1894, or installs, 5%. 2,800
 West, Mary C. wife of Charles to Julia Young. Monroe st, s s, 175 e Reid av, 25x100. Sub. to mort. \$1,500. April 14, 1 year. 1,000
 Whitehouse, Sarah M. to Hyde & Gload Mfg Co. Hancock st, s s, 52 w Patchen av, 16x75. April 20, 7 years. 2,000
 Whitensack, John O. to Michael J. Hand and Catharine his wife. McDougal st. P. M. April 16, due July 1, 1891, 5%. 900
 Williams, Matilda C. to Charles W. Balz. Rockaway av. P. M. March 28, 1 year. 500
 Williamson, Rebecca A. and Maria K. wife of Oliver E. Jennings to Johanna Ryder. Road from Flatlands to The Mill, s s, adj land of Garret K. Williamson, abt 8 acres, Flatlands. All title. April 16, 3 years. 250
 Wilson, Frances C. and Lina A. to Reuben Y. Pollard, Waverly av. P. M. April 15, 3 years, 5%. 2,750
 Winklehaus, Jacob and Rebecca his wife to Henry Loeffler. Garden st. P. M. April 20, 5 years, 5%. 4,000
 Wolf, Abraham to East New York Savings Bank. Dumont av, s e cor Thatford av, 25x100 April 18, 1 year. 2,000
 Wood, Thomas to Susan E. Blodgett. Hudson av. P. M. April 20, due May 1, 1894. 2,000
 Woodward, Helen E. to William B. Martin and Patrick J. Lee, of Martin & Lee. Garfield pl, n w cor Polhemus pl. P. M. April 15, due Mar. 28, 1892. 1,500
 Wright, George to Emeline Bishop. Madison st, s s, 420 e Tompkins av, 20x100. April 16, 3 years, 5%. 4,000
 Wessmann, Oscar to Theodore Kiendl. Vermont st, centre line, 255 e centre line New Jersey av, runs east to Wm. M. Fumans, x south - x west to centre Vermont st, x north 36. April 21, 1 year. 125
 Widynski, Magdalena wife of Vincent to Mary J. Fisher. Floyd st. P. M. Feb. 17, 2 years, 5%. 350
 Wolz, Margaretha to Tobias Burger. Boerum st, s s, 50 w Humboldt st, 25x100. April 14, due July 1, 1891, 5%. 100
 Zengel, Genesis to Katharina Rauscher. Sheepshead Bay road, n s, lot C on map by William Kowalski, 43.5x133.5x35.4x136.6, Gravesend. April 21, due July 1, 1892. 600
 Ziebold, Reinhold to Cornelia H. Smith. Fenimore st, n s, 565 e Rogers av, 60x100. Flatbush. April 16, 3 years. 2,500
 Zippel, Berthold to German Savings Bank of Brooklyn. Johnson av, s s, 193 e Bushwick av, 50x100. April 16, due June 1, 1892, 5%. 6,000

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

APRIL 17 TO 23--INCLUSIVE.

Astor, William W. to Ludvine Bertrand. \$9,750
 Blackwell, Samuel, Brooklyn, to John N. Hayward. nom
 Bauerdorf, Charles F. to Eugenia F. Krat-Bacchus, John G., Brooklyn, to James S. Stearns. 2,500
 Brown, George R., Brooklyn, to Fannie M. Elliot. 1,250
 Brown, John C. et al. exrs. James Brown to Margaretta H. Lord widow, Morristown, N. J. 2,177
 Same to same. 2,025
 Same to same. 5,046
 Same to same. 2,449
 Benedict, Henry W. to Benedict, McIlroy & Fowler. nom
 Connolly, James, New Orleans. La., to Louis Pizer. 3,095
 Candee, Evelina to Edward W. Candee. 15,000
 kie, Jersey City, N. J. 2,000
 Camp, Hugh N. to James M. Wentz. 12,000
 Dorsett, R. Clarence to David and John P. Duncan. 60,000
 Donvan, James V. to Margaret J., Mary F. and James Brice. 9,000
 Decker, John W. to R. Clarence Dorsett. nom
 Ely, Smith to Ambrose K. Ely. 5,500
 Ellinger, Sophia to Helene Fuld. 5,500
 Goldschmidt, George B. trustee Samuel B. H. Judah, dec'd, to David F. Kimberly, Brooklyn. 5,027
 Giesemann, Arnold, Brooklyn, to Henry Giesemann. 5,000
 Goldschmidt, George B. to Pauline Goldstein. 3,605
 Guggenheimer, Eliza to Phineas Seldner. 6,000
 Godfrey, Sophie to Sophia Eimer. 4,000
 Haberman, Simon to The Bradley & Currier Co. (Lim.) 2,000
 Hornthal, Lewis M. to Sophie Godfrey. 4,000
 Hoghtaling, Helen S. extrx. Thomas J. Hoghtaling to Townsend Wandell. 7,000
 Hellinger, Paul to Henri Strasbourger. 3,599
 Hoghtaling, Helen S. extrx. Thomas J. Hoghtaling to Townsend Wandell. 10,000
 Hoghtaling, Helen S. extrx. Thomas J. Hoghtaling to Townsend Wandell. 6,000
 Holmes, Charles P., Huntington, L. I., to Caroline H. Harned. 3,125
 Johnson, Hannah to Charles Wurster, Brooklyn. 3,022
 Jarvis, Nathaniel, Jr., ref. to Edward C. James, Ogdensburg, N. Y. 1,340
 Jarvis, Mary H. to John H. V. Arnold. 3,000
 King, Archibald K. to Edgar K. Richards exr. Mary K. Richards. 2 assigns. nom

King, Archibald G. trustee to Edgar H. Richards exr. Mary K. Richards. 4 assigns. nom
 Knox, Edward M. to Henrietta L. Warner, London, Eng. 21,500
 Same to same. 22,500
 Linder, Philippe and Margaretha or Marguerite Linder to Magdalena Frees. 1,500
 Lockwood, Adelaide L. to John E. Lockwood, L. I. City. 2,500
 Levy, Barnet, Jennie Gordon and Sophia Mayer to Bernhard Silberstein. nom
 Loos, John H. to Joseph B. Kaiser. 5,250
 Myers, Lewis to Simon Bing, Jr. 1,100
 McTammany, George H., Troy, N. Y., to Mary A. McTammany. val. consid
 Mandelbaum, Harris to Moses Valentine and Jacob Rabinovitz. 28,000
 Murphy, Patrick M. to John M. Farley. nom
 McGovern, George to Adolph M. Bendheim. 15,000
 Middlebrook, Frederic J., Brooklyn, to The New York Security and Trust Co. trustee of Kingsland Sutton. 9,037
 Same to Alexander S. Webb trustee for Catherine S. Coles. 7,029
 Muller, Henry and Herman Oetjen to John M. Muller. Rerecorded. 3,075
 Newman, Jacob M. to Thomas R. A. and William H. Hall, of William Hall's Sons. Oakes, Jane and William A. exrs., &c., Wm. Hutchison to The Washington Life Ins. Co. 80,000
 Offord, Robert M. to The Industrial Co-operative Building and Loan Assoc. nom
 Prout, Moses P. and ano. exrs. Mary E. Ruland to Moses P. Prout and ano. trustees Mary E. Ruland dec'd. 2 assigns. nom
 Powell, Sarah H. to Charles Griffen et al. trustees Samuel Willets, Caroline W. Frame residuary trust. 17,000
 Same to Charles Griffen et al. trustees Samuel Willets, Walter R. Willets residuary trust. 17,000
 Platt, James N. trustee for George B. Mickle to Frederic J. Middlebrook. 24,453
 Ruck, John M. to Henry Steers and John F. Menke. 2,000
 Rogers, James to John Healey. 2,250
 Regan, Michael to George McGovern. 15,000
 Saint Michael's Protestant Episcopal Church, of New York, to The Hudson River Bank. 5,614
 Same to same. 11,228
 Same to same. 16,995
 Seligman, Julia to The Baron de Hirsch Fund. 24,000
 Shediulsky, Harris and Juhus and Isidore Schweitzer to John E. Rosenthal. 2,500
 Shepard, Elliott F. to the trustees of the Presbytery of New York. nom
 Solomon, Moses to Aaron Gottlieb. nom
 Stokes, William E. D. to The United States Trust Co. of New York. 15,231
 Tiffany, Mary L. to Lyman Tiffany and ano. exrs. Charlotte L. Fox. 2,200
 Title Guarantee and Trust Co. to William E. Keys trustee David Keys dec'd. 1,600
 Same to W. Irving Clark exr. G. D. H. Gillespie. 3,750
 Same to same. 3,750
 Title Guarantee and Trust Co. to Charles F. Estwick. 2 assigns., each \$1,500. 3,000
 Same to Marion E. Isaacs. 24,000
 Same to Daniel D. Wright. 8,000
 Title Guarantee and Trust Co. to The German Society of New York. 15,000
 Title Guarantee & Trust Co. to Leopold Oppenheimer et al. trustees Pauline Sutro. 16,000
 The trustees of the Lenox Library to Samuel P. Avery. 12,078
 Thompson, Charles S. D., formerly Jones, Taughannock, N. Y., to Robert V. Jones. val. consid
 Thompson, Charlotte S., Taughannock, N. Y., to Robert V. Jones. 2 assigns. val. consid
 Van Brunt, Thomas C. to The Garfield Nat. Bank. 2,000
 Wandell, Townsend to Helen S. Hoghtaling. 6,000
 Wallach, Leopold to Caleb M. Hillman guard. of Florence L. Beames. 1,010
 Wandell, Townsend to Helen S. Hoghtaling. 10,000
 Waters, Henry to Fanny Krakower. 17,638
 Watson, Sarah, Whitestone, L. I., to William H. Post, Great Neck, L. I. nom
 Weil, Jonas and Bernhard Mayer to Jacob Rieser. 5,500
 Wright, Sarah K. to The Broadway Savings Inst. 9,053
 Wagner, James G. to Stephen H. Martling. 15,500
 Wichelns, Frederick to Edward C. James. 1,500
 Wandell, Townsend to Helen S. Hoghtaling. 7,000
 Yetter, Andrew B. to Samuel Colcord. nom

KINGS COUNTY.

APRIL 16 TO 22--INCLUSIVE.

Alexander, George F. to Maud P. Nelson. \$3,500
 Same to same. 3,500
 Anderson, William S. and William L. Downing to Cornelius Doremus. nom
 Barton, William H. to Lulu J. wife of Charles F. Bevins. 750
 Battermann, George E. to German Savings Bank of Brooklyn. 5,000
 Rattermann, John F. to George E. Battermann. 5,000
 Bennett, Frank J. to Andreas Osswald. 2,800

Baxter, Alexander to Benjamin Albertson and ano. exrs. Sarah de Bevoise. 2,000
 Bogert, Marie L. individ. and extrx. Cornelius R. Bogert to Gregory T. Bedell admr. Penelope Bedell. 2,000
 Bishop, George H. to Henry M. Bishop. 9,000
 Brooklyn Life Ins. Co. to Alfred Thompson, Cambridge, Mass. 2,000
 Baker, Willard H. to Cross, Austin & Co. 1,800
 Barrett, John to Earl A. Gillespie, Woodhaven, L. I. nom
 Beasley, Joseph to Stephen J. Burrows. consid. omitted
 Carpenter, James E. to John Castree. 10,000
 Castree, John exr. and trustee Thomas F. Jenkins to James E. Carpenter. 10,000
 Cassin, James to John W. Hayes. 1,300
 Clute, Elizabeth to Alexander B. Mott. 2,500
 Coles, Thomas L. to Isaac Danenberg. 30,000
 Chapman, Jessie M. to Jacob Weber. 1,600
 Desmond, Johanna to John Bassett. 3,000
 Dutcher, George C. committee Sarah J. Whitman to Berinthia M. Wood. 804
 Davidson, Edward H. to George P. Jacobs & Co. 2 assigns., each \$500. 1,000
 Dick, William and Charles F. Tonjes exrs., &c., Frederick Behrens dec'd to Frederick Behrens. nom
 Erregger, Jacob W. to Thomas F. Parker. 400
 Everit, Thomas to Phebe R. Kissam. 1,100
 Eastman, George W. to Mary Mitchell. 2,600
 Fisher, Mary J. to Leopold Michel. nom
 Giesemann, Arnold to Metora Giesemann. 2,200
 Gittelsohn, Max and Barnet Levin to Lewis Hurst. 850
 German-American Real Estate Title Guarantee Co. to Angelina A. Henderson. 4,000
 Same to same. 4,000
 Herod, William to George W. Lyle. 600
 Hennings, Clarence H. to Henry Frey. 1,500
 Same to same. 1,000
 Hutchins, Elizabeth E. widow to The Williamsburgh Savings Bank. nom
 Judson, Anna L. to Edward B. L. Carter, trustee Henry J. Sanford. 3,500
 King, Charles D. and George W. Adams, of King & Adams, to George W. Adams. nom
 Same to Charles D. King. nom
 Kings Co. Trust Co. to German-American Real Estate Title Guarantee Co. 5,000
 Same to same. 5,000
 Kellum, Ebenezer and ano. admrs. Bernardus Hendrickson to Bertha C. Snedeker. 6,014
 Knieriem, Elise to Baldwin F. Strauss. 2,000
 Kunzer, Rudolph to Elise wife of John Knieriem. 2,000
 Kissam, W. Ryerson exr. George Kissam to Phebe R. Kissam. 1,500
 Levin, Barnet to Lewis Hurst. 600
 Michel, Leopold and Gerson Levy to Andrew Wills. nom
 Same to same. nom
 Miller, Frederick to Michael Jacobs. 500
 Molander, John to John Griffin. 2,400
 Martin, Levi V. to George H. Hale. nom
 Nelson, John F. to Alexander E. Orr. 3,600
 Noeth, Barbara to George G. Reynolds. 1,500
 Nash, William to Matthew C. Chambers. 3,000
 Ogden, Jr., Isaac C. to Mary K. Ogden. 12,500
 Oakley, Charles M. exr. Thomas Oakley to William L. and C. C. Savage trustees for Henrietta C. Barclay. 1,800
 Same to Charlotte E. Woodward, New Rochelle. 1,600
 Parker, Thomas F. to Jacob W. Erregger. 1,100
 Phelps, Edwin O. to Kings Co. Trust Co. nom
 Plump, Maria M. to Ann Adair. 2,000
 Same to Jane H. Thayer. 3,000
 Riedmann, Anton to Anthony Straub. 1,300
 Rovinsons, Elivira A. guard. Manuel J. R. y and Eloisa L. Rovinsons y Arrastia to Cornelia S. White. 865
 Read, Thomas H. exr. Wilson Read to William H. Blain. 2,000
 Rosenblath, Elizabeth to Josephine Hoefner. 4,500
 Skelly, Patrick to O'Reily, Skelly & Fogarty. nom
 Steffens, Joseph F. to The Title Guarantee and Trust Co. 2,000
 Strong, Robert G. to Teresa wife of William B. Ross. 172
 Sturges, Stephen B. to Mary A. Taylor. 1,000
 Schaefer, John to William Mann. 4,000
 Smith, John L. to Catherine Newschafer. 3,300
 Smith, Percival C. to Francis Fely. 1,500
 Stuckey, Alfred to Lillie I. Stuckey. nom
 Stoutenburg, George B. to James D. Rankin and James Ross. 2,100
 Schoenfeld, John S. to Charles and William Schoenfeld. nom
 Taylor, Carrie B. to James T. Brinckerhoff and Frank C. Poucher. 2,864
 Title Guarantee and Trust Co. to Brooklyn Trust Co. 8,000
 Same to Edward Packard trustee Elizabeth H. Callender. 2,500
 Same to Martha M. Campbell. 8,500
 Same to Hamilton Trust Co. 4 assigns., each \$4,000. 16,000
 Same to The Hamilton Trust Co. 3,000
 Same to Wesley C. Bush exr. Emma A. Keinath. 5,500
 Wood, Ella to William F. Wyckoff. 1,300
 Wells, Edward E. exr. John L. Brownne to Samuel D. Hunter exr. Simeon Watts. consid. omitted
 Welwood, Abby to Ann R. wife of George H. Roberts. 200
 Williams, Perry P. and ano. trustees for Jacob Pentz to Charles A. Moran trustee Thomas Webb. 3,059
 Same to same. 2,059

Williams, Edward F. to Esther R. Barton. 2,000
Walker, Elizabeth to William R. Walker. 5,000
West, Mary C. to Julia Young. 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.

April
17 Austin, George W—Charles Schlesinger \$200 32
15 Allogaeret, Pierre—J I Housman 1,402 67
20 Arveschin, Albert—E L A Christianson 115 12
20 Anderson, John F—Central Nat Bank. costs 23 33
20 Andres, Valentine—D S Kittle. 142 99
21*Atwood, Arthur H—Metropolitan Telephone and Telegraph Co. 28 12
22 Amies, William T—Wight & Co (Lim) 834 10
22 Anderson, Henry James—John Moore costs 53 57
22 Anglim, Thomas A—H E Grumbach. 898 19
23 Auld, Robert—M J Donnellan. 1,112 05
24 Anglim, Thomas A—A C Rex. 636 03
17 Brooks, Charles W—A S Van Wickle. 201 00
17 Biglen, Bernard—Comms of Emigration 507 00
Blackinton, William H
Blackinton, Sumner
17 Blackinton, Louis A } A J Hoden-
Braun, John } pyl. costs 484 52
Barrows, Henry J
Barrows, Ira
17 the same—Dinah Stern, extr. costs 157 25
18 Bostwick, Walter W—W B Sirret. 6,605 33
18 Barry, Michael H—Perth Amboy Terra Cotta Co. 487 53
18 the same—Michael McGrath. 337 37
18 the same—Joseph Friedlander. 208 39
18 the same—F G Moore. 629 28
18 Barnum, Stephen C—Joseph Sawyer. 1,449 18
18 Bushe, George B—A E Willard. 37 90
18 Bernhard, Siegel—Mechanics' and Traders' Bank. 343 00
18 Beirne, John P—Robert Hill. 83 51
20 Babeck, Margaret V, admrx Daniel L Babeck—Erhard Hagen. (D) 1,311 32
20 Bentley, J Edward—Ezra Farnsworth 4,956 55
20 Brainerd, William F—A W Paine. 202 54
20 Barry, Michael H—Harlem River Bank. 275 96
20 Baldwin, William H } Central Nat
Baker, Richard B } Bank. costs 29 70
20 Bishop, Clifford—Adolph Bondy. 153 72
20 Berow, Isaac—Moritz Juskwits. 141 03
20 Brown, Ezra—Lawson Valentine Co. 93 80
20 Brown, James A—Dean Linseed Oil Co. 118 40
20 Baum, Alfred } H B Rogers. 1,324 59
Baum, Maurice }
20 Broadbent, Robert C—T B Starr. 130 15
Bernheim, Charles L
21 Bernheim, Abraham C } Simon Kier-
Bernheim, Julius C } stein 655 18
Bauer, Felix L
21 Bratter, Charles A—Bernhard Wolff. 27 50
21 Bates, Charles R—F C Travers. 120 00
Boyd, John P } Metropolitan Tel-
*Boyd, George H } ephone and Tel-
egraph Co. 16 96
21 Bromander, Therese—H G Roys costs 109 35
21 Bell, William—C F Bradbury. 343 50
21 Bishop, Mary } John McCann. 410 06
Bishop, Mrs H }
22 Burchell, John A—J J Friel. 825 79
22 Bliss, Charles H—Bertha Volkening. 1,151 00
22 Bacharach, Max—Sigmund Hirsch. 644 13
22 the same—H J Abels. 593 89
22 Boege, Charles } S E Hingston. 139 85
Boege, Herman }
22 Boswell, John—Thurber, Whyland Co. 128 35
23 Brenner, Isaac—Joseph Lingman. 1,103 74
23 Baas, Joachim—Harry Johnson. 71 22
23 Black, Thomas } E F Clark. 534 16
Black, Robert W }
23 Blumberg, Rachel—Mossis Goldberg 25 49
23 Butler, Thomas } Simon Newman. 520 85
Butler, Clara J }
23 Bliss, George—Martha J Fitzgerald costs 122 85
24 Batchelder, Frances—W E Bryant. 264 17
24 Brownell, Harry C—Benjamin Altman 483 89
24 Bromley, William—H L Faris. 172 57
24 Beers, Joseph T—Charls Otten. 232 24
24 Boettcher, Wilham F—A H Selwyn. 120 73
24 Bloom, Henry—Anna Stern. 2,738 70
24 Black, Thomas } T P Huffman. 183 92
Black, Robert W. }
17 Corbin, Donald P—A J G Hodenpyl costs 484 52
17 the same—Dinah Stern, extr costs 157 25
18 Crosby, George—Joseph Sawyer 1,449 18
20 Cassell, Charles L—F A Wall. 195 80
20 Cooley, James C—Central National Clark, William P } Bank. costs 23 33
20*Crow, John—A H Mayer. 74 08
20 Carroll, Michael, Jr—B S Aldrich. 208 76

22 Church, Richard—M H Arnot. 2,039 23
22 Coates, Howard W—Chauncey St. John. 5,496 75
22*Carlin, Louis—Thomas Mead. 25 30
22 Cable, Alexander—Pauline Kahn. 318 22
22 Collins, Owen—Edmund Fitzgerald. 84 64
22*Camp, Albert W—W A White. 185 02
23* Cassidy, A R—Annette P Smith, admrx. 120 77
23 Carroll, Margaret, individ and admrx Mary Dennison—Hugh King, admrx costs 102 48
23 Cassidy, Mary A—Edward Eustace. 86 17
23 Chesebrough, Charles A—Martha J Fitzgerald. costs 122 85
24 Coughlin, Matthew—Fitzgerald Brewing Co. 193 23
24 the same—the same. 689 67
24 the same—Coleman Brewing Co 483 31
24 Creevey, Ann—G T Stewart. costs 119 44
24 Coles, Charles—J A Lamb. 101 11
24 Connolly, Edward M—C B Jessup. 89 45
24 Conklin, Jessie B—Williamsburgh Brewing Co (Lim). 490 17
18 Dallye, Henry—Robert Hill. 160 50
20 de Sotolongo, Thomas E—V D Estephe 96 35
20 Deering, Albert G—Burton Gliddon. 44 22
20 Dayton, Charles W—C W H Elting. 7,092 53
20 Davin (M D), John P—F A Kennedy. 14 50
20 Davis, Thomas—G W Bennett. costs 85 81
21 Delaney, Daniel—Samuel Glatner. 46 00
22 Dart, Henry C—F I Maguire. 330 00
22 Delaney, William J—Mary Bullowa. 160 36
22 De Cordova, Gonzalvo—F B Thurber. 995 67
22 Daly, John F—Thurber, Whyland Co 322 64
22 Duffy, James—Murray Hill Bank. 4,235 82
23 Doe, John—J C Lyons. 3,036 11
24 Duclos, Joseph M—Jacob Mark. 700 00
24 Day, Peter S—Hugo Cahn. 138 31
17 Engelfried, John—A J Hodenpyl costs 484 52
17 the same—Dinah Stern extr. costs 157 25
20 Eastwick, Edward P—E A Bogue. 318 05
20 Eldridge, Orris K—Central National Bank. costs 23 33
21 Ehrlich, Henry—Isaac Cohn. 832 29
22 Eden, John F—Serena Rhineland. 185 75
22*Egolf, Martha—Martha Schrenkeisen. 87 46
23 Ehrig, Edward—William Peter Brewing Co. 258 23
24 Engelhart, William F } D A Van
Engelhart, Albert F } horne. 1,273 82
24 Emrich, Joseph, Jr—Jenkins Co. 1,034 08
17*Finzel, August—G W Venable. 37 17
17 Fry, Charles M, as committee—Deborah Powers. costs 834 59
18 Finley, Thomas B—H M Partridge. 89 26
20 Fuller, Thomas S—Central Nat Bank costs 29 70
20 Foland, Peter—Barnard Kopf. 820 06
20 Finck, Eugene } C A Du Vivier. 218 46
20 Finck, Frederick }
21 Fitzgerald, James G—Leopold Hellman. 296 06
21 Ferris, George B } Metropolitan Tele-
Ferris, Robert L } phone and Tele-
graph Co. 39 74
21 Fieseler, John C—G V Hecker & Co. 130 00
22 Fuchs, Robert—C H Zinn. 787 11
22 Farrell, James—Isaac Livingston. 82 48
22 Fonham, Charles F—Patrick Cassidy costs 83 57
22 Fleischer, Jacob A—H E Mead. 437 62
*Falk, Abraham
23*Falk, Zachariah } Benjamin Knower 173 05
Falk, David B }
*Falk, Washington
23 Freeman, Carrie E—George Mundorf. 320 15
Falk, Abraham
24*Falk, Zachariah } Isaac Rosenstein. 1,006 62
*Falk, David B }
*Falk, Washington
24 Fogerty, James J—C G Barlow. costs 39 10
24 Flatow, Richard—Jacob Ruppert. 277 50
24 Fuller, Irving W—Jerome Hiler. 270 65
24 Friedman, Aaron—David Greenfield. 163 65
*Falk, Abraham
24*Falk, Washington } Selig Maass. 538 36
Falk, David B }
Falk, Zachariah
24 the same—Maurice Manhauffee 912 42
17 Gouraud, Andreas H—Louise E Monnot. 374 01
18 Gilmore, John—Third Nat Bank. 545 30
20 Graveline, Sophia, admrx Lewis C Graveline—Erhard Hagen. (D) 1,311 32
20 Gardiner, Harriet—Sarah McCool. 1,228 74
21 Goldberg, Louis—William Eggert. 513 62
22 Gillig, Henry F—L P Barret. 379 89
22 Glines, Agnes E—Ellen Fitzgerald. 127 97
23 Gaylor, Patrick A—Edward Eustace. 86 17
Glimm, John E
23 Glimm, Christian F } H G Otten. 2,489 38
exrs John M Otten }
23 Grow, John A—Lucy F Griffith. 35 94
24 Gies, Franz—A G Hupfel. 417 52
17 Hollins, Harry B, as committee—Deborah Powers. costs 834 59
18 Holterman, Francis A—Jacob Spetel 419 87
18 Hoffman, Philip—Christian Freitag. 627 66
18 Hahn, Thomas J—Ellenville Glass Co 793 92
18 Hopper, Francis M—G Z Snider, exr costs 96 62
18 Hendricks, Samuel E—G S Daniels costs 108 59
18 Howes, Elbert D—Anton Larsen. 46 06
18 Hyman, Samuel P—C H Dyett, assignee. costs 91 00
18 Hyde, James E—F A Reichardt. 234 90
20 Halstead, William M } Ezra Farns-
Haines, William A } worth. 4,956 55
20 Hashagen, Jules or Julius—Joseph Movins. 30 47

20 Husted, Sabina E—Patrick Nolan. 104 73
20 Haines, Richard—Central Nat Bank costs 23 33
20 Himmelsbach, Jacob—Katharina Winterer. 155 12
20 Hume, Charles E—Charles Vagts. 187 88
20 Hamilton, Walter—M J Quion. 706 33
20 Higley, Eben N—Charles Brennecke. 8,000 63
21 Hunnecker, James—Samuel Glatner. 105 50
21 Hughes, George W—W M May. 295 72
21*Hubbell, Elizabeth—R H Derby. 46 29
21 Henry, Thomas A—American Rubber Co. 108 25
21 Hoyt, Edward, Jr—Samuel Baumann. costs 38 87
21 Hope, Jennie—Samuel Adams. 317 51
21 Hazen, Robert M—Metropolitan Telephone and Telegraph Co. 28 12
21 Herrick, Daniel W—G W Venable. 510 03
21 Huck, Frederick—R O N Ford. 102 63
22 Hunewinkel, Clarence—C H Zinn. 787 11
22 Hodges, John E—J J Friel. 825 79
22 Hogan, Kate, admrx William Hogan—A C Smith. 750 23
22 Holland, Sol—Morris Isaac. 175 41
22 Heilmann, Elizabeth—J F Walter. 200 17
22 Hahn, Thomas J—Germania Bank. 97 16
22 Hickey, Francis—J C d'Azevedo. 93 00
22 Hyland, William M—Martin Schrenkeisen. 87 46
23 Hill, Catherine, admrx John Evan—M J Donnellan. 1,112 05
23 Hochberger, Adolph—Hirsch Wundochl. 132 99
23 Herzog, Sigmund—Anthony Van Bergen. 7,130 27
23 Harkin, John J—Sebastian Doring. 255 11
24 Hine, William T—N Y Iron Roofing and Corrugating Co. 300 24
24 Hodgman, Warren S—Farrel Foundry. 4,140 41
24 Herzog, Sigmund—Alfred Sharp. 13,875 70
24 Herrmann, Alexander—Ferdinand Glinseretti. 851 80
24 Hughes, George W—George Walsh. 733 90
24 Herve, Charles F—H L Bouche. 334 27
24 Hamilton, Walter S—C H Wilcox. 725 50
24 Herbert, Joseph R—J S Carman. 547 55
24 Hawkes, Henry—J S Simpson. 97 38
24 the same—the same. 114 76
24 Heller, Emil—Aaron Furth. 222 27
24 Herrmann, Alexander—Joaquin Sanchez. 2,618 75
17 Hling, Richard—F T McDonough. 132 27
22 Irwin, William H—Thomas Young, Jr. 229 97
20 Jones, Millard R—A T Paige. 1,326 50
20 Joy, Charles H—Central Nat Bank costs 23 33
21 Journeay, Edward—E S Smith. 177 36
23 Jonson, Mary Howard } Bessie Robin-
Jones, Agnes L } son. 1,644 61
23 Jacobs, Hugo—S L Weisl. 113 15
23 Johnson, Jonas—United Electric Light and Power Co. 114 59
24 Jordan, Joseph V—J W Woods. 75 75
20 Kober, Charles—Max Salomon. 25 08
20 Knower, Benjamin—Central Nat Bank costs 23 33
20 Kinmonth, Lillian E—W S Kinmonth costs 32 55
21 Kubera, Mathias—V W Woytisek. 27 50
21 Kerwin, Patrick H—Thomas Frawley. 535 73
22 Kelly, John A—John McClave. 114 23
22 Keelon, James F—Thurber, Whyland Co. 322 64
23 Kelly, John—M L Schwartz. 338 14
23 the same—the same. 337 33
23 Krumm, Charles—A A Smith. 37 62
23 Keyes, Livingston—Carl Berger. 100 11
24 Kidd, David—J H F Bullwinkel. 121 80
24 Kaufmann, Henry—H J Fink. 104 16
24 Karo, King L—Benjamin Adreauce. 77 50
24 Knoepflin, John B—Lucien Baer. costs 79 09
18 Lorillard, Jacob—Nat Bank of Rondout. 1,495 47
18 Lancaster, James H—Journal of Commerce Co. 234 98
20 Lockrow, Charles M—John Hancock Mutual Life Ins Co. 46 01
20 Loewenstein, Charles—H C Newbury. 251 85
20 Lincoln, Lowell—Central Nat Bank costs 23 33
20 Laviolette, Elzear—Simon Strass. 72 63
21 Leichter, Fred—Emil Unger. 98 00
21*Lovejoy, John F—F C Travers. 120 00
21 Lazarus, Alexander G—Abraham Siegel. 48 69
21 Levyson, George—Ludwig Baumann. 69 90
21 Louderback, William S—Thomas Thedford. 84 93
22 Loucks, Andrew E—G W Martin. 366 82
22 Lenuon, William F—J B Smith. 123 89
22 the same—the same. 118 64
22*Link, Phoebe—Martin Schrenkeisen. 87 46
22 Lewis, Isaac } Pauline Kahn. 318 32
Lesser, Joseph S }
22 Lauback, Isaac C—Mail and Express Publishing Co. 592 68
23 Lovejoy, John F—W F Weber. 161 37
23 Lauth, George—Richard Grant. 208 00
23 Lorillard, Jacob—Dio De Kremen. 91 20
23 Lehmaier, Ludwig—Anthony Van Bergen. 7,130 27
24 Lathrop, Thomas A—S H Newman. 70 48
24 Lobdel, Charles M—W E Iselin. 289 65
24 Lehmaier, Ludwig—Alfred Sharp. 13,875 70
24 Langbein, Charles—Eva Bechtel, extr. 402 13
24 Lazard, Felix—Isaac Reinheimer. 675 56
24 Leonard, Lewis H—Caroline Merini. 188 03
24 Luchs, Jacob N } Louis Siegbert. 166 47
Luchs, Adelaide }

Table with 3 columns: Name, Address, Amount. Includes entries like Wilmot, Francis—William Westcott, 168 12.

KINGS COUNTY.

April

Main table for Kings County with 3 columns: Name, Address, Amount. Includes entries like Armant, Sarah—M H Hagerty, 177 62.

Table with 3 columns: Name, Address, Amount. Includes entries like Trew, Julia J—M McKay, 121 69.

SATISFIED JUDGMENTS.

NEW YORK.

April 18 to 24—Inclusive.

Main table for Satisfied Judgments with 3 columns: Name, Address, Amount. Includes entries like Anathan, Moses—H G Keim, 1890, \$147 03.

Table with 3 columns: Name, Address, Amount. Includes entries like Slattery, Vincent J—Hattie H Farrell admr., 1891, 710.

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

KINGS COUNTY.

April 17 to 23—Inclusive.

Main table for Kings County with 3 columns: Name, Address, Amount. Includes entries like Ahrens, Alfred—Levy & May, 1888, \$95 94.

MECHANICS' LIENS.

NEW YORK CITY.

Table with 3 columns: Name, Address, Amount. Includes entries like Lewis st, No. 27, w s, 100 n Broome st, 25x 100.

Bayersdorfer, Max. 744 Broadway...Hall's Safe and Lock Co. Safe. 130
Benedict, Alice E. 37 Bond...A H Whitney. Plates, Books, &c. 1,200
Bird, M J. 303 W 54th...J McEntegart. Tailor Fixtures. 500

Martin, Semon. 211 W 29th...Govan & Cramp-ton. Photographic Fixtures. 75
Marvin, Eugene A. 482 8th av...C B Cottrell & Son. Press. (R) 1,550
McCullum, C F. 236 Mulberry...J Cunningham Son & Co. Hearses. (R) 221
McDoaald, Thomas...Kean & Lines. Coach. (R) 680

Brown, Patrick. 119th st and 4th av...P Gan-non. Horses, Trucks, &c. 1
Comegys, H C. 7 W 19th...A G Smith. Furni-ture. 1,000
Decker, Mary. 58-62 Clinton...Huntemann & Green. Buildings, &c. 1,700
Divine, J C. Foot Charles... J Elsworth. Horses, Trucks, &c. 2,500

ASSIGNMENTS OF CHATTEL MORTGAGES.
Feiner, Solomon to Sarah Feiner. (Mort. given by S Cohn, Nov 3, 1890.) 1
H Elias B Co to G. Ehret. (H Ahrens, Dec 18, 1890) 1,000

KINGS COUNTY.
APRIL 16 TO 22—INCLUSIVE.
SALOON AND RESTAURANT FIXTURES.
Alt, G H, and Mary A Downing. 273 Tompkins av... H Elias B Co. \$1,000
Barnemann, J E. 494 5th av...Rubsam & H B Co. (R) 800

BILLS OF SALE.
Antonaeis, Giovanni. 6 Prince... F P Rosiello. Barber Fixtures. 350
Antes, Clara H. 803 9th av...W Madory. Fancy Goods, &c. 700

Table listing names and addresses such as Steller, G. 172 Johnson av... India Wharf B Co. 250

Table listing names and addresses under the heading 'HOUSEHOLD FURNITURE' such as Anderson, L. 25 Cornelia... Platt & C. 468

Table listing names and addresses such as Drazie, J. 240 Court... J Kurtz. 189

Table listing names and addresses such as Lowman, A. H. 333 12th... A Schulz & Bro. 109

Table listing names and addresses such as Wood, S. 13 Pilling... Fennell & Pye. 166

Table listing names and addresses under the heading 'MISCELLANEOUS' such as Albert, J. 146 Smith... P G Smith. Drug Fixtures. 800

Table listing names and addresses such as Gerschowitz, R. 236 Myrtle av... J Pohs. Picture Store. 1,000

Table listing names and addresses under the heading 'BILLS OF SALE' such as Becht, F. 14 Alabama av... G Becht. Cigar Business. 400

Table listing names and addresses under the heading 'ASSIGNMENT OF CHATTEL MORTGAGES' such as Haus, Rebecca to F Ibert. (Mort. given by C. Schlotmann, April 7, 1891.) 200

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.

Table listing names and addresses under the heading 'ESSEX COUNTY. CONVEYANCES.' such as Allen, A S et al—A E Johnson, South 19th st... \$1

Table listing names and addresses such as Cadmus, Margaret—S C Joralemon, Clinton... 1

Table listing individuals and their property values in various locations such as East Orange, Montclair, and Irvington.

MORTGAGES.

Table listing mortgage details, including names, security companies, and addresses.

Table listing individuals and their property values, including locations like Newark and Irvington.

CHATEL MORTGAGES.

Table listing chattel mortgages, including names of borrowers and lenders, and descriptions of mortgaged items.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyance records for Hudson County, including names of parties and details of property transfers.

Table listing individuals and their property values, including locations like Bayonne and West Hoboken.

MORTGAGES.

Table listing mortgage details for various locations, including names and addresses.

CHATEL MORTGAGES.

Table listing chattel mortgages for various locations, including names and descriptions of mortgaged items.

HINTS ON PLUMBING.

NO. 7.—EXPERT OPINIONS OF THE McCLELLAN ANTI-SIPHON TRAP VENT.

JAMES C. BAYLES, M.E., late President of the New York Board of Health: "Under the conditions described it works better, I think, than a vent pipe. It responds quickly to a demand for air, but as promptly closes against a current seeking escape through it."

J. M. Hazen, Inspector of Buildings, Minneapolis, Minn.: "It meets all necessary requirements in preventing siphonage. Its reliability, durability and economy commend its favorable consideration."

Col. George E. Waring, Jr., C. E.: "A perfectly safe device, of little cost, simple and easy of application, and sure to supply air when needed."

Carroll Phillips Bassett, M. Am. So. C. E.: "That it furnishes the public with a satisfactory substitute for expensive vent pipes, which is applicable over a wide range of conditions, must be admitted."

John Hickman, late Plumbing Inspector, Paterson, N. J.: "It stands the severest tests and gives entire satisfaction when put up according to directions."

Col. Geo. D. Scott, First President of the National Association of Master Plumbers of the U. S.: "Its advantages are its great reliability in preventing siphonage, its simplicity of construction, convenience of application in both new and old work, and its greater economy."

Leonard D. Hosford, late Secretary of the Master Plumbers' Association of New York City: "After carefully watching its operation in the many places where I have used it, particularly in my own house, I unhesitatingly endorse it as a protection against trap siphonage, and have always found it to operate satisfactorily when properly adjusted."

E. Murphy, late Secretary Master Plumbers' Association, New York: "Its advantages in reducing the cost of plumbing, in furnishing an adequate supply of fresh air, and its non-liability to get out of order, are so patent that further comment would be useless."

Send for descriptive circular.

Du Bois Manuf'g Co.

245 Ninth Avenue, New York.

the lumber fleets will not be in full commission for a week. Besides, the disposition of buyers and shippers is to procrastinate the opening, for it is seen that adverse conditions have been a drawback on the spring trade, and that it will be unwise to urge stock to market until its appetite is sharper than now.

What is true of this and other Lake Michigan markets is the fact on Lake Erie and in the Saginaw Valley. At Bay City and Saginaw the cargo movement has not yet begun. Sales in the valley are few and far between, and, but for the rail movement affairs about the mill docks and in the yards would be positively dull.

At Manistee there is considerable buying, and the outlook is considered favorable; still, even at that busy point, there is some waiting for more favorable conditions. The commission men in this city are delaying the sending out of vessels for cargoes with the view of allowing the wholesale yards to clear off as much of their stock as possible before more is thrust upon them.

The Chicago Timberman thus reports the cargo market:

Lake receipts show a heavy increase this week as compared with last, and nearly all the lake ports are now open. The greater part of the lumber coming in goes direct to the yards but several cargoes have been offered on the market this week. They have all met with ready buyers at prices 50 cents to \$1 higher than the same stock bought last season. Short piece stuff is selling at \$11 to \$11.50 and long lengths at \$12.50 to \$14.50 with a good demand for nearly all sizes and lengths, but particularly for long joist; cull piece stuff brings \$7 to \$8. The market is hardly established on boards and strips, but selling prices will not vary greatly from \$14 for No. 2, \$19 for No. 1 and \$22 for selected cargoes.

Only a few sales of shingles have been made, but a number of loads are expected next week. There is a good demand for the better grades and a few sales made have been at an advance of 10 to 20 cents over last year's prices.

Vessel agents report an increased demand for vessels, and all craft yet in the river expect to clear for some of the Lake Michigan ports this week. * * *

At the yards:

No. 3 boards are easily 75c. to \$1 per M higher than they were a year ago, there being no difficulty in securing \$9.25 to \$9.75 if the dealer is fortunate enough to have any to dispose of. In No. 2 boards the advance is hardly as pronounced, amounting to probably 50c. per M. Sales are made at prices ranging from \$11 to \$11.50, and dealers who hold out for the latter price claim they have no difficulty in getting it. No. 1 boards are still in good supply, and not in very active demand. This grade is selling at \$13 and \$12.50.

Common stock boards are also very scarce, particularly 12-inch. There is an active demand for this grade, and prices are firm at about association list.

The Mississippi Valley Lumberman says:

Hardwood shows each week the truth of the affirmation that the supply of dry stock is very limited. The oak cut of this year will be exceedingly large, but it will not serve to meet the present demand for dry stock. Poplar uppers are also in demand and stocks are light. High water has brought down a large

supply of logs to riparian mills and most of the mills are busy, but in Kentucky and Tennessee at points where logs must be hauled by wagon to mill the condition of the roads still interferes with operations.

NAILS.—There has been about an average movement covering a demand from what may be considered regular sources. The market, however, by no means developed a satisfactory volume of trade, nor have manufacturers found it possible to obtain any advantage tending to stiffen the line of valuation, though preventing further decline. We quote Cut at \$1.65@1.75 per keg for car lots and \$1.75@1.85 per keg for parcels from store, for iron, and add 5@10c. per keg for steel. Wire, \$2.10@2.15 at mills, and 2.30@2.40 from store.

PAINTS, OILS, COLORS, ETC.—Business has been making some improvement in a wholesale way and that is said to be the direct result of an increased movement into channels of consumption. Indeed, with the very much more seasonable weather shown latterly, the opportunity for outdoor work has just so much improved and the effect must be felt throughout the market, with possibly another stimulus after the first of the month from local and near-by sub urban demand. Supplies fair, but generally well under control and offered only when a direct call is made. The leading manufacturers of Paris Green have adopted a new price list ranging from 14c. up to 21 3/4c., according to quantity and style of package, and these rates are said to have been fixed a little higher than was anticipated on the revision, especially as some few firms are not in the agreement. Block Chalk remains scarce and firm on spot but has been offered more freely to arrive by rail and declined in that position to \$2.75@2.85 per ton. Red Lead Litharge and Zincs are all firm and in good demand, and White Lead is kept steady without apparent feeling of severe competition between the regular and outside makers. Association Corrodors' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 1,000 lbs., 7 1/4c. net; in lots of 1,000 lbs to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons, one purchase, 5 9/16c.; 12 tons and over, one purchase, 6 1/4c.; 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 1/2c.; 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 naturally follows the increased movements of paints and is selling more liberally with a steady market all around. The local product retains preference. We quote on general range at 54@55c. for Western, and 57@62c. for City. Spirits Turpentine is not selling with much freedom, but reduced stocks and firmer accounts from the South impart a somewhat healthier feeling into the market at the close. We quote at 40@41c. per gallon, according to quality, delivery, etc.

STONE.—According to a bulletin recently issued from the Department of the Interior, division of Mines and Mining, the production of Granite in the United States has been compiled and perfected for the calendar year ending 1889, and extract therefrom the following interesting figures: The total production was 62,287,156 cubic feet, valued at \$14,464,095. Of the above amount 26,147,338 cubic feet was for building purposes, average value 24c. per cubic foot, 20,683,224 cubic feet for street work, average value 22c. per cubic foot. Included in the last statement were 61,822,871 paving blocks at an average of \$48.17 per M. For cemetery, monumental and decorative purposes the product was 2,106,953 cubic feet at average value of \$1.13 per foot; for bridge, dam and railroad work 12,207,244 cubic feet, average value 10c. per foot, and for miscellaneous uses 1,142,397 cubic feet, average value 20c. per foot. The above reports were compiled upon returns from 874 quarries, scattered through twenty-eight States of the Union.

TAR AND PITCH.—Business moderately active and at times irregular, but supplies not plentiful, and prices generally held up very well all around. We quote Pitch at \$1.65@1.75 per bbl.; Tar at \$2.10@2.50, according to quantity, quality and delivery.

We call the attention of the Public to our world renowned sanitary relief interior decoration,

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Which far excels anything in the market for its artistic beauty, facility in hanging and durable qualities. For Dado purposes or panel work, it is fully equal to carved wood, and in some respects superior, not having the tendency of the latter to shrink.

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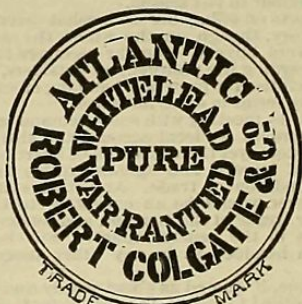
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