REAL ESTATE RECORD
AND BUILDERS' GUIDE.

Vol. IX. NEW YORK, SATURDAY, FEBRUARY 24, 1872. No. 206.

OTIS SAFETY HOISTING MACHINERY.
PASSENGER ELEVATORS FOR HOTELS, OFFICE BUILDINGS, STORES, APARTMENTS, AND PRIVATE HOUSES.
The Machinery is in one working perfectly with smoothness, noiselessness, rapidity of movement, and the greatest economy in the use of fuel.
Safety Hoisting Machinery for Merchandise and Freight, for Stores, Manufactory, Furnaces and Mines.
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SLADE & STAFFORD, REAL ESTATE BROKERS, 23 Union Square.
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MARTIN WELLS & CO., General Agents, 55 DeWitt St., New York, or 38 Elston St., Paterson, N.J.

NEWMAN E. MONTGOMERY, Painters' and Artists' Supplies, 1366 and 1368 BROADWAY, Between 37th and 38th Streets.

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Insurances effected at very low rates, in the best of Companies.

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M. A. WILDER, SON & Co., COMMISSION MERCHANTS, and MANUFACTURERS OF TIMBER & LUMBER.

M. A. WILDER, 848 BROADWAY, New York, or 206 WASHINGTON ST., MONTREAL; OR 450, No. 35th St., New York.

MCALIBER & CO., MARBLE WORKS, 151, 213, 215, and 229 W. 32d STREET, BETWEEN BROADWAY, MARBLE AND MARBLE MANUFACTURERS; MONUMENTS, MANSIONS, HANDSOME; BOWLS, HANDSOME IN ALL RESPECTS, OF THE BEST AND FINEST, E. DUNCAN SNIFFEN, REAL ESTATE AND MORTGAGE COMMISSIONER.

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Healey Iron Works, Corner North Fourth and Fifth Streets, Brooklyn, E. D.

Manufacturers of Iron Work for Buildings, Sills, lintels, columns, girders, and every style of railing.

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JOHN Q. A. BUTLER & CO.
(Successors to J. W. LANE & CO.),
Manufacturers of Magee Ranges and Furnaces, Walker Furnaces, Improved Baltimore Fire-Place Heaters, Morning Glory Stoves and Furnaces.
No. 92 BEEKMAN STREET, near Cliff Street, NEW YORK.
ILLEGAL FEES IN REAL ESTATE CASES.

The action of the Bar Association in causing inquiry to be made relative to the illegal fees exacted by the various county officials necessarily calls up the whole question of illegal charges.

It seems that some of the fees which the law allows would not pay for the service of the writ; and the consequence is that, as a matter of equity, a practice has grown up of allowing more than the law permitted. This custom has acquired the force of law itself. But it has been abused, and extortionate fees charged under sanction of the custom; and now a readjustment of our whole system of fees is plainly demanded—if, indeed, it is thought advisable to retain the fee system at all.

Persons interested in real estate have much to complain of, in regard to the remissness of lawyers in not insisting upon the rights of their clients. The reform now commenced by the lawyers will not end with the city and county officials, for the chief burdens which property owners suffer are the fees and exactions of the lawyers themselves. The winding up of an estate, the foreclosing of a mortgage, are legal operations saddled with so many fees and charges, that it is ruinous to the property of the creditor to get his dues from his debtor. It is now more than ever the case, as Lord Brougham put it, that a lawyer is a learned gentleman who rescues your estate from your enemies, and keeps it himself.

The difficulty in the way of any reform in this matter is, that our legislators are all lawyers; and they naturally take care of the interests of their profession, in the enactments they put upon the statute books. Nor is it to be supposed that improper charges and illegitimate gains are confined to the attorneys or the lower members of the profession. The history of the great will cases tried before the Surrogate, in which the property has all been swallowed up by the learned counsel on either side, embraces the foremost names of the New York Bar—some, even, who are loudest and bitterest in their assaults upon the Ring. These learned and honorable and respectable gentlemen show-ed no more consideration for the estates of the persons whose wills were contested than did Tweed and Company for the property of the City of New York.

Parton, in his life of Jefferson, alludes to the fact that in Virginia, from 1642 till 1675, a period of thirty-three years, no lawyer was allowed to practise in the courts of that colony; and it was a criminal offence to exact a fee for legal advice. The House of Burgesses was wholly composed of land-owners and farmers; and they, to a man, had a wholesome horror of lawyers, and tried to suppress the whole crew.

But the latter got revenge upon them; for when the lawyers finally obtained legal recognition, and were allowed to practise in the courts, the pent-up litigation of thirty-three years broke out with such tremendous fury that the colony was almost ruined.

Without attempting to go so far as the old-time Virginia legislature, it certainly would be desirable that our representatives should be men of business and property owners in a much larger proportion than is now the case. There ought to be but a very slight sprinkling of lawyers in our State legislatures, instead of being composed wholly of them. The United States is the very paradise of lawyers. In no country upon earth is there so much litigation; and in no country upon earth (it may be safely said) there is so much corruption—due to the fact that professional men, being in the habit of receiving fees for their services, see no special degradation in accepting bribes for votes in legislative halls. It is a remarkable fact that in the New York State legislature it has been proved that physicians were the most corrupt of all classes of representatives. They had no objection whatever to receiving money for their votes; and the next to them, in the scale of venal degradation, were the lawyers. It seemed as if the habit of receiving fees blunted their sense of honor and integrity, when it came to the question of selling a vote.

At any rate the owners of real estate have cause of bitter complaint against the learned gentlemen and against their outrageous charges. Yet we see no chance of getting rid of this swarm of irresponsible lawyers, with all their pitiful exactions, until the people select very different persons for the legislature. Let the Bar Association go on, however, with its work. But they must necessarily expect that the public, especially those who are compelled to employ them, will criticise their acts as freely as they criticise those of the officials who demand illegal fees.

INSURANCE INVESTIGATION.

The examination into the affairs of the Insurance Department of this State discloses an exceedingly anomalous condition of affairs. It seems that, under the provisions of the law, it is within the power of the Superintendent to investigate the condition of the various companies, and demand fees for his trouble, varying from $100 to $2,500. The work generally involves a few hours' labor, and never extends beyond ten days. It is evident, from the statements that have been made, that the law puts a terrible power into the hands of the Superintendent; for the very fact of an examination discards the company subjected to it in public estimation. There can be no doubt that under this law somebody has pocketed a great deal of money at the expense of the Insurance Companies. But what will most interest the public in this case is, that, after submitting to these extortionate modes under color of law, all the Insurance Companies, without exception, have united in an indignant declamation against the Superintendent, extolling him highly, and expressing their full confidence in his integrity. This does not at all prove that the Superintendent is what the companies say he is; but it does prove that he wields terrible power over them, and that they dare not offend him. A suspicion then arises that the reason why they dare not offend him is that their condition generally is such as will not bear close examination.

A somewhat notorious Sunday paper recently contained an attack upon the Equitable Life Insurance Co. The charges were extremely vague; and a really strong company could have contemptuously disregarded an attack from that quarter. But the fluttering alarm among the officials of the company, their angry rejoinders in the papers, and the amount of advertising they have since done, show that this random shot broke home. We have no hesitation in declaring that we believe the Life Insurance business to be rotten from end to end. It is notorious that a severe shock has been given to public confidence by the revelations made on the other side of the water. It appears that up to this time over seventy per cent. of the English Life Insurance Companies have failed. The business is successful and large profits are apparently made, during the first few years of the existence of an Insurance Company. The losses are postponed until the insured begin to die. The officers of the company accordingly allow themselves to become the victims of all sorts of financial delusions while the premiums are coming in during the seven years of plenty, and fail to make any provision for the seven years of losses and famine which are inevitable. When these arrive the company goes by the board. Most of them die within ten or fifteen years from the date of organization; and there is scarcely a doubt that within the ensuing decade we shall see company after company wind up its affairs.
The President of the Bond Street Dispensary, Dr. Fullgraff, makes a specialty of nose, throat and uterine diseases, and has undoubtedly met with more success in the treatment of cases of nasal catarrh and throat diseases than any other physician in the country. The instruments used by him, many of which are of his own invention, are marvels of skill and mechanism, and add a novelty and discrimination in their use which can be acquired only by one who has devoted almost a lifetime of study to the understanding of the delicate organs with which they come into contact.

MECHANICS' LIENS.

NEW YORK.

Feb.

19 Broom, N. S., Co., No. 23 E. GOERCE.
Peck & Walland, act. John Rock $89.10

James Rogers act. J. D. Hall $254.85

16 Fiftieth St., s. o.s., No. 316, 318, 320, 322, and 324 W.
McLaughlin & Allens act. B. Berrheimer et al. $6,700.00

First Ave., e., running 100 n.

16 Fourth Ave.

20 Forty-seventh St., n., running 150 e.
J. Wm. Allen $1,035.00

17 Fifth Ave., e., whole block, extending from 98th to 106th st.
W. Stevens & Bros. act. Nickelbocker Hotel Co. $1,396.40

15-17 Seventeenth St., n., 150 e., 13th ave.
Patrick Garty act. same $5,049.62

17 Fifth Ave., e., whole block, extending from 98th to 106th st.
W. Stevens & Bros. act. Nickelbocker Hotel Co. $1,396.40

16 Third Ave., s., 130 e., 135th ave., running 52.
John Heaney & Samuel Stewart $116.33

17 Ninth Ave., n., 125 e., 100th ave., running 150.
James W. Keating $350.00

16 Mission Place, w., whole block, extending from 112th to 114th st.
P. C. Post act. same, James C. Cummings $315.30

17 One Hundred and Fifth Ave., s., 115 e., 4th ave., running 29.
William A. Jach act. Charles Keating $2,000.00

16 Read Ave., n. s. (No. 146), Charles Schultz act. G. K. Chase $2,005.85

19 Twenty-second St., n., 7 houses, 150 e., 104th ave., running 55.
George Deir act. Augustus Schultz $128.50

17 Thirteenth St., n. (No. 211 W.), Hobbs, Collins & Brother act. P. Manuel et al. $490.42

19 Thirty-second St., n., com. about 100 e., 11th ave., running 29.
Peck & Walland act. John Rock et al. $975.04

20 Thirty-seventh St. and 78th St., w. col.
Michael Smith act. John McGlynn $315.50

20 Twenty-first Ave., s. (No. 560 E.), Thomas McNulty act. Mr. Watersbury $38.00
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REAL ESTATE RECORD.

YATES av., w. s., 50 n. Stockton st., 25x100.

Catharine Borchard (widow) to Gottlieb Passmo.

J... 10,000

3d av. and 4th st., easterly cor., 100.2x80.

J. M. Couper (mort. sale) to David

Dewar... 5,000

6th av. and Middle st., n. e. cor., 65.8x99.

J. B. Hoar to Alex. E. McPherson (mort. sale).

$15,000

February 16th.

ADELPHI st., w. s., 144.11 s. Park av., 100.

J. Ace to Samuel D. Thomas... 1,500

SAME property. J. A. Daniel to John Ace.

$2,000

BELLEDVIEW st. and Kingsland av, e. s. cor., 57.1x100.

Kingsland av., w. s., 50 Richardson st., 30x200.

10x30x200x100.

COLUMBUS av., n. s., 100 w. Bridge st., 50x100.

J. O'Brien to Thomas Nolan, of New York... 4,000

CONCORD st., n. w., 30 n. e. Lexington av., Nos.

125. J. W. Mispratt to Margaret wife of

Michael Hickman... 3,000

DEER Run, n. e. s., 237 s. Fulton av., 100x100.

S. Young to Stephen B. Conklin... 6,000

FRANKLIN st, e. s., 300 n. WUloughby av., 10x49.

M. H. Moody to Mary Moody (his mother)... 5,200

J. S. J. King to Myron J. Benson... 6,750

NEW YORK... 12,000

J. Stewart to George B. Chamberlain... 350

NEW YORK... 1,800

G. VaU to William H. McMullan... 8,000

GREEN av., n. s., 50 Syuyvessant av., 50x100.

Johnnie Ray to Anna A. of P. Otard... 2,500

SAME property. A. S. Taylor to Anna A. wife of D. S. Ste-}

Cedar st, e. s., 150 n. Patent av., 100x100.

Jacob Philip... 7,500

February 20th.

BROOKLYN, n. s., 500 East 100th st., 29.6x107.

O. G. Carter to Elizabeth Carter, of FairfieId,

Conn. (Stamps $10.) (Q. C.)

same property. Anna wife of W. H. Buer to Fran-}

H. M. Harris... 1660

BROADWAY, n. e., 49.4 s. w. Kosciusko pl.,

29.6x25.4. J. Murr to Henry Batezman... 3,000

CONESETTE st., n. s., 300 e. Union av., 39x100.

W. Green to Catherine Ann (widow)... 1,100

H. A. Reynolds to Frederick E. Schueller.

$460

SCHÖNBURG st., e. s., 73 n. s. Park st., 70x100.

Simeon Clark, executor of above) 23x40.

A. K. Meserole to Robert

of above) 23x40. A. K. Meserole to Robert

W. B. Harris, 100, h. (to correct error.) J. Murr to

H. A. Reynolds... 3,000

Prior to Simeon Watts... 5,000

J. Logan to Catharine wife of John Skehan, of

Haverstraw, Rockland Co., N. Y., 13,925

OUTLET st., e. s., 82.7 e. Powers st., 43.1x117.

41. J. Jones to Mary wife of Hugh Denn-

mond... 3,000

BUSHWICH av. and Magnolia st., n. e. cor., 100x}

28.5x100. J. Murr to Michael Haydell... 1,500

SUNY STATION av., n. s., 125 e. Franklin av.,

30.6x109. B. M. Andrews to William

Harris... 1660

February 14th.

A. Wm. M. McElveen to John A. Thomas.

$1,000

SAME property. J. C. Smith to Francesca Jou-

1.500

B. M. Andrews to William

Harris... 1660
RECORDED LEASES.

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REVENUE.

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<tr>
<td>94th</td>
<td>1,800</td>
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PROJECTED BUILDINGS.

The following plans embrace all that have been considered by the Superintendent of Buildings since our last report:

- Attorney av., Nos. 160 to 170, two five-story brick tenements, 20 by 40; owner, G. H. Richardson; architect, WM. JOSE.
- Brunne st., 100 E. 59th st., two four-story brownstone tenement, 25 by 25; owner, John R. Sauder, of Newark, N. J.
- Davis St., 580, two stories and basement, 30 by 20; owner, J. S. Hoge.
- Duane st., Nos. 136, 138, 140, 1st floor, basement, and sub-basement, 3 years; owner, A. F. Clift.
- Fiftieth St., Nos. 222, 224, three stories and basement, 25 by 30; owner, J. B. B. Brown.
- Fourteenth St., Nos. 445 W. Rear, one four-story brick tenement, 25 by 25; owner, Theodore Witt; architect, George Hirtz.
- Fifty-second St., Nos. 464, W. 49th av., eight three-story and basement brownstone first-floor class dwellings, 16 by 30 and 25 by 25; owner and architect, W. P. Tyson; builder, George Findlay.
- Fifty-sixth St., Nos. 4, 5, and 6, 185 by 40; owner, Milton Grossman; architect, WM. Grahl.
- Fifth and 17th av., one six-story tenement, 25 by 25; owner, Hiram Wm. Cannon; architect, J. Barrett.
- Fifty-sixth St., one three-story brick store and tenement, 25 by 25; owner, J. Reailey; architect, WM. Grahl.
- Fifty-second St., Nos. 443 W. Rear, one four-story brick tenement, 25 by 25; owner, Theodore Witt; architect, George Hirtz.

FORECLOSURE SUITS.

- Front st., E. 310, 100th S. E., No. 251, 25 by 25; owner, M. H. Clark; architect, WM. Grahl.
- Front st., E. 312, 100th S. E., No. 252, 25 by 25; owner, WM. Grahl; architect, WM. Grahl.
- Front st., E. 313, 100th S. E., No. 253, 25 by 25; owner, WM. Grahl; architect, WM. Grahl.
- Forty-fourth St., Nos. 445 W. Rear, one five-story brownstone tenement, 25 by 25; owner and builders, Breen & Nason; architect, F. S. Hunter.
- Fifty-sixth St., N. 100, 9th av., seven four-story brick tenement, 25 by 25; owner and builder, WM. McGrath; architect, WM. H. Caudy.
- Orchard st., E. 150, and Rivington st., four five-story brick tenement and tenements, 25 by 25; owner, Frederick Heimlein; architect, WM. Grahl.
- One Hundred and Twenty-Eighth St., Nos. 200, 250, and 300, five-story brick tenement and tenement, 25 by 25; owner, BM. Grahl; architect, BM. Grahl.
- Seventieth St., Nos. 138, 160, 163, and 164, four-story brick tenement, 25 by 25; owner, W. McIlroy; architect, BM. McNamara; builder, Thomas Duffey.
- Third St., No. 365, one three-story brick second-story and tenement, 25 by 25; owner, Edward Donnelly; builders, Law & Skaff.
- Seventieth St., Nos. 345 W., one four-story brick tenement, 25 by 25; owner, William Mooney.
- Seventieth St., Nos. 348 and 250 W., two five-story brick stores and tenement, 25 by 25; owner and builder, John Schleyer; architect, BM. Grahl.
- Washington Square, Nos. 21, two five-story brick stable, 25 by 25; owner, J. B. B. Brown; architect, WM. JOSE.

PROCEEDINGS OF THE COMMON COUNCIL: AFFECTING REAL ESTATE.

- Under the different headings indicates that a resolution has been passed by one board and sent to the other for concurrence. * Indicates that the resolution has passed both Boards, and has been sent to the Mayor for approval.

IN BOARD OF ALDERMEN.

SUNDAY.

- 21st st., 4th and 5th avs., 
- 47th st., 5th and 6th avs., 
- 48th st., 6th and 7th avs., 
- 49th st., 7th and 8th avs., 
- 50th st., 8th and 9th avs., 
- 51st st., 9th and 10th avs., 
- 52nd st., 10th and 11th avs., 
- 53rd st., 11th and 12th avs.

IN BOARD OF ASSISTANT ALDERMEN.

SUNDAY.

- 53rd st., 1st to 2d av., 
- 54th st., 2d to 3d av., 
- 55th st., 3d to 4th av., 
- 56th st., 4th to 5th av., 
- 57th st., 5th to 6th av., 
- 58th st., 6th and 7th avs., 

IN BOARD OF ASSISTANT ALDERMEN.

SUNDAY.

- 58th st., 1st to 2d av., 
- 59th st., 2d to 3d av., 
- 60th st., 3d to 4th av., 
- 61st st., 4th to 5th av., 
- 62nd st., 5th to 6th av., 
- 63rd st., 6th and 7th avs., 

MARKET REVIEW.

BRICKS.—Wholesale dealers do not appear to lose faith in this market, and there is a very general expression of confidence that materials of coping of brown brick can be sold upon pretty much their own terms until obliged to succumb to the influences of the spring thaw and the full restoration of water communication with the principal points of supply. Every, if dealers can show inventories in the yard, and where there is an accumulation, inquiry generally develops the fact that there is a store of bricks held in cold and is really nable to thwart the action of builders, who will probably be willing to work with the dealers in the way of contracts for next season; but there are a good many engagements to be met, less of price, and some are inclined to operate regardless of season; but there are a good many engagements to be met,
LATH.—Since our last, receivers have gained some ad-
vantages. The market in southern California is firm, but the close there is no further notice, owing to an absence of stock offering about, but receivers talk confidently.

LML.—The market in a general way continues dull and stationary, but there is a great deal of fluctuation, the result of a great many operators' sales being at times a few dollars per thousand, and at times perhaps more or less than that. The sales of dealers are small and the call from consumers generally increasing. The stock of State line is offered with a little less freedom, and a large proportion of the lumber on hand at New York and Albany are falling behind materially in the way of cents. The demand for large distribution of large parcels of lumber, dealers, manufacturers, and shippers are now afforded so much attention, and the results of dealers in large numbers are quite as easy to deal direct with the mills, even as far west as the Missouri, as we have been informed, the trade is retained, but this does not amount to much, especially now the market weather. Accounts from all points of the interior continue to offer very encouraging accounts of the winter's campaign.

Lumber sales.—Over $30,000,000 of lumber of next cut is known to have been sold thus far, the prices having been all up and down according to the exigencies of the market. The receipts reported are as follows:—From Tampa Bay, 14 barks, 1400 feet, value $1200; to Odessa, 6 spars and 1100 feet, to Rotterdam, 4564; to Liv

Railroad ties, manufactured, pieces 35,000,000

Telegraph poles, manufactured, pieces 650,000

Wheat, bushels 340,000

Oats, bushels 190,000

Pig Iron, tons 65,000

The total value of these exports is estimated at $65,000,000, and the value of imports, such as mills supplies and merchandise, is estimated at $45,000,000. There are over one hundred saw mills in operation along the Michigan and Wisconsin shores of Lake Michigan, and the capital invested is estimated at $100,000,000. The total number of logs in the pine timber that we have so long regarded as one of our greatest resources, is now found to be but little more than what was expected to be cut several years ago. As the result has been a considerable amount of peddling around at after prices, the receipts reported are as follows:—From Tampa Bay, 14 barks, 1400 feet, value $1200; to Odessa, 6 spars and 1100 feet, to Rotterdam, 4564; to Liv-

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LuMBERING.—Our Allegan county lumbermen have never been so busy. They have been working without a stop since the 4th of July, and have already cut and delivered 30,000,000 feet of pine and other lumber. The demand for lumber has been unprecedented, and the prices are high and rising. The owners of the lumber that has been cut and delivered have been paid promptly, and the workmen have been well and fairly treated. The lumbermen are satisfied with the results of their work, and are looking forward to a prosperous season.

PAINTS AND OILS.—The demand for large invoices is not very extensive, but still there is a fair business doing. The demand is for the better grades, and the prices are firm and high. From recent arrivals a few fresh offerings are made, but a goodly proportion of the stock coming to hand goes to meet contracts and the accumulation in importers’ hands is not greatly increased. The distribution by jobbers is still good and in many cases obtained in to come in course of last year, with no indication of any immediate falling off, as the wants of interior buyers are large. Prices are firm and in some instances on the upward trend. Paris white is stimulated by encouraging accounts from abroad. Chinese Vermilion is held at higher rates, and the market has a generally healthy tone. From recent accounts from abroad. Chinese Vermilion is held at higher rates, and the market has a generally healthy tone.

SASH, for twelve-light windows.

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MARKET QUOTATIONS.

BRICK.—Cargoes Report.

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DOORS, SASH, AND BLINDS.

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<td>20 in.</td>
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SASH, for twelve-light windows.

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<th>Price</th>
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HARWOOD.—Duty free.

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House BRANCHES—SEWING BRANCHES.

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<td>16 x 6</td>
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TRAPS.

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<td>16 x 6</td>
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GOLD.
LUMBER.—DITTY, 20 per cent, ad val.

STEVE.—Cage rates.

Blue Stone.

PINE, Strip Boards, dressed, 25
Shingles, extra shaved pine, 16 inch,
Shingles, clear sawed pine, 18 inch,
Shingles, extra sawed pine, 15 inch,
Black Walnut, 1,000 bbl 85.00

10 inch, 1,000 bbl 90.00

14 inch, 1,000 bbl 100.00

12 inch, 1,000 bbl 110.00

18 inch, dressed, per ton, gold 15.00

Gutter 12 inch 16.00

Bridge, Belgian 10.00


def. 20x6 per 1000... 17 00

12x14 20 00

15 1/2x14 22 00

15 1/2x14 24 00

Base Stone, 20 x 20 when strength and durability are con- sidered. By its use, iron rust, lead, and zinc poison are all avoided, and general health promoted. Price $15.00 a pound for all sizes. Circul- ars and quotations for one sent by free. Ad- dress the Coldwell, Shaw & Willard New Co., No. 315 Centre St., New York.

Steam, 25 per cent. ad val.

1 L. Coke, 1000 lbs, delivered at New York 24.00

1 L. Coke, 1000 lbs, delivered at New York 26.00

SLATE.

Black Slate, Pennsylvania, 10 % square, delivered at New York 9.50 @ 10.00

Flagging, New Orleans 4 inch, per inch wide 20

Gutter 12 inch 16

Bridge, Belgian 10


SIZES.

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SOUTHERN LUMBER.

A. DEMAREST,
ELEVENTH AVENUE, cor. West 53rd St., New York.

Has a large assortment of Seasoned Yellow Pine Flooring, Ceiling, and Step Plank. Quality guaranteed. Prompt delivery.

TO LUMBERMEN AND CAPITALISTS.

FOR SALE,

A VERY VALUABLE

Saw-Mill Establishment,

IN CANADA,

TO WHICH IS ATTACHED AN

Extensive District of Timber Limits,

Comprising from 750 to 1,000 square miles.

Will be sold cheap, and on easy terms. Apply to

CARBRAY & ROUTH,
LUMBER COMMISSION MERCHANTS,
Montreal and Quebec, Canada.

Or to GEO. E. COOK & CO., 49 Wall Street, New York, where full plans of the property can be seen.

CLARK & LITTLE,
LUMBER & TIMBER MERCHANTS,
SIXTY-FIRST & SIXTY-SECOND STREETS, EAST RIVER, NEW YORK.

W. H. COLWELL & CO.,
WHOLESALE & RETAIL DEALERS IN
LUMBER, TIMBER, AND LATH,

ALSO
PLASTER & CEMENT.

A general assortment always on hand at the yards, cor. of 6th Av. & 108th St., & 11th Av. & 100th St., Harlem River, HARLEM, N. Y.

W. H. COLWELL.

GARDNER LANDON, Jr., & CO.,
WHOLESALE & RETAIL DEALERS IN
LUMBER, LATH, ETC., ETC.,

A full assortment constantly on hand at the Yard, Cor. 126th St. and 3d Av., Harlem, and foot of 130th St. and 13th Av., North River.

MANHATTANVILLE, N. Y.

GARDNER LANDON, Jr., FRANCIS BROADWOOD.

MURTAGH'S DUMB WAITERS

Have now been in use for a number of years, and require only to be known to be appreciated. They combine ease of working and security with the utmost durability, and are warranted to give entire satisfaction. Also, Hoist Whips, and Store Dumb Waiters, Carriage and Invalid Elevators, of the most approved patterns, at short notice.

JAMES MURTAGH,
1970 Broadway, near 39th Street, New York.

BUILDERS' SUPPLY DEPOT,
OCTAVUS J. NORRIS,
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Agent for AUSTIN & ODYER
CORRUGATED EXPANDING WATER-PIPE AND FASTENINGS.

Liberal terms to the Trade.

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An assortment of Pine, Spruce, and Hemlock Lumber, well-seasoned and planed, and kept under cover. Also, Sapphires, Posts, Pickets, and Lath.

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BLACK WALNUT, and other Hard Woods.
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Pine, Whiteoak, Hickory, Chestnut, Maple, Basswood, Cherry, Beech, Oak, Ash, Birch, Butternut, Black Walnut, etc.

Terms: cash upon delivery.

F. & L. MANY & MARSHALL,
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MANUFACTURERS
of every description of BUILDERS' HARDWARE,
Pure Bronzed Metal, Hand-Plated, &c.,
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BUILDERS' WOODWORK.

WALLACE & GORMAN, 
Rooonents to T. HUmemson.

STAIR BUILDERS,
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Between Avenues A and Avenue B, NEW YORK.

All orders promptly attended to and neatly executed.

KIERSTED & SMITH,
Manufacturers of
DOORS, SASH, BLINDS,
WOOD MOULDINGS,
Nos. 714, 716, and 718 Ninth St., New York.

X Tonguing, Grooving, and all kinds of Sawing, Planing, Turning, Carving, etc., done to order.

JOHN T. MULLER,
WOOD TURNER,
611 and 613 West 39th Street,
Bet. 1st and 2nd Aves., NEW YORK.

Balusters, Newels, and Clothes-Posts.

TURNING of every description. Also hand rails of all sorts.

JOHN R. McKENZIE,
Carving, Turning, & Scroll-Sawing,
Straited, Circular, and Elliptic Mouldings; Balustrades, Newels, Posts, Columns, Stoop, Street-Ended, and House Posts,
At Nolen & Steers' Moulding and Planing Mills,
124th and 125th Sts., East River.

A. J. CHARLES,
MOULDINGS and SCROLLS,
Plano-Forte Action Molding and other Hardwoods worked into any pattern Moulding.
Nos. 410 and 412 BLEECKER STREET,
3, 4, and 5 W. 11th St., NEW YORK.

Parties furnishing their own Lumber can have it worked at short notice.

M. F. CHADBOURN,
Successor to S. W. CHADBOURN,
HOUSE MOVER,
112, 114, and 116 East 41st Street,

THE BUILDERS' EXCHANGE,
930 Fulton Street.
Corner of St. James's Place.

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S. H. HANFORD, Proprietor.
Piping, Roofing, Leaders, MARBLE MANTELS, Ranges, Heaters, Furnaces, Grates and Fenders, Frames, Summer Fronts, Registers, Plumbing and Painting.

All work warranted first-class and executed at Manufacturers' Prices.

Mortgages and Real Estate taken in payment.

Building Loans negotiated on reasonable terms.

CONRAD BOLLER & CO., FINE FURNI-
TURE and ORNAMENTAL TINWARE, 80, Manufacturers of BANK and OFFICE FURNITURE.

East 24th Street, Factories, 116 and 118 Wooster Street, and Ave. A, cor. 29th St., NEW YORK.

THE MOEN ASPHALTIC CEMENT COMPANY, B. & VAUGHN, Tresseurs, 103 Molen Lane. ASPHALTIC CEMENT PATENTED CIL-
LERS, Asphaltic Cement applied to West Col.

Dempster, Masons and Farmers supplied. 13.

Buckeys, Irons, Copper Irons, Copper Casks, and other varied put up in the most scientific manner. Orders punctually attended to.

MCCULLOUGH'S LEAD CO.
MANUFACTURERS OF
Lead Pipe, Sheet Lead, DROP SHOT, BUCKSHOT, BAR LEAD, &c.
No. 60 DUANE STREET,
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JAMES MCCULLOUGH, President.
SALESROOMS, 404 and 506 FOURTH AVE., NEW YORK.

Screws, Hydraulic Jacks, and Derricks to let.

Shored up; Girders raised and their Foundations repaired.

COR. FOURTH AVE. AND TWENTY-THIRD ST.

NEW YORK.

S. W. COR. OF SOTH STREET,

All bad Foundations and weak Buildings properly secured.

BETWEEN AVENUES A AND B, NEW YORK.

TOWERS, GLOBES, AND WORK OF ALL KINDS DONE TO ORDER WITH DESPATCH.

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183 AND 305 EAST FIRST STREET, AND 325 TO 330 EAST SIXTH STREET, MANUFACTURERS AND DEALERS IN SASH, BLINDS AND DOORS, AND MOULDINGS OF EVERY DESCRIPTION ON HAND AND TO ORDER.

CIRCULAR AND ELLIPTIC MOULDINGS OF ANY RADIUS.

PLANNING, TONGUING, GROOVING, AND MILL WORK OF ALL KINDS DONE TO ORDER WITH DESPATCH.

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