

THE RECORD AND GUIDE.

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Communications should be addressed to

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Although Wall street has been depressed during the past week, there are some signs of encouragement in the business situation. Our merchants all report an active trade at advancing prices. The short cotton crop has enhanced prices at a time when the country was bare of staple goods. Exchange is low, and gold will come provided we ship grain more freely, which we must do before the close of the year. An influx of gold would help stocks, temporarily at least.

The committee to organize a Real Estate Exchange are still a work at that problem. Frequent meetings are held, but the question of site is not yet determined. It is felt by those interested that a committee composed of the leading real estate dealers of New York could not afford to make a mistake on so important a matter. Pine street will have to be abandoned after next May, and the point in dispute is what neighborhood down town is best suited for a real estate headquarter? However, a decision must soon be arrived at. That matter settled satisfactorily, there will be no further difficulty in the way of a prompt organization of the exchange.

The Ohio election which takes place next week may have important consequences. Should the Republicans succeed in carrying the State, it would infuse new life into that party, and encourage it to contest the presidential election with great spirit. President Arthur would almost inevitably be its candidate to succeed himself. The liquor question would also in that event become an issue in this State. High license has proved so profitable to State and city treasuries at the West, that legislative candidates will be forced to declare for or against it at the November election. Then there are those who think that a Democratic defeat will help stocks in Wall street. A few days will tell the story.

The Grand Jury was quite right in condemning the want of system and responsibility in the various departments of the city government. The robberies which have recently come to light emphasize the public demand for municipal civil service reform. Politicians of both parties have bitterly opposed any change, but the revelations of fraud in the Controller's and Public Works Departments shows the necessity of a thorough reorganization and greater responsibility and checks which will insure an honest keeping of the city's books. We will yet come to some such system as that originally recommended by THE RECORD AND GUIDE. The taxpayers must be organized and charged with the duty of overseeing and reporting upon the way the city's accounts are kept. Every bill that is paid at the Controller's office should be investigated, to see whether an equivalent is received for the money paid out. Then, and not till then, will we have any assurance that all the payments made to the city treasury are honestly expended.

Why should not the Pennsylvania Central secure possession of the West Shore & Buffalo Road? The two systems connect on the Jersey shore, and with the West Shore in its possession Philadelphia would have an independent connection, that is, apart from New York, with all the region north and east of the city. The Pennsylvania could then compete with the Erie and Delaware & Hudson roads for the coal trade of New England, as it could use the Highland Bridge, at Cornwall, which is about to be constructed over the Hudson River. The New York Central has interfered with the Pennsylvania Central by forming an alliance with the Reading Road, so as ultimately to compete for the coal trade now monopolized by the Pennsylvania Road. Should the Vanderbilt's threaten a war of rates, the possession of a splendidly built road competing at every point with the New York Central in this State will give the Pennsylvania Central a great advantage. Can it be that the recent rise in the West Shore & Buffalo bonds is due to the fact that negotiations to this effect are taking place? Can this have been the reason why Mr. Vanderbilt retired from the presidency of the trunk lines heretofore connected with his name, and that Chauncey M. Depew is apprehensive of a panic because the Central hereafter has to make public its accounts, which may show a heavy falling off in its business?

High Priced Real Estate in New York Compared with London.

The tendency to higher values at the lower end of this island has often been noted in these columns. Business is steadily concentrating in the region surrounding and below the City Hall Park. The Stock Exchange has been the natural centre of the highest priced realty, but what may be regarded a secondary centre has been created by the construction of the new Produce Exchange; for in conjunction with that massive pile, there has been erected the Welles and Field buildings and other structures far superior to those they have replaced. It is not impossible that the new Real Estate Exchange may choose a site somewhere on lower Broadway, all of which will help of course to enhance the value of realty at the lower point of Manhattan Island. By the close of this century Bowling Green will be surrounded by noble buildings, and all the property that fronts on the Battery will command prices that would now seem fabulous.

The question is often asked how does the price of New York realty compare with the best business property in London? It is somewhat difficult to draw a parallel, for the reason that leasehold property is the rule in London while it is the exception in New York; ground rent in London, however, is usually sold at from twenty-five to twenty-eight years purchase; thus it is known that leaseholds bring about £1,000 for 2,000 superficial square feet (10 shillings per foot), and ground rents of £300 to £400 per 50 feet frontage are not uncommon. The old Post office site, upon which is now being erected the Mutual Union building, cost only \$32.50 per square foot, or about half the price of choice London business property, but this was bought at a very low rate and other realty in the vicinity much less eligible brought very much higher prices. In May, 1882, the building No. 150 Broadway sold at the rate of \$115 per square foot. Keeping in mind that the best London property cost less than \$63 per square foot the following table, for which we are indebted to Mr. H. H. Cammann, is very significant:

Location.	Date Sold.	Purchaser.	No. of sq. feet.	Cost.	Price per sq. foot.
S. w. cor. Wall and Broad sts.....	April, 1882....	M. Wilkes.....	508	\$168,000	\$330.70
No. 7 Wall st, s w cor Wall and New sts..	May 1, 1882...	W. W. Smith.....	1,525	240,000	157.37
N e cor Liberty and Broadway.....	May 31, 1882..	W'msbg. Fire In. Co	3,070	356,000	115.96
No. 12 Wall st.....	Nov. 1, 1882...	T. H. Delane.....	2,695	300,000	111.31
Nos. 8 and 10 Wall st.	Jan. 22, 1881..	J. J. Astor.....	5,709	600,000	87.58
S e cor Cedar and Nassau sts.....	July 31, 1882..	Ger. Life Ins. Co.	5,494	462,000	84.18
No. 19 Nassau st.....	May 10, 1882..	Julia F. Ludlow...	2,050	170,000	82.92
No. 11 Broad st.....	March 11, 1881	D. O. Mills.....	2,486	200,000	80.44
Nos. 17 and 19 Broad st, and 55 Exch. pl.	April 27, 1881..	D. O. Mills.....	8,655	637,500	73.65
Nos. 35 Wall and 13 and 15 Broad sts...	May 2, 1882...	D. O. Mills.....	8,622	625,000	72.48
No. 9 Pine st.....	March 17, 1881	J. J. Astor.....	1,752	100,000	57.07
S e cor Broadway and Exchange pl..	Jan., 1883.....	J. J. Astor.....	19,115	1,000,000	52.31

These figures show a large advance upon the London average rate, but then they include the buildings as well as the ground. Still the high price was not given for the houses but because the sites were supposed to have great prospective value. Indeed several of the properties in the above table are either now being improved or will be in the next three years as witness the striking building now being erected at the northeast corner Broadway and Liberty street. The Astor's expect to improve their down-town realty next spring.

Prices Again.

To show the shrinkage in prices which has been taking place throughout the civilized world since 1873, when silver was demonetized by the action of Germany and the United States, we give at the close of this article the table on this subject prepared by Henry Hucks Gibbs, late President of the Bank of England. It will be noted that prices in 1882-3 are very much lower than they were in 1874, and that the decline has been continuous. To make the table intelligent to our readers we have calculated the English figures in American money. We have also taken the liberty of putting in the New York City daily papers. Our esteemed daily contemporaries may be rather surprised at the insertion, but they may rest assured that the same general cause has forced a reduction in their selling price that has been operative all over the commercial world in steadily lowering values. Prices are now measured in one precious metal instead of two, as before 1873, and this change, occurring at a time when the production of gold has greatly diminished, has proved and is proving a cause of enormous disturbance in the business world, which has resulted and will continue to result in widespread liquidation, which, of course, involves the ruin of tens of thousands of those engaged in trade, and the driving out of business of vast numbers of dealers. If the adoption of the gold unit of value for the double standard is not the cause of the shrinkage, as shown by the following table, it is for political economists and financiers to suggest some more plausible theory. That the gold unit theory is the true one is maintained by Mr. Goschen, Mr. Gibbs, Mr. Grenfell of England, M. Lavaleys of Belgium, Herr Arendt of Germany, by M.

Wolowsky of France, and by Dana Horton of the United States. Prof. Henry Sidgwick, of the University of Cambridge, in his recent book on "The Principles of Political Economy," also formulates this view, as did also the late Stanley Jevons. The following is the table:

	1874.	1875.	1882.	1883.
Coffee, mid., Cey., cwt.	31 92	24 48	17 76	.....
Cotton, mid. up., per lb	16 25	13	13 25	.....
Indigo, mid., Ben., "	\$1 72@ 1 76	1 48@ 1 52	1 64@ 1 68	.....
Rice, mid., Rug., p'rcwt	2 64@ 2 94	2 19	1 92@ 1 89	.....
Sugar, br. Man., "	4 44	3 72	3 60	.....
W. Ind., "	6 00@ 6 24	5 04	5 52	.....
Tea, com., Cong, per lb	25	18	10	.....
Tobacco, Virg., "	6@ 24	8@ 22	8@ 30	.....
" Kent., "	8@ 22	5@ 19	8@ 20	.....
Wool, Eng. sh., "	46	32	24.50	.....
Copper, Ch. bar, pr ton	496 80	288 00	337 20	313 20
Iron, Sc., pig, "	25 80	12 36	12 42	11 71
Lead, Eng., "	116 40	91 80	72 00	63 60
Tin, Foreign, "	576 00	316 80	516 00	444 48
Wheat, Eng. imp., pr qr	13 42@ 14 80	12 42	10 74	9 74
Herald.....	4	4	3	2
Times.....	4	4	4	4
Tribune.....	4	4	4	3
World.....	4	4	2	2

Our Prophetic Department.

BROKER—I see, Sir Oracle, that we are to have a Real Estate Exchange in New York. As this is a new and important departure from the old methods of doing business, I would like you to forecast its probable effects upon dealings in realty and what changes will be brought about, if any?

SIR ORACLE—I venture to predict that if your Exchange is wisely organized it will be the most important body of the kind in the country, and that its membership will eventually be worth more than seats in the Stock Exchange.

BROKER—But will not the establishment of a centre for dealings lead to speculation in realty, and is that desirable?

SIR O.—Certainly; all business in a certain sense is speculation. The manufacturer who purchases raw material to work up into a fabric expects to get more for the result of his work than he paid out. The merchant who buys in one market to sell in another runs a hazard; indeed, in every ramification of business there is what may legitimately be called speculation. The most advanced political economists have demonstrated the fact that the speculators in food, those for instance who make bread and provisions dear in times of scarcity, perform a useful social function. It is they who save us from famines, for by making food dear they check its consumption, and in times of scarcity the food is conserved until new crops come in. The fighting of the "bulls" and "bears" in grains and provisions equalizes prices. The difficulty in real estate has been the impediments which interfere with its free transfer from hand to hand. The establishment of the Exchange ought in time to make real property as negotiable, and therefore as saleable, as the stocks and bonds of railroad or manufacturing companies.

BROKER—Please explain how you can so change the methods of doing business as to make real estate negotiable, that is, available as collateral for borrowing money at the bank.

SIR O.—Whenever the new Exchange commences a public sale of property apart from the regular court auction sales the title must be guaranteed. It can therefore be at once recorded, and there will be no impediment to its transfer from hand to hand a dozen times a day if the various trades can be made. If the banks know there is an Exchange open daily where property can be sold at once they will have no hesitancy in advancing money to carry it.

BROKER—How about mortgages? Most real property has liens against it of this kind.

SIR O.—What is to prevent the selling of mortgages on 'Change as well as of houses and lots. There will be a ready market for all loans against desirable real estate. I take it that the Exchange will have an organized machinery to guarantee the legality of the mortgages sold as well as the titles to the real estate. The banks will then have a new and profitable use for their money in making advances on city property, guaranteed by a great and powerful Exchange.

BROKER—But how about our land laws, which Mr. Dwight H. Olmstead and his associates assert are so injurious to owners of realty?

SIR O.—I take it for granted that all that is practicable in Mr. Olmstead's scheme will be endorsed by the Exchange. It is to be, as I understand, an organization which will include not only brokers and dealers, but the great property holders of the city. For the first time they will have a centre and an organization to make their interests felt at the City Hall and at Albany. Matters which have heretofore been neglected will receive attention, to the great advantage of the taxpayers.

BROKER—I have heard the objection raised against an Exchange that you cannot have dealings as in the stock, grain and cotton markets, because you cannot sell real estate "short," that is to say, you cannot deal in future prices?

SIR O.—I know that objection has been raised, but after all does not the buyer and the purchaser represent the bull and the bear,

The man who bids the low figures at an auction is the bear, while the higher bids are by the bulls. That there can be no dealings in futures would make the bidding for property publicly offered entirely legitimate, because based on the present condition of the market. There is a way, however, in accordance with which realty may be bought and sold as are stocks, grain, cotton and the like. Suppose land improvement companies should be organized with well-known real estate men as directors, and owning property known to investors. The shares of such companies, if offered for public sale, would have a speculative value. Suppose, for instance, a company should purchase what is sometimes called the "quadrilateral," the unimproved region just north of the Central Park. If capitalized, and the shares offered at public auction, acute real estate dealers will at once begin to estimate their probable value. They would know the assets of the company and the number of shares. Dealers of a hopeful turn of mind would be likely to place a pretty high value on the shares; others again might foresee a declining market and would sell the property down. I have an impression that these land improvement companies will in time become very numerous; the Exchange will offer a market for their securities and thus call them into existence. I for one think the time has come when associated capital should enter the field to improve real estate in our large cities. The isolated builder who depends on borrowed capital is at a disadvantage; the best he can do is to handle a few lots, and there is constant danger that fine houses will be reduced in value by the erection of stables, tenements and factories in their immediate neighborhood. The large apartment houses have necessitated the formation of several companies to improve real estate. These have been found profitable, and we may confidently expect that as time passes by there will be a great number of local land improvement companies organized. Our State Legislatures have heretofore been jealous of land ownership by corporations, and up to last year they were limited to \$500,000 worth of real property. The law, however, has been altered, and hereafter corporations can own land, build and sell houses, and deal in building materials should they so choose.

BROKER—Won't this lead to the same kind of speculative abuses that we see in connection with railway companies? Won't there be over capitalization, stock watering and the starting of schemes to fleece the public?

SIR O.—Perhaps; there is no human institution that is not subject to abuse. The Real Estate Exchange, warned by past experience, ought to be able to enforce rules that will put a stop in the beginning to dishonest dealings in the stock of land companies. But all realty will be benefited by being more readily transferable; it will, as it were, be mobilized. If great companies enter the field to improve New York property we will see whole blocks, nay, sections of the city, laid out and built upon with an eye to a beautiful *ensemble*. The houses and their interiors will be artistic, contain all modern improvements, and their construction will make desirable neighborhoods. There is a great field for this kind of thing in the annexed district, where thirty, forty, fifty or more acres can be laid out like Bedford Park is, near London, where hundreds of houses have been erected, all differing, though all subordinated to one artistic plan. I understand the beautifying of the French capital of late years is largely due to the operation of great land companies, about which little is known in this country.

BROKER—What will be the ultimate effect of the establishment of an Exchange on the volume of trade?

SIR O.—It will immensely increase the business of the New York brokers. It will naturally attract all the great sales of the country to New York. The recent purchases by foreigners of Western wild lands would have been done through New York if it had an Exchange. Valuable properties in all parts of the country would come to this market, where the money is centred. I believe that in five years after the establishment of the Exchange there will be three thousand brokers who will use it for doing business, probably half of whom will hail from locations outside of this city. Then the Exchange will be of value to brokers in settling disputes, arranging about commissions and in saving money now spent in law suits.

BROKER—Of course there will be a difference between the Real Estate and other exchanges. In what will it consist?

SIR O.—It will differ in many respects in its organization and its objects. To begin with, it would have to guarantee the title of the property sold; then it should be a great bureau of information. It could have lawyers in its employ, not only to search titles, but to keep a record of legal decisions affecting real estate. Property holders would find its books and maps useful in keeping them posted respecting assessments, liens against property, back taxes and the like. The Stock Exchange is merely a place for the buying and selling of stocks, but the Real Estate Exchange would be as well a political force where the rights of realty were involved. It would be a power in both political parties and with all factions,

Over the Ticker.

WHEAT short the world over yet the price recedes; corn 600,000,000 bushels less than the crop that was expected, but no advance in the price. Cotton 1,600,000 bales below the yield of last year, yet no boom. Prices are acting very queerly.

HENRY HART says Pacific Mail will pay a dividend before next April, which probably accounts for the strength of that stock.

ALTON & TERRE HAUTE again on the down grade. There being only \$2,000,000 of stock, it is easily milked up and down. The shares of this company have been selling within five years from \$2 to \$85. It fell from 71 to 20 in 1881, sold at 85 last June, and 40 was bid for it last week. Dealing in such stocks is playing with fire.

RUMOR has it that the Pennsylvania Railroad Company is after the possession of the majority of the stock of the North River Construction Co. If this is true it gives that railroad control of the West Shore & Buffalo Road, as the Construction Company owns the majority of its stock. If this is so the next great trunk line war will find the New York Central greatly embarrassed, as the cutting will be in what has been heretofore its exclusive territory.

NORTHWEST shows signs of weakness; with an increased mileage its earnings fall off. That melon has been taken back to the refrigerator so often that the thawing and freezing has spoiled it, but a prosperous year will grow another and a larger melon.

THE failures for the past year sum up over \$52,000,000, against \$19,000,000 last year, all because of the shrinkage of prices.

THE report that the West Shore & Buffalo would lease the Michigan Central is a very foolish one on its face, and is probably started to divert attention from the efforts of the Pennsylvania Central to control the West Shore.

THE domestic exchanges show an apparent falling off in the business of the country, but this is misleading, for there is a real improvement in mercantile circles. Our New York merchants are now doing a large business at advancing figures. The partial failure of the cotton crop has a good deal to do with the latter fact.

WHY don't the governors of the Stock Exchange clear their lists of the fraudulent bonds and stocks they are quoting daily? Even the Mining Exchange will not continue calling the stocks of companies which refuse to make regular reports of their business.

THE trouble with the Northern Pacific is that it wants money right away, and its directors do not know where to get it. This is a poor time for corporations to borrow.

INSIDERS in Delaware & Lackawanna claim that it is earning 1 per cent. per month, that its recent extension is paying splendidly, and that the bears will yet come to grief in selling so good a stock short.

RUSSELL SAGE says his and Jay Gould's experts have been going over the books of the Louisville & Nashville Company for some time past, and he is sure that company is in a very satisfactory condition. It earned 3 per cent. on the common stock last year, and next spring it would commence paying regular dividends.

To-day the Commissioners appointed to recommend sites for public parks in the annexed district will make a personal inspection of the various locations which have been proposed. Nothing has yet been definitely settled, but the Commissioners incline to recommend the Van Courtland estate, through which runs the New York & Northern Railroad, the Lorillard wood on the Bronx River and a water view park on the Sound as the three locations for the municipal parks. They will also favor numerous smaller parks, one near the Kingsbridge road and another not far from the Third Avenue Bridge. Land just now is cheap, and if secured it will greatly enhance the taxable property of the city, and thus more than pay for itself. New York can never get so splendid a resort as London has in Epping Forest, but if the recommendations of the committee have the weight they should have in Albany, we may in a few years be far ahead of any city on this continent in recreative resorts for the masses. We want grounds for our military parades, for wheelmen, for baseball, lawn tennis and all outdoor sports, not forgetting rifle shooting. All interested in New York real estate should help the Commissioners to bring their labors to a successful issue.

Household Decorative Items.

—So great at the present day is the craze for novelties that after being displayed for the brief period of a week or two, the article is passed by with the exclamation, "oh, that is old! is there nothing new?"

—The newest and most elegant style of dining-room chair is of the Italian order of architecture, tall, straight back heavily carved, square legs, the seat upholstered in alligator skin, and studded with large round brass nails.

—At a recent ball given at Newport by one of its distinguished guests, the mantels were covered with huge beds of maiden-hair-fern and the pier glasses were framed with marigolds and sun-flowers.

—A palatial cottage at Mt. Desert contains a reception room with windows on the four sides, they are furnished by a Venetian firm, the glass, being of different colors, admits the most delicate hues, blending perfectly with the furniture made by the same artists; the glass is so constructed that, in looking through the different windows, the mountains and water may be seen as they appear at the several seasons, so that winter, spring and autumn scenery can be looked upon in all its glory by the summer cottager.

—Black rattan rockers are wonderfully effective, trimmed with orange satin ribbon.

—For producing the effect of old tapestry-hangings, and to be used as drapery over a picture which is placed on an easel, take old gold surah silk, tracing one end with geometrical figures in shaded silks; fringe out the end of the material. It should be caught at the top of the easel and carelessly thrown over the side of the frame.

—A beautiful design for a chair back is of pea-cock blue plush, with the Madeira vine embroidered in arrasene, the end finished with lace or plush balls.

—One of the most satisfactory inventions for holding embroidery or to be used as an easel for holding silks, satins and other fabrics while painting is the Lincoln Hoop Holder, it is easily attached to the table and simply operated, it can be adjusted at any height or angle, holds the work firmly and just where required.

—A novel inkstand is the Lotus flower, which forms the receptacle for the ink while one leaf which is closely curled holds the pen, they are made in silver and bronze.

—An interesting specimen of Corean pottery has been received by Tiffany & Co., the very great attraction is in its immensity, as it measures three feet in diameter, it may also be classed among the antiques, as it is supposed to be one thousand years old.

—A delicate covering for a small table has a square of yellow satin tightly drawn over the top, and embroidered with daisies thrown on at random, the four sides finished with a cardinal plush border embroidered with apple blossoms.

—Quite a decided taste prevails for the small dressers which were in use during our grandmother's days, they are high stands with one or two shelves, and support a small swinging glass and drawers. They are not as ornamental, however, as the Pompadour tables which are low and intended to be used with a chair. An extensive variety of these antiques is displayed at Sypher & Co.

—The Nautilus shell in olive green and gold with the pink cactus bud, and flowers gracefully falling over the top and side of the shell, is a particularly beautiful design for a flower vase.

—A pretty head-rest is of crushed strawberry plush, with Japanese lettering in strawberry satin couched with filoselle of corresponding color.

—Wall pockets are made of birch bark in natural state with lichens, mosses and a small branch of the tree, from which is suspended an oriole's nest, the pocket is hung from the wall by a braided loop of Seneca grass.

—Dainty little muffinières in red, blue and yellow crackled glass are extremely pretty for holding sugar.

—There are many elegant designs in wedding gifts, salad dishes in the form of lobsters and other crustacea an immense variety of articles in cut glass—never so beautiful as now—most delicious after-dinner coffee services can be made up in choosing the exquisite cups and saucers of Copeland, Minton and Worcester in a dozen shades of color, making a collection which when standing on a tray is as gay as a bouquet of flowers.

—Gas light in a large room would be much more available if dispensed through pretty branched burners or brackets at convenient intervals around the wall, and have a far better general effect than the usual centre glare; the Moorish designs of hanging lamps or lanterns of jeweled glass suspended from delicate scroll-like brackets have a highly decorative and brilliant appearance.

—The little spider table with quaintly bowed legs and heart-shaped top of the vernis-Martin furniture is greatly in vogue for ladies' rooms.

—A massive clock has for some time been displayed at Sypher's, of Broadway, it is 18 feet high and 8 feet deep, weighs 5,000 pounds. The case is of black walnut, engraved in designs appropriate and symbolic of the Republic, above the main body is a dome upon which Washington sits in his chair of state and reviews at each hour all the Presidents as they pass along in order up to the time of President Hayes. In the four sides are carved niches in which figures are placed representing infancy, youth, manhood and old age, at the end of every quarter hour the infant strikes upon the bell with a tiny hammer which he holds in his hand, the tone being delicate and sweet, at the half hour the youth strikes upon his bell which is a trifle harsh; at the three-quarters is heard the strong and resonant stroke of manhood, then follows at the hour the bell of old age which is deep and sad. This wonderful piece of mechanism was constructed by Felix Meier, of Detroit, and is valued at \$50,000, it will be placed in a short time in the Capitol at Washington.

Concerning Men and Things.

* * *

The Steam Heating Company is said not to be doing very well. A leading real estate broker reports that estimates he has had from the company for heating buildings in which he was interested would make the cost more than by the ordinary methods. Then there are some practical difficulties in connection with the new service. Where the steam is used continuously day and night there is little or no trouble, but when partially shut off the steam condenses to water and there is difficulty with the pipes. The problem of heating a great number of houses from one centre is as yet an unsolved one, but many large establishments would gladly use the steam of the company if they were sure of a satisfactory service, as they could thereby dispense with engineers and the use of dangerous boilers.

* * *

The sharp newspaper competition, due to the reduction in price of the daily sheets, is giving additional employment to reporters and sketch writers. Even the *Sun* is now publishing double sheets occasionally and supplements to its Sunday edition. One or two of the papers are trying to increase their circulation by allowing well-known writers to sign their own names to their articles. The New York press has aimed to be anonymous. The object has been to exalt the journal itself at the expense of its contributors. The name of a working writer or journalist is always studiously excluded from the columns of the city press. The scurviest of politicians is freely advertised by these same sheets, while lyric and dramatic artists are favorite subjects of notice. An author of a book will sometimes be criticized, but all the clever writing in the New York press brings no fame to the bright people on the editorial staffs. During the Civil War Secretary Stanton, in order to put a stop to incautious writing about army movements, required the correspondents to sign their names to all their letters. This brought to public notice many very able writers, among others Whitelaw Reid, George Alfred Townsend, Jerome B. Stilson, Junius Henri Browne, William Swinton and many others equally notable, but although a number of these clever gentlemen, including Mr. Townsend, write for New York papers, their individualities are suppressed. Parisian journalism is conducted under a very different system. There the papers are of little account; it is the signed articles by eminent writers which are read. There is an opening in New York for personal journalism of this kind. The conductors of the great papers should be above the petty meanness of robbing their best contributors of the credit justly their due.

* * *

Mary Anderson, it seems, will play Galatea after all. She had, it appears, a very amicable interview with Mr. Gilbert, who promptly gave his consent to the production of his beautiful play. This news came by way of Chicago, where it was cabled, with other interesting matter, from London. The London correspondents of the New York press, including "G. W. S.," of the *Tribune*, used to keep us fully posted as to the doings of the disreputable Langtry, but we have to hear about the chaste and beautiful American actress by way of Chicago.

* * *

The United States Cremation Company proposes to raise fifty thousand dollars, in twenty-five dollar shares, to erect a crematory in or near the City of New York. Among the Commissioners is Prof. Felix Adler. In the pamphlet explaining the work is printed the design of the facade of the proposed crematory, which is not by any means a good advertisement for the undertaking. There are many arguments against our present style of burial, and should an incinerating furnace be erected anywhere near New York it would undoubtedly be very well patronised. The cost of burial in any of our local cemeteries is altogether too high. It is said that the average cost of burial lots in Woodlawn and Greenwood, each containing space for six graves, is \$450, or \$75 per grave; add the cost of head and footstone, and even a poor person cannot get under ground for less than \$300. The total cost of a crematory, including urn and inscribed tablet, would not be more than \$60.

* * *

John Swinton, it is now said, will shortly publish a paper of his own. We will then have pure, unadulterated radicalism presented by its arch apostle in this country. One fault of our papers is their want of distinctiveness. Aiming at pleasing all parties and the members of every creed they become non-committal and evasive in dealing with vital topics. By all means let us have an out-and-out radical paper, so that we may know what these ultras want. Perhaps the working people have grievances which can be righted, and it will be Mr. Swinton's specialty to plead the cause of the poorer part of our population. Heretofore workingmen's papers have had poor support. The advertising classes do not belong to the ranks of the poor, and without advertisements cheap papers are not profitable. All journals requiring capital to keep them alive are instinctively opposed to the views of the champions of labor. By all means let John Swinton have a hearing.

* * *

It is now alleged that John Jacob Astor, the founder of the family of that name, was a Jew, but became a Christian and married a Christian wife. The family do not show any trace of Hebrew origin, and their large interest in real estate is very unjewish. The members of that race trade and speculate in real estate, but they never become farmers, and rarely hold large quantities of realty for any length of time. They are and always have been traders and brokers; transferers of property rather than holders of it. The first Astor, it is true, made his money in trade, but the wealth of his successors is due to the wise investments in real estate.

* * *

The newsdealers have put themselves in the wrong in charging the public three cents for the *Herald*, which costs them only one and two-thirds of a cent. The proportion of profit to publishers and newsvendors is unreasonable. Mr. Bennett supplies the white paper, employs an army

of news-gatherers, reporters, and editors to contribute matter, and pays compositors to set it in type and printers to print it; in other words, he employs an immense capital, makes use of costly news and editorial agencies, and then charges one and two-thirds of a cent for the paper he prints. The newsdealer rarely invests more than \$5, consumes little or no time in the purchase of his papers, and usually completes his sales before ten o'clock in the morning. On this investment of \$5 he asks the public to pay him \$3, a profit of 80 per cent. The argument is entirely with the *Herald* in this matter. The newsmen are fighting against fate. The tendency of the age is towards cheapness—to large sales and small profits. All the inventions of our modern era tend to economise materials and save unnecessary waste and expense. Large establishments are growing because they can better serve the public in the way of cheap prices than the small dealers. The *Herald* in this matter should have the sympathy of the consuming public, and the other newspapers commit an error in countenancing the extortionate demands of the newsvendors.

A Great Gas War in Prospect.

The Equitable Gas Company is just now busily employed in laying their gas mains all over the central portion of the city. By next spring, it is supposed, they will be in readiness to commence a war of rates with the seven older companies which now divide New York City between them. To learn all about this new company a representative of THE RECORD AND GUIDE called upon Mr. Stephen McCormick, the superintendent of gas and lamps at the Department of Public Works, where the following conversation took place:

QUESTION—Is it true that the Equitable Gas Company is busily at work laying mains to supply gas in any part of this island?

MR. MCCORMICK—Yes; that company has the power to do so, and is, I hear, strongly backed by capitalists with plenty of means.

Q.—Is it true that the famous Standard Oil Company is interested in this enterprise? I was told that under the new patents for making water-gas a great deal of kerosene would be used to mix with the hydrogen.

MR. MCCORMICK—All the water-gas companies must use naphtha. Hydrogen furnishes heat, but the flame is blue, and hence the use of naphtha is to give a white light. I know nothing officially about the Standard Oil Company's connection with the Equitable, but it is rumored that gentlemen interested in the Standard are in this new gas company. You know that three of the existing gas companies also use water-gas?

Q.—Yes; but I understand that the patents of the Equitable gave them a great advantage, and that is was to furnish heat as well as light?

MR. MCCORMICK—All the companies do that now. Gas stoves are very common, and I think they are far more economical in summer than coal stoves, as, after the cooking is over, the gas can be turned off, while coal burns out.

Q.—What advantages do the Equitable offer to the city and citizens over the other companies?

MR. MCCORMICK—The price of gas now is \$2.25 per 1,000 feet to householders while the city has to pay \$17.50 per annum for all its lamps. Under the city's contract with the Equitable, the latter can never charge more than \$1.75 per 1,000 feet, while the city gets its lamps lit for \$12 per annum, a saving of \$5.50 per lamp.

Q.—Will not the coming war end like all the other wars between corporations? Will not our citizens be forced to pay the cost of the fight after it is over?

MR. MCCORMICK—I do not know officially about any war, but I do know that before or after one the Equitable cannot charge more than \$1.75 per 1,000 feet and it must serve the city for \$1.50 and keep the street lamps lit for \$12 per annum each. This company is now constructing a large series of works on First avenue, from Thirty-ninth to Forty-first street, and are laying mains all over the city very rapidly. There is another company, the Excelsior, which would like to commence work, but under a law passed by the last Legislature the streets cannot be torn up unless two-thirds of the property owners consent.

After next year, therefore, our citizens will get their gas for \$1.75 per 1,000 and if the old companies show fight, perhaps for a time much cheaper. The Equitable, under their patents, can, it is said, furnish the gas at a good profit for \$1 per 1,000, at which figure it would replace coal for heating purposes in half the houses of the city.

Those Litigated Assessments.

The Assessment Commission has resumed its sittings after a two months' vacation. It was instituted in July, 1880, to examine into all complaints made by owners of property objecting to assessments for street improvements, and to hear and determine upon what relief, if any, should be granted. Over five thousand petitions were filed previous to November, 1882, by property owners in almost every part of the northern section of the city. On April 30, 1880, the unpaid assessments amounted to \$8,456,685, nearly all of which have come before the Commission, who have rendered decisions on improvements, the total cost of which is \$8,117,811. The amount unpaid by property owners was \$3,701,958, the reductions made by the Commission in favor of the latter ranging from 12.89 to 69.5 per cent. Out of a total of thirty-five cases, five were denied and three vacated. Under these decisions the city has collected over \$2,000,000 of outstanding assessments, the payment of which was previously refused, while property owners have had returned to them over \$300,000 for undue assessments paid. The Commission has still a large amount of work before it, nearly \$3,000,000 still requiring to be decided upon. It is allowed till November 1 to hear evidence, and until February 1, 1884, to give decisions and complete its business. But new points are continually arising at each sitting. At the last meeting, which took place on Wednesday, the Commission took evidence on the regulating and grading of Ninth avenue, between Eighty-sixth and One Hundred and Tenth streets, involving a sum of \$130,000, of which \$72,000 is still unpaid, and in regard to which the owners have protested that the work was overcharged and not properly

done. The secretary of the Commission informed a representative of THE RECORD AND GUIDE that it was expected that the hearing of this case alone would probably occupy the commissioners until November 1. About one hundred cases had yet to be heard, and it was intended to ask the Legislature for an extension of time till February 1, 1885. It is fully evident, however, should the Commission progress at the snail-like pace which hitherto marked its proceedings that several years will still be required before its functions will be completed. It is imperatively necessary therefore, that the Commissioners, instead of meeting but once a fortnight, should assemble day after day until the decisions are all rendered. It is preposterous that this Commission should be allowed to sit for years, when a few months of real work daily would long since have ended its labors. The city treasury is being kept out of vast sums of money, and its burdens unnecessarily increased by a species of red-tapeism which should not be tolerated, and thus property holders are put to needless expense by this waste of time.

Hotel Decorations.

The general understanding that establishments arranged for public accommodation must necessarily remain without really artistic quality in their decoration, is held with less reason than might be imagined. It might be impracticable to establish conditions of good taste in such places did this demand, for instance, that hundreds of rooms for guests in a great hotel should be furnished with rich tapestries, either old or new, and with renowned gems of painting and of carved work. But fortunately the idea that the art element in furnishing is involved with exceeding cost is only partly true. It is equally untrue that furnishing on a large scale calls for bad colors and forms. Nor is it necessary that the modern idea of living should quite so fully reverse the antique system that the rich private citizen alone may sit in contemplation of the beautiful.

In an age like ours, with travel as one of the most general enterprises, the hotel becomes of such consequence that its improvement in the artistic view is more than ever desirable. It is therefore of interest that some of the recent work of decorators in this class of buildings indicates an advanced idea. A fresh instance of the kind attracting notice is that of the redecoration of a part of the Fifth Avenue Hotel, by Messrs. Pottier & Stymus, whose work is just being completed. The new arrangement is that of the large parlors, with the halls and reception-rooms of the first floor. Here the jocose traveler was heard pretending to have believed himself entering a Pompeian palace by mistake. The appearance of the newly decorated place is neither strictly Pompeian nor palatial, but it shows some really excellent features.

The parlors overlooking Madison square are finished with pleasant effect of colors, among which no one very strikingly predominates. The wainscot formed in moulded panels is of an ivory tint, brightened with lines of gold, the central divisions of the panels being slightly tinged with green as of *ivoire vert*. The doorway between the parlors is in the same ivory enamel. The sunken panels shown in each of the two sides of the double posts which are presented to view are filled with a dull-hued green plush, with narrow bordering of gold traced on the woodwork. The capitals are gilded and the arch above the door, which is also faced with plush, shows a central decoration of gold in floral design and with mingled tints of silver, the architrave being adorned with leaves of gold applied at regular intervals and with gilded mouldings. The pier and mantel mirrors are also set in a framework showing plush surface in gold framing, and with decoration gold work in scrolled floral pattern on the plush panels at the lower ends and around the upper corners, the surmounting arch being of the solid metal work. The window cornices are united in the design with the pier mirror.

The wall hangings of gold and silver tapestry show an evenly distributed design with tones completely blended. The frieze is painted on canvas with a scroll pattern on a dull red ground, a regularly repeating figure being that of a shell arrangement in varying tints of green. Ivories and olives toning into green are the general colors of this band, which is divided from the ceiling by a heavy gilded moulding. The decoration of the ceiling is rich and of harmonious effect; its outer portion is painted on a gold ground and that next it on silver, with softened artistic colors, and in the marginal parts having an appearance of carving. The inner border runs into wreath curves and fringed points upon the centre; the latter division shows a design of lace painted in white over a shaded buff ground. The effect is very delicate, and it is also that of giving by the lighter tone a greater apparent height to the centre of the room, as in the arrangement of the tint.

A device for increasing the effect of light in the long dim corridor from which opens the series of large and small parlors has proved very successful in the pleasant effect obtained. Here the walls are finished in rough work, consisting of a coat of thick paint and plaster thrown into ridges and painted over with gold and silver mixed, and showing a border next the wainscoting of silver alone with copper stripes at the edges. The rough wall surface is painted with the design of a set scroll in silver, the figures being raised by means of the stencil, and afterward silvered over. The ceiling is a drab kalsomine, nearly covered with scroll leaf designs in silver stenciling, with other stencils of which one is in gold edged up with Indian red, another being principally of the latter color, and yet another, brown stencil edged with Indian red and amber shading it to a darker tone. The frieze is in bronze covered with blue stencil figures. The beams dividing the ceiling into panels throughout are painted in gold with small figuring in brownish stencil work.

A better opportunity for obtaining artistic results was offered in the central large hall area at the top of the stairs between the dining-rooms and parlors and being crossed at the parlor side by the long hallway. Here the panels between the ivory tinted and gilded columns which surround the walls are variously filled, the one opposite the stairway being a central point of decoration. A Tiffany clock is set into the wall with only a slight projection beyond the surface of the fine panel framing in

Mexican onyx. All around this, as though growing in a garden, are flowers, painted, it is said, by a professor of the French Academy of Fine Arts. They are perhaps intended, by their varieties, to be suggestive of morning on one side, and of night, as in a cluster of nodding poppies, on the other. The two panels on either side of the entrance to the parlor are filled with mirrors, the transverse panels above being painted with cherubs swinging on garlands formed of green leaves. The gas fixtures provided by Messrs. Mitchell & Vance are of branched scroll design in gold and pidizett silver, harmonizing in form and term with the remaining decorations. The wall generally is finished with the rough work seen in the longer hall, with frieze showing a garland upheld at intervals by cherubic figures. In the ceiling of this room, however, appears the highest effort of this decoration. The central panel painted by Virgilio Tojetti contains seventeen angelic figures which are pleasingly grouped and painted, with sky background with traces of cloud and light branches swaying across. Some of the figures are very tenderly and beautifully painted. The panel is framed in metal work with massed flowers in gold, silver and copper. A wide outer border is painted on gold with soft, harmonious tones, and with a circular flower panel marking the centre at each side, which represents the artist of the clock panel painting already mentioned. This room is curtained with plush of darkest red, with embossed border, and with straight fringed lambrequin drapery decorated with gold and silver embroidery. The settees against the walls are also upholstered in red plush, but with some idea of change. The carpet, a little hard in tint, is in blue and yellow olive, with border turning to deep red at the line of the wall.

St. Paul's Church Again.

Editor RECORD AND GUIDE:

Keep up the good work. Continue to urge upon the Trinity Corporation the desirability of selling St. Paul's Church and yard for secular uses, the money so raised to be set apart for church building or great charities. There is now locked up \$1,500,000 in a church building and grounds where it is of no value to God or man. With that money old Trinity might begin the erection of a cathedral far superior to the Roman Catholic edifice on Fifth avenue, or the money might be utilized for building a score of churches where they are very much needed. If put to humanitarian uses, see the hospitals and asylums which might be maintained by this now almost useless property. The historical monuments and all the remains would find an appropriate place in Trinity Churchyard.

Last Sunday I took the trouble of counting the number of persons who attended at St. Paul's during the morning service. They were about 180 persons, of whom there were probably some thirty strangers. But this is above the average, as there was an extra attraction on that occasion by the pulpit being occupied by the Bishop of Arkansas. The attendance is so limited that the average during the evening services is about one hundred while the afternoon services have been discontinued.

Here is a chance for Assistant Bishop Potter. Let him signalize the entrance upon his new functions by moving in this important matter. The St. Paul real estate is needed to transact the secular business which is growing to such enormous proportions down town. The money buried in that old graveyard is now inert; as I have said of value neither to God nor man. Let it be vivified and applied to the glory or good of one or both. Why not urge this matter on Assistant Bishop Potter and the Trinity Corporation?
OLD CITIZEN.

Not All Shrinkage.

Editor RECORD AND GUIDE:

What you say about the shrinkage in prices due to the general adoption of the gold unit of value is probably true, but please let your readers know that both Mr. Goschen and Mr. Gibbs pointed out that, so far as certain articles were concerned, there was no shrinkage at all. The Englishman, in 1883, pays as much for his spirits, beer and tobacco as he did in 1874. It is a remarkable fact, also, that wages have not declined during that period, while agricultural labor has actually advanced in value. It follows, therefore, that the laboring classes, generally in England, enjoy more of the luxuries and comforts of life, because of the shrinkage in the prices of nearly everything they use, that is, tea, sugar, coffee, flour, rice, cotton, linen goods, and even soap; all can be purchased in larger quantities for the same amount of gold. In the last ten years, also, there has been an advance in consols and in railway securities, because of the greater purchasing power of gold. Persons who lend money on mortgages and recipients of fixed incomes have also been benefited, but, as you say, the enhancement of the measurer of prices—gold—is very injurious to the debtor, and to all who are engaged in active business, to the merchant who warehouses his goods, and to the manufacturer who sells for less than he pays for labor and material.

FINANCE.

What a Cotton Broker Thinks.

[Extract from Letter to Customer.]

It is true the world is full of cotton goods, but they are not suited to the wants of the trade. It is the fault of the manufacturer through ignorance of the demands of the time or inability to purchase the machinery that will keep him abreast of the times. The country merchants' shelves are bare through the economy practiced in his purchases the past eighteen months, and any accumulation of desirable goods in the hands of the manufacturer's agent would quickly disappear on a revival of a sentiment that produces what is called a "boom." I am confident in my opinion that the general trade situation is healthy, and that there will be no crisis in finance or commerce of a paroxysmal nature. The cotton situation in bales is 307,000 more than last year, which amounts to less than two weeks consumption. It is also 126,000 bales smaller than two years ago, when prices were 2 cents higher than to-day, and the condition of the crop does not promise a yield greater than it did then, viz.: five and a half million. Does it require this difference of 2 cents per pound to discount the conditions of trade or the change of sentiment—high? I have learned that when prices are advancing the people think they are going to heaven, and when declining they are going to the other place, but facts generally rule the position. I do not expect a "boom" because there is a lack of the

necessary sentiment to produce one, but I do expect a steady consumptive demand that will take all the cotton we have to sell at prices above present ones, if the crop is no larger than general estimate of this date.

Real Estate Department.

The sales during the week at the Exchange have been few, but generally satisfactory. The worst signs of the times is the falling off in the number of plans for new buildings this past month as compared with the corresponding month last year.

On Tuesday four lots on St. Nicholas avenue and One Hundred and Twenty-third street were knocked down, but not sold, for \$18,000.

As will be seen by our Gossip department, there have been quite a number of large private sales during the past week. Dealers all say that there is plenty of inquiry, and if builders and holders would only concede something in the way of prices there would be plenty of purchasers.

The following table of conveyances for 1882 and 1883 will be read with interest by investors as well as dealers in realty. September of this year shows quite a falling off compared with September of last year; the whole year's business also, from January to October 1st, shows a marked decline, except in the annexed district. The increased activity in Brooklyn partially accounts for this falling off in New York.

CONVEYANCES.

Table with columns for year (1882, 1883), month, Conveys., Amount, and Nom. 23d & 24th W. Amount, Nom.

MORTGAGES.

Table with columns for year (1882, 1883), month, Morts., Amount, 5 p. c. Amount, T. & I. Cos. Amount.

* Includes June 1st. † June 1 and 30 omitted.

The comparison of the number of conveyances this week compared with the corresponding week last year shows a falling off. Here is the table:

CONVEYANCES.

Table comparing conveyances for 1882 (Sept. 29 to Oct. 5) and 1883 (Sept. 28 to Oct. 4) inclusive.

MORTGAGES.

Table comparing mortgages for 1882 and 1883.

The number of projected buildings for September do not compare very well with the same month last year, but the year's business is still ahead of 1882.

BUILDINGS PROJECTED.

Table comparing projected buildings for 1881, 1882, and 1883, including total number, estimated cost, and specific locations.

On Tuesday, October 9, Richard V. Harnett will sell three stone front apartment houses on Ninety-fourth street, between Lexington and Fourth avenues.

A. J. Bleeker will sell the house No. 448 Pearl street on Tuesday, October 9th. This is an excellent location for manufacturing purposes, being near Chatham street.

Hugh N. Camp will sell at the Exchange Salesroom on Wednesday, October 10, the three-story frame store and tenement with brick extension, No. 213 Grand street, between Elizabeth and Mott streets.

On Wednesday, October 10th, John H. Harnett will sell, under a decree of foreclosure, forty-seven (47) lots of land near the Southern Boulevard. This property is finely located, commanding a view of Long Island Sound.

John F. B. Smyth will, on Wednesday, the 17th inst., sell the house, No. 490 Grand street, also the property, No. 412 Madison street. On October 19 the same auctioneer will sell the fine brown stone flats, Nos. 528 and 530 West Sixty-first street, known as the "Riverview" flats.

Gossip of the Week.

Messrs. E. H. Ludlow & Co. have sold this week, for account of Mrs. McCormack, the four-story brown stone house with lot, 25x100.5, No. 236 West Fifty-second street, to Mrs. Wm. H. Cook, for \$35,000.

Thomas Osborne has sold the eight-story stone front apartment house, Nos. 223 and 225 East Seventeenth street, known as the "St. George," size 54.6x104, to William R. Martin, for \$200,000.

F. R. Houghton has sold to Napoleon J. Haines, of Messrs. Haines Bros., the old Bull's Head Hotel on One Hundred and One Hundred and First streets, commencing 125 feet west of Third avenue, and including 16 lots of ground, for \$50,000.

V. K. Stevenson, Jr., has sold the residence, with eight lots of ground, on northwest corner of One Hundred and Fifth street and Grand Boulevard, formerly owned and occupied by the late Matthew T. Brennan, for \$49,000 to Isidor Straus.

Charles L. Guilleaume has purchased four lots, 100x102.2, on the south side of Seventy-sixth street, 200 feet east of Madison avenue. The sale was made by two different parties, in parcels of 50x102.2.

Anthony Mowbray has sold the four-story stone front dwelling No. 9 East Sixty-ninth street, size of lot 30x100.5, to David Dows, Jr.

Wm. Lalor has sold, for J. Bentley Squier, the four-story stone front dwelling, No. 9 East Seventy-ninth street, size 18 x about 80x102.2, for \$40,000, to William D. Farwell.

James C. Lalor has sold, for Sheppard Knapp, the four-story brown stone front dwelling, No. 128 East Sixtieth street, size 21x55x100.5, to Isaac Durlach, for \$22,500.

Thomas S. Van Volkenburgh, of 49 Leonard street, it is reported, has purchased the four-story stone front dwelling No. 77 West Fiftieth street, north side, 39 east of Sixth avenue. Size of lot, 17x100.5.

Alden & Sterne have sold the four-story high stoop brick and brown stone dwelling on the northwest corner of Madison avenue and Sixty-fifth street, 22x80x100, for the executors of J. A. Page, for \$56,000.

Messrs. M. B. Baer & Co. have sold for the estate of Harris & Russak the four-story high stoop brown stone residence, No. 44 West Fifty-second street, for \$35,500, and for Simon Kelly, No. 841 Lexington avenue, corner of Sixty-fourth street, the three-story high stoop brown stone, for \$20,000.

Peter Schupp has sold the five-story brown stone dwelling, 20x80x100, on the south side of Seventy-first street, 50 feet west of Second avenue, to Peter Buckel, for \$30,000 cash.

Rev. Richard L. Burtzell has taken title to the church building on the southwest corner of Bleeker and Downing streets, 76x75.9x87x75, the consideration being \$33,000. It will hereafter be used as a church for colored Roman Catholics, and it may be added that no church will be built for the same purposes on Perry street, as has been erroneously reported.

Wilson J. T. Duff has sold the four-story brick store and tenement, No. 1141 Third avenue, east side, between Eighty-second and Eighty-third streets, size 25x100, to Catharine Snelzel for \$28,000.

McCarty & Hasberg, dealers in bric-a-brac, have leased the first story and basement of Nos. 26 and 26½ East Fourteenth street, for two years and seven months, for \$12,000 a year. Agents, Bennett & Wells.

Arthur Seyfert has sold the brick dwelling, 16.8x50x100, on the north side of Twenty-sixth street, 475 feet west of Sixth avenue, to William Krefeld, for \$9,500.

Brooklyn.

PROJECTED BUILDINGS.

The following table shows the number and cost of projected buildings during September, 1888, compared with the corresponding month last year. The number of buildings projected from January to September, 1888, inclusive, and for the same months in 1887, are included in the list:

	1888. Sept.	1887. Sept.
Number of buildings projected.....	278	265
Estimated cost	\$1,111,546	\$1,238,841
Number of brick buildings.....	122	135
Number of frame buildings.....	156	130
Alterations.....	59	77
Cost.....	\$53,540	\$58,310
	Jan.-Sept., incl.	Jan.-Sept., incl.
Number of buildings.....	1,772	2,085
Cost.....	\$7,754,926	\$8,682,621

Paul C. Grening has sold the three two-and-one-half-story brown stone dwellings, each 20x45x100, on the southeast corner of Greene and Throop avenues, for William Ziegler to the Humphrey estate, for \$7,500 each; the same broker has sold thirteen lots, each 20x100, on the south side of Putnam avenue, near Tompkins avenue, to William Ziegler, for \$1,300 each; also the two-story stone front dwelling, 18.9x45x100, on the south side of Quincy street, near Tompkins avenue, to L. V. Brown, for \$6,250; the three-story brick store and dwelling, 20x45x100, on the southeast corner of Tompkins avenue and Madison street, to Henry Schroeder, for \$12,000; also the two-and-one-half-story brick dwelling, 20x45x100, on the east side of Tompkins avenue, 20 feet south of Madison street, for \$7,250; three-story stone front dwelling, No. 116 Macon street, south side, 16.8x45x100, to W. H. Sumner, for \$7,100, and thirteen lots, each 20x100, on the northeast corner of Tompkins and Putnam avenues, to J. C. Hoagland, for \$1,400 each.

William Ziegler has sold the six lots, together in size 115x100, on the north side of Jefferson street, 80 feet east of Tompkins avenue, to William Johnson, for \$9,000. Mr. Ziegler has also sold for improvement several other lots, being part of the Brevoort property, which he purchased about two months ago.

W. F. Corwith has sold for Thomas Ross the frame dwelling and store No. 117 Huron street, to George Meigh, for \$3,000.

Out Among the Builders.

Thom & Wilson have the plans under way for six first-class four-story and basement brown stone private dwellings, to be erected on the south side of Seventy-sixth street, 200 feet east of Madison avenue. The houses are to be in a somewhat advanced style of architecture, and will have every modern improvement, the interior being in hardwood throughout. They will have a frontage of 100 feet, two being 18x85, with dining-room extension, two 15x85, with a similar extension, and two 17x56. The estimated cost to the owner, Charles L. Guillaume, is between \$130,000 and \$140,000.

Adam Bickelhaupt intends to erect seven three-story and basement brown stone private dwellings on the north side of One Hundred and Third street, 300 feet west of Ninth avenue. Each house will be constructed to admit of either one or two families. They will have a total frontage of 116.9 feet, and will have separate frontages of from 14 to 16 feet. They will have modern improvements, the design of each being different and varying from the old style of brown stone architecture. The improvement will probably cost about \$75,000 to \$80,000. The owner intends to commence the erection of these houses immediately on the opening of the above street, which it is understood will shortly take place. Several well-known owners of realty in the same street talk of building directly the street is opened.

John T. McDonald shortly intends to erect three four-story high stoop brown stone dwellings, 16.8x55 each, on the south side of One Hundred and Nineteenth street, 410 feet east of Sixth avenue, to cost about \$30,000; architect, J. M. Dunn.

Isaac A. Hopper intends to erect a three-story and basement brown stone private dwelling, 20x50, on the south side of One Hundred and Sixteenth street, 300 feet east of Eighth avenue. Mr. Hopper will be the builder and will occupy the house himself, using the basement as an office. He will also build adjoining a brick stable, with blue stone trimmings, 30x20, the cost of the whole being about \$20,000; Ralph Townsend, architect.

John Brandt has the sketches in hand for a five-story brick and brown stone tenement, 25.5x83, to be erected at No. 224 East Eighty-first street. Each floor will accommodate four families; owner, Peter Seebold; cost, \$18,000.

Babcock & McAvoy have the plans in hand for a five-story flat, 31.2x57, and 18x20 extension, to be erected at No. 226 East Thirty-ninth street, commencing 310 feet west of Second avenue. The front will be of Philadelphia brick, with brown stone trimmings. Owner, Miss Teresa C. Burke; cost, \$17,000.

John J. McDonald will improve at once the four lots on the south side of Seventy-ninth street, 70 feet east of Lexington avenue.

D. T. Atwood has the plans for altering the frame cottage, 30x35, into a residence, 46x60, at Bay Ridge, of which Mr. John Robinson, of this city, is the owner.

James Higgins and John Keating are about to erect a five-story brick and brown stone double tenement, 25x84, on the north side of Fifty-

seventh street, 100 feet east of Eleventh avenue, four families to be on each floor; architect, A. B. Ogdin; cost, about \$18,000.

The ground is being excavated on the south side of Eighty-eighth street, between Second and Third avenues, for the erection of the four five-story brick and brown stone tenements, 25x86, for Bernard Havanagh, as announced in this column some time ago. Cost, about \$70,000.

Cyrus L. W. Eidlitz has the sketches on the boards for the Chicago & Western Indiana Railroad station, to be erected on Polk street and Third avenue, Chicago. The structure will be in "L" shape, and will have a frontage of 213 feet and a depth of 414, the material being of brick, stone and terra cotta. The contracts have just been awarded in Chicago. The cost is estimated at \$500,000.

John P. Howard, of Burlington, Vermont, has announced his intention of giving a new building for the medical department of the University of Vermont, and of refitting the old building for a gymnasium.

It is reported that Miss E. Gertrude Wildes, of Boston, will erect a large cottage on Kay street, Newport, during the coming winter, also that Theodore K. Gibbs, of New York, and Hugo Fritsch, the Austrian Vice-Consul at New York, will build at Newport, Mr. Gibbs a granite house on Gibbs avenue, and Mr. Fritsch a cottage, also that James M. Wilcox, of Philadelphia, has purchased a building site at Conanicut.

E. Gandolfo has the sketches for the renovation and alteration of the old Melrose Hall, Flatbush, L. I. In conjunction with this, Melrose Park, in which the hall is located, will be laid out anew, and a beautiful fountain erected in the centre of the grounds. The drainage and roads for pedestrians and carriages are to be improved, and a fine entrance gate constructed, designed in the Renaissance, the latter being of Ellettsville limestone, interworked with bronze and wrought iron. The improvements will cost the owner, Dr. Homer L. Bartlett, about \$10,000.

Brooklyn.

F. Weber has plans in hand for a three-story and basement frame flat, 22x54, with extension, to be erected on the east side of Leonard street, 75 feet north of Calyer street, for Dr. Jenkins, at a cost of \$7,000. It will contain all modern improvements and there will be no dark rooms. The same architect has plans for a two-story and basement frame dwelling, 25x40, to be erected on the east side of Newell street, 180 feet north of Van Cott avenue, for P. J. Mitchell; cost, about \$3,000.

J. Monzani will erect a two-story frame dwelling on the southwest corner of Powers and Catharine streets; cost, about \$800.

Brookfield Brothers will erect a one-story peaked roof brick building, 50x75, on the north side of Maujer street, about 200 feet west of Morgan avenue, adjoining their present glass works.

George B. Stoutenburg will erect six three-story brick Queen Anne dwellings, 20x45 each, on the south side of Putnam avenue, 355 east of Tompkins avenue, at a cost of \$8,000 each.

Th. Engelhardt has plans for a two-story brick extension, 50 and 25x15.4, for factory, boiler and engine-room, to be erected on the south side of Stag street, near Lorimer street, at a cost of \$4,000, for Charles J. Hauck & Son; also two three-story frame dwellings, 25x55, to be erected on the east side of Bushwick avenue, near Moore street, for Leopold Michel, at a cost of \$4,500 each; and two three-story brick dwellings, with stores—one 24x55 and one 19x55—to be erected on the northwest corner of Marcy avenue and Heyward street, for Henry Grassman; cost, \$11,000 for both.

Mr. E. J. Granger is about to erect seven two-story and basement front and three-story rear brick dwellings. They will be in the Queen Anne style, each 17.6x44, on the southwest corner of Lewis avenue and Boinbridge street, at a cost of \$4,500 each; also four three-story brown stone octagon front dwellings 17.6x44, to be erected on the south side of Macon, 188 feet west of Throop avenue; cost, \$5,000 each.

Carl F. Eisenach has plans for extensive alterations to Burnham's gymnasium on the southeast corner of Smith street and Schermerhorn street, 180x120. The ground floor will be used for store purposes, and on the first floor above there will be a hall 56.7x80, with gallery. On this floor will also be located the ladies reception and other rooms, and on the second floor there will be four rooms, each 20x60, to be used for club and music purposes. The building when completed will be occupied by the Brooklyn Saenger Bund. The cost will be \$20,000.

The Metropolitan Improvement Co., limited, has been incorporated with a capital of \$350,000, divided into 3,500 shares of \$100 each. J. A. Roosevelt, L. Kountze, G. G. Havens, A. Iselin and Wm. H. Tillinghast are the incorporators, and the company will purchase, sell and lease real estate and erect buildings for hotels or apartments. The special work of the company will be the building of the new apartment houses which are being erected on the corners adjoining the new Opera House.

A company has been incorporated under the name of the Annex Improvement Co. of New York, with a capital of \$12,500, divided into 500 shares, and it purposes acquiring, maintaining and improving real estate for residences, homesteads, apartment houses, etc. J. W. Mars, J. W. Rutledge, I. A. Graves, George Parkes, A. F. Potter, E. V. C. Eato, A. Brown, J. R. Braxton, Wm. H. Smith, J. F. Thomas and H. Cunningham are the incorporators.

Notes and Items.

The Receiver of Taxes gives notice that all persons paying taxes for the year 1888 on or before November 1 next shall be entitled to a reduction of interest at the rate of 6 per cent. per annum between the day of payment and the first day of December next.

Notice is given that the bill of costs, charges and expenses incurred by reason of the proceedings relative to the opening of One Hundred and Sixty-second street, from Tenth avenue and Kingsbridge road to Edgecombe road, will be presented to one of the justices of the Supreme Court for taxation on October 19. It is now on file at the Department of Public Works.

The Police Board have asked the Board of Aldermen to authorize them to make necessary alterations and repairs to the Twelfth Precinct house at Nos. 146 and 148 East 126th street, without advertising for proposals

or competing bids. The matter was referred to the Committee on Police and Health Departments, with instructions to report at the next meeting, October 10.

The Gas Commission have been requested by the Common Council to light Tompkins square by electricity, as well as the whole water front of the city.

Four ornamental lamp-posts, two on Broadway and two on 41st street, will be placed in front of the Barrett House if Mayor Edson approves of the resolution passed by the Board of Aldermen, permitting the proprietors to erect the same.

County Clerk Keenan, in a communication to the Board of Aldermen, asks for an appropriation of \$16,825 for 1884, for work called for by Chapter 57 of the Laws of 1883, in the way of rebinding and recopying old documents, etc.

Special Notices.

Some very fine and artistic specimens of lace curtains, furniture coverings and curtain materials are to be seen at the elegant establishment of Henry I. Hart & Company, No. 39 Union Square. These include several choice and rare designs, which receive continual additions of novel fabrics

and patterns from Europe, personally designed and selected by the head of this firm, who is now on the Continent. Among their specialties are approved designs in chenille curtains, tapestries, madras, cheney, antique and Brussels curtains, tapestry panels and silk and jute velours. There is a growing disposition to choose neat and artistic combinations of colors in these materials of household decoration, and a visit to the above store is only needed to gratify the taste of the most fastidious connoisseur.

Builders and others would do well to communicate with M. Fitzsimmons, whenever they require sand and gravel, as well as concrete, broken stone and foundation stone. Mr. Fitzsimmons is a wholesale and retail dealer in all kinds of the above material, and, in addition to this, contracts for excavating, which he is prepared to do in the best manner. His office is at 74 Fulton street, city.

Owners of property and others in Harlem are referred to the card of Pond & Warren, real estate and insurance brokers, No. 110 East One Hundred and Twenty-fifth street, who take charge of estates, negotiate loans, collect rents, and transact every other kind of business in realty.

BUILDING MATERIAL MARKET.

BRICKS.—Following our last report there was a further addition to cost amounting to some $12\frac{1}{2}$ @ 25c. per M, and for a time the position was pretty firm. It did take a very large amount of stock, however, to satisfy the most urgent demand, and for a few days past the tone has eased off somewhat. There is not exactly a positive reaction on price, but the market looks a little tippy and tired, and sellers find that it requires a considerable amount of work to secure the attention of customers, and the majority of the latter generally intimate that somewhat more favorable terms are expected, and likely to be insisted upon. In addition to the occasional check to work by stormy days, the consumption is also naturally smaller, and the accumulations made some little time ago are now being drawn upon to satisfy current necessities. Buyers, in fact, in opposition to the combination of manufacturers, appear to be doing a little closer figuring on their own account, resulting in a reduced and more careful demand. The arrivals have in the meantime been as full as the weather and tides would admit, and the evidences favor the idea that as yet no effort has been made to check shipments, but reports from along the Hudson are to the effect that manufacturers feel in quite a confident mood, and may be inclined to shut off the supply should the condition of the market call for such severe measures. An irregular production was still going on within a day or two at some points, but we are informed that 90 per cent. of the manufacturers from Haverstraw to the Catskills shut down on the 1st inst., as agreed upon, and the making season is claimed to be practically at an end. Good full accumulations are on hand, but the additions unimportant, as the current output at the few yards working has immediate shipment. On the other hand, however, may be noted a little doubt over the prospective wants of this market, and certainly at the moment some showing of indifference among buyers. The quotations named are about \$7.00 @ 7.37 $\frac{1}{2}$ for "Up Rivers," and \$7.50 @ 7.75 @ 7.87 $\frac{1}{2}$ for Haverstraws as a probable operating basis, but a holding range is fractionally higher on all grades. Pales have continued to meet with a good steady demand, and nothing accumulating in first hands, while full rates were obtained with little or no difficulty, or say \$4.00 @ 4.25 and a few at \$4.50 for fine. Fronts of all kinds continue to sell quite close to the available supply, and are quoted as in a firm and promising position.

CEMENT.—Business in domestic grades has been very good, and tending to increase somewhat, if anything. In addition to the amount required on local account for consumption and storage, the shipping orders from the interior and from Southern and Eastern coast ports are making the seasonable growth and promise to reach good average proportions. Values under the circumstances are well maintained, with \$1.10 per bbl. here the average figure, though special brands, etc., range 5 @ 10c. per bbl. higher, according to circumstances. Imported goods do not appear to be in very promising condition as yet, and most reports are slack. Demand seems to drag out slowly from all points, with even the importers of what may be considered standard brands complaining of the dull trade and wondering how it is that some of our city papers manage to report large sales from the dock two or three times during the week. Customers for this quantity, if they have been here at all, were very careful and secret in their movements, and furthermore the alleged transactions have exceeded the arrivals, which were of late somewhat limited. Values generally favor the buyer, but are to a certain extent nominal for the moment.

GLASS.—The scarcity of the domestic product continues and of the regular sizes it would be difficult to find a box in first hands. Importers are in consequence getting all the trade and finding a better market than for some time past, with prices rather on the upward turn. It is said that some good-sized orders have been sent out by cable and additional arrivals may be expected.

HARDWARE.—Business has been moderate and somewhat uncertain for the general line of supplies and many dealers complained rather seriously of the condition of trade. The best selling goods, however, are the various descriptions of standard builders hardware, and of these the distribution at times runs up pretty full both on country and local orders. Values are well maintained, and a little firmer if anything. A somewhat important revision of the price of Cast Butts was recently made which it is thought will settle the old irregular tone. The new discounts adopted are as follows: Cast Narrow Fast Joint Butts, Drilled and Wire Jointed, 40 and 10 per cent.; Cast Broad Fast Joint Butts, Drilled and Wire Jointed 40 and 10 per cent.; Cast Narrow Loose Joint Butts, Drilled and Wire Jointed, 60 per cent.; Cast Broad Loose Joint Butts, Drilled and Wire Jointed 60 per cent.; Cast Parliament Butts, Drilled and Wire Jointed, 60 per cent.; Cast Mayer's Hinges, Drilled and Wire Jointed, 60 per cent.; Japanned Loose Joint Butts, without Acorns, 60 per cent.; Japanned Loose Joint Butts, with Japanned Tips, 60 per cent.; Japanned Loose Joint Butts, with Silvered Tips, 60 per cent.; Japanned Fast Joint Butts, without Acorns, 40 and 10 per cent.; Japanned Fast Joint Butts, with

Japanned Tips, 40 and 10 per cent.; Japanned Fast Joint Butts, with Silvered Tips, 40 and 10 per cent.; Japanned Fast Joint Butts, Narrow, 40 and 10 per cent.; Figured Loose Pin Butts, with Tips, 60 per cent.; Figured Loose Pin Butts, with Japanned Tip, 60 per cent.; Figured Loose Pin Butts, with Silvered Tips, 60 per cent.; Japanned Parliament Butts, without Acorns, 60 per cent.; Japanned Parliament Butts, with Japanned Acorns, 60 per cent.; Japanned Parliament Butts, with Silvered Acorns, 60 per cent.

LATH.—It has again been to all intents and purposes a seller's market for lath, with firmness a dominant feature, though the more sanguine operators referred to in our last do not appear to have fully realized expectations. The truth is cost has worked up so high that buyers move with greater care than before and demand is correspondingly slow, with a direct call never made until it becomes a most positive necessity. Some of the dealers have also been in expectation of seeing stock come in from some new point, but as yet are under disappointment. Parties who have tried it report that Albany dealers are awake to the situation and not only offer moderate quantities but ask rates rather above a parity of this market if anything; and from Pennsylvania, it is said, nothing can come owing to the absence of stock and momentary limited productive capacity. Arrivals from the Eastward were fair during the week and the cargoes not sold found customers soon after offering, with the rates ranging at \$3.75 @ 4.00 per M, according to quantity, delivery, etc., and so closing with a pretty firm and cheerful feeling among sellers.

LIME.—The arrivals of Eastern have been moderate and were all wanted at full former rates, with the market firm all around. Receivers, however, do not appear to have secured advantage enough to work an advance as yet even on the best grade, where the firmness is most prominent.

LUMBER.—While demand in some cases still shows a great deal of the old languid form there is certainly a growing inclination to invest in stock of a desirable quality, and in a quiet way buyers are on the alert to absorb anything suited to their respective wants. At this season of the year, with transportation facilities decreasing and freight charges hardening, the chances are more in favor of addition to cost laid down, especially as most primary points show considerable strength and evidently it is felt that nothing can be gained on price by holding off. In addition to this also there are a great many yards where the assortment and quantity are greatly behind and dealers appreciate the necessity for a quicker movement to secure their supplies, the more so that other points are becoming competitors for the offering. In fact, as noted in our last, the general market appears to have passed through its worst period, and while the reaction may not prove as rapid as some of the trade desire, matters are no doubt shaping for a healthier position and a more equitable adjustment between buyer and seller. We understand that tendencies of a similar character are noticeable on neighboring markets and if manufacturers do not attempt to crowd matters too rapidly they stand a fair chance to recover a portion of ground lost earlier in the season.

Eastern Spruce retains an advantageous position for the seller, and finds good enough sale whenever quality comes within the limit of standard desirable quality. Manufacturers would do well to remember that simply because trade improves cannot be taken as an excuse for sending forward short and narrow stuff, with any chance of getting a good price for it. Our market does not want it, but will exhaust a considerable quantity of standard wide and long cuts and pay a good rate, while the orders for specials are dropping in lively enough to add additional confidence to agents and those they represent. Manufacturers still hesitate about accepting specials in view of the scant supply of water. About \$13.50 @ 16.50 covers the general range, with some choice cuts a fraction higher.

Hemlock is in scant supply and promises to continue so, with a corresponding feeling of firmness. There appears to be no regular wholesale rate, but at the yards full figures are asked as recently revised.

White Pine is apparently in good enough hands to prevent a serious or determined effort to realize on any grade, while as a rule the tendency is to harden somewhat. Occasionally, some little irregularity is shown, but it is mainly through temporary competition and over special business, while on the ordinary run of orders buyers find few, if any, chances to obtain an advantage. Indeed, it looks as though sellers were working more in unison, and refraining from further cutting of rates. Some export call prevails, but it is not of a liberal or general character. We quote at \$17 @ 20 for West India shipping boards, \$23 @ 29 for South America do.; \$16 @ 18 for box boards and \$18.50 to \$19 for extra do.

Yellow Pine continues to make a gradual gain in the character of the reports are properly interpreted. We do not find the record of sales looming up into liberal proportions, and additions to value are sought with a great deal of care, but sellers are setting into better position, and give evidence of ability to hold their own. Manufacturers of cars and kindred products, builders, dock builders and yard men all seem to have a little interest in the market just now, and with the offering reduced and in less of the old crowding form

the cost of desirable goods is well maintained. The export call has shown some improvement of late in the way of f. o. b. orders and adds to confidence. The quotations range at \$19 @ 23, according to quality, etc., with offerings moderate.

Hardwoods have only two reports. Strictly choice and fancy stock is sure of a market at a good rate, while common and inferior has to take a vast number of chances and secures no valuation until sales are accomplished. What one buyer will readily bid for some of this poor stuff the very next would be likely to laugh at as absurdly high. We quote at wholesale rates by car-load about as follows: Walnut, \$70 @ 120 per M; ash, \$33 @ 40 do.; oak, \$30 @ 40 do.; maple, \$20 @ 32.50 do.; chestnut, \$25 @ 35 do.; cherry, \$40 @ 70 do.; whitewood $\frac{1}{2}$ and $\frac{3}{4}$ inch, \$25 @ 30 do. do., and do. inch, \$33 @ 40; nickory, \$4 @ 60 do.

Shingles have secured some attention on export account, but not much wanted for home orders. Stocks, however, small and holders steady at old rates for most grades. We quote Cypress at \$8.00 per M for 5x20 and \$10.00 do. for 6x20 regularly assorted shipping; Pine shipping stock \$2.50 for 18 inch, and Eastern saw grades at \$2.50 @ 4.50 for 16 inch, as to quality and to quantity. Machine dressed cedar shingles quoted as follows: for 30 inch \$15 @ 20 for A, and \$20 @ 28.50 for No. 1; for 24 inch, \$10.50 @ 15 for A and \$15 @ 20.50 for No. 1; for 20 inch \$7 @ 9.50 for A and \$9 @ 12.50 for No. 1.

Recent freight engagements show: From St. John, N. B., to Europe, deals at 60s. @ 65s. per standard; from New York to West Indies, \$6 @ 15 per M steam, and \$4.50 @ 6.00 sail; to Central and South America, \$7.50 @ 16 do.; to New York from Provinces, \$3.00 @ 3.50; from Maine, \$2.00 @ 2.25, and from the South, \$6.25 @ 8.50 @ 9.25 per M.

The exports of lumber from the port of New York during the month of September last, and since January 1, were as follows:

	Feet.
To West Indies.....	2,197,000
To South America.....	2,442,000
To East Indies.....	86,000
To Europe.....	189,000
Total feet.....	4,914,000
Previously reported this year.....	48,139,000
Total since Jan. 1, 1883, feet.....	53,053,000
Total, same time 1882, feet.....	49,475,000

GENERAL LUMBER NOTES.

THE STATE.

The following is the *Argus'* report of the Albany lumber market:

[FOR THE WEEK ENDING OCT. 2, 1883.]

There has been a good attendance of buyers, who have purchased freely, although no exceptionally large sales have been reported. The transactions have been in all kinds of pine, which are firmly held, and the tendency of the market is toward an advance, which is rendered necessary by the high rates of lake and canal transportation. In Michigan and Canada the transactions have been only fair. Good and high runs are scarce and in active demand. There is a scarcity of vessels on the lakes and boats on the canal. Many of the latter have been freighting from here to New York and vicinity, but have now gone west again, and expect to make two more trips to Albany this season.

Spruce and Hemlock continues scarce. Recent rains have not been heavy enough to furnish sufficient water in Northern New York to keep the mills in motion, but enough has been manufactured to keep a fair supply in market, without any accumulation on the yards. Lath are coming in steadily, and are taken as soon as received.

The stock of hardwoods is only fair, but continuous receipts keep an assortment in the yards, for which there is a steady demand.

Shingles are in sufficient stock for the requirements of the market.

The receipts of lumber at tide-water during the week and from the opening of navigation, to and including the 30th day of September, 1883, are as follows:

	For the week.	From May 7.
Albany.....	1,808,000 ft.	322,925,000 ft.
West Troy.....	10,177,000 ft.	141,264,000 ft.
Waterford.....	2,858,000 ft.	90,503,000 ft.
Totals.....	30,843,000 ft.	554,692,000 ft.

THE WEST.

The Chicago *Northwestern Lumberman* as follows:

It cannot be said that there is any change in the tone of values from that of the two previous weeks. All the lumber arriving is wanted eagerly enough to prevent any noteworthy drag, and actual "slugging" is out of the question. If there is any "haggling" or hesitancy it is about the nature of the cargoes and the quality of the offerings. Not enough No. 1 stock is coming to suit the buyers, and No. 2 stock has a less show for pickings than yard men like to see in the present state of yard price. Now and then two or three cargoes of No. 1 stock will come on the market as a kind of sample of what is in a lot over the lake, and a dealer having bought a cargo or two, will skip around on the other shore and buy the entire block

These sample cargoes constitute about all the No. 1 stock that is offered. There are commission men who will tell you that there is plenty of good lumber coming, but the fact that the better qualities are scarce everywhere is a sufficient refutation of such an assumption.

Piece stuff is selling at \$9.25 to \$10 for white pine; dry short stuff, which now begins to be offered out of pile over the lake quite freely, selling for \$10. Norway from Lake Huron does not arrive so freely as it did, the stock of last year being nearly used up. It sells for \$10 a thousand, as it is all long and perfectly dry. It is alleged that timbers are a little more in demand than they were earlier in the season.

On the whole the market is evincing some strength and endurance, and commission merchants are quite confident that the fall dealings throughout will manifest good health. As yet there has been no evidence of overstocking the market with offerings, and though it is claimed that there is a great accumulation of inferior stock at Muskegon, Manistee, White Lake and other places, it is positively asserted by holders that there is no disposition to crowd it on the market in such quantities as to make a break. It may be that a rush will come toward the close of navigation, but it is not certain that even then the volume will be such as to make a serious collapse in the market.

Quotations are as follows:

Table with 2 columns: Description (Short dimension, green, Long dimension, green, Boards and strips) and Price (\$9.25 to \$10).

About the only thing to notice in the condition of the hardwood market this week is the diminution of receipts, or rather of the shipments to be placed on sale. Large quantities are coming in in fulfillment of contracts; sometimes, indeed, rather faster than they are wanted. In the absence of any active demand, manufacturers are devoting themselves to supplying stock already contracted for, rather than adding additional burdens to an already overloaded market.

Some kinds of woods, however, show considerable activity, and are arriving in large quantities. White-wood, for instance, meets with ready sale for burial cases and the like, but prices are not materially affected. Of course the statement that the market is dead cannot apply to choice grades; firsts and seconds in any of the finishing woods meet with a steady demand: as, for instance, while walnut culls are out of the calculation, fine stuff is high and firm. One shipment of 200,000 feet of Arkansas walnut was made, which was stated to run 50 per cent. to clear; or would were it not for splitting of wide boards through careless handling. This lot was hauled thirty miles to the railroad, and, as was to be expected from lumber brought such a distance and at such expense, is beautiful wood. Of course, it met with ready demand, much of it being sold directly from the cars here, only a portion of it being put in yard, and, as it was picked up at a bargain, there must have been some profit in it. A comparative stranger to this market is California redwood, but though an unaccustomed visitor, it meets with a cordial welcome. There seems to be no reason why this beautiful and easily-worked wood should not fill quite a place in our hardwood market. Like all highly colored woods, it will have a limited use, as has been the case with all competitors of black walnut, but as it can be laid down here and sold \$20 or \$25 under the price of walnut, it should supersede the latter for some purposes.

As stated last week, oak and ash are moving moderately well, and dealers who have a regular country trade seem to have the best end of the business, next to that line in activity being those who supply lumber for building purposes.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

While it is yet too early to make up figures showing the lumber crop, the season has so far advanced as to make it apparent that the cut cannot exceed that of last year if it does not fall considerably below it. This happy result is brought about by providentially low water in all the western rivers.

St. Louis reports a steady demand, which keeps stocks down to a minimum supply and prices firm on all standard grades and makes. Shipments last week aggregate nearly \$5,000,000 feet. The river markets between St. Louis and St. Paul are bothered with low water which interferes with log handling, but log sellers report lumbermen along the river in an unusually happy state with a fair business, all of which is confirmed by several visitors from along the river as well as a number of letters. Rumors of cutting on prices are constantly put in circulation by interested parties, but we have been unable in several hundred miles of travel during the last ten days to find parties who were willing to seriously shade prices to make sales and in most cases books are shown of sales. There are a few hard-up small millers in Wisconsin anxious to sell but they are exceptions.

Minneapolis averages about forty cars per day shipments, while the local demand continues enormous. We insist upon it, in spite of outside talk, prices are firm.

FOREIGN.

The Timber Trade's Journal as follows:

LIVERPOOL. The importation of all kinds of wood goods continues to be far beyond the wants of the trade, and until there is a very marked improvement in the general business of this district, no relief from the present state of depression need be looked for, unless shippers can stop the present glut of supplies which are at present being put upon the market.

This is especially the case with Canadian, New Brunswick and Nova Scotian goods such as deals and birch timber, which have come forward far too freely; and, further, they have been pressed upon the market by means of auction sales, so that prices have been reduced to a point below which they apparently cannot further go.

GLASGOW. The import has been comparatively light during the past week to Clyde ports, but at Grangemouth there have been large arrivals of Baltic goods, the tonnage employed in conveyance aggregating 6,852 tons for the week.

Several auction sales of wood goods have been held here, prices obtained at which are noted below. There was a good attendance and strong demand at the sale for mahogany and the entire cargo was cleared out. There is now no mahogany here in first hands. At the sale of deals on the 19th inst. there was an unusually small representation of the trade and the bidding extremely dull. Few lots were sold, and the prices indicated were not an improvement on recent sales.

NAILS.—The demand has been very good and comparatively general, with a correspondingly firm tone

for the market. Some of the trade continue to suggest a scarcity, and a number of dealers are no doubt run low in stock, but as yet all orders appear to have been filled without much trouble. The Western production, however, is reduced, and stock from the East may be required to make good the shortage.

We quote 10d to 60d, common fence and sheathing, per keg, \$3.00 to \$3.10; 3d and 9d, common do. per keg, \$3.35; 6d and 7d, common do., per keg \$3.50; 4d and 5d, common do., per keg, \$3.85; 3d, per keg, \$4.65; 3d, fine, per keg, \$5.35; 2d, per keg, \$4.70. Cut spikes, all sizes, \$3.35; floor, casing and box, \$3.85 to \$4.60; finishing, \$4.10 to \$4.85.

Clutch Nails.—1 1/2 inch, \$5.20; 1 3/4 inch, \$4.95; 2 inch, \$5.10; 2 1/4 inch, \$4.85; 3 inch and longer, \$4.90.

PAINTS AND OILS.—The market as a rule remains much the same as for some little time reported. Demand is fair in the aggregate but irregular in development, and most calls appear to be based largely upon immediate and actual requirements, with seasonal and standard goods making the largest proportion of the invoices, buyers wanting few extras. On prices a steady tone is preserved, and all list rates are understood to be strictly adhered to. Linseed Oil fairly active at 56 to 57c for domestic and 58 to 59c for foreign. Spirits Turpentine moderately active and without change of importance on the general line of value. Quoted 40 to 42c, according to quantity, delivery, etc.

PITCH AND TAR.—The demand has been very good in a jobbing way, with comparatively steady offerings against the outlet, but full rates insisted upon in about all cases. We quote Pitch \$2.25 to \$2.37 per bbl., and Tar \$2.50 to \$3.00 do., according to quantity, quality and delivery.

MARKET QUOTATIONS.

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

Table with 2 columns: Description (Pale, Jerseys, Up-Rivers, Haverstraw Bay, Haverstraw Bay, 1sts, Favorite brands, Hollow Fire Clay Brick) and Price (\$4.00 to \$12.00).

Yard prices 50c. per M higher, or, with delivery added, \$2 per M for Hard and \$3 per M for front brick. For delivery add \$5 on Philadelphia, Trenton and Ottawa, and \$6 on Baltimore.

Table with 2 columns: Description (Welsh, English, English, choice brands, Scotch, Newcastle, Silica, Lee-Moor, Silica, Dinas, White Enamelled, English size, do do domestic size, Warm Buff facing, domestic size, American, No. 1, American, No. 2) and Price (\$2.50 to \$5.00).

Table with 2 columns: Description (Rosendale, Portland, Saylor's American, Portland (English), ordinary, Portland K. B. & S., Portland Burham, Portland, J. B. White & Bro., Portland German, Lime of Tell, Lime of Tell, Roman, Keene's coarse, Keene's fine) and Price (\$1.10 to \$3.50).

Table with 2 columns: Description (Fig. Scotch, Coltness, Fig. Scotch, Glengarnock, Fig. Scotch, Eglinton, Fig. American, No. 1, Fig. American, No. 2, Fig. American, Forge) and Price (\$2.00 to \$3.00).

Table with 2 columns: Description (1x3/4 to 6x1 flat, 1 1/4 to 6x1 1/4 and 5-16 flat, and 1 1/4 x 1 1/4 and 5-16 flat, 3/4 round and square, 1/2 and 9-16 round and square) and Price (\$2.2 to \$2.8).

Table with 2 columns: Description (1x3/4 to 6x1 flat, 1 to 6x1 1/4 and 5-16 flat, 3/4 to 2 round and square, 2 1/4 to 2 3/4 round and square, 3 to 3 1/2 round and square, 3 1/2 to 4 round, 4 1/4 to 4 1/2 round, 4 1/2 to 5 round, Rods—3/4 to 1 1/2 round and square, Ovals—Half ovals and half rounds, Bands—1 to 6x1-16 No. 12, Hoop 1/2 to 1 1/4 and up, Horse Shoe—3/4 x 3/4 to 1 1/2 x 3/4, Scroll, Angle iron, T iron, Wrought Beams) and Price (\$2.4 to \$3.5).

Table with 2 columns: Description (Sheet, Nos. 10 to 16, Nos. 17 to 20, Nos. 21 to 24, Nos. 25 to 26, Nos. 27 to 28) and Price (\$4.00 to \$5.00).

Table with 2 columns: Description (Patent planished, Rails American steel, Rails, American iron) and Price (\$8.00 to \$10.00).

LABOR. Ordinary, per day \$2.00 to \$2.50; Masons, 3.50 to 4.00; Plasterers, 3.50 to 4.00; Carpenters, 2.50 to 3.50; Plumbers, 4.00 to 5.00; Painters, 3.00 to 3.50; Stone-setters, 3.00 to 4.00.

LATH—Cargo rate \$M 8.75 to 9.00. LIME. Rockland, common 1.00; Rockland, finishing 1.20; State, common, cargo rate \$M bbl. 85; State, finishing 1.10; Ground 85.

Add 25c. to above figures for yard rates. LUMBER.

Table with 2 columns: Description (Pine, very choice and ex. dry, Pine, good, Pine, shipping box, Pine, common box, Pine, common box, 5/8, Pine tally plank, 1 1/4, 10 in., dressed, Pine tally plank, 1 1/4, 2d quality, Pine, tally planks, 1 1/4, culls, Pine, tally boards, dressed, good, Pine, tally boards, dressed, common, Pine, strip boards, m'ch'able, dressed, Pine, strip boards, clear, Pine, strip plank, dressed clear, Spruce boards, dressed, Spruce, plank, 1 1/4 inch, each, Spruce, plank, 2 inch, each, Spruce plank, 1 1/2 in., dressed, Spruce plank, 2 in., dressed, Spruce wall strips, Spruce timber, Hemlock boards, Hemlock joist, 2 1/2 x 4, Hemlock joist, 3 x 4, Hemlock joist, 4 x 6, Ash, good, Oak, Maple, cull, Maple, good, Chestnut, Cypress, 1, 1 1/2, 2 and 2 1/2 in, Black Walnut, good to choice, Black Walnut, ordinary to fair, Black Walnut, 5/8, Black Walnut, selected and seasoned, Black Walnut cutters, Black Walnut, 5x5, Black Walnut, 6x6, Black Walnut, 7x7, Black Walnut, 8x8, Cherry, wide, Cherry, ordinary, Whitewood, inch, Whitewood, 5/8 in, Whitewood, 3/4 panels, Shingles, extra shaved pine, 18 in, Shingles, extra sawed pine, 18 in, Shingles, clear sawed pine, 16 in, Shingles, heart, cypress, 24 x 7, Shingles, heart, cypress, 20 x 6, Yellow pine dressed flooring, Yellow pine girders) and Price (\$1.00 to \$5.00).

PAINTS AND OILS.

Table with 2 columns: Description (Chalk block, Chalk in bbls, China clay, Whiting, gilders, &c., Whiting, common, Paris white, Eng., Lead, white, American, dry, Lead, white American, in oil pure, Lead, English, B.B. in oil, Lead, red, American, Litharge, Ochre, French, dry, Venetian red, American, Venetian red, English, Tuscan red, Indian red, Vermilion, Am. Lead, Vermilion, English, Carmine, American, No. 40, Chrome, yellow, in oil, Orange Mineral, Paris green, Sienna, lump, Sienna, powdered, Umber, American raw & pow'd, Umber, Turkey, lump, Umber, powder, Drop Black, English, Drop Black, American, Prussian blue, Ultramarine blue, Chrome green, Oxide zinc, American, Oxide zinc, French, V M G S, Oxide zinc, French V M R S) and Price (\$1.00 to \$5.00).

PLASTER PARIS

Table with 2 columns: Description (Calced, ordinary city, Calced, city casting, Calced, city superfine) and Price (\$1.30 to \$1.70).

SLATE. Delivered at New York

Table with 2 columns: Description (Purple roofing slate, Green slate, Red slate, Black slate, Pennsylvania (at Jersey City)) and Price (\$7.00 to \$8.00).

SOLDERS.

Table with 2 columns: Description (Half and half, Extra, No. 1) and Price (\$1.50 to \$1.75).

TIN PLATES.

Table with 2 columns: Description (I. C. charcoal, 10 x 14, I. C. coke, 10 x 14, I. X. charcoal, 10 x 14, I. C. charcoal, 14 x 20, I. X. charcoal, 14 x 20, I. C. coke, 14 x 20, I. C. coke, terme, 1 1/2 x 20, I. C. charcoal, terme, 14 x 20) and Price (\$6.25 to \$8.00).

ZINC.

Table with 2 columns: Description (Sheet cast, Sheet open) and Price (\$6.00 to \$7.00).

Draper, Linden Boulevard. P. M. Sept. 17, due Oct. 4, 1884. 2,000
 Day, Jacob, to Mary A. Dean, Boston, Mass. Warren st, s s, 75 e Kingston av, 75x115x—x 160. Sept. 27, 2 years. 200
 Dilzer, Joseph, to Louise Wedekind. Boerum st, n s, 100 w Leonard st, 25x100. Sept. 26, installs. 1,550
 Dibble, Hannah, wife of Joseph, to John H. and William S. Garrison. Withers st, n s, 260 e Humboldt st, 20x100. Sept. 26, 1 year. 500
 Dickinson, John W., to Hiram Walden Wright, New York. 12th st, n s, 269.10 w 7th av, 25x 100. Sept. 27, 3 years. 1,500
 Disbrow, Catharine, to Mary A. wife of Gilbert Derevere. Quincy st. P. M. Sept. 29, 1 year. 600
 Dower, James and Charles E., to Elizabeth W. White. Hewes st, n s, 187.4 w Harrison st, 20x100. Sept. 29, 5 years. 5,000
 Drumm, John, to Jonathan M. Barkley. 3rd st, s w s, 200 s e 3d av, 25x100.2. Oct. 1, due July 1, 1888. 400
 Duncan, Sara J., to Samuel W. Post. Lafayette av or pl. P. M. Sept. 26, installs. 450
 Deetjen, Charles A. H., to Oscar Schramm. 16th av, e s, 175 s Bath av. 93.10x217 to Bay 13th st, x 78.11x216.8. Oct. 1, 5 years, 5 per cent. 1,000
 Euler, Jacob, to Frederick Miller. Park av. P. M. Sept. 28, 6 years, 5 per cent. 2,700
 Everson, Isabella, wife of George, to Catharine M. Flint. Joralemon st, n s, 228.5 w Court st. 22x90.7x22.3x87.3. Sept. 29, due Dec. 11, 1884. 1,000
 Evans, Esther, wife of George, to Nellie C. Van Reyepen. Herkimer st, n s, 242.6 e Albany av, 57.6x120; Steuben st, e s, 100 n Myrtle av, 25x100; Steuben st, e s, 150 n Myrtle av, 25x100. Sept. 27, due Jan. 1, 1886. 700
 Ellison, Thomas, to Frederic Wood, trustee of Julia Wood. Madison st, n s, 80 e Nostrand av, 20x100. Sept. 27, 6 months. 7,268
 Fish, James D., to John D. Fish, admr. Mary E. Fish. Pierrepont st, s s, 31.6 e Henry st, 31.6x100. Jan. 1, 1881, demand. 20,000
 Fetzer, Bernhard, to Henry Loeffler. Hopkins st. P. M. Sept. 29, due Oct. 1, 1888, 5 per cent. 1,600
 Foster, Henry A., to Samuel F. Cowdrey and ano., exrs., &c., Sally H. Candler, dec'd. Macon st, s s, 135 w Reid av, 16.8x100. Sept. 28, 3 years. 3,500
 Same to Henry Hart, Saybrook, Conn. Macon st, s s, 141.8 w Reid av, 16.8x100. Sept. 28, 3 years. 3,500
 Same to Annie B. Bedell, Hempstead, L. I. Macon st, s s, 158.4 w Reid av, 16.8x100. Sept. 28, 3 years. 3,500
 Same to Louisa Seaman, younger. Macon st, s s, 175 w Reid av, 16.8x100. Sept. 28, 3 years. 3,500
 Same to Sarah M. Caton. Macon st, s s, 191.8 w Reid av, 16.8x100. Sept. 28, 3 years. 3,500
 Same to Benjamin Wright. Macon st, s s, 125 w Reid av, 5 lots, each 16.8x100. 5 morts., each \$1,700. Sept. 28, due Oct. 20, 1883. 8,500
 Same to same. Macon st, s s, 208.4 w Reid av, 16.8x100. Sept. 28, due Oct. 20, 1883. 1,450
 Fowler, Annie Y., wife of and David H., to George F. Gregory. Washington av, w s, 277 s Greene av, 17.5x122.6. Sept. 28, due Jan. 1, 1884. 1,500
 Fruchting, Carl D., to George U. Forbell. Old Mill road, New Lots. P. M. Sept. 29, 5 years. 600
 Fritz, Philip, to Barbara wife of Jacob Bossert. Middleton st, s s, 335 e Harrison av, 25x100. Oct. 1, installs. 1,100
 Gibson, Amelia A., wife of and Tom, to Mary I. wife of Charles Draw. Union st. P. M. Oct. 1, 2 years, 5 per cent. 5,000
 Grasman, Louisa, wife of and Henry, to John R. Willis, exr. William F. Mott. Heyward st, Marcy av. P. M. Oct. 1, 3 months, 5 per cent. 17,000
 Same to Sarah H. Powell. Same property. P. M. Also Marcy av, w s, 24 s Heyward st, 19 x75. Sept. 29, 3 months. 1,000
 Greenland, Thomas E., to F. Rapelje Boerum. Pulaski st, s s, 237.6 e Nostrand av, 18.9x98x 20.1x90.10. Sept. 28, 3 years. 2,400
 Same to F. Rapelje Boerum, as exr. Agnes Boerum. Pulaski st, s s, 256.3 e Nostrand av. P. M. and building loan. June 22, 3 yrs. 2,400
 Same to Susan Vanderveer. Pulaski st, s s, 200 e Nostrand av. P. M. and building loan. June 20, 3 years. 2,400
 Same to same. Pulaski st, s s, 218.9 e Nostrand av. P. M. and building loan. June 20, 3 years. 2,400
 Gilbert, Joseph W., to The Brooklyn Savings Bank. Court st, s w cor Pacific st, 100x75. Oct. 1, 1 year, 5 per cent. 6,000
 Glover, Charles H., to William Kemp. President st, n s, 292 e 7th av, 75x100. Oct. 2, 3 years. 4,500
 Granger, Eliza, wife of Elishu J., to George St. Amant, Paris, France. Macon st, s s, 135.6 w Throop av, 17.6x80. Sept. 28, due Jan. 1, 1887, 5 per cent. 4,000
 Gundermann, Ferdinand, to Albert Brons. Liberty av, s s, 50 w John st, 25x100. Oct. 1, 1 year. 600
 Grening, Paul C., to John J. Vail, exr. Geo. A. Waddy. Madison st, s s, 80 e Tompkins av, 20x80. Sept. 24, due Jan. 1, 1887, 5 per cent. 3,500
 Same to same. Reid av, n e cor Halsey st, 20x 80. Sept. 24, due Jan. 1, 1887, 5 per ct. 5,500
 Gunther, William, to John A. Bachmann. South 5th st, s s, 125 e 12th st, runs south 100 x east 42 x northwest 53.5 x north 9.3 x

northeast 72.8 to South 5th st, x west 44. Oct. 1, 1 year, 5 per cent. 2,000
 Herbert, Emeline R., widow, to Elizabeth Bergen and ano., exrs. John G. Bergen. Quincy st, s s, 208 e Marcy av, 16.9x95. Oct. 1, 3 years. 5,000
 Same to same. Quincy st, s s, 125 e Marcy av, 17x95. Oct. 1, 3 years. 5,000
 Halsey, Harlan P., to Mary McComb. McDonough st, n s, 400 e Tompkins av, 25x200 to Macon st. Sept. 27, due Oct. 1, 1884. 2,00
 Hamel, Jacobus W., to The Orphan Asylum Assc., Brooklyn. Smith st. P. M. Aug. 14, due Oct. 1, 1886. 5,000
 Hensler, George, to Friedrich Goetz. Throop av. P. M. Oct. 29, due Oct. 1, 1888. 2,000
 Hodum, Stephen, to The Williamsburg Savings Bank. Olive st, w s, 100 s Devoe st, 25x100. Oct. 1, 1 year, 5 per cent. 1,800
 Horton, Sarah E., wife Isaac O., to George I. Murphy and ano., exrs. and trustees of Margaret H. Barr. Waverly av. P. M. Sept. 27, due Oct. 1, 1886, 5 per cent. 2,000
 Hughes, Ann, to Evelyn S. Ridgway. Court st. P. M. Sept. 1, due Oct. 1, 1884. 1,000
 Husted, Mary R., wife of and Jerome, to Benjamin Andrews. 6th st, n e s, 119.8 s e South 8th st, runs northeast 125 x northwest 25x southwest 63 x northwest 0.4 x southwest 62 to 6th st, x southeast 20. Oct. 1, 1 year. 600
 Harvey, Edward J., Redbank, N. J., to Alexander McCue and ano., exrs. Edward Harvey, dec'd. Myrtle av, n s, 58.7 w Pearl st, 22.2x80.7. Oct. 1, 1 year, 5 per cent. 8,000
 Harvey, George, to Harriet Barkeloo. 4th av, n w cor 8th st, 25x60. Oct. 1, 3 yrs, 5 p. c. 2,500
 Same to Mary E. Harpenau. 4th av, s w cor 8th st, 50x60. Oct. 1, 3 years, 5 per cent. 5,000
 Hensler, George, to Mary Seitz. Throop av, w s, 50 s Floyd st, 25x100x32.6x11.10x81.8. Oct. 1, 5 years, 4 per cent. 500
 Jewett, Sarah R., wife of Joseph E., to Herman E. Wagner. Lafayette pl. P. M. Oct. 1, 5 years. 2,000
 Same to same. Lafayette pl. P. M. Oct. 1, installs. 500
 Kartzenberger, Larenz, to Charles and Friedericke Floeting. Graham av. P. M. Oct. 2, due Jan. 1, 1889, 5 per cent. 2,000
 Kelsey, James E., and Theron and John Loughlin to The South Brooklyn Savings Inst. Atlantic av, n s, 80 w Columbia st, runs west 20 x northeast 75 x east 12.8 x south 30.9 x southwest 45. Oct. 2, 1 year, 5 per cent. 5,000
 Kay, Adelaide, to John Andrews. 18th st. P. M. Sept. 24, installs. 1,125
 Kent, Wilson, to Henry M. Bradley, Richmond Co., N. Y. North 2d st, n s, abt 45 w 4th st, 25x— to North 3d st. Subject to morts. \$4,500. Feb. 5, 1881, installs, 6 months. 1,300
 Klor, Karl, to Adelaide Pinder. Union av. P. M. Oct. 1, 5 years, 5 per cent. 550
 Keefe, Daniel, to Seymour L. Husted, exr. and trustee John A. Cross. Maujer st, s s, 250 e Waterbury av, 25x95. Oct. 4, due Nov. 1, 1886, 5 per cent. 2,000
 Koerner, Albert G., to Frank Hoelmann. Humboldt st, e s, 81.3 s Maujer st, 20x100. Oct. 1, due Jan. 1, 1885. 200
 Lincoln, Jonas A., to Jane A. Lathrop. Portland av, e s, 501.8 n Myrtle av, 20x100 July 5, 1 year, 5 per cent. 2,500
 Lane, Mary C., wife of Abram B., to Mary E. wife of Oliver L. Jones, Cold Spring Harbor, L. I. Grove st, w s, 200 s Knickerbocker av, 100x100. Sept. 29, 3 years. 750
 Loffer, Sophia, wife of George, to Nina and Louise P. Jordan. Park pl or st, w s, 151.6 s Beaver st, 20x100. Oct. 1, 5 years. 1,800
 Same to same. Park pl or st, w s, 171.6 s Beaver st, 3 lots, each 20x100. 3 morts., each \$1,800. Oct. 1, 5 years. 5,400
 Lenhart, P. Frederick, to Frederick J. Hosford. Schenck st, e s, 86.8 s Flushing av, 50x100. Sept. 26, 3 years. 5,000
 Leslie, Fannie, to James Weir, Jr. 4th av, 52d st. P. M. Oct. 1, 5 years. 1,700
 Litchfield, George S., and Charles L. Dickinson to S. Charles Welsh, as trustee of Ethel H. Tweddle. Portland av, w s, 250 n Lafayette av, 25x100. Oct. 1, 3 years, 5 p. ct. 10,000
 Same to Catharine V. Hard, widow. Portland av, w s, 225 n Lafayette av, 25x100. Oct. 1, 3 years, 5 per cent. 10,000
 Malone, Josephine F., to The Emigrant Industrial Savings Bank. 9th av, westerly cor 20th st, 117.8x—x124.8x100. Sep. 28, 1 yr. 4,000
 Mangan, Patrick, to Edward Lavin. Sands st. P. M. Oct. 1, 3 years. 1,000
 Miller, William M., to Herbert C. Smith. Snedeker av. P. M. Sub. to mort. \$1,250. Oct. 2, 1 year. 400
 Same to Mary Valentine, Roslyn, L. I. Snedeker av, e s, 250 s Baltic av, 50x100. Oct. 2, 3 years. 1,250
 Mitchell, Hamilton, to William Young. Cumberland st, e s, 163.4 s Flushing av, 24x100. Sept. 28, due in Sept., 1884. 2,500
 Morehouse, Mathilde, to William Ziegler. Macon st, Marcy av. P. M. Aug. 1, installs, 5 per cent. 5,600
 Same to same. Same property. P. M. Aug. 1, installs, 5 per cent. 1,400
 Morrow, Jane E., wife of and Cornelius W. L. F., to The Union Dime Savings Inst., City New York. Nostrand av, w s, 200 s Tillary st, 50x200 to Sandford st. Sept. 28, due Nov. 1, 1886. 4,500
 Mulledy, Margaret, to Henry C. M. Ingraham, as trustee for Richard C. and Daniel K. Underhill. 4th st, s s, 274.4 w 6th av, 17.9x100. May 14, due May 1, 1886. 3,000

Same to Henrietta Meyer. 4th st, s s, 203.3 w 6th av, 17.9x100. Sept. 13, due July 1, 1886, 5 per cent. 1,000
 McCarthy, Thomas G., to Thomas Leddy. Navy st, No. 69, w s, 80 n Park av, runs west 46 x northeast 47.6 to Navy st, x south 31 to beginning, 1/2 part. Aug. 29, 1 year. 500
 McGarry, Michael W., to Catharine L. Siney. Richardson st, s s, 100 e Leonard st, runs south 100 x east to Bushwick Creek x north to Richardson st, x west to beginning; Leonard st, e s, 50 n Frost st, 25x100. Sept. 28, due Oct. 1, 1886. 450
 McNamee, Patrick, to Catharine McNamee. Park av, n w cor Walworth st, 25x97.9. Sept. 15, 3 years. 625
 Mattauch, Ignatz, to Ann W. Bray. Diamond st, e s, 190.6 n Van Cott av, runs north 25 x east 54 x east 54 to Humboldt st, x south 25 x west 50.5 x west 50.5. Oct. 1, 5 years. 1,000
 Meighan, Dennis, to John Skelly. Bergen st, s s, 65.4 w Washington av, 26x40x22.8 x about 30. Sept. 29, due Oct. 1, 1886. 400
 Merlihan, Annie C., wife of James E., to Edward V. Malone. Atlantic av, n e cor Fort Greene pl, 45.9x73.3x71.6x48.4. Sept. 20, 2 years. 600
 Mulledy, Margaret, to Emma J. Moore. Nevins st, e s, 100 n Pacific st, 20x75. Sept. 29, 3 years, 5 per cent. 2,500
 Mitchell, Margaret C., wife of and James, to Harriet M. Remington. Clermont av, e s, 260 n De Kalb av, 22x100; Vanderbilt av, w s, 300 n De Kalb av, 22x100. Oct. 4, 3 years, 5 per cent. 8,000
 Nudd, Ann, to George R. Haydock. Myrtle av, s s, 88.7 w Stanhope st, 25x95.1x25x74.2. Sept. 28, due Dec. 1, 1884. 100
 O'Laughlin, Robert S., to George W. Van Allen and ano., exrs. John W. Van Allen, dec'd. Greene av, n s, 340 e Nostrand av, 20 x100. Sept. 29, 3 years, 5 per cent. 3,000
 Patterson, William, to The South Brooklyn Savings Inst. Congress st, n e s, 215 s e Clinton st, 25x100. Oct. 1, 3 months. 4,500
 Perry, Emerson W., to William A. Collingwood. Utica av, e s, extgd from Pacific st to Dean st, 214.6x200. Sept. 15, demand. 3,000
 Same to same. Franklin av, s e cor Butler st, 55.3x—x136.6x175; Franklin av, e s, 58.6 n from centre line of block between Baltic and Butler sts, 20x100. Sept. 15, demand. 5,000
 Same to same. Utica av, w s, extgd from Pacific st to Atlantic av, 200x200, excepting portion heretofore conveyed to John Harrison and others; Atlantic av, s s, 200 w Utica av, 189.3x217.2 to Pacific st, x 104.5x200; Utica av, e s, 100 s Atlantic av, runs east 100 x south 100 to Pacific st, x west 100 to Utica av, x north 100. Sept. 15, demand. 7,000
 Penney, William, to The Greenpoint Savings Bank, Brooklyn. Freeman st, n s, 375 w Manhattan av, 25x100. Sept. 28, 1 year. 600
 Parnson, Samuel, to Jonas H. Goodman. Gwinnett st, 3 lots. P. M. 3 morts., each \$1,000. Oct. 3, 3 years. 3,000
 Same to same. Gwinnett st, 3 lots. P. M. 3 morts., each \$400. Oct. 3, 1 year. 1,200
 Powell, Hannah E., wife of and Harvey, to Henry Brandt. Reid av, s e cor Jefferson av, 25x100. Sept. 24, 5 years. 2,500
 Poillon, John E., to Albert P. Wells. John st, centre line, 106 w line drawn in continuation of the westerly side of Gold st, runs west 196.1 x north to point 87 n John st, x west to centre line of Bridge st, x north to centre line of Marshall st, x west to point where a line drawn parallel with Bridge st and distance 120 west therefrom x north to the East River at pier line, x east along pier line to point 160 west from westerly line of Gold st, if extended, x south to centre line John st, with piers, docks, water rights, &c. Undivided interest. Oct. 2, due Jan. 1, 1885. 2,500
 Price, George A., to Henry S. Elmore, Kansas City, Mo. Carlton av. P. M. Sept. 24, due Oct. 1, 1884. 2,000
 Riemann, Hermann, to Louisa Samel, widow. 15th st. P. M. Sept. 29, 5 years, 5 per cent. 1,000
 Ravenhill, Sarah, to Ebenezer Roby. Pierrepont st, n s, 129 e Hicks st, 27x143 to centre of Love lane, x 27x144.8. Sept. 28, 4 years, 5 per cent. 15,000
 Rich, Theodore, to James N. Smith. Elliott pl, e s, 337.6 s Hanson pl, 20.16x100. Sept. 27, 1 year, 5 per cent. 1,200
 Rosenberg, Meyer, to Charles Engert. Johnson av, w s, 40 n w Palmetto st, 74x82.6x 53.4x80. Sept. 28, 2 years. 2,000
 Raisbeck, Eliza A., wife of James J., to The Brooklyn Savings Bank. Debevoise st, e s, 25.10 s Fleet st, 16.8x65.6x6.9x36.5x10.1x31.9. Oct. 3, 1 year. 1,500
 Rockwell, Frank W., to Eliza Lienau, Hackensack, N. J. Lafayette av, s s, 40.6 e Navy st, 20x87.6x20x86.8. Sept. 29, due Oct. 1, 1888. 5,000
 Rosenthal, Lena, wife of and Benjamin, to Elizabeth W. Blake, extr. Anson Blake, dec'd. Atlantic av, No. 332, s s, 175 w Hoyt st, 20x90. Sept. 18, due Nov. 1, 1888, 5 per cent. 5,000
 Same to same. Atlantic av, s s, 195.4 w Hoyt st, 20x90. Sept. 18, due Nov. 1, 1888, 5 per cent. 5,000
 Schlenk, Rosina B., wife of and Conrad, to Francis L. Schaefer. Flushing av, s e cor Yates pl, 19.6x63.3x62 to Yates pl, x 23.1. Oct. 1, 5 years. 1,700
 Seubert, Philipp, to Adelaide Pinder. Interior lot, 25 n Ainslie st and 54.3 e Union av. P. M. Oct. 1, 5 years, 5 per cent. 750

Table listing various items for sale, including Adams, C. W. 91 Liberty, Beard, W. H. 51 W. 10th, Beck, P. 23 W. 13th, etc.

Table listing items for sale under the heading 'BILLS OF SALE', including Atwood, H. C. 383 Canal, Barnes, S. D. Pier 57, etc.

Table listing items for sale, including Kuhn, C. Edgecomb road, Milleman, F. 194 Broome, etc.

KINGS COUNTY. SALOON FIXTURES.

Table listing saloon fixtures, including Alberts, Anna. 307 Meserole st., Burzdorff, W. 5, 7 and 9 Broadway, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture, including Adams, Bella. 19 Myrtle st., Armstrong, J. 138 Jay st., Acker, Mary. 118 4th st., etc.

Table listing miscellaneous items, including Abrams, Lorenzo. 230 South 2d st., Bardon, John. 19 Union av., etc.

Table listing items for sale, including Caro, Hugo. 480 Myrtle av., Donnan, J. 595 Fulton st., Fox, J. 6 1/2 Bedford av., etc.

BILLS OF SALE.

Table listing bills of sale, including Baum, Henry, to Elizabeth Baum, Brand, John T., to Lonny Schroder, etc.

JUDGMENTS.

NEW YORK CITY.

Table listing judgments, including Sept. and Oct. 29 Adams, Charles A.—Ed. Indig (J. P. Sunderland, by assignment), etc.

2 Cooper, James—Bradley & Currier.	693 04
3 Calloway, A. W.—George Lathrop.	219 57
3 Clim, Alexander—A. L. Phillips.	103 26
4*Cromwell, George—Metropolitan Nat. Bank of City N. Y.	311 74
4 Carv, George W.—Henry Hentz.	177 33
4 Chumaceiro, Joseph H. M.—E. B. M. Browne.	773 59
5 Copinger, Mary C.—Thos. Young, Jr.	1,249 48
5 the same—the same.	1,160 14
5 Clements, Henry S.—W. S. Hollingsworth.	557 54
29 Darragh, James—D. E. Donovan.	826 15
29 Dawley, Thomas R.—Campbell Printing Press & Mfg Co.	237 61
1 Davis, William C.—Henry Harri-	
29 Dahlberg, Charles F. } son.	121 62
1 Davis, Erwin—S. W. Knevals.	653 38
2 Davenport, Charles A.—E. J. Hicks	50 76
4 Dowling, John M.—F. G. Tullidge.	193 41
4 Dean, William G.—G. W. Bassett.	560 61
5 Duff, Michael—L. G. Risley.	184 48
28 Early, John—People of State N. Y.	100 00
1 Endemann, William—W. H. Bead-	
leston.	100 24
4 English, George W.—John Marston, Jr.	951 91
29 Feldman, Hulda—Sophia Wacker	
costs	53 24
2 Fisher, Jacob—Moritz Fisher.	1,025 37
2 Freyberg, Siegfried—J. M. Fuch.	68 40
4 Fairfield, John T.—W. H. Howell.	556 56
5 Fox, Herman—David Banks.	90 34
5 Fitch, Francis E.—F. H. Adams.	72 62
5 Flitner, Wm. H., exr. of Jackson Stall—Herman Stall.	4,740 20
21 Griffin, David M.—W. J. Osborne, assignee. (Amended by order of Court, Oct. 1.)	217 15
29 Goodenough, Daniel W.—Tallmadge Delafield.	6,037 95
2 Gildersleeve, Henry A.—E. Remington & Sons.	210 26
2 Goldsmith, Alfred } J. M. Fuchs.	68 40
2*Grothusen, Henry } J. L. Hay-	
Galloway, Albert F. } nes.	225 43
4 Galloway, William S. } the same.	289 97
4 Galloway, William T. } admrx. of F. W., Banks.	3,635 16
4*Gaynor, William—Jose Gomez.	133 32
4 Goble, Charles N.—John Honohan.	176 53
5 Gans, James M., as exr. of John H. McCunn—D. R. Lyddy.	8,101 55
5 Gerike, John H. A.—Kate E. Leach, admrx.	82 22
28 Hunter, George M.—Cora Watson	
correction	264 50
29 Holcomb, Silas Wright—N. B. Sanborn.	161 09
29 Halpin, Mathew—Daniel Toffey.	994 02
29 Hamel, Dederick—Wm. Siewert (D)	5,887 06
29 Herz, Julia A.—Isaac Bell.	70 17
1 Hill, Robert—F. A. Turfer.	78 51
2 Hill, William—American Hosiery Co.	316 88
2 the same—James Talcott.	118 35
3 Harvey, Watson P. } Uriah Her-	
Harvey, Thomas } mann.	870 53
3 Hoehn, Henry E.—J. B. De Rad.	154 55
3 Hitchcock, Jacob W.—Barbour Bros. Co.	1,326 24
3 Herman, Abraham S.—Wm. Grindrod.	662 16
3 the same—S. O. Stokes.	850 10
3 the same—Sam. Beswick.	608 00
3 Hostin, James—Ernest Schroeder	
costs	97 06
4 Hoyt, William H.—T. C. Nostrand.	285 20
4 Hendrickson, George D.—J. P. Felt.	91 03
5 Haight, Jacob N.—Mayor, &c., N. Y.	36 93
5 Hess, Louis F.—the same.	36 93
29 Ireland, Robert—R. M. Ireland.	180 87
29 Kennedy, Richard—Henry Heins, Jr.	550 34
29 Kramer, Louis—Jos. Cohen.	462 35
1 Kelly, Thomas P.—Henry Allen.	557 09
3 Kaufmann, Abram—H. H. Abbe.	142 75
3*Kindred, John—George Lathrop.	219 57
3 King, Terrence—W. H. Burr.	207 50
3 Keyes, Christopher—John Townshend.	108 65
4 Knowland, John—F. G. Tullidge.	193 41
5 Kauder, Louis—H. B. Niles.	1,069 70
5 the same—the same.	1,005 97
5 the same—the same.	1,420 44
5 Kerker, Adolph L.—W. M. Oliffe	
costs	36 93
28 Lyon, Nelson—J. H. Heroy.	845 50
29 Levy, Jacob—Jos. Cohen.	462 35
29 Levy, Ester Rachel—Levy Jacobs.	824 09
1 Ludington, James L.—First Nat. Bank of Utica.	1,244 01
1 the same—the same.	904 12
2 Lyon, Edward—J. N. Galway.	378 18
2 Levy, Henry—People of State N. Y., ex rel.	74 50
2 Libby, Albert O.—Barbara Bernstein	
costs	78 37
3 La Farge, John—John Sarre.	858 30
3 the same—the same.	735 87
4 Leich, Oliver B.—Horace Webster.	193 56
5 Lasher, W. Scott—J. E. Brady.	3,206 04
5 Leverich, Henry M.—F. H. Parsons	2,089 02
5 Lehman, Charles W.—Ella M. Rex.	45 70
5 Lyons, Thomas—Mayor, &c., N. Y.	
costs	36 93
28 Moulton, Franklin G.—Hazard Powder Co.	
correction	601 90
28 Mack, Frederick—People of State N. Y.	100 00
28 Meyrowitz, Oscar W.—J. H. Heroy.	845 50

29 Mott, John—J. W. Boyle.	81 46
1 Mojarietta, Aug. H.—G. H. Wynkoop.	178 97
1 Melhado, Alexander—Herman Funke.	246 04
1 Moore, George W., exr. of George Harley—Eliza Harley.	10,588 31
1 Murphy, John—T. J. Nealis.	716 34
1 Mayer, Bernhard—J. B. Hance.	107 74
2 Moran, John—W. H. Burnham.	103 33
2*Moynan, George—American Hosiery Co.	316 88
2 the same—James Talcott.	118 35
3 Mayne, Stephen—Kate Owens.	529 47
3 Myers, Joseph } Jacob Cohen.	1,787 69
3 Myers, Martin J. }	
3 Mills, Chas. M.—George Bechtel.	102 77
3 Morrison, Frank H.—J. L. Hathaway.	1,255 97
4 Moseley, Nathaniel N.—James O'Brien.	94 26
4 Metzler, Charles—Metropolitan Nat. Bank in City N. Y.	311 74
5 Moriarty, Maurice S.—Mayor, &c., N. Y.	36 93
5 Merrill, Chester E.—the same.	36 93
29 McKenna, James—D. E. Donovan.	826 15
29 McCluskey, John—Pat. McIntyre.	6,528 96
1 McKay, Nathaniel—W. H. Appleton.	113 37
3 McGinnis, Robert—E. A. Boyd.	439 68
3 McLean, John—John Townshend.	108 65
4 McComb, James—John Honohan.	176 53
5 McCunn, Thomas, exr. of John H. McCunn—D. R. Lyddy.	8,101 55
5 McKeighan, Edward—R. A. Hevenor.	36 84
5 McGuen, Joseph—Pat. Sheridan.	13 00
5 McCarty, James—Mayor, &c., N. Y.	36 93
5 McCabe, Daniel—the same.	36 98
5 Nolen, Helen—Ferd. Arndt.	47 07
5 Norton, Hart Z. } Schoenberg Metal	
Norton, Enos D. } Mfg Co.	369 60
29 Outcalt, John S.—J. H. Klenke.	258 17
1 Orgler, Solomon—Elias Spingarn.	2,248 60
2 Oppenheim, Jacob—John Preissinger.	
costs	68 75
2 Onderdonk, Peter C.—Spencer Trask.	1,075 35
3 O'Rourke, Patrick—Mary Maher.	72 50
3 Odell, Eugene—J. B. Kinney, trustee.	121 89
3 Orderstein, Henry—Jacob Frankenthal.	61 05
5 O'Hare, James—B. G. Schwartz.	44 50
25 Peck, Sarah E.—H. K. Thurber	
correction	782 34
29 Phelps, William A.—Tallmadge Delafield.	6,037 95
2 Patten, Jefferson, Jr.—American Tube & Iron Co.	1,785 13
3 Prendeville, Thomas—Meyer Goldsmith.	67 00
Provost, John C. } A. M. Wiles.	17,028 27
3 Provost, Andrew J. }	
Provost William Y. }	
3 Potter, Edward H.—O. A. Brown.	1,545 06
4 Peck, G. Webster—M. D. Field.	559 57
4 Proskoy, Samuel—Jose Gomez.	133 32
5 Pantremoli, David—M. B. Edinger.	788 75
5 Payne, Jimema, exr., &c., of Wm. Payne—G. M. Smith, as assignee of Lyons & Bunn.	71 57
5 the same—the same.	150 32
5 Payson, George S., as exr. of J. Stall—Herman Stall.	4,740 20
4 Quackenbos, Phillip P.—E. P. Coby	45 54
28 Ryland, Elsie—People of State N. Y.	100 00
2 Rankins, Charles E. } Eaton, Cole	
Rankins, Frederic A. } & Burnham	146 09
2 Roehricht, Paul—N. H. White.	74 50
3 Ray, Margaret E., extrx. of James E. Ray—R. A. McKnight.	942 44
3 Ryan, Anna—Emanuel Eising.	424 16
5 Rockfellow, Schuyler A.—Adolph Hirschhorn.	276 00
25 Stevenson, Vernon K., Jr.—H. W. Beardsley.	219 52
28 Simm, Abraham—People of State N. Y.	2,500 00
29 Stirling, Richard—E. J. Knauer, assignee.	19 00
1 Sessions, Palmer—N. L. Niver.	594 81
1 Sloat, Frank } Metropolitan	
Sloat, George M. } Nat. Bank of	
City N. Y.	1,367 71
1 Stanford, Charles, as assignee—W. B. Lockwood.	64 51
2 Shepard, Francis N.—David Lob.	769 84
3 Smidt, Allan Lee—A. H. Smith.	130 60
3 Schwenk, Samuel K.—R. C. Fessen-	
den.	103 80
4 Sloat, Frank } Metropolitan Nat.	
*Sloat, George M. } Bank in City N. Y.	311 74
4 Schrabler, Ehel—George Angress.	36 00
4 Schlim, Henry—Thos. Cunningham	89 97
4 Stromer, John Peter—W. W. Culver	1,026 14
4 Stone, Cornelius—Philip Baker.	105 60
5 Shea, Stephen—Mayor, Aldermen, &c.	36 93
29 Smith, Henry—Morris Spiegel.	83 94
23 Taylor, Sarah—E. H. Hawke.	242 52
2 Traitteur, Charles H.—John Patterson.	202 79
2 Taylor, Harry—L. K. Ungrich.	36 50
3 Thwaites, Thomas—James Cole.	233 09
4 Twigg, Charles P.—J. G. Burns.	12,039 49
4 Townsend, Manton E.—Louisa J. Porter.	140 64
5 Twogood, Elizabeth—Mayor, &c., N. Y.	109 6

5 Tuite, Wm. H.—Mayor, &c., N. Y.	
costs	36 93
5 Thieme, Alfred B.—the same	
costs	36 93
29 The Amador Pacific Gold Mining Co.—People of State of N. Y.	1,056 08
29 The Empire Gold Mining Co.—the same.	761 53
2 The Billings Patent Horse Shoe Co.—Chas. White.	74,968 72
3 Barnsville Savings Bank—Cornelius Morrow.	122 28
3 The Third Avenue Rail Road Co.—Bernard Conroy.	2,042 52
29 Vogelsang, Henry—Edwin Halsted.	237 82
2 Viesca, Juan A.—Abele Riccadonna	1,004 64
3 Vibbard, Chauncey—Tradesmen's Nat. Bank of City New York.	371 51
3 the same—T. A. McIntyre.	899 34
29 Van Schooning, Ernest—G. J. Orr.	169 40
*Vanderhoof, Edward } J. L. Hath-	
A., Jr. } away..	1,255 97
3*Vanderhoof, Frank F. }	
Vanderhoof, Hervey B. }	
28 Warren, William H.—J. H. Heroy.	845 50
29 Welch, Abram R.—C. B. Rogers & Co.	97 25
29 Williams, Alice E.—Mary Britton.	41 95
29 Whedon, James P.—J. M. Blackman.	81 06
29 the same—Bannard, Lyman & Co.	102 41
1 Weber, Albert—First Nat. Bank of Utica.	904 12
1 Ward, William—Wm. Ottmann.	285 21
1 Wight, Peter B.—S. M. Meeker.	836 85
2 Weston, Milton—J. W. Pratt.	587 07
2 Weed, John M.—Bradley & Currier.	693 04
2 Wherry, Richard—Peter Lang.	405 44
4 Walder, David—L. G. Preusch.	360 72
4 Wolfe, Francis J. } Fletcher Mfg.	
Wolfe, Wilsie F. } Co.	74 30
5 Wallstein, Max—Siegmond Behrens.	139 73

KINGS COUNTY.

Sept. and Oct.	
29 Allen, Isaac—P. P. Foote.	\$3,555 73
29 Barnes, Charles A.—L. S. Pilcher.	72 12
28 Coughlin, Timothy—E. G. Byrnes.	32 27
29 Crean, Benjamin—G. Mulholland.	93 71
29 Crummey, Henry—N. May.	961 76
29 Cornell, Benjamin L.—P. P. Foote.	3,555 73
1 Crean, Benjamin B.—G. Mulholland.	93 46
1 Campbell, Lizzie N.—J. C. Gibbons	2,162 28
1 Carpenter, Reese—T. A. Cotton.	496 38
4 Cunningham, Robert—American Exch. Nat. Bank.	519 82
3 Evans, George W.—G. Sampson.	26 41
3 Ellis, Friend—M. T. Billington.	39 35
2 Farthing, Richard C.—T. Sinclair.	177 27
28 Hagar, William—L. S. Tenney.	70 97
1 Hunt, Abel C.—Mutual Reserve Fund Life Assoc.	42 82
1 Higgins, John—The General Transatlantic Co.	225 73
2 Hagner, H. Rodman—J. Donahue.	141 72
3 Hume, Henry—C. D. Anderson.	292 61
4 Hoyt, William H.—T. C. Nostrand.	285 20
1 Jackson, Isaac—W. Beard.	431 35
4 Judd, Orange—American Exch. Nat. Bank.	519 82
29 Kohler, David—H. Goldman.	124 52
1 Liesche, Louisa—L. Heitkamp.	161 25
3 Liesch, Margaret—H. Meyer.	230 10
3 Littman, Frederick H.—A. Levy.	180 59
28 Myers, Edward D.—J. W. Boyle.	270 26
29 Mott, John—J. W. Boyle.	81 46
29 McKee, George W.—P. P. Foote.	3,555 73
1 Myers, Samuel—H. J. Welch.	21,182 61
1 Muldoon, William H.—I. McDougal.	130 75
2 Mold, Anna L.—A. M. Clark.	40 97
2 the same—M. L. Clark.	66 58
3 McDonald, Thomas—Leavy & Britton.	225 50
29 Northridge, William J.—P. P. Foote.	3,555 73
29 Phillips, William L.—Virginia & Tennessee Air Line.	163 92
29 Phillips, Hermon—P. P. Foote.	3,555 73
1 Purdy, Thomas E.—C. A. Hempstead.	34 95
2 Provost, John C., Andrew J. and William Y.—A. M. Wills.	17,028 27
3 Pease, Edward C.—C. Long.	1,287 87
28 Reeve, Albert A.—T. G. Huntington.	255 24
29 Redmond, Winifred, as admr. of James Redmond, dec'd—H. Newman.	215 72
29 Rustin, Alfred—C. Schumaker.	273 68
1 Ritter, Agnes—M. E. Smith.	355 14
28 Sagar, John M., John E., George H. and Samuel A.—G. W. Millard.	589 90
29 Saxtan, Daniel Y.—P. P. Foote.	3,555 73
29 Symonds, Benjamin R.—E. T. Copeland.	114 79
2 Stewart, William H.—W. C. B. Thornton.	34 55
3 Schabbehar, Augustus—W. Menck.	295 35
29 The United States Fire Escape & Fire Alarm Co.—J. C. Bostelmann.	519 25
29 The admrx., &c., of James Redmond, dec'd—H. Newman.	216 72
29 The Long Island Camp Meeting Assoc. of the Methodist Episcopal Church—P. P. Foote.	3,555 73
1 The Union Ferry Co.—F. Farrell, guard.	50 00

Table with 2 columns: Description of property and amount. Includes '3 The Third Av. Railroad Co.—B. Conroy' and '4 Thompson, Joseph—N. Y. Hoop Co.'

Table with 2 columns: Description of property and amount. Includes '29 One Hundred and Eighteenth st, s w cor Lexington av, 50x100. Henry Turno agt Estate of Caroline L. M. K. Yost' and '29 One Hundred and Twenty-first st, No. 69—81 E, n w cor 4th av. Charles G. Sippell agt Spencer A. Fanning, owner, and Henry Taylor, contractor'.

ment, 29.7x52, tin roof; cost, \$11,000; owner and architect, same as last. Plan 1134. Columbia st, s e cor Houston st, five-story brick tenem't and store, 21.3x50, tin roof; cost, \$15,000; owner, Geo. H. Benner, 81 Cedar st; architect, Adam Munch; builder, John Fitzpatrick. Plan 1147.

SATISFIED JUDGMENTS.

NEW YORK

September 29 to October 5—Inclusive.

Table with 2 columns: Name and amount. Includes 'Bennett, Soulice—Jacob Cranford. (1870)... \$342 81' and 'Bartholomew, Henry A.—L. T. Bell. (1879)... 222 94'.

KINGS COUNTY.

Table with 2 columns: Description of property and amount. Includes 'Sept. and Oct. 29 Eighteenth st, s s, abt 200 w 3d av, 100x the block to 19th st. P. Wright & Sons agt Byxbee and Josephs, owners, &c' and '1 Dupont st, No. 71, n s, bet Franklin st and Manhattan av. J. W. T. D. Jones agt Ferdinand Bock, owner, and F. Bock and A. Lang, debtors'.

43d st, No. 333 W., one five-story brick tenem't, 25x83, tin roof; cost, \$18,000; owners, L. & K. Ungrich, 160 West 33d st; architect, M. L. Ungrich; builder, not selected. Plan 1140. 44th st, Nos. 220 and 222 E., one two-story brick stable, 54x27, gravel roof; cost, \$4,000; lessee, Henry Bernke or Bemke, 218 East 44th st; owner of ground, Catharine Newschafer, 219 East 31st st; architect and builder, B. Plump. Plan 1143.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table with 2 columns: Description of property and amount. Includes 'Sept. and Oct. *29 Monroe st, or Rutgers pl, No. 15, n s, 150.6 w Clinton st. Moses Lubelsky agt Henrietta Franklin. (Lien filed Sept. 28, 1883)... \$1,023 00' and '29 Third av, n w cor 115th st, 47.8x71.7. Willson & Adams agt Samuel A. Nolen and Samuel A. Purdy, Jr. (Aug 11, 1883)... 1,737 17'.

60th st, No. 215 W., one five-story brown stone dwell'g, 25x77, tin roof; cost, \$15,000; owner and builder, Thomas Cowman, 429 West 48th st; architect, M. L. Ungrich. Plan 1139. BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE. 63d st, n s, 100 e Eastern Boulevard, one two-story brick stable, 30.8x89.10, gravel roof; cost, \$6,000; owners, Neidinger, Schmidt & Co., foot of East 63d st; architects and builders, J. & L. Weber. Plan 1142. 75th st, No. 409 E., n s, 138 e 1st av, one one-story brick stable, 20x50, tin roof; cost, \$2,000; owner, Adam Sperzel, 409 East 75th st; architect, W. Ross; builder, M. K. Schneider; carpenter, not selected. Plan 1125. 122d st, s s, 100 e Madison av, six buildings, two three-story brown stone dwell'gs, 15x50, and four five-story brown stone apartment houses, 25x80, tin roof; cost, each private house, \$12,000, and each flat, \$25,000; owner and architect, Alfred Kehoe, 581 East 121st st. Plan 1126. Lexington av, s w cor 76th st, six three-story Connecticut brown stone dwell'gs, 17x50, tin roof; cost, each, \$18,000; owner, Anthony McQuade, 157 East 82d st; architects, Thom & Willson; builder, day's work. Plan 1144.

NORTH OF 125TH ST.

10th av, s w cor 173d st, one two-story frame dwelling, 28x35x46, slate roof; cost, \$9,000; owner, Adolph Hinze, 761 8th av; architect, H. Kreidler. Plan 1148. 23D AND 24TH WARDS. Kingsbridge road, s s, bet Jerome av and The Fordham Reformed Dutch Church, one one-and-a-half-story frame dwell'g, 18x26, shingle roof; cost, \$—; owner, John B. Haskin, Fordham; architect, W. W. Gardner. Plan 1130. 147th st, n s, 425 e Prospect av, one two-story and basement frame dwell'g, 18 and 21x25; shingle roof; cost, \$1,000; owner, Theodore Neilsen, 141st st, near Southern Boulevard. Plan 1131. 161st st, s s, 100 w Concord av, one three-story frame dwell'g, 16.8x45, tin roof; cost, \$4,500; owner, Elizabeth J. Gray, No. 1 Sylvan pl; builder, P. Garvin. Plan 1128. College av, s e cor 161st st, two two-story and basement, 19x25, tin roof; cost, each, \$2,500; owner, Edward Deicke, 550 East 161st st. Plan 1135. Madison av, s w cor Fitch st, 24th Ward, one three-story frame dwell'g, 22x48.6, tin roof; cost, \$6,000; owner, Albert Ayres, 1793 North 3d av; architect, W. W. Gardner. Plan 1129. Robbins av, e s, 100 n 151st st, one two-story frame dwell'g, 20x25, tin roof, cost, \$1,700; owner, Patrick Callahan, 416 North 3d av; architect and builder, Geo. Mand. Plan 1127. Sedgwick av, 675 s Morris Dock Station, three three-story frame dwell'gs, 16.8x45; cost, each, \$3,000; owners, John McKenzie and Duncan McKenzie, 52 East 41st st; architect, J. B. Lord; builders, W. Coogan, and McKenzie & McPherson. Plan 1124. 4th av or Railroad av, e s, 269 n 177th st, one one-story stable or shed, 15x10, board roof; cost, \$50; owners, G. D. W. Clocke and others, Tremont; builder, John Kerby. Plan 1136.

KINGS COUNTY.

September 29 to October 5—Inclusive.

Table with 2 columns: Name and amount. Includes 'Apsley, George E.—J. Wood. (1883)... \$36 99' and 'Bell, Wm. B.—Lydia Bass. (1883.) (Vacated.) 1,25 45'.

MECHANICS' LIENS.

NEW YORK CITY.

Table with 2 columns: Description of property and amount. Includes 'Sept. and Oct. 4 Broadway and 7th av, 39th and 40th st —block. Robert Robinson agt The Metropolitan Opera House Co. owner and Mr. Tredwell and Mr. Mickel, debtors. (Discharged Oct. 5)... \$15 00' and '5 Bowery, Nos. 199 to 205, e s... 48 29'.

KINGS COUNTY.

September 29 to October 5—Inclusive.

Table with 2 columns: Description of property and amount. Includes 'Marcy av, n e cor Hopkins st, rear. S. Hall agt H. Jennerich, owner, and A. A. Reeves, contractor. (Sept. 4, 1883)... \$386 00' and 'McDonough st, n s, 125 w Reid av, 100x100. J. M. Kelly agt H. A. Foster, owner, and S. H. Vandewater. (July 23, 1883)... 240 00'.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH ST.

South 5th av, Nos. 124 and 126, runs through to Thompson st, one six-story brick warehouse, 48.1 and 49.11x166, tin roof; cost, possibly \$40,000; owner, Amos R. Eno, 8 Pine st; architect, R. Mook; builder, J. Rue. Plan 1137. Av B, s w cor 7th st, one five-story brick tenement, 28x58, tin roof; cost, \$12,000; owner, Estate of Bernard J. Hanigan, by Edward H. Hanigan and another, committee of same, Plainfield, N. J.; architect, Wm. Graul. Plan 1133. Av B, w s, 28 s 7th st, one five-story brick tene-

KINGS COUNTY.

Plan 1133—52d st, s e, 220 w 4th av, one two-story and basement frame dwell'g, 20x30, tin roof; cost, \$1,500; owner, J. W. Souther, Union

Rowe, Abner—J A Alling, Green st.	2,500
Rowe, Thomas—Newark Fire Ins Co, Dawson st	1,200
Scott, C N—H Whelan, Lexington av, Montclair.	4,000
Smith, Rachel—B A Koehler, Grove st, Bloomfield.	180
Stauffer, Fredk—L P Littell, Walnut st.	600
Steck, Catharine—E S Gould, Livingston st.	900
Skinner, James—E R Massey, S Orange av.	500
Schmidt, J M—Philip Roth, Littleton av.	800
Tichenor, L J and G W—J E Harrison, Grant st	600
Van Allen, B S—J Bowers, S 11th st.	5,000
Van Sant, A S—A E Van Ness, Walnut st.	750
Van Sant, A S—H N Parkhurst, Walnut st.	500
Wells, J L—H Conger, Spruce st.	600
Young, E O—J Chadsey, Spruce st.	2,000

CHATTEL MORTGAGES.

Baggstrom, Erick, Montclair—S and J Davis, saloon.	200
Bloomer, Martha, Montclair—J A Bennett, furniture.	500
Burns, Mary, 199 Halsey st—M Nelson, furniture, &c.	325
Hildebrandt, G W, 61 Belleville av—F Breithut, barber fixtures.	200
Holmer, Henry, Newark—J Holmer et al, horses and wagon.	500
Kenney, L A, Orange—L G Kenney, carpenter's materials.	300
Koch, Fredk W, Montclair—R Van Gieson, piano, &c.	100
Lawrence, J W, 97 Academy st—J Hensler, saloon.	450
Masson, Chas, Elm road—A Meyer, horses, cows, &c.	200
Stadelhafer, Max, 276 Orange st—G Krueger, saloon.	250
Thalheimer, Albert, 265 Broad st—H Thalheimer et al, furniture.	1,215
Wakefield, Michael, Bloomfield—E Davy, saloon.	480

JUDGMENTS.

O'Meara, Patrick—Chas. Harrison et al.	1,731
Wells, A M, and Jacob Mansler—E Thomas	243

HUDSON COUNTY.

CONVEYANCES.

Angur, J S—F C Husen, Union	\$100
Banta, W S, and Maria Berry, by exrs—J McCram	1,900
Bumsted, W G—R Parmley et al, J City	nom
Burbank, Jane M—J C Hopper, J City	150
Coudert, F R and Charles—J O'Connor, Bayonne.	5
Couch, Jane A—Josephine A De Baun, Bayonne.	3,025
Couse, E M—M H Greenfield, Kearney	2,500
Craig, Elizabeth—H H Farrier, J City	nom
Creutzburg, A C—The Hudson City Savings Bank, J City	300
Dennis, J M—J Parker, Jr, Kearney	500
Deutz, G H—Sarah A Deutz, Kearney	nom
Edelstein, John—J Warren, J City	287
Edwards, J P—Elizabeth Edwards, J City	nom
Edwards, W D, and Randolph Parmley—W G Bumstead, J City	nom
Eoff, Rachel A—C Merrill, J City	2,500
Furey, Maria L and T J—Henrietta S Bell.	3,000
Gardner, Robert E and John—The Flower Hill Cemetery Co, North Bergen	800
Gray, Edward—Catharine J Hamilton, J City	3,400
Havars, A G—P B Merrill, J City	6,000
Halladay, J R—R F Denniston, J City	3,200
Heritage, Melissa, by trustees—J Pennington.	1,500
Koch, William—Albert Lussen, North Bergen.	5
Maackens, Matilda—J Miller, North Bergen.	415
McDermott, John—M Speer, Hoboken	nom
McGregor, W D—A Malady, Harrison	440
Miller, John—Matilda Maackens, North Bergen.	115
Milne, Alexander—F Frank, J City	300
Morel, Charles—J Morel, J City	7,000
Newham, Mary E—W F Egan, J City	3,500
O'Connor, Charles—C D Ayres et al, Bayonne.	5,500
Parker, A S—J M Dennis, Kearney	500
Parker, A S—G Lippincott, Kearney	225
Parker, Joseph J—Eliza Yerbury, Kearney	390
Russell, J W—R Muir, J City	600
Sisson, Mary E, by trustee—J Tiffany, J City	2,400
Smyth, Warne—P Krause, Union	1,400
Stein, Louis, by exr—Peter M Grefe, Hoboken.	7,225
Story, Jacob—D Wegman, J City	5,000
Stuhr, Henry—F X Ryzozynski, Hoboken	11,000
Syms, John—Ella McDonald, Harrison	550
The Hudson City Savings Bank—G Marshall.	1,000
Same—J Schmidt, J City	1,000
The Mutual Life Ins Co—T O'Gorman, J City.	5,500
Van Reipen, G D—J R Woodward, J City.	2,000
Van Saun, J D—E Hoos, J City	75
Van Horn, Agnes—Catharine Vandall, J City.	600
Wallace, Sutcliffe—D Ricca, J City	575
Wallace, Thomas and William, Annie M and Sarah Geldhill, heirs of Hannah Wallace—D Ricca, J City	nom
Wellerte, John—J A Scheid, Union	1,400
Wintjen, Marx—Emilie Verbouvens, Hoboken.	5,700

MORTGAGES.

Ayres, C D, and Gerrit Christians—J T Lord, trustee, Bayonne, 1 year	3,700
Ayres, C D, and Gerrit Christians—F Condit et et, Bayonne, 1 year	1,300
Barnes, F C—J Werkless et al, 1 year	2,000
Bidwell, W W—W Perry, 3 years	1,000
Cox, Mary—B Malone, Bayonne, 1 year.	50
Denniston, R F—J R Halladay, 4 years	1,808
Same—L Broderick, installs	1,092
Du Bois, Malinda—H Lahey, 5 years.	700
Du Bois, Melinda—H Lahey, 5 years.	700
Ferret, Edmund—N H Cheesebrough, 3 years.	5,000
Griswold, Margaret A—D L Burbank, Bayonne, 3 years.	1,000
Gray, John—D J Gibson, 3 years	1,800
Greenfield, Henry—E M Couse, Kearney, 2 yrs.	500
Hamilton, Catharine J—E Gray, 1 year.	1,000
Hatch, A S—The Newark Savings Inst.	15,000
Hayes, Patrick—Eliza T Camp, 1 year.	1,000
Hoffman, William—The Greenville Building & Loan Assoc, Bayonne, 10 years	2,040
Isbister, Thomas—The Fifth Ward Savings Bank, 1 year	2,500
Kramer, C C—Sophia D Meyer, 3 years.	3,000
Krause, Peter—Margaret L Deraiemes, Union, 3 years	2,000
Lippincott, George—A S Parker, Kearney, 1 yr.	200
Marshall, Galfrey—The Hudson City Sav Bank, 1 year	500
McCram, James, Sr—W S Banta, 3 years.	900
Morel, Julius—Jeanne G Morel, 1 year.	10,000
O'Gorman, Terrence—The Mutual Life Ins Co, 3 years.	3,500
Ricca, Dominica—S Wallace, 5 years.	475
Schott, Conrad—The Excelsior Mutual Building and Loan Assoc, installs.	400
Schenck, Ann M—J Fyle, 8 years	1,000

Scheid, J A—J Welterle, Union, 5 years.	1,350
Schroeder, Frederick—C F Ruh, Union, 5 years.	800
Shannon, T F—W G Bumsted, 1 year	320
Tuers, Cornelius—J J Wittpenn, 3 years.	1,200
Vandall, Catharine—Agnes Van Horn, 5 years.	550
Vandall, Catharine—Agnes Van Horn, 5 years.	2,000
Verbourvens, Emilie—Mary Wintjen, Hoboken, 5 years.	4,700
Yerbury, Eliza—J Parker, Jr, Kearney, 1 year.	300

CHATTEL MORTGAGES.

Anness, Christina J, wife of S W Anness, J City—Mary E Maxwell, hardware and house furnishing goods	1,080
Bidwell, W W, J City—W Perry, florist fixtures.	500
Gamble, N K, Hoboken—A Baumann, furniture	272
Moller, H J, Hoboken—V Pohl, wagon.	90
Morel, Julius, J City—Jeanne Morel, all machinery, &c., in dyeing establishment.	10,000

BILLS OF SALE.

Marsh, J C, J City—H Dugan et al, stable fixtures, &c.	1,000
Vehrkens, Hermann, West Hoboken—W Kramer et al, saloon	375
Whelan, T C, J City—J P Whelan, saloon.	200

JUDGMENTS.

Bartlett, B M—Clement & May	4,430
Booth, H W—J W Russell.	163
Byrne, Patrick and William, partners as Byrne Bros—R P Francis	667
Kammerer, John, and Nellie his wife—C L Weeks et al.	143
Lilliston, William H—J H Hoeft.	2,000

PASSAIC COUNTY.

MORTGAGES.

Brierdon, Robert—Union Mutual B & L Assoc, Preakness road	\$1,000
Brown, M S—A Mitchell, Market st	1,500
Buckley, W J—B Buckley, Carroll st	3,500
Burnett, C D—C Z Terhune, Straight st.	900
Cartwright, William—Society for Useful M'f'g, Totowa av.	125
Clements, Henry—J Hesketh, Godwin st	1,000
Carrough, Ellsworth—J Berdan, exr, Stout st.	2,000
Custic, Philip—J B Dean, Perry st	1,800
Dobson, Enock—E L Cripps, Market and Madison sts	500
Doherty & Wadsworth—E J Witthaus, trustee, Vine and Essex sts	20,000
Estler, Eugene—T Chadwick, Godwin st.	1,500
Evans, W W—A Tilt, Van Houten st.	1,200
Farley, John—Society for Useful M'f'gs, Liberty st.	250
Flanagan, Thomas—Celtic Mutual B & L Assoc, Newark av	600
Forester, C F—W B Sandford, Haledon av.	500
Hartley, Peter—Mutual Life Ins Co, North Main st.	1,600
Hayes, Daniel—Celtic Mutual B & L Assoc, West 26th st.	530
Hewes, Sarah E—Paterson Savings Inst, Willis st.	700
Holster, Tunis—C Van Riper, East 20th st.	1,200
Hughes, J J—Paterson Savings Inst, Tyler st.	2,000
Israel, Gerret—W Verduin, Lafayette st.	700
Kaefer, A A—Union Mutual B & L Assoc, North 5th st.	150
Klevit, Tunis J—S Buffum, Manchester Tp	900
Knight, Henry E—Society for Useful M'f'gs, Governor st	350
Mas-aker, W H—E Harvey, Seely st	600
McMurtil, John—Union Mut B & L Assoc, Totowa av.	200
McDonalds, Henry—E L Bushnell, Passaic av, Passaic	5,900
Murphy, Patrick—Pat Savings Inst, Madison and Essex sts	600
Murray, R P—J Murray, Sherman av	700
O'Brien, Daniel—T M Moore, Jefferson st.	200
O'Rourke, Michael—F Newworth, Peach st.	300
Planten, Tillie—J A Morriss, Pearl st.	300
Provost, George—H Hinkleman, W 26th st.	300
Rowland, William—Union Mut B & L Assoc, Preakness av	300
Schoonmaker, Garret—Union Mut B & L Assoc, Butler av	600
Specht, Gustav—Union Mut B & L Assoc, John st	1,000
Same—J B Veith, John st	900
Van Nimwegen, Andrew—A Van Riper, Matlock st.	400

CHATTEL MORTGAGES.

Gruber, Adolph—C Braun, saloon	400
Higgins, Richard—A M Decker, furniture.	23
McGlocklyn, William—H Weil, cigar store.	135
Samelberger, Jacob—M W Samelberger, groceries	882
Vanderhoven, O and A E—Campbell Printing Co, type and fixtures.	1,200
Van Nimwegen, Andrew—A Van Riper, furn.	400
Weston, Clemens—C Braun, saloon	400
Zopfy, Peter—F K Hummel, furniture.	30

JUDGMENTS.

Addy & Johnson—H V Van Riper.	329
Planten, Herman—P Courter.	173
Riber, Michael—M Hogan.	1,256

CO-PARTNERSHIP NOTICES.

SAMUEL D. CROSBY.—NOTICE IS HEREBY given that the undersigned have formed a limited partnership under and pursuant to the laws of the State of New York relating to limited partnerships; that the name or firm under which such partnership is to be conducted is **SAMUEL D. CROSBY**; that the general nature of the business intended to be transacted by such partnership is the commission and seed business; that Samuel D. Crosby, who resides in Montclair, in the State of New Jersey, is the only general partner interested in such partnership; and George F. Randolph, who resides in the City of New York, is the only special partner interested therein; that the amount of capital which the said George F. Randolph, as such special partner, has contributed to the common stock of such limited partnership is thirty thousand dollars, which has been actually and in good faith paid in cash; that such partnership is to commence on the first day of October, eighteen hundred and eighty-three, and is to terminate on the first day of May, eighteen hundred and eighty-five; and that the principal place of business of said partnership is to be in the City of New York.

Dated October 1, 1883.

SAMUEL D. CROSBY,
General Partner.
GEORGE F. RANDOLPH,
Special Partner.

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