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The stock market still hesitates. It is awaiting news from the corn fields. If there should be no early frost there will be little or no falling off in values, but the recovery to any higher prices will be slow, even if all the crops turn out better than is expected. The liquidation we have passed through has been so serious that a prompt recovery of confidence is not to be expected. But an assurance of plenty of food and the materials for clothing will be a good thing in itself and eventually help the general trade of the country.

The scientists who are in convention at Philadelphia are to be commiserated. That city in summer time is one of the hottest localities this side of Hades. Visitors to the Centennial Exhibition in the summer of 1876 will recall how suffocatingly hot and unwholesome was the chief city of Pennsylvania. It is a pleasant enough place in the fall and spring seasons, and all who visit its noble Fairmont Park are sure to come away with pleasant reminiscences, but the city's situation is so enclosed that in warm weather it is a very uncomfortable place. Yet at this hot season an electrical exhibition is under way and quite a number of distinguished British scientists are at another convention and will go back with a most erroneous idea of our climate. New York is the place to hold conventions in summer time. No one need be hot here for more than a few hours, as Long Branch and Coney Island and other cool places are only a few miles away.

The last Legislature authorized the appointment of a commission to thoroughly inspect our city tenement houses. The work has been commenced, and the five inspectors who have been employed have thoroughly examined over two hundred houses. One inspector will give a detailed report of the plumbing, and Dr. Anna E. Daniels is making a special study of the effect of tenement life on the health of women and children, also in how far cigar making and other employments are detrimental to health.

This commission ought to collect some very valuable statistics, but there is danger that sentimentalists and people with preconceived theories may use the reports for unwise purposes. Our State and local government should see to it that all residences, for both rich and poor, are properly constructed. Fever nests and unwholesome habitations should not be tolerated in any civilized community. But we protest in advance against any official recognition of views such as those of Prof. Adler, who wishes to reduce rents for the poor by artificial machinery. Reducing the profits of landlords would simply put a stop to house building and the improvements of the tenements themselves. If capitalists cannot be sure of the same return for money invested in tenement building as in other business, they will abandon that field to the eventual disadvantage of the poor themselves.

The true solution of the tenement house question, as of the labor problem itself, is to thoroughly educate the children of the poorer members of the community, and then to pay laborers a fair day's wages for a fair day's work. If the working people are intelligent, they will know enough not to live in unwholesome quarters, and if they are in receipt of good wages, they can afford to pay reasonable rents for comfortable apartments.

Germany is forging to the front as a great colonizing and maritime power. Chancellor Bismarck and Premier Ferry have apparently entered into an alliance to compete with Great Britain in annexing distant regions and opening up countries to a commerce other than that controlled by British capital. It is now very clear that the Madagascar, Tonquin and Chinese wars were entered into by the French government at the instigation of the great German statesman. Kossuth, the Hungarian, is reported as saying that France "has no future as a colonizing power." History endorses his judgment on that point. It would seem as if the French conquests abroad must finally fall into the hands of Germany. The latter, though as yet confined to an inland territory, undoubtedly possesses the people and the genius for an extended commerce,

and for planting colonies in distant regions. Already there is an angry feeling between Germany and Great Britain, due to the newly developed maritime enterprise of the former, and the time may come when there will be a collision between these two powers.

A city paper suggests that the United States may eventually profit by the war between France and China—but how? We have no ships of our own, and what is quite as needful for a foreign trade, no coaling stations in the Pacific Ocean. Were any American statesman to propose the annexation of the Sandwich Islands or the purchase of a port or ports on the coast of Asia, to lay the foundation for future maritime enterprise, the cry of "job" would be raised by all the newspapers and he would be driven from public life. Until there is a change in the public temper our government will never dream of emulating that of Great Britain, Germany and France in endeavoring to extend our commerce and secure positions in distant seas where our vessels could find a refuge and secure needed supplies.

The leading tax payers were conspicuous by their absence from the mass meeting to protest against the action of the Aldermen in giving away the franchise for a horse-car line in Broadway, but of course all good citizens sympathized with the object of the meeting. The Aldermen were, in all human probability, bribed for the votes they gave for that measure, and if New York was a frontier town they would have stood a good chance of being lynched for their misconduct. At the same time it will not be an unmixed misfortune if "Jake" Sharpe and the Seventh avenue company get the franchise. It will rid Broadway of the omnibus nuisance, and down-town passengers can reach the upper part of the city by the Broadway and Seventh avenue connection on the west side. This could not be done by an independent company. The offer of the cable company of \$1,000,000 was probably a bluff, but the cable system has not as yet been tried in New York. If once established upon Broadway it might interfere with other and greater improvements, such for instance as the proposed Arcade road. But the whole matter is a muddle and a disgrace to the local government of the city. It will result, however, in still further curtailing the power of the Aldermen, which we have always regarded as desirable.

The Paulist Fathers' Church.

The unfinished church of St. Paul, at Ninth avenue and Sixtieth street, is one of the most noteworthy of the new buildings on the west side, or indeed in the city. The architect is Mr. O'Rourke, of Newark.

It is not, however, the architecture of the church that is the most noticeable fact about it, but the extraordinary solidity, massiveness and costliness of the construction. It is of great size, the total length being 285 feet, the breadth outside being 125 feet, and inside 112, of which 60 feet are given to the nave and 26 to each aisle. The thickness of the side walls is thus $6\frac{1}{2}$ feet for each. In the western towers the walls are still thicker. These enormous walls are of solid stone, a fact without any precedent we believe in New York buildings. Brickwork is only used in turning the arches tunnelled through the towers to the central porch and in the clerestory walls, which are lined with brick, though faced on the outside with stone.

It is evident that such a construction must be enormously costly, and one is not surprised to learn that the bare walls which alone are visible, with scarcely any carved decoration and without the towers, have cost half a million. The costliness is increased by the peculiar intractableness of the material, a very dark granite, quarried at Tarrytown. In depth and variety of color, no other granite we know of is equal to it, and, when polished, none would be more effective. Its use here is confined to the facing of the walls, where it is laid up rough faced, the water tables and strings, which are tooled, being of a lighter granite and the wrought work about the openings of limestone. This latter material is the only stone which appears in the interior, where it is used for the nave piers, alternately polygonal and round, the wall surface being everywhere enveloped in plaster. The apparent ceiling of the nave is a plastered barrel vault, the construction of the roof being framed in timber, which in such a span ought to be an impressive piece of architecture if exposed and well designed. Each bay of the aisles is ceiled with a domical vault in wood with an opening at the apex, receiving light from a skylight in the flat aisle roof. These bulls-eyes are the only means of lighting the chapels, one of which occupies each bay, the aisle walls being absolutely blind, and the nave is lighted from the windows of the clerestory alone, which are continued around the pentagonal apse. That part of the aisle which is not absorbed by the chapels is a passageway merely, the seating being apparently designed to be confined to the ample nave.

The church is thus as simple as possible in plan, being without transepts, a nave and aisles of eight bays, with the nave prolonged into a pentagonal apse. It is nevertheless very impressive by

sheer force of mass, for the most that can be said in favor of the architecture is that the architect has forborne to fritter away the inherent effect of his masses. The aisle walls, as has been said, are unpierced. Shallow buttresses divide them on the outside and a shallow niche is sunk in the centre of each bay, filled at present with a rubble wall, denoting an intention to decorate the space in future either by carving in relief or by flat decoration, for either of which modes of enrichment the spaces are very well adapted. The towers are virtually solid, also, and each of them is 40 feet square at the base. A deeply-moulded portal pierces each at its base, crowned with a finial. Above this the tower wall is rather panelled than buttressed, the projected piers being in the plane of the wall below and the central wall recessed a few inches only. Two small openings, coupled and deeply modelled, pierce this wall at some distance above the arched doorway, and still further up is a single small lancet. But for these the towers are as yet solid shafts, though two spires are designed to crown them, of which the higher is to attain the height of 365 feet.

The feature of the west front at present is the central archway. This is very wide, very lofty and very deep, its depth enhanced by vigorous modelling of the jamb and arch, the former of which members are to be decorated with three shafts of polished Scotch granite on either side, the work now in place being of a bluish sandstone. Above is another stretch of rubble wall, intended, apparently, to be finished with an arcade of statued niches, and above this is a heavily-pillared arcade of five openings standing clear of the inner wall, which is pierced with five plain lancets corresponding to the openings of the arcade. The front is crowned, not with the gable one expects to see, but with a high pitched roof, the ridge of which is at right angles with the axis of the church and which is hipped at both ends, hiding the main roof of the church.

The architect deserves praise for forbearing to interfere with the impression made by the solidity and severity of the masses. He has nowhere made the most of these advantages except in the deeply modelled porches of the west front, and in the openings which punctuate the massiveness of the towers. The clerestory windows, indeed, are very shallow in effect, being simply splayed, whereas the actual thickness of the wall is sufficient to allow an effect of depth to be produced without elaborate moulding. The detail recalls early French Gothic, though the style is far from being pure, and the buttressing, consisting in applications of flat piers, is more in the character of Italian Romanesque than in any variety of northern work. The entrance to the basement at the west end is incongruous with everything else, being a segmental arch, with a protruding keystone, between panelled pilasters, the details all in Renaissance, and in very bad Renaissance.

The Lawyers vs. the People.

Although our daily press is so completely under the control of our governing lawyer caste that it rarely criticises the legal fraternity, yet the leaders of the bar are beginning to be disquieted at the attitude of the business community toward them. The latter has been complaining bitterly, not only of the law's delay, but of its costliness and its utter inability to enforce justice among men. All the inventions of the day tend to the economizing of money and time, yet the law pays no heed to the spirit of the age, but is as procrastinating and even more expensive that it was when stage coaches were the swiftest means of travel. In transacting their business through exchanges, brokers and dealers are dispensing with the courts in settling their disputes. The commerce of our great cities no longer pays tribute to the lawyer.

When Lord Coleridge was in this country, he pointed out the fact that justice in England was more satisfactorily administered than in the United States and with far less waste of time and money. David Dudley Field has of late frequently called attention to the waste of time and money that our legal machinery imposes upon the corporate interests of the country. This is a subject he understands thoroughly, and his testimony is of value on that point.

Judge Dillon, in his recent address before the American Bar Association, made what is substantially an apology for the shortcomings of our legal system. He acknowledges that "the law in its present condition was fairly open to the threefold objection, of want of certainty, of want of publicity, and of want of convenience." This is rather a blind way of stating the case. In point of fact we have too much law and too little justice, and what little we get of the latter costs altogether too much. Judge Dillon does not pretend to tell us how our legal machinery can be reformed. We are in the hands of the lawyers—they are our ruling class. Our judges are lawyers, of course, and so are nearly all our legislators and executives. It is the American legal practitioner who makes our laws in legislative halls, who expounds them from the bench and who executes them as Mayor, Governor or President. No privileged class was ever known to give up voluntarily any of its powers, and there is small chance of any reform until the law-

yers lose their monopoly of power. How this is to come about it is hard to tell, for the lawyer is a member of the only profession in this country which is trained for public life. But the world moves and the close of the nineteenth century will witness a revolt in this country against the wasteful, iniquitous and time-killing machinery of our law courts.

The Real Estate Situation.

The following tables will be scanned with interest by dealers and investors who are getting ready for the fall campaign. It will be noticed that a few more buildings were projected during the past month than in the corresponding months of 1882 and 1883. The proposed outlay is a trifle larger than that of last year, but not quite so large as in 1882. There are a few more new buildings to be erected east of the Central Park than in the August of 1883, while the proposed outlay in that quarter this year is largely in excess of last year, showing that a costlier style of building is being erected. The conveyances during the past month are in excess of the figures given last year, but the aggregate consideration is not quite so large. More mortgages were given this year than last but the total amount represented is much smaller. The tables show a decided increase of business for the first seven months of this year as compared with the same period last year. Altogether the figures are very satisfactory from a real estate point of view. The following are the tables :

BUILDINGS PROJECTED.			
	August, 1882.	August, 1883.	August, 1884.
Total No. buildings projected.....	185	185	200
Estimated cost.....	\$2,364,447	\$2,046,500	\$2,231,220
No. south of 14th street.....	12	22	14
Cost.....	\$123,450	\$389,300	\$343,450
Bet. 14th & 59th streets.....	30	30	30
Cost.....	\$430,300	\$515,600	\$585,800
Bet. 59th & 125th sts, east of 5th av.....	71	34	47
Cost.....	\$1,184,950	\$481,600	\$662,450
Bet. 59th & 125th sts, west of 8th av.....	9	20	22
Cost.....	\$103,000	\$276,250	\$344,000
Bet. 110th & 125th sts, 5th & 8th avs.....	0	1	4
Cost.....	0	\$7,000	\$38,000
North of 125th street.....	29	15	21
Cost.....	\$423,000	\$173,200	\$179,650
23d & 24th Wards.....	34	54	62
Cost.....	\$171,525	\$208,600	\$133,370

	1882.		1883.		1884.	
Jan. to Aug., incl	No.	Cost.	No.	Cost.	No.	Cost.
	1,719	\$31,235,152	1,928	\$33,417,719	2,130	\$33,939,703

CONVEYANCES.						
	No. Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.
1883.						
Jan.-July, inc.	7,875	\$102,549,029	1,694	814	\$2,389,945	221
August.....	605	9,628,119	157	93	229,419	28
Total.....	8,480	\$112,177,148	1,851	907	\$2,619,364	249
1884.						
Jan.-July, inc.	8,095	\$127,403,437	1,876	1,079	\$2,269,294	255
August.....	719	9,576,398	210	116	273,707	19
Total.....	8,814	\$136,979,835	2,086	1,195	\$2,543,001	274

MORTGAGES.						
	No. Mortg.	Amount.	No. at 5 p. c.	Amount.	No. to Banks & Ins. Cos.	Amount.
1883.						
Jan.-July, inc...	6,249	\$72,688,739	2,100	\$27,163,310	1,064	\$26,476,812
August.....	611	8,238,521	179	2,635,667	117	3,448,100
Total.....	6,860	\$80,927,260	2,279	\$29,798,977	1,181	\$29,924,912
1884.						
Jan.-July, inc...	6,712	\$77,412,286	2,712	\$30,509,307	1,179	\$25,622,585
August.....	639	6,900,525	251	3,155,271	111	2,280,250
Total.....	7,351	\$84,312,811	2,963	\$33,664,578	1,290	\$27,902,835

The Future of Railway Travel.

Our railway system bears such a relation to the value of land that it is eminently proper we should discuss it from a real estate point of view. What gives value to land is its nearness to a market or a business centre, and as railways diminish the time between distant points, it follows that they are among the most potent factors in determining values and increasing the price of realty.

The railway system has passed through several phases. At the first the desire of each locality was to get railway communication to the nearest market. The connecting of local into general lines and their final consolidation into trunk lines was next in order. Competing railways and other causes bring about the next great evolution, that is the carriage of freight at a minimum cost. The most surprising as well as encouraging fact in our railway history is the constantly reducing cost of freights on all the great lines of the country. It is admitted that the great trunk lines during the past three years have made little or no profit on food products, especially such as are exported abroad.

The time has now come when further improvements in our railway system are in order. One of these is the lowering of passenger fares, and the other is such improvements in the physical condition of the lines as to give us more rapid transit.

With regard to cheaper fares, it is manifestly unjust to bring a dead hog from Chicago to New York for 75 cents and charge \$23 for a man or woman, who require no labor to handle in loading and unloading the cars. The charge for bulky freight such as flour, wood and stone is a mere trifle compared with the fare demanded of a passenger.

The railway companies could afford to do this service at far less

than the present price. Great reductions in fares have generally proved advantageous to the railway system. The English railway companies declared they would be ruined when the British Parliament forced them to run workmen's trains for a halfpenny a mile. But these same Parliamentary trains, as they are called, have proved a veritable bonanza to the railway companies in Great Britain. The day will certainly come when \$5 from New York to Chicago will not be regarded as a low price.

As to time consumed, our American lines are far behind those of Great Britain and the continent. William Barnett Le Van, a well-known engineer, gives the following table, showing the superiority of the foreign compared with the swiftest American roads:

FOREIGN ROADS.		
Between	Miles.	Minutes. M. per hour
Manchester and Warrington	16	18
Paddington and Swindon	77 $\frac{1}{2}$	87
Hitchin and Peterborough	44 $\frac{1}{2}$	50
Grantham and Doncaster	50 $\frac{1}{2}$	58
Grantham and London	105 $\frac{1}{2}$	124
Northampton and Willesden	60 $\frac{1}{2}$	70
Rugby and Willesden	77 $\frac{1}{2}$	92
Liverpool and Stockport	37 $\frac{1}{2}$	45
London and Kettering	72 $\frac{1}{2}$	87
Bedford and Kentish Town	48	60
York and Darlington	44 $\frac{1}{2}$	53
Carlisle and Beattock	39 $\frac{1}{2}$	48
Carlisle and Carstairs	73 $\frac{1}{2}$	91
Lincoln and Spalding	38 $\frac{1}{2}$	47
Valence and Avignon	77	109
Dijon and Macon	78 $\frac{1}{2}$	112
Coutras and Angoulime	51	69
Berlin and Magdeburg	88 $\frac{1}{2}$	127
Spandau and Stendal	57 $\frac{1}{2}$	82

AMERICAN ROADS.		
Between	Miles.	Minutes. M. per hour.
Germanatown Junction and Jersey City	84.3	104
Philadelphia and Jersey City	89.7	113
Philadelphia and New York	90.7	120
Jersey City and Philadelphia	89.4	112
Philadelphia and New York	90.4	120
Baltimore and Washington	40	55

It will be noticed that in this table our great trunk lines like the New York Central do not figure at all. The reason why our trains are not so fast is because of the straighter lines and superior road-bed of the English and continental railways. Our engines are quite as powerful, for on the two principal lines between New York and Philadelphia seventy and eighty miles an hour are made daily on certain sections of the track. It is not made all the way, because of the numerous curves, on which it is not only dangerous but a waste of power to run swift trains. According to Mr. Le Van we ought to make fifty-five miles an hour between New York and Chicago. In other words a train leaving New York at 7 P. M. should reach Chicago by 12 M. next day.

Doubtless the work of consolidating railway systems is not as yet completed. There are many economies to be effected in running great systems of railways under one management. The travelling and the business public are alike benefited by having to deal with one set of officers in all parts of the country. But the evolution of our railway system is in the two directions we have indicated, the lowering of passenger fares and better times between distant points.

The stonecutters are now putting themselves in the wrong. They have struck, not for higher wages or shorter hours, or against a reduction in wages, but because their employers buy their material in the cheapest markets. The men wish to coerce the bosses into purchasing from establishments which employ only union men. This is really a matter which should not concern them at all. The bosses are wise in trying to reduce the cost of building material, and the stonecutters are in the wrong from every point of view. They will lose their time and money and will discourage capitalists from entering into new enterprises. The bricklayers and stonecutters are doing all they can to put a stop to the erection of new buildings, and in this way are injuring the industry by which they earn their bread.

The *Sanitary Engineer* makes a plea for the lawyers apropos of the legal difficulties put in the way of corporate enterprises, especially in connection with city railways. It argues that notwithstanding the enormous cost and the waste of time, that the litigation is not only necessary but useful in determining the equation between public and private rights. This is an optimistic view to take of the costly and time-killing action of our courts in dealing with local railway enterprises. David Dudley Field, who has profited as much perhaps as any other lawyer by railway litigation, is upon record as saying that the delays and costs of our legal machinery are simply monstrous and must be abated, for there is danger of a popular uprising against courts unless they simplify their methods and cheapen their services.

How flat, stale and unprofitable are the discussions incident to the present presidential contest. There has been no principle at stake; the canvass has become a personal one. St. John makes the only issue, for there is nothing to choose between the platforms of Blaine and Cleveland, while Butler's canvass is a mere hunt for notoriety.

Our Prophetic Department.

QUESTIONER—It looks now as if we shall have a very quiet election. Do you see anything to create a commotion before the voting commences?

SIR ORACLE—I do not. It is a grave fault in our system of government that at certain arbitrary periods our people should be forced to choose new officers. Our election system should be so elastic that when we had secured a satisfactory administration it should not be displaced for the time being. The general feeling is, I think, that President Arthur is governing very well, and that, if there was any legal way of doing it, his administration should be continued until such time as new emergencies called for new men and new measures. The British system is superior to our own in this respect.

QUESTIONER—From what you say I would infer that you think the Republican party would be kept in power if the issues were distinctly drawn and the candidates were equally unexceptionable.

SIR O.—I hardly meant to say that. A study of the political contests since the war shows that the opposition vote is steadily increasing. Compare, for instance, the immense majorities which President Grant received to those of Hayes and Garfield. I am inclined to think that the anti-administration vote to-day is the largest. Had the election taken place immediately after the nomination of Cleveland he would have been elected without a doubt.

QUESTIONER—So you now think that Blaine will be chosen?

SIR O.—I did not say that. This is a very puzzling campaign; even the September and October elections will not tell the story, because of the entirely new factors that will enter into the contest in November. The Butler and the St. John votes represent two unknown quantities in the election problem. At first it looked as if the moral sense of the community was to be arrayed against Blaine because of certain questionable business transactions, but Cleveland's unclean private life puts an end to that issue. Tens of thousands of voters who would gladly have helped to put a reform governor into the White House will hesitate to vote for a man who sends his illegitimate child to an orphan asylum and who incarcerates its mother in a private asylum without due process of law. The religious press as well as the women's papers have, I see, taken strong grounds against the Democratic candidate. As between Blaine and Cleveland the average honest voter is "between the devil and a deep sea."

QUESTIONER—What else strikes you in connection with this election?

SIR O.—You will recollect that in these conversations I have frequently called attention to the changes that have been brought about by civil service reform. I have said it would cripple the political machines by drying up their sources of revenue. The law now forbids office holders from contributing to campaign funds. The "spoils system," if not done away with, is so crippled that but few of the workers and heeled can be promised positions. Now, what do we hear from both Republican and Democratic headquarters? Why, that it is impossible to raise money for necessary campaign expenses; hence the promise of a rather tame election. There will be fewer processions and mass meetings, and in all probability a far smaller vote polled.

QUESTIONER—What is the business outlook?

SIR O.—All depends on the corn crop. If there is no frost for the next ten days the outlook will be from fair to middling. In no event do I look for any extraordinary business activity. Prices will continue to droop the world over, for crops are abundant everywhere and production is being limited on account of the shrinkage in values, due to the operation of the gold unit of value in the commercial world. When great stores of silver or gold have been discovered in times past the business of the world has been stimulated wholesomely; but England and Germany, with the countenance of the monied classes in other countries, have by the force of positive law degraded silver from its rank as a money metal to be a commodity, mere merchandise, and a blight has consequently fallen on the business of the whole world. In this connection I wish to call the attention of the public to the following admirable letter which I find in *Bradstreet's*. There is so much downright falsification about silver in the financial articles of the New York papers that THE RECORD AND GUIDE is doing the community a service in calling attention to the right side of this question whenever it is wisely and temperately presented. Here is the letter:

To the Editor of *Bradstreet's*:

SIR—Your paper of the 9th reiterates a statement made by it before, to wit: "That the social forces of the business world have been drawing away from the use of silver as a money metal." It is very curious, if this is so, that the tendency or the fact did not disclose itself for 300 or 3,000 years, more or less, until after Germany and the United States had followed England ten or twelve years ago, in the endeavor to make merchandise of silver by force of law.

You remark again: "As we have repeatedly said, there was never any general demand for the silver dollar by the people of the country. It only existed in the minds of congressional demagogues and a few western editors, backed by the selfish interests of the silver mining interests." If this is true, it is curious with what a whirlwind silver was remonetized

when the people discovered what the lenders of money had done in the matter; how feeble was the President's veto and all the owlish wisdom of the gold oracles against the popular tide and how flatly have fallen all their warnings since, all the recommendations of presidents and introductions of bills to undo what the Bland bill did. Since the first uprising of the people on the subject there has not, it is true, been much that a gold advocate would be likely to interpret as a "popular demand." But it is because the friends of silver have not felt the need of it. All the movements against silver since the status given it by the Bland bill have fallen stillborn. And if you don't think it will be so in the future just watch it.

The world may be approximately divided into borrowers and lenders, the mass being, of course, borrowers. Naturally, the lenders desire to make money scarce so that it will be dear. As naturally, the borrowers desire that it shall be plenty so that it will be cheap. And suppose the question to come to votes, how can you expect the borrowers to feel much trepidation about being outvoted?

Gold and silver, as you know, but never say, are peculiarly adapted, by reason of their qualities, for use as money; almost infinitely more so than any other known substances. Mankind learned this almost before they had any laws. The single advantage gold has over silver for such use is that it costs about fifteen times as much labor to get an ounce of it out of the ground as it does to get an ounce of silver. That advantage has been neutralized by providing for certificates to represent it in circulation. And it leaves the advocates of gold not one inch of fair standing room in the argument that I can see.

That is the way the western and southern, and, I dare say, the mass of the eastern people regard it, and they look upon the effort to demonetize it, save as a token coin, and thus to reduce the coin of the world by more than one half, as the effort of the lenders to get an undue advantage of the borrowers—as the effort of the rich to get away from the poor by legislation, and by giving no consideration whatever, a great part of the little they have.

Now suppose the government were to turn all the needed subsidiary coin in the country into bars of absolutely pure gold and silver, stamping these bars and depositing them in safe keeping, and then issue certificates representing them, as it does now representing gold and silver coin, what better currency could there be? what objections could there be to it? what inconvenience would it entail on anybody? Suppose Europe and Asia and America should adopt this system, agreeing upon the ratio between the two metals which prevailed for 300 years prior to about 1870, and which was fixed by natural not by human laws, and under which by the way silver was always at a slight premium over gold; what better monetary system could be devised for the world? If there should not be enough, say that nations agree to issue twice or three times as many dollars in certificates as there are dollars in pure bullion on deposit in their respective treasuries.

It may be said that the world cannot be induced to so agree—certainly it cannot until some nation sets the example. And what nation better situated to do it than the United States? There would be no silver (or gold) to cart around to settle balances, and the world would have an interchangeable currency all around. Do you suppose that through the operation of social forces the business of the world would draw away from such a system? If so, what social forces and why should they? And what risk would the United States incur by adopting such a system for itself?

It seems to me that it is the gold men who are trying to change the laws of nature by imbecile legislation, and that if they could suddenly have their way it would plunge mankind by a quick reduction of values into a distress entirely unprecedented in extent and severity. And all for the benefit of a few who have got too much already, and who exhibit no quality now but greed of more. If it be said that it would be only a relative change in values, that to reduce the specie of the world by 50 per cent. would enhance the value of a farmer's house or day's work as much as it would the specie retained and thus leave things even, why not go on in the same road, withdraw all paper money in circulation, abolish the banks, and leave nothing but gold as a medium of exchange, or, rather, with which to finally settle balances? That the change advocated by the gold men would be disastrous is sufficiently established by history, which shows that the condition of men has been darkest where and when there was the least money. So that, to urge that the change would be but relative does not meet the objection to it. The objection is, to reducing the amount of specie, arbitrarily, by law, for the convenience or gain of the few at the certain expense of the many, and for no other reason, while the need of specie is rapidly increasing with the increase of population and the expansion of business, and the natural supply, if it is not actually decreasing, is at a standstill. That is the impregnable position occupied by the people and the so-called friends of silver, and I believe we shall all be hundreds of years dead before they will be dislodged from it.

SALT LAKE CITY, Aug. 15.

O. J. HOLLISTER.

The *Manhattan Magazine*, a well-conducted and enterprising publication, is, it seems, in some financial trouble. *Our Continent* is also understood to have been an unsuccessful venture. Magazines in this country generally have a hard time of it. *Harper's Monthly* and the *Century* have great circulations and are very profitable, but it is doubtful whether any other magazine published within the last quarter of a century has paid expenses. Most of them are kept alive to advertise the publishing house whose name they bear, but magazine literature generally is voted slow in this fast newspaper age. The trouble with nearly all of these publications is that they are too literary. The successful ones, such as *Harper's*, are those whose principal feature is illustrated articles, giving valuable information about men, things and places.

Deseronto, Canada, is lighted by gas made out of sawdust. It is claimed that the works show a product of 300,000 feet of gas out of thirty tons of sawdust, at a cost of \$106, with by-products of an aggregate value of \$101, making the net cost of the gas \$5, or 1.66 cents per 1,000 feet.

Home Decorative Notes.

—If there is one thing more delightful in a pleasant retrospect of a visit than another it is when we remember the peculiar and charming atmosphere which pervaded the hospitable home where we have been received as a guest; many homes are cozy and even luxurious, and yet have not that irresistible atmosphere of harmony in all things; some of the grandest rooms in the world are as infelicitous as they are pretentious; it is not splendor the world needs, but homes full of sweetness and simple beauty and should represent as far as is possible the taste and grace of the family.

—A scarf of fine white linen with drawn work and embroidered with geometrical designs in red and white French cotton forms an attractive cover.

—A very pretty and serviceable tidy is made of scarlet felt, with strips of black velvet alternating, on the various strips embroider little fans and all sorts of curious designs in bright and varied colors of silks, finish the bottom of the tidy by pinking the felt, let the velvet strips run down to form a point and put a tassel made of the different colored silks on each point.

—The legs and arms of all fashionable chairs are now covered with plush.

—The conventionalized thistle, worked up in shades of pink floselle, is one of the newest and favorite designs for a pongee chair back.

—Chamber furniture is little changed, though the tendency is to lower the head board somewhat in order that a picture may hang on the wall, or there may be a canopy draped above it; olive and maple woods are used for light suites and mahogany and cherry for darker woods; silk chintz, in Pompadour colors of pale blue and rose, is used for young ladies' chambers where expense is not considered, while for plainer rooms are repped cretonnes and momie-cloths or inexpensive wool stuffs.

—Opalescent glass, with gold or silver lining, makes a beautiful wall or ceiling decoration.

—It is said that nothing is better to clean silver with than alcohol and ammonia, finishing with a little whiting on a soft cloth.

—An exquisite mantel cover of shaded green plush has a scarf covering the shelf and hanging over each end half way to the floor, these ends are embroidered with very delicate pink roses in ribbon work, the leaves in velours, across the front of the mantel is a straight lambrequin gathered up very short at each corner of the shelf and fastened to the scarf with a large bow of wide pink satin ribbon, across the centre of this lambrequin is a spray of the pink roses, the edge is finished with pink and green plush balls alternating in color.

—For many purposes of decoration and utility metals are becoming exceedingly popular, and where they are not available metallic effects are sought for, bronzes of all styles and colors, blue nickel, copper, iron and brass are cast, stamped or wrought into countless forms of grace, or associated with precious woods, stone and other materials greatly enhance their beauty.

—The most elegant screens are more usually of solid materials than in decorative needle work, stained and opalescent glass, embossed leather and hammered brass are all framed for this purpose.

—Tambourines are converted into receptacles for letters, they are often painted with artistic designs and decorated with colored ribbons.

—A wall banner of myrtle green serge is ornamented with branches of lilacs in arrasene, the fine close blossoms being effectively simulated.

—Immense satisfaction and comfort may be derived from the fact that flies, which are a familiar nuisance, may be effectually dispelled by the use of laurel oil, and it will not only free us of these pests but preserve looking glasses and picture frames when coated with it.

—Verona and Japanese silks are the favorite materials for vestibule curtains.

—Nothing conduces more than black to set off china, especially blue china, old delf and the exquisite bits of Nankin ware; a charming effect is obtained if the background of the cabinet is lined with a warm yellow plush.

—Very pretty shaving cases are made of Bristol board cut in the shape of a palette, with leaves cut in the same shape also and all tied together with narrow ribbon and fastened with a large bow of ribbon containing say three different colors; decorate the outside of the cover with sprays of fruit or flowers in water colors.

—For dining rooms English oak and dark mahogany are the chosen woods; the wood-work of the room should match that of the furniture; the dining table is now square-cornered and of severe style, as all ornament upon it is concealed by the rich cloth of plush with tapestry border.

—Lustra painting makes beautiful effects on lambrequin covers, one recently noticed was of a rich shade of brown velvet, decorated with the sunflower design.

—Very attractive workbaskets are made of macreme cord, they are crocheted in the shape of slippers and are stiffened with white glue, a ribbon is run in and a bow finishes the top of the slipper.

—Gold couplings are so easily done and give so much in return for the labor that they may be unhesitatingly commended to those who wish to embroider, but have not the neatness of touch and the knowledge of color that silk embroidery requires; a very effective scarf toilet cover for a dressing-table is of wine-colored plush, which has at each bend large Renaissance scrolls done solidly in couplings of gold thread; some handsome scarf table covers are made by applying bands of gold cloth on olive plush, on these bands are placed scalloped disks of dark olive, and above these smaller disks of light olive, and each is finished with a heavy coupling of different tints of olive floselle.

Jay Gould's Financial Status.

"I see," said a successful operator to the writer, "that one of your editors shares in the common Wall street belief that Jay Gould was in a very tight place during May and June and came very near failing. Now I do not believe this. It is true the Vanderbilts and their following suppose that Gould was on the point of failing, and they went short of the market expecting to cover at very low figures when that event occurred. The recent depression in the market—the rumors of rate cutting, passenger wars and the like is due to the fact that the Vanderbilts were and are short and did all they could to help the bears. Now I have the best of reasons for believing that outside of his own special stocks Jay Gould has been short of the market since the summer Garfield was shot."

"Surely," said the writer, "that does not seem reasonable. Jay Gould was the greatest manufacturer of new securities on the street. He carried enormous blocks of Southwestern shares—of the Wabashes and Western Union. His every interest was on the side of high prices. In letters and interviews he was always a bull. He was in with Vanderbilt in the "pegging" process, and more than once he has shown a list of his securities to reassure the street and help the bulls. From his holdings and connections he was under bonds to be a bull."

"There is where you and the rest of the 'street' were fooled by Jay Gould. Remember that remarkable man's strongest trait is his ability to conceal his operations. Holding so many securities, it would be only ordinary business prudence for him to go short of other stocks than his own. Now I have reason to believe that for the last three years, if not longer, Gould has had an understanding with Cammack, Woerishoffer and other leading bears. You remember they were together when James R. Keene was nearly ruined in the spring of 1881, and the bear leaders have never gone short of the Gould stocks. This accounts for the story that Woerishoffer came to Gould's assistance in June, taking off his hands a large block of Western Union for cash. Now I have good reason for believing that the short selling of that stock was due to a distinct understanding between Jay Gould and Addison Cammack. Gould wanted to shake out some weak holders of Western Union, and it will be found in the end he owns as much of it as ever he did."

"How and when did Jay Gould quarrel with William H. Vanderbilt?"

"Well, Vanderbilt was so fat a goose that Gould could not resist the temptation to pluck him. He persuaded Vanderbilt to take Union Pacific stock for the control of Western Union. They were together in the "pegging" campaign. The breach occurred early last spring, when Gould was making his Union Pacific deal, during which he succeeded in loading up the Vanderbilts with stock in the 80s that afterwards went down to 28. Gould got out at 70 and over, but was a heavy buyer at the lowest figures; hence the recent deal in that stock. Several things are very sure, and don't you forget it. Jay Gould has been the greatest bear in the street for the last few years, and has made more money in that than on the bull side. He never was in the slightest danger of failing, notwithstanding the general impression to that effect in the street. Then again you may rest assured that William H. Vanderbilt nor any of his following will ever again trust his quondam associate, Jay Gould."

Villard's Houses.

A mechanic who had a contract to do a part of the work on Villard's houses on Madison avenue told a representative of THE RECORD AND GUIDE that the community was not aware of the costliness and splendor of the interior of Mr. Villard's house. He believes it surpasses that of the Vanderbilt houses. The sum spent on interior decoration was simply fabulous. Italian workmen were imported to do much of the finishing. Ornaments were also brought from Italy. Two of the mantels were imported from that country of rare artistic value. No description of the interior has been furnished, but Col. Waring, to advertise himself and his business, had paid for an elaborate account of the plumbing of the building. According to this mechanic, Mr. Horace White and the other trustees will eventually sell these houses to discharge the indebtedness to the contractors employed; but he thought it likely that in the final settlement Mrs. Villard will be found in possession of the principal mansion, which is finished, but the other three now unfinished will probably be sold to outside parties. This same authority was of opinion that the stockholders of the O. T. would never see the \$320,000 that Mr. Henry Villard proposed to give when he made the assignment of his real estate to trustees. He has gone abroad for two years, but at the end of that time he will probably be found in possession of his house and a very large private fortune. As president of the Oregon Navigation Co., Mr. Villard will have control of the construction of a magnificent railway depot in Portland, Oregon, also a splendid hotel in the same city.

The American Forestry Congress will meet at Saratoga on September 16th. It promises to be an interesting gathering.

The following topics will be discussed:

1. The mercantile significance of the Adirondack forests for the State of New York.
2. Statistics of deforestation of the Adirondack region.
3. Present condition and comparative value of the Adirondack forests at present and under more systematic management.
4. Attempts at legislation for the benefit of the Adirondack forests.
5. Hydraulic influences of the Adirondack forests.
6. Causes of, and provisions necessary to prevent, destructive fires in the Adirondacks.
7. Management of mountain forests.
8. Methods of re-foresting waste places, mountainous and stony grounds.
9. Forest supplies of the Eastern States.
10. Suggestions for a forest policy of Eastern States.
11. Canada's method of lumbering.
12. "Pruning the forest."
13. Formation and work of Local Forestry Associations.

The first number of Volume XIV. of that admirable law publication, Austin Abbott's "New Cases" (Geo. S. Diossy, 231 Broadway, publisher), is full of interesting decisions upon questions of real estate law: there are the cases of Gibbs vs. The New York Life Insurance and Trust Co. and Crousque vs. Quinn, in each of which the Court ordered deeds of property to be set aside and cancelled for undue influence; and a valuable note by Mr. Abbott upon the cancellation of settlement deeds; and the cases of Geo. H. Higgins vs. Hannah W. Higgins, his wife, where the husband, who had put his property in his wife's name, succeeded in having it declared that she held it in trust for him and must account to him for it; and four important landlord and tenant cases about defective plumbing (three of which have indeed been briefly reported in these columns); then there is an interesting Staten Island case, Post vs. Kreischer, about the right to oyster fisheries on a man's waterfront, and one on the lien of a vendor of land for the purchase money; besides others on foreign corporations and trusts in wills, etc. Many of our real estate dealers and owners who make the study of real estate a science, as well as many of our subscribers who like to keep posted on interesting points of business, would enjoy reading these reports, which come in monthly parts, and are anything but dry reading.

Real Estate Department.

The hot weather and the continued absence of dealers and investors from the city continues the stagnation in the real estate market. There is little or nothing of importance to chronicle. But the work of the Register's office goes on and the first week in September opens up well. There were 197 transfers last week against 148 for the corresponding week last year. Another hopeful sign is the large sums paid in cash and the smaller mortgage indebtedness compared with last year. Here is the table for the week:

	CONVEYANCES.	
	1883. Aug. 31 to Sept. 6, inclusive.	1884. Aug. 29 to Sept. 4, inclusive.
Number.....	148	197
Amount.....	\$2,071,954	\$2,672,569
Number nominal.....	84	53
Number 23d and 24th Wards.....	38	30
Amount involved.....	\$60,662	\$78,942
Number nominal.....	18	3
MORTGAGES.		
Number.....	131	176
Amount involved.....	\$1,943,076	\$1,696,907
Number 5 per cent.....	51	96
Amount involved.....	\$374,000	\$775,255
Number to Banks, Trust and Ins. Cos.....	23	59
Amount involved.....	\$652,300	\$699,500

John T. Boyd will open the fall campaign in the Salesroom by selling, under foreclosure, a number of potentially valuable vacant lots on Seventy-sixth street, seven of which will front on the East River and others are on the line of the proposed Avenue B. Some twelve lots and a number of gores are on the west of that line. The sale will take place on Friday, September 12, and the result will be watched eagerly as giving an indication of what the market will be this fall for desirable property in a very improving neighborhood. These lots are well located, and investors will do well to look at the diagram at the office of the auctioneer, No. 71 Liberty street. As this is a Court sale, bids will necessarily be legitimate.

On Tuesday, September 16th, H. Henriques will sell on the Exchange, under order of the Superior Court to partition an estate, the valuable investment property, Nos. 88 and 90 Bowery, No. 144 Hester street and the southeast corner of Hester and Elizabeth streets. This is all valuable store and tenement property, and ought to command eager bidding and good prices. The announcement will be found elsewhere.

Mr. Richard V. Harnett is back in town, and is putting on his harness to do the largest fall business of his life. Among his large sales in the immediate future will be the closing up of the Deane estate, which he will dispose of at the Exchange on September 24th, next. We will probably have more to say about this large sale next week.

Gossip of the Week.

A. H. Muller & Son have sold for Mrs. Sherman the three story Queen Anne residence on the east side of Riverside Drive, commencing 51 feet north of One Hundred and Thirteenth street, with three lots, two on the Drive and one on One Hundred and Fourteenth street, for \$33,500, to George O. Noakes.

Daniel Hennessey has sold one of his four-story stone front private dwellings on Fifty-eighth street, 25x100.5, to Louis Lutz, of 15 Warren street, for \$80,000.

Four lots on the north side of Seventy-fifth street, 164.10 west of the Boulevard, have been sold to Redmond Forrestal.

P. W. Frerichs has sold four lots on the north side of Eighty-ninth street, commencing 425 feet west of Eighth avenue, to Mr. Layden, for \$19,600.

J. I. West has sold the property Nos. 234, 236 and 238 West Sixteenth street, between Seventh and Eighth avenues, 54.3x103.3x73x103, for \$25,000, to James Fettretch, for improvement.

C. W. Luyster and James R. Smith have sold the four-story and basement brown stone dwelling, No. 445 West Seventy-second street, 20x60x102.2, for \$42,000.

R. H. L. Townsend has leased the four-story brick and brown stone dwelling No. 603 Madison avenue, 25x100, to Edward J. Berwin for five years for \$4,200 per annum.

Walter W. Mantague has sold the four-story high stoop brown stone dwelling No. 441 West Twenty-second street, 20x60x100, to Mr. Donohue for \$16,000.

F. G. Swartwout & Co. have sold for Robert Dolan two three-story brown stone high stoop houses Nos. 443 and 445 East One Hundred and Twenty-third street for about \$6,500 each, and for John Bell the four-story flat No. 329 East One Hundred and Nineteenth street, 20x63x100, for \$11,250.

The Coliseum Company has been incorporated with a capital of \$300,000, divided into 3,000 shares. The business of the company will be to purchase and lease real estate and the erection of buildings to be used for skating rinks, bicycling course, fairs, meetings, etc. Harry A. S. Martin, Edmund P. Schmidt, Albert C. Couch, Fearing Gill and Alonzo P. Woodruff are the incorporators.

Peter Hassinger has purchased an unfinished tenement on the south side of One Hundred and Nineteenth street, between Lexington and Fourth avenues.

Messrs. Moore & Wilson have sold the two five-story brick flats, Nos. 136 to 142 West Sixteenth street, 75x103.3, for \$210,000, taking in trade from Wm. R. Martin a dwelling and stable, with four lots, on Twenty-third and Twenty-fourth streets, 250 feet east of Ninth avenue, at \$100,000. Mr. Martin took the later in trade August 1, at \$34,376.

Matilda Myers has sold the five story brick double tenement No. 315 East Seventy-fourth street, for \$14,250, to Bernard Wexelbaum.

Five lots on the south side of Sixty-fourth street, between Boulevard and Tenth avenue, have been sold, and the purchaser is having plans drawn for private houses which he will erect thereon.

George H. Benner has purchased the three-story brick house, No. 55 East Third street, with lot 20x77x15x18x96, for \$12,000.

Frank J. Wall has sold the plot of ground on the north side of One Hundred and Twenty-third street, commencing 246.6 west of Third avenue, 100x100, to Robert Boyd, for \$20,500, and the latter has resold the same to Samuel Gelston for about \$25,000, with a building loan.

Brooklyn.

W. F. Corwith has sold the house and lot No. 138 Newell street to W. J. McKenney for \$2,500.

PROJECTED BUILDINGS.

	1883.	1884.
No. buildings	Sept. 1 to 7. Aug. 30 to Sept. 5.	
Estimated cost		
	August.	August.
	1883.	1884.
No. of buildings projected	276	276
Estimated cost	\$1,084,375	\$1,403,301
No. of brick buildings	129	170
No. of frame buildings	147	106
No. of alterations	69	57
Cost	\$58,150	\$54,835

Out Among the Builders.

D. & J. Jardine are preparing plans for two five-story brick apartment houses, which will be erected on Fifty-third and Fifty-fourth streets, near Second avenue; the Fifty-third street house will be 19x74 and the other 25x77; the cost of both will be about \$35,000. The owners are Kerbs & Spies, cigar manufacturers. The same firm also have the plans for a four-story brick home, chapel, &c., 143x116, to be erected on the north side of One Hundred and Sixth street, between Ninth and Tenth avenues, by the Little Sisters of the Poor, at a cost of about \$100,000.

Theo. De Lemos and A. W. Cordes have the plans for two brick store buildings which will be erected at Nos. 41 and 43 Maiden lane, the former will be 21.4x127.4x20.6x129.8, and five stories in height, and the latter will be four stories high and 21.2x130.10x21.11x129.8, the owner is Chas. Knapp, and work will be commenced as soon as the old buildings on the site are torn down. Mr. De Lemos also has plans for a three-story frame villa, 50x40, with stables, conservatory, &c., to be erected at Spuyten Duyvil, by Mr. Lesley, at a cost of \$10,000.

Julius Kastner has plans in hand for two five-story brick tenements, 25x74 each, with three-story brick stable, 50x98, adjoining, to be erected on the north side of One Hundredth street, 100 feet west of Eighth avenue, the tenements will cost about \$14,000 each; owner George W. Eggers.

James Fettretch will erect two five-story brick double flats at Nos. 234 to 238 West Sixteenth street, which property he has just purchased.

Samuel Gelston proposes at once to commence the erection of four four-story brick flats, 25x70x100 each, on the north side of One Hundred and

Twenty-third street, between Third and Lexington avenues, at a cost \$55,000.

Wm. Graul is preparing plans for two five-story brick and stone tenements, 25x35 each, to be erected at Nos. 104 and 106 Pitt street, for Mr. Buhler, at a cost of about \$16,000. The same architect also has plans for a two-story and basement brick factory, 75x100, to be erected on One Hundred and Thirtieth street, near the Boulevard, for Charles Franke, the cost of which will be about \$28,000.

W. V. N. Rosedale contemplates erecting tenements at Nos. 117 to 121 Bank street; the size and cost of the houses has not yet been determined. Architect, not selected.

Brooklyn.

Th. Engelhardt has plans in hand for a two-story frame dwelling, 25x25, to be erected at No. 7 Lewis avenue, for Margaret Coates, at a cost of about \$2,000; two-story brick shop and dwelling, 25x60, to be erected on the south side of South First street, 100 feet east of Eleventh street, for H. Touroe; the cost will be about \$4,000; also a three-story brick double dwelling, 25x25, to be erected at No. 387 South Fourth street, for Jeremiah Foley; cost, about \$3,500.

H. Vollweiler is preparing plans for six two-story and basement brick dwellings, to be erected on Van Buren street, corner Broadway; the corner building will contain a store on ground floor, 25x60, while those adjoining will be 17.6x40 each, for private families; the cost of the improvement to the owner, Samuel Post, will be about \$26,000; for a three-story frame tenement, 20x55, on Magnolia street, near Central avenue, for Louis Remschardt, to cost about \$3,800, and a two-story frame dwelling, 25x36, at Jamaica, L. I., for Charles Karsher, at a cost of about \$2,500.

Contractors' Notes.

The Commissioner of Public Works will have charge of refitting and repairing the offices occupied by the Clerk of the Common Council, City Library and Judges and Clerks' rooms in the City Hall, and the private room of the Judges of the Court of Common Pleas in the new Court House; also the repairs to the Essex Market building. The work to be done without public letting.

Proposals for the several works, materials, matters and things required for the construction of two prison buildings on Centre, Elm, Franklin and White streets, and for a locomotive tubular boiler for Branch Lunatic Asylum, Hart's Island, will be received by the Department of Public Charities and Corrections, No. 66 3d avenue, until 9.30 o'clock on Friday, September 12.

Special Notices.

Yellow Curled Pine for Furnishing and Decorating.—Of late years the pitch pine of the South has been frequently used for hardwood trimming in some of our finest residences. Several factories in Paris use it extensively in the manufacture of fancy furniture. The curled yellow pine of Georgia and Florida is very hard and durable, and the natural curling of the wood, when highly polished, gives it an appearance much superior to bird's-eye maple or other hardwoods. Mr. Phillips, whose card will be found on another page, has recently been decorating one of the finest houses on Brooklyn Heights with a very select quality of this wood. It has excited the admiration of those who have inspected it, and been the cause of Mr. Phillips' getting a number of additional orders. He is, we believe, the first in his line in this country who has made this wood a specialty.

Attention is called to the novel announcement of Architect Camp, given elsewhere. This gentleman is a man of ideas, which cannot be said of all his craft.

BUILDING MATERIAL MARKET.

BRICKS.—So few are the changes it appears almost useless to write a report from week to week. Since our last there has been some little fluctuation in price, but a loss on one day's business would most likely be recovered the next, or *vice versa*, and on the average neither buyer nor seller could claim any special advantage. If anything, however, the undertone was a little slack, and the evidences appeared to indicate that with any addition to the offering or the least desire to hasten matters on the part of sellers a shading would become absolutely necessary. The top rate on Haverstraws remains at \$6.50, and from that there is a graded line of values down to say \$5.25 or possibly \$5 for the more ordinary grades of Jerseys, though some of the best of the latter are valued well up to rates current on "Up Rivers." The general run of quality continues good, and this keeps prices close together, though anything really fancy or having a special outlet will command a premium above regular rates. On a few additional jobs work has been resumed and actual consumption is possibly a little fuller, but there appears to be some uneasiness over the stonecutters' strike as to its probable influence upon general work. We are told, however, that should anything occur to weaken the market here, shipments will be curtailed in proportion as manufacturers feel that cost is now fully as low as it should go. Storage room at the yards is said to be available to a somewhat larger extent than supposed, and each market is said to have an apportioned limit under the recent compact, upon reaching which the production is to at once stop. Pales continue to sell on the general average of \$2.50@3.50 per M., but the demand is uncertain and only develops when buyers can run the stock into prompt consumption.

HARDWARE.—Trade has been dull during the week and the general tone of the market is somewhat slack. On Butts much irregularity has of late developed and one of the leading makers has issued a discount at 60 and 10 per cent. discount on Fast Joint, and 70 and 10 per cent. do. on Loose Pin and Loose Joint. The Planemaker's Association also announce discounts at 15 and 10 per cent. on Fancy Planes, 20 and 10 per cent. on first quality Bench Planes and Plane Irons, and 25 and 10 per cent. on second quality Bench Planes.

LATH.—The advantage has remained with re-

ceivers, and another advance is shown on the line of cost, with the market quite firm throughout. While the local demand was the largest, there has been a good representation of buyers from other points, and not only did they take everything available on spot, but bought cargoes afloat, and at the present writing we hear of nothing offering very close at hand. The rate has reached \$2.40 per M. and a higher figure is expected on the next sale, as sellers say they can easily retain their grip so long as supplies come to hand gradually and moderately.

LIME.—At the advance noted in our last the market has been well maintained and is still firm at the close. The first full flush of arrivals quickly disappeared, and as cargoes have since come to hand they were steadily absorbed. Shipments at present are understood to be light.

LUMBER.—Any quantity of operators may still be found who can report what they have not done in the way of business, but it is only occasionally we meet with those who appear well satisfied with the situation. The latter appear to be confined mainly to the class of yard dealers before referred to, who are exceptionally fortunate in the description and location of their trade, or to receivers with remarkably fine stuff to offer. Some few buyers continue on the market looking for extra fine parcels, and these they quietly add to the piles already made, and slowly increase accumulation, but of so carefully selected quality as to reduce chances on carrying to a minimum. That, however, is about the only direct demand really existing, and the disposition of cargoes coming to hand depends largely upon the tact and good management of receivers, though the most careful methods do not in all cases insure good prices, even as prices now stand. Efforts to keep the supply low and closely adjusted to the indifferent demand are not successful, as there is an absence of unanimity among manufacturers in this matter, and indeed to many it would be more disastrous to shut down mills entirely than to run at a loss.

Eastern Spruce is handled in about the old form, and presents really nothing new since our last. So long as supplies do not come to hand too freely receivers think they can manage to hold the market about steady, and may, even upon occasion, secure a good price for full dimension stuff, but the outlet can-

not be forced, and only a few cargoes form a surplus under which sellers labor at a great disadvantage. Some poor stuff is again reported to have sold at very low figures. Recent advices from the mills lead to the impression that there will be a lighter run of shipments for some little time to come. We quote at \$11 @14 for random and \$16@16.50 as the average top on specials.

White Pine is fairly well "talked" up in a few cases, but as a rule dealers frankly admit that "there is nothing in the market," and with the exception of extra fine, pretty much all grades may be considered in buyers' favor. Both domestic and foreign calls have proven disappointing either as to volume or the basis upon which buyers were willing to operate, and with strong competition to secure even such demand as does prevail there is not much of an opportunity to infuse any stamina into the market at the moment. Cutting down of production it is hoped will in due time have a beneficial influence. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$19@14 for box boards, and \$16@18 for extra do.

Yellow Pine labors under about all the old disadvantages, and it is seldom that any attempt at cheerfulness is made. Alleged promising symptoms before alluded to are to a large extent still promises only, and it would require larger demand than could in any way be calculated upon from present indications to overcome and neutralize the anxiety to place stock whenever an opportunity is offered. A manufacturer writing to an agent in this city says "we must run the mills or bust," and that tells about the entire story. We quote as follows: Randoms, \$17@19.50 per M.; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do., do., \$22@23; Sliding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$18@15 for rough, and \$18@20 for dressed. Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$20@21 for dressed. Hardwoods have a steady sort of trade for certain manufacturing and trimming purposes and considerable in the way of medium stock is required to satisfy the outlet. Choice lots also meet with fair attention and are quite firm, especially black walnut. There is, however, too many poor culls and they have no regular market value. We quote at wholesale rates by car load as follows: Walnut, \$65@100 per M.; ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32.50 do.; chestnut, \$25@30 do.; cherry, \$40@75 do.; whitewood, \$27@35 do., do.; elm, \$22@25; hickory, \$45@52.50 do.

The exports of lumber from the port of New York

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

Vol. XXXIV.

NEW YORK, SEPTEMBER 6, 1884.

No. 860

SALES OF THE WEEK.

The following are the sales at the Exchange Sales-room for the week ending September 5:

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

SCOTT & MYERS.	
*110th st, s s, 345 e 1st av, 100x100.10, vacant. Henry A. Cram. (1st mort., amt due, abt \$6,500 and 3 years' taxes).	\$6,000
J. L. WELLS.	
Franklin st, No. 164, n s, 57 e Hudson st, 18x 43.9, two-story brick and frame building. A. C. Bechstein.	60,000
Total.....	\$66,000
Corresponding week 1883.....	\$222,811

BROOKLYN, N. Y.

The following are the sales in the city of Brooklyn for the week ending September 5:

Dean st, s s, 160 e Nostrand av, 20x114.5. Paul C. Grening.	\$5,700
Greene av, n s, 415 w Bedford av, 20x106.5, irreg. H. R. Van Vranken.	5,500
Greene av, n s, adj, 20x80. Same.	5,700
Greene av, n s, adj, 20x80. Same.	6,300
Lexington av, late Hickory st, n s, 100 w Lewis av, 120x100. Horace Ingersoll.	2,457
Lexington av, n s, adj, 105x100. Same.	2,421
Lexington av, s s, 200 w Sumner av, 20x100. P. C. Grening.	2,500
Total.....	\$30,578
Corresponding week 1883.....	\$23,700

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or incumbered.

NEW YORK CITY.

AUGUST 29, 30, SEPTEMBER, 1, 2, 3, 4.

Bank st, Nos. 117-121, n s, 201 w Greenwich st, 67.10x95, three-story frame shop and one-story frame stable.

Interior lot, 9.10 s Bethune st and 163 e Washington st, runs west 40.6 x north 21 x east 43 x south 13.4.

Denis O'Donoghue to William V. N. Rosedale. Mort. \$3,000. Sept. 1. \$25,000

Bank st, Nos. 143-147, n s, 82.10 w Washington st, 60.3x97.8x59x87.8, one and two-story brick foundry.

Washington st, s w cor North Moore st, runs west 91 x south 87.6 x east 22 x north 66 x east 75 to Washington st, x north 21.6, two five-story brick stores.

Margaretta K. wife of Henry Welsh to Josephine Munn. C. a. G. Sept. 4. nom

Same property. Josephine Munn to Henry Welsh. C. a. G. Sept. 4. nom

Baxter st, No. 37, e s, 135.2 n Park st, 25x100.6, three story brick store and tenem't. Charles A. Plath to Abraham Zabrinisky. Mort. \$10,000. Aug. 29. 23,000

Baxter st, No. 39, e s, 160.2 n Park st, 25x100.6, five-story brick store and tenem't. Charles A. Plath to Louis Goodmann. Mort. \$10,000. Aug. 29. 23,000

Broome st, s s, 25 w Crosby st, 25x102x25x103. C. Edward Bresler, Detroit, Mich., to Joseph M. Broiler. Aug. 27. nom

Broome st, No. 23, s s, 50 w Mangin st, 25x75, three-story frame (brick front) dwell'g and two-story frame and two-story brick stables on rear. James Murphy to Mary Killane. 1-5 part. Q. C. Aug. 26. 500

Bloomingdale road, s e cor 145th st, runs west to centre said Bloomingdale road, x southwest to e s 10th av, x south to s e s said Bloomingdale road, x northeast to beginning, south 1/2 Bloomingdale road. Henry M. Bradhurst to Albert F. Madden. Q. C. Aug. 1. nom

Chrystie st, s e cor Hester st, runs south 77 x east 100 x north 25 x west 25 x north 51 to Hester st, x west 75; No. 68 Chrystie st, three story brick store and dwell'g and one-story frame dwell'g on rear; No. 70 Chrystie st, three-story brick dwell'g; Nos. 72 and 74, two three-story frame stores and dwell'gs; No. 118 Hester st, three-story frame and brick store and dwell'g. George F. Behringer et al., exrs. Maria Behringer or Boehringer, to Ferdinand Sulzberger. Aug. 28. 45,000

Same property. George F., Louis J. and John J. Behringer and John C. Schaeffer, heirs Maria Behringer or Boehringer, to same. 4-5 parts. Aug. 28. nom

Same property. Ferdinand Sulzberger to Joseph Schwarzschild, copartner of grantor. 1/2 part. Aug. 29. nom

Christopher st, No. 14, s s, 177.9 e Waverly pl, runs south 43.9 x southeast 11.6 x northeast along old Gay st 18.4 x north 4.11 to Christopher st, x west 21, three-story frame store and dwell'g. Mary wife of and Henry S. Day to John Corse. Aug. 23. 8,000

Cooper st, n s, 137.6 w Isham st, 37.6x100. A. Morton Ferris to Floyd Ferris, Bound Brook, N. J. Aug. 22. nom

Cooper st, n s, 100 w Isham st, 37.6x100. Same to Leonie Ferris. Aug. 22. nom

Division st, No. 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, two-story brick dwell'g. Henry A. Smith, Westchester, to Smith Ely, Jr. Confirmation deed. Q. C. July 25. nom

Same property. Partition. John W. C. Lev-eridge to same. April 17. 4,600

Division st, No. 153, s e cor Rutgers st, 26.2x—, excepting part taken for Canal st, which forms southwest boundary of lot, three-story brick store and dwell'g. Helen S. Schaff to Isabella wife of Bernard McConnell. Water rents 1884, &c. June 11. 5,500

Elizabeth st, No. 7, w s, abt 100 n Bayard st, 25x94, three-story frame store and dwell'g and four-story brick tenement on rear. Henry Stone to Abraham Levinson. Mort., &c., taxes 1884. Sept. 3. 12,000

East Broadway, No. 195, s s, 47.4 e Jefferson st, 24x87.6, four-story brick tenem't. Catharine B. Fish, widow, to Solomon Jacobs. Re-recorded. Mort. \$5,500. Sept. 29. 1883. 11,000

Hudson st, No. 207, 21.6x66, two-story brick store and dwell'g. Mary N. wife of and John McDonald to John J. Astor. Taxes 1884. Sept. 1. 15,800

Hester st, No. 20, s s, 55 e Norfolk st, 21.4x 76.10x21.4x76.4, four-story brick store and tenem't and four-story brick tenem't on rear. Israel M. Manson to Paulina Bennett. Morts. \$9,700. Aug. 28. 16,500

Hester st, No. 87, n s, 21.10x100, four-story frame (brick front) store and tenem't and four-story brick tenem't on rear. Asher J. Brown to Elias Brown. Mort. \$11,000. July 10. 15,000

Horatio st, No. 53, n s, 60 e Greenwich st, runs north 75.1 x east 36 x south 16.8 x west 20 x south 58.6 x west 16; also all title in strip on w s of lot, 0.4x34, four-story brick dwell'g. Maria S. Kindstrom, widow, to Mary E. wife of John H. Omark. Sept. 1. 7,950

James st, No. 79, w s, 50.2 s Oak st, 25x59x25x 57.5, four-story brick store and tenem't. James Fitzgerald to Mrs. Johanna wife of Edward Lynch. Aug. 30. nom

Same property. Johanna wife of Edward Lynch to Margaret E. Fitzgerald. Aug. 30. nom

Kingsbrdge road, s e cor 171st st, 22.2x52x20x 61.8. Release mort. Eliza J. Caryl to Catherine Sullivan. Sept. 1. 210

Monroe st, No. 89, n s, 135.7 e Pike st, 25x100, five-story brick store and tenem't. John J. Roese to Elizabeth wife of Joseph Jantzer. C. a. G. Mort. \$3,000. Sept. 3. 20,000

Mott st, No. 128, e s, abt 175 n Hester st, 25x94, four-story brick store and tenem't and two-story brick dwell'g on rear. Elias Goodman to Solomon Izen. Mort. \$12,000. Sept. 1. 14,000

Norfolk st, No. 151, w s, 175 s Houston st, 25x 100, five-story brick tenem't. Annie wife of James Fetretch to Julius J. Lyons. Sept. 1. 26,000

Norfolk st, No. 149, w s, 200 s Houston st, 25x 100, five-story brick tenem't. Annie wife of James Fetretch to Jacob and Bernhard Klingenstein. Sept. 1. 27,000

Perry st, No. 135, n s, 156 e Washington st, 25 x95, three-story brick dwell'g and three-story brick dwell'g on rear. Susan A. Hoogland to Cyrus W. Price. Sept. 1. 13,000

Pike st, No. 19, e s, 22 n Henry st, 24x44.10, three-story brick dwell'g. Hyman Gross to Meyer Applebaum. Mort. \$4,500. Aug. 29. 8,800

Pentz st, w s, about 10 n of 138th st, if extended, runs east 150 x south 54.11 x west 90 x north abt 20 x northwest 62.4 x north 13.2, being part of Pentz st and of 138th st, if extended, &c. John F. and James H. Pentz, trustees J. Pentz, dec'd, and also trustees under deeds of trust to S. Barker, dec'd, to Peter J. Moran. Mort. \$654. Sept. 1. 1,090

Ridge st, No. 16, e s, 100 s Broome st, 25x72, four-story brick tenem't. Mary Hauser, now Carroll, to Alfred R. Underwood. All liens. April 26, 1881. 500

Rivington st, No. 238, n s, 25x100, three-story brick store and dwell'g and two two-story frame dwell'gs on rear. John Boddecker to Christian F. Hauff. M. \$5,500. Sept. 1. 12,300

Suffolk st, No. 12, e s, 75 n Hester st, 25x50, three-story brick store and dwell'g. Moses Schlansky to Moses Cohen. Mort. \$8,000. Sept. 1. 14,500

Suffolk st, No. 101, w s, 175.7 s Rivington st,

25.1x100, five-story stone front tenem't. Jacob Dieter and Barbara his wife to Alois Brauner. Mort. \$10,000. Aug. 28. 22,550

West st, No. 174, e s, 26.6x87.10x26.6x88.1, four-story brick store and tenem't. John Romer to Freeman P. and Charles H. Woodbury, New York, Allen C. Dickens, Dunnellen, N. J., trustees J. A. McGaw, dec'd. M. \$12,000. Aug. 30. 26,500

Washington st, No. 763, e s, 20 s West 12th st, 40x78x40x76.3, two-story frame stable and two-story brick stable. Ellen I. wife of C. Temple Emmet to Katharine wife of Richard S. Emmet. All title. Feb. 15. 2,500

Same property. Katharine wife of Richard S. Emmet, New Rochelle, and Henrietta P. wife of Leslie P. Clarke, Springfield Centre, Otsego Co., to Michael W. and John Bradley. July 29. 8,000

Waverly pl, s w cor Macdougall st, 44x97, new buildings projected. James M. Cromelien to Adolph Rusch. Q. C. Mar. 5, 1868. nom

2d st, No. 286, n s, 318 w Av D, 25x106, five-story brick store and tenem't. Fannie Rossmann, Mary Manges, Pauline Lauterbach and Simon Rossmann, Jr., to Abraham Rossmann. Mort. \$8,000. Aug. 28. nom

2d st, No. 288, n s, 293 w Av D, 25x106, five-story brick store and tenem't. Abraham and Simon, Jr., Rossmann, Mary Manges and Pauline Lauterbach to Fannie Rossmann. Mort. \$2,000, taxes 1884. Aug. 28. nom

2d st, No. 290, n s, 268 w Av D, 25x106, five-story brick store and tenem't. Abraham, Fannie and Simon, Jr., Rossmann and Pauline Lauterbach to Mary Manges. Mort. \$4,000. Aug. 28. nom

2d st, No. 292, n s, 243 w Av D, 25x106, five-story brick store and tenem't. Abraham, Fannie and Simon, Jr., Rossmann and Mary Manges to Pauline Lauterbach. Mort. \$8,000, taxes 1884. Aug. 28. nom

2d st, No. 296, n s, 218 w Av D, 25x106, three-story brick store and tenem't. Abraham and Fannie Rossmann, Mary Manges and Pauline Lauterbach to Simon Rossmann. Taxes 1884. Aug. 28. nom

7th st, No. 303, n s, 213 e Av B, 20x73.1x21.6x 65.3, two-story frame stable. Julius Langenbahn to Henry and John Behrens. Mort. \$3,000. Aug. 28. 12,000

7th st, No. 84, s s, 72.6 w 1st av, runs south 28.6 x east 0.6 x south 38.3 x west 28 x north 66.9 to 7th st, x east 27.6, five-story brick store and tenem't. George Pries to John Rasp and Christian Schulz. Mort. \$8,000. Sept. 1. 22,000

8th st, No. 363, n s, 158 e Av C, 25x87.10, four-story brick tenem't. Sydney Fisher to Benjamin F. Hahn. M. \$8,500. Sept. 1. 14,000

8th st, No. 11, n s, 178 e 3d av, 26x112.10, being No. 11 St. Marks pl, three-story brick store and dwell'g. Max Reiss and Nancy his wife to Isaac Hochster. 1/2 part. Mort. \$10,000. July 28. 4,000

11th st, No. 634, s s, 418 e Av B, 25x94.9, four-story brick store and tenem't. John Bauer and Barbara Hartman, widow, to Jacob and Rebecca Larchan. M. \$5,000. Aug. 27. 11,000

11th st, No. 630, s s, 233 w Av C, 26.2x94.9, three-story brick store and dwell'g and one-story frame stable on rear. George W. Cooper to Frederick Heerlein. Morts. \$4,000 and taxes, 1884. Aug. 30. 8,800

12th st, No. 525, n s, 324 e Av A, 22x103.3, three-story brick dwell'g. Charles A. Stadler to Mary J. Fischer. Mort. \$5,500. Aug. 30. nom

16th st, No. 347, n s, 225 e 9th av, 25x91.9, five-story brick (stone front) tenem't. Charles Bode to Elizabeth Seitz. Mort. \$15,000. Rerecorded. June 28. nom

Same property. Elizabeth wife of Charles Seitz to Bernard Meyer. Morts. \$15,000. July 10. 24,000

16th st, Nos. 136-142, s s, 275 e 7th av, 75x 103.3, two five-story brick flats. Thomas Moore and Bernard Wilson to Robert H. Craft. Morts. \$126,000. Aug. 30. 210,000

18th st, No. 344, s s, 275 e 9th av, 25x92, four-story brick tenem't. William J. Hutchinson to Jennet wife of Adam C. Martin. For life. C. a. G. Mort. \$4,500. Mar. 15. gift

20th st, No. 31, n s, 350 w 4th av, 21.4x92, three-story brick dwell'g. Therese Frey wife of Frederick T., Germany, to Lillie Wehrle. July 29. nom

21st st, No. 244, s s, 96 w 2d av, 21x92, three-story brick dwell'g. John F. Kearney to Mary E. and Margaret A. Kearney and Mary F. Keenan. Sept. 6, 1883. nom

21st st, No. 441, n s, 454.7 w 9th av, runs north 83 x east 19.3 x north 15.8 x west 44.3 x south 98.8 to 21st st, x east 25, four-story brick dwell'g.

Also interior lot, begins on centre line bet 21st and 22d sts, at point 345 e 10th av, runs east 30 x north 26.8 x west 30 x south 26.8.

William R. Martin to William D. Dennis. See 71st st. Mort. \$13,000. Sept. 1. 30,000

Table listing names and values for Straus, Phillip, to George A. Hughes, The Mutual Life Ins. Co., New York, Charles S. Loper, Riverhead, L. I., etc.

KINGS COUNTY.

Table listing names and values under Kings County, starting with Adams, Jane, to Sarah Adams, Babcock, Seth G., and ano., exrs. A. G. Spring, to Seth G. Babcock, as trustee, etc.

CHATELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

NEW YORK CITY.

Table listing names and values under New York City, starting with Amato, C. 166 W. 27th, Burr, Son & Co. (R) \$190, Becker, C. H. B. 1222 2d av., W. H. Griffith & Co. Pool Table, Bickel & Heres, 112 Essex, etc.

Table listing names and values under New York City, starting with Ahrweller, Fredericka, 1096 2d av., Schulz & Brechtel, Arnold, Elizabeth, 42 E. 9th, Mrs. M. Dicker, Auerbach, Josephine, 546 E. 87th, etc.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for Zabel, S., Armstrong, R. J., American Church Review Assoc., and others.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for Schauze, G. A., Schonman, N., Stellmann, H., and others.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for Baehr, H. G., Bloch, Jacob, Christy & Dougherty, and others.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for N. Y. ASSIGNMENTS CHATTEL MORTGAGES, Smith, Wm., and others.

Table listing real estate transactions and fixtures in KINGS COUNTY, including entries for Bradigan, J., Burke, Thos., Collins, T., and others.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for Sweet, Mary A., Smith, Geo. N., Stuebner, Mrs., and others.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for Achor, S. T., Best, Louis, Burse, J. M., and others.

Table listing real estate transactions and fixtures in MISCELLANEOUS, including entries for Doyle, Edward, Graeber, G., Jost, Michael, and others.

JUDGMENTS.

NEW YORK CITY.

Table listing judgments in NEW YORK CITY, including entries for Aug. and Sept., 30 Allen, William E., and others.

Table listing real estate transactions in Kings County, including names like Van Wagenen, Weber, Whitford, and various amounts.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including names like Allen, Ahrens, Brasse, and various amounts.

Table listing real estate transactions in Kings County, including names like Mixer, Murtagh, Maibrunn, and various amounts.

SATISFIED JUDGMENTS.

NEW YORK

August 30 to September 5—inclusive.

Table listing satisfied judgments in New York, including names like Albert, Ahrens, Brown, and various amounts.

KINGS COUNTY.

August 30 to September 5—inclusive.

Table listing satisfied judgments in Kings County, including names like Browne, Cook, Field, and various amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including names like Peter Somers and amounts.

Large table listing real estate transactions in Kings County, including names like Seventy-third st, Sixty-first st, and various amounts.

three-story and basement tenement, 36x53.6, tin roof, wooden cornice; owner, Mrs. S. Berri, 448 West 20th st, New York; architects, J. B. McElPatrick, Sons & De Baud; builder, A. C. Squires.

ALTERATIONS NEW YORK CITY.

Plan 1717—Kingsbridge road, e s, 100 n McComb's Dam, raise attic to full story, flat roof; cost, \$—; owner, Mary Weiser, on premises; builder, Cornelius B. Schuyler.
1718—26th st, No. 359 W., repair water-closet on rear; cost, \$50; owner, David Wilkie, 239 West 18th st.
1719—8th av, n e cor 141st st, take off peak and put on flat roof; cost, \$105; owner, Fred. Schrader, Woodlawn.
1720—76th st, No. 18 E., put up stairway in extension; cost, \$—; owner, G. C. Clausen; builder, J. J. Brierley.
1721—127th st, No. 171 E., rebuild west side wall; cost, \$50; agent for owner, Geo. C. Goeller, 3d av and 134th st.
1722—Concord av, No. 880, raise one story, new flat roof; cost, \$500; owner, Richard Stone, on premises; builder, John Y. Anderson.
1723—Union av, No. 967, repair greenhouses; cost, \$100; owner, J. W. Wakeling, on premises; builder, Henry Sproessig.
1724—Riverdale av, s s, opposite Ackerman st, internal alterations; cost, \$550; owner, Wm. E. Thorn, Kingsbridge; builders, Jos. Berrie and Thorn & Haley.
1725—Monroe st, No. 107, raise one story, take down and rebuild front wall; cost, \$350; owner, Patrick W. Meehan, on premises; builder, M. Dugan.
1726—South st, s w cor Jefferson st, lower floor beams of store floor and new store fronts; cost, \$300; lessee, John Simpson, 188 Delancey st; architect, Wm. Graul.
1727—14th st, No. 52 W., new store front; cost, \$2,500; lessee, James Pursell, 910 Broadway; builder, Chas. E. Hadden.
1728—3d av, No. 130, remove partition and put in girder in first story and remodel store front; cost, \$1,000; lessee, John Koch, on premises; architect, Paul F. Schoen; builder, Paul Stephen.
1729—Lexington av, s e cor 125th st, raise extension half a story; cost, \$500; owner, Wm. A. Martin, 128 West 123d st.
1730—2d av, No. 1431, alter store front; cost, \$300; owner, Mary Ann Rohr, on premises; builders, Geo. Brendell & Bro.
1731—2d av, Nos. 1433, 1435 and 1437, put in new plate glass sashes in store fronts; cost, \$1,100; owner, Mary Messinger, 1435 2d av; builders, Brendell Bros.
1732—Varick st, No. 106, one-story brick extension, 21x15, metal roof; cost, \$1,000; owner, Stephen Hickson, 8 Grand st; architect, Thomas J. Moran.
1733—North Washington sq, No. 12, iron supports in cellar, square up wall, renovate plumbing and heating arrangements, build furnace flue, &c.; cost, day's work; owner, Edward Cooper, on premises; architects, McKim, Mead & White.
1734—7th av, No. 425, one-story brick extension, 20x20, tin roof; cost, \$2,500; owner, Esther E. Cohen, by Samuel H. Cohen, 158 West 44th st; architect, J. W. Cole; builder, James Cox.
1735—7th av, No. 427, one-story brick extension, 20x20, tin roof; cost, \$2,500; owner, Samuel Booth, 550 West 36th st; architect and builder, same as last.
1736—North 3d av, e s, 200 n 168th st, building moved; cost, \$700; owner, David Mayer, 1304 5th av.
1737—3d st, No. 93 W., add one-half story, flat tin roof; cost, \$300; owner, Amos R. Eno, 233 5th av; builders, J. Rue and A. G. Bogert.
1738—Rutherford pl, No. 3, four-story brick extension, 19.8x31.6, tin roof; interior alterations; cost, \$6,900; owner, A. H. Flanders; architect, H. Kreidler.
1739—27th st, Nos. 12 and 14, basement fronts altered; cost, \$1,500; owner, James H. Falconer, on premises; lessee, N. Engel; architect, W. Graul; builder, J. Goerlitz.
1740—125th st, No. 40 W., one-story and basement brick extension, 20.8x9.8, tin roof, also put in store front in first story; cost, \$3,000; owner, Bernard McGurk, 341 East 124th st; architect, Chas. Rentz.
1741—1st av, No. 192, new plate glass show windows in store front; cost, \$260; owner, Henry G. Koeppler, on premises; builder, B. Shorer.
1742—134th st, s s, 150 e Lincoln av, raise one story; cost, \$5,000; owner, The New York Wood Turning Co., on premises; architect and builder, Wm. J. Merritt.
1743—Lexington av, No. 246, three-story brick extension, 10x17, tin roof, and internal alterations; cost, \$2,500; owner, D. S. McElroy, White Plains, N. Y.; architect, A. B. Jennings.
1744—8th av, No. 394, new store front; cost, \$200; owner, Walburga Schwagerl, on premises; architect, Jos. M. Dunn; builder, I. H. Terrell.
1745—43d st, Nos. 232, 234 and 236 E., repair damage by fire; cost, \$2,000; owner, Burr Wakeman estate, Robert W. de Jocest, trustee, 7 Washington sq; architect, A. Hamm; builders, V. J. Hedden & Sons.
1746—41st st, No. 511 W., cut openings through side wall on second and third floors; cost, \$350; owner, Wm. Campbell, 355 West 56th st; builders, Thos. Feely and G. W. Hill.
1747—Park row, No. 32, cut doorways in party wall, &c.; cost, \$300; lessees, publishers of the New York World, on premises; builder, Geo. Vassar.

KINGS COUNTY.

Plan 636—South 5th st, No. 261, two-story brick extension, 20x16, tin roof, brick and tin cornice; cost, \$1,800; owner, C. Hollwedel, on premises; builder, F. Herte.
637—Kosciusko st, No. 323, add one-story; cost, \$500; owner and architect, Jacob May, 848 De Kalb av; builders, H. MacQuilkin and C. Franz.
638—4th pl, No. 71, front altered, windows, &c.; cost, \$250; owner, J. O'Neil, on premises; builders, M. Reid and Geo. Damen.
639—Tompkins pl, No. 22, brick wall to extension; cost, \$100; owner, Aug. M. J. Winbacher or Mintacher, on premises.
640—Baltic st, No. 349, near Smith st, add one story, flat tin roof, also three-story brick extension, 8x26, tin roof; cost, \$2,000; owner, Mr. Haggerty, on premises; builders, J. Hayes and E. G. Vail.
641—Nevins st, No. 38, brick piers and stone foundation, also two-story brick extension, 6x16, tin roof, iron cornice; cost, \$370; owner, Ruth E. Walton, on premises; architect, J. T. Loft; builders, T. H. Rodgers and G. Tooker.
642—Raymond st, n e cor Willoughby st, two-story brick extension, 16.6 and 28.3x56.6, gravel roof; cost, \$1,000; owner, J. G. Smith, 352 Washington st or av; builder, C. Becker.
643—Meeker av, No. 198 1/2, raised 5 1/2 feet on posts; cost, \$100; owner, John Becker, on premises.
644—Marion st, No. 166, new cellar wall; cost, \$300; owner, Mr. Freeman; architect, I. D. Reynolds; builder, Daniel Phillips.
645—Maujer st, s s, 175 w Leonard st, one-story frame extension, 9x6, tin roof; cost, \$250; owner, Charles G. Schlick, 68 Maujer st; architect, Fr. Weber; builders, I. & J. Van Ripper and S. F. Bartlet.
646—Nelson st, No. 9, raise one story; cost, \$200; owner, James —, Nelson st; builder, James McCort.
647—Myrtle av, No. 611, repair damage by fire; cost, \$700; owner, &c., James Williamson, 676 Gates av.
648—Fulton st, No. 1776, one three-story frame extension, 12x12, tin roof; cost, \$150; owner, Mrs. Pritchard, Herkimer st.
649—Court st, No. 233, new brick front and add one story, also four story brick extension, 19.4x28, wooden cornice; cost, \$6,850; owner, A. Lutiger, on premises; architects and builders, W. Freeman's Sons.
650—Columbia Heights, No. 17, cor Dougherty st, interior alterations and new chimney; cost, \$300; owner, M. O'Brien, on premises; builders, S. Ripplingale and W. David.
651—18th st, No. 133, flat tin roof; cost, \$400; owner, Maria C. Johnson, on premises; builder, M. Mortenson.
652—North 2d st, No. 380, add two stories and alter to store and tenement, front wall rebuilt; cost, \$4,900; owner, John A. Albohn, 378 North 2d st; architect, L. F. Graether; builder, J. Schook.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending September 5:

Table with 4 columns: Name, Liabilities, Nominal Assets, Real Assets. Includes entries for Boynton, John H., Durando, William P., Katski, Julius, Luedemann, Rudolf A., Meyer & Heineberg, Sheffield, Nelson M., Strauss, Isaac, Smith, James F.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Aug. and Sept.
30 Buck, John H. (church decorator, 19 Bible House), to Alfred J. Walker.
31 Dippel, Michael W., to —.
1 Guedalia, Aaron (cigars, 55 Warren st), to Joseph Kopeitzky; preferences, \$2,598.
5 Hanlon, Patrick H., to Thomas J. Sheridan.
80 Kramble, Gouverneur and Peter, Gouverneur and James M. Paulding (firm of Paulding, Kemble & Co. 30 Broadway) to Charles J. Nourse, Jr.
4 Klonover, Hanchen (cigars, 995 2d av), to Morris Young; preferences, \$50.
1 MacIntire, George R., and George H. Burpee (firm of G. R. MacIntire & Co., clocks, 183 William st), to Charles F. Looker; preferences, \$390.
1 MacIntire, Charles H. (hardware, 287 Hudson st), to Andrew Ward; preferences, \$5,636.
2 Salomon, Morris (fur trimmings, 416 Broome st), to Gustavus Levy; preferences, \$1,871.
4 Simmons, William H. and Abraham (firm of W. H. Simmons & Co., produce commission merchants, West Washington Market), to Garrett V. R. Simmons.
5 Weber, George A., to Theodore Conrow; preferences, \$23,565.

KINGS COUNTY.

Sept.
GENERAL ASSIGNMENTS.
3 Behrens, William, to Chas. Auel.
2 Nielsen, Charles J., to Louis M. Candidus.
4 Hendrichs, John, to Joseph B. Merkert.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor during the week ending Sept. 3, 1884. * Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

REGULATING, GRADING, ETC.

126th st, bet 10th av and Grand Boulevard.

PAVING.

70th st, from Av A to a line abt 650 east of Av A.
89th st, from 1st av to Av A.
134th st, from Madison to 5th av.

FENCING VACANT LOTS.

122d st, n e cor 4th av.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval.
NEW YORK, August 30 and September 1, 1884.

REGULATING, GRADING, ETC.

Summit st, from Briggs av to Anthony st.*
East 149th st, bet North 3d and Mott av.*
65th st (sidewalks), from 10th to 11th av.*

PAVING.

121st st, from 6th to Mt Morris av.†
91st st, bet 4th and 5th avs.†

SEWERS.

Morris av, from Lincoln av to 156th st.†

MAINS.

Suburban st, from where present main terminates to Williamsbridge road; gas.†
Fordham av, from Kingsbridge road to Columbia av and Monroe st; Croton.†
Creston av, from Highbridge road to 184th st; Croton.†

FENCING VACANT LOTS.

110th st, s s, bet 3d and Lexington avs.†

LAMP POSTS ERECTED AND LIGHTED.

161st st, from 10th to 11th av.†

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE EXCHANGE SALES ROOM, NO. 111 BROADWAY.

Table of legal sales with columns for location, description, date, and price. Includes entries for Broadway, No. 686, 76th st, Nos. 178-182, 79th st, No. 425, 109th st, No. 116, Mott st, No. 375, Valentine av, Woodruff av, William st, 109th st, No. 106, Broome st, No. 13, Henry st, 106th st, No. 205, 106th st, No. 207, 106th st, No. 211, 4th av, s e cor 107th st, 107th st, s s, 100 e 4th av, 3d av, No. 312, 7th av, No. 397, 76th st, s s, 348 e Av A, 11th st, No. 315.

KINGS COUNTY.

Table of legal sales in Kings County with columns for location, description, date, and price. Includes entries for East Broadway, s s, 207 e Lloyd st, Henry st, w s, 40 s Carroll st, Lafayette av, n s, 200 e Tompkins av, Graham st, n s, 29.7x75, Flatbush av, s w cor Franklin av, Flatbush av, s s, 55 w Franklin av, Franklin av, w s, 55 s Flatbush av, 4th st, s s, 135.9 s e 5th av.

LIS PENDENS, KINGS COUNTY.

Table of lis pendens with columns for location, description, date, and price. Includes entries for Gravesend av, w s, 92.3 n 86th st, Marion st, s s, 100 e Reid av, Underhill agt John Frischmann and Eliza his wife, Lafayette av, south cor Grove av, Taylor st, n s, 160.4 w Wythe av, 3d pl, n e cor Henry st.

Table listing real estate transactions in New York, including property addresses and names of parties involved.

RECORDED LEASES.

Table listing recorded leases in New York, including property addresses, lease terms, and annual rents.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names of parties and property details.

Table listing conveyances in Hudson County, including names of parties and property details.

MORTGAGES.

Table listing mortgages in Hudson County, including names of parties and property details.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names of parties and property details.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names of parties and property details.

MORTGAGES.

Table listing mortgages in Hudson County, including names of parties and property details.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including names of parties and property details.

BILLS OF SALE.

Table listing bills of sale in Hudson County, including names of parties and property details.

JUDGMENT.

Table listing judgments in Hudson County, including names of parties and property details.