

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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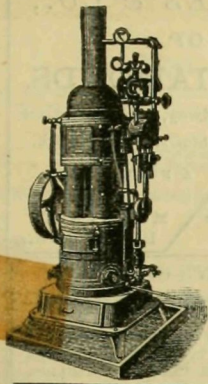
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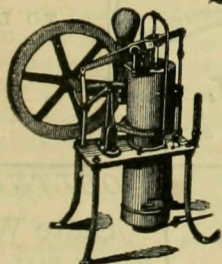
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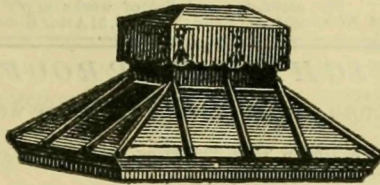
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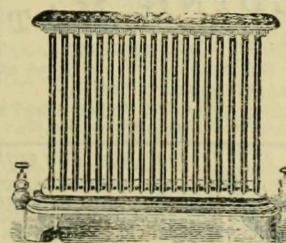
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Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

JANUARY 3, 1885.

THE RECORD AND GUIDE appears to-day in a dress of new type. The improved typographical appearance of the paper will, we trust, please our subscribers. The changes in the make up of our advertising pages of this number are in the direction of greater tastefulness and will, we think, advantage our patrons as well as greatly improve the appearance of the paper itself. A new departure in the manipulation of advertisements will be found on the page adjoining the one on which this notice appears. It is certainly more artistic than our ordinary advertising layout, and will doubtless prove popular. The large increase in our circulation necessitates the frequent purchase of new type. Our design is to make THE RECORD AND GUIDE as tasteful in appearance as it is interesting in its various departments. Improvement, we find, pays and from this time forth we hope constantly to add new specialties to THE RECORD AND GUIDE which will make it indispensable to every enterprising business firm.

The semi-annual Index which accompanies this issue will be found indispensable to all who keep files of THE RECORD AND GUIDE. It makes, as it were, the whole volume of six months a complete publication. The pages are given on which all transfers of realty can immediately be found, and the streets and avenues are so subdivided that very few references are required. All the facts about conveyances and projected buildings are made available in the shortest possible space of time. All of our subscribers should secure a suitable binder, which can be had at this office for one dollar. These volumes are getting more valuable every year. Every regular subscriber is entitled to this Index.

The closing scenes of Franklin Edson's career as Mayor of New York were not creditable either to him, the Aldermen or the courts of this city. It was a scramble all around for patronage and plunder. The outgoing Mayor, when he assumed office, undoubtedly wished to make a good record for himself and his administration, but he somehow was unfortunate in nearly all he undertook. He had, however, a clear right with the consent of the Aldermen to appoint a Commissioner of Public Works and Corporation Counsel, and the judges who interfered with injunctions dishonored themselves and the judiciary of the city in the injunctions which they issued to interfere with the exercise of his legal authority. The Citizens' Association and its lawyer cut a very contemptible figure in this whole business in trying to save Hubert O. Thompson from official decapitation. It is strange that all of our municipal reform associations have finally come under influences adverse to the city's prosperity and the interest of the taxpayers. It is to be hoped that the real estate interests of New York represented in the new Real Estate Exchange will take the place of these disappointing reform organizations and see to it that the taxpayers' interests are guarded at Albany and in the City Hall.

William R. Grace, our new Mayor, has a rare chance to distinguish himself. He is a man of ability and great energy, and the reform enactments of the last Legislature clothed him with extraordinary powers in the way of appointments. He is the first Mayor for many years who has been independent of the Aldermen. He can appoint without their consent and the Legislature should grant him the additional authority of removing for cause. Mayor Grace's experience, when last in office, will be of advantage to him, and voters of all parties will support him heartily should he follow in the footsteps of Mayor Seth Low of Brooklyn. A Mayor that will give New York good government and show a disposition to correct abuses may aspire to any gift of the American people to which he is eligible. With a good and efficient Mayor and the operation of the new civil service rules, New York should be rescued from the power

of party machines and become as noted for its good as it has been for its bad government.

The able document favoring the ratification of the Spanish treaty prepared by the real merchants in the Chamber of Commerce, and to be presented to the Senate next week is, to say the least, timely in view of the perverse action of the nondescript majority of the Chamber which is always opposed to anything benefiting the commerce of New York or the country. These merchants show that, some details excepted, were this treaty entered into our commerce would be increased, a stimulus be given to ship building; and our manufacturers and agriculturists would find new and profitable markets. There is not much hope that the present Congress will do anything, for as a body it is inefficient, when beneficent legislation is to be enacted, but a public opinion may be created which will lead to the ratification of these and other treaties when the new Congress assembles next year.

The Prospects for 1885.

Everyone in business is disposed to look hopefully to the future, no matter what discouragement there may have been in the past; indeed, it is natural that all who have goods to sell or money invested should desire and expect a fair return on their business ventures. Prophets of evil are therefore never popular. Cassandra, according to the ancient myth, was possessed of the perilous gift of foreseeing the woes in store for her family and race; but it was her cruel fate never to be believed, and so it is with all who foresee clearly the ills of the times and the woes that are to come. Such prophets in all ages have had to suffer for their uncanny foresight.

While it would be pleasant to speak hopefully of the future of the coming year, still in all honesty we are forced to say that the outlook is not especially reassuring to the business world. The year to come threatens to be an unsatisfactory one, not only to those who labor with their hands but to all who have goods and property to sell. The trouble is a world-wide one. It is not because of any war, pestilence or famine. Practically the world is at peace. Instead of famine there is a superabundance of all the products of nature. True, portions of Europe and America during the coming summer may have a visitation of cholera, but there is no likelihood of any pestilence which will seriously interfere with the business of the world. The evil that afflicts our times is the steady shrinkage of values which is checking enterprise—for no one wishes to produce on a falling market—which is throwing millions of workmen the world over out of employment, and is depriving all dealers of their customary profits. For the last three years we have foretold this state of things, and have counselled prudent investors to sell their various properties and put everything into money, as that alone was augmenting in value and would continue to do so until bi-metallism was re-established or new gold fields discovered.

For there is no disputing it, the prime cause of nearly all our woes has been the practical demonetization of silver by the business world and the designating of gold as the sole measure of values at a time when the production of that metal was diminishing in all the gold producing regions of the earth. It is folly to talk of overproduction for the world never had enough of even the necessities of life for its inhabitants. All the trade distress of the era in which we live can be traced directly to this artificial augmenting of the purchasing power of gold. When the announcement was made that the Austrian Empire was in the market for \$250,000,000 to resume specie payments on a gold basis, we at once stated that a panic was in order in that country, and true enough it came, and some of the latest particulars will be found in another part of this paper.

That the owners of floating capital are alarmed at the future is shown by the unemployed money in all the financial centres of the world. The opinion we expressed three years ago has been shared by tens of thousands of conservative capitalists. They have declined to buy or to take new risks, and hence their money is put into banks and trust funds for safe keeping and will not be invested until the outlook changes.

What are we to expect in real estate circles? This is a vital matter to the majority of our subscribers. Frankly then we must say that property holders must be satisfied with a smaller return on their house investments than they have been receiving for years past. Rents must come down—that is upon all new contracts. We know of no description of improved realty which is likely to escape this necessity. In view, however, of the augmented value of money, the fact that it will purchase more than it did in the past, this lowering of rentals will not be so great a calamity as it may at first appear to house owners.

Then there will be a liquidation in the prices of all kinds of real estate. There is some likelihood of a lively market, but it will be at lower figures. Brokers and dealers may do well, for their profits are in an active market. Their commissions have to be paid whether prices are low or high; but people who are forced to sell their property must make up their minds for a lower range of values than has obtained recently.

There will not be so many houses built in 1885 as there were in

any of the five preceding years, nor will those that are constructed be as costly. New York will keep on growing, whether times are good or bad, and well-located property will always command a fair price on this island. Vacant lots in the line of improvement will never go begging; indeed the stoppage of apartment house building will relatively increase the demand for vacant lots in this city.

Then there are some few promising indications. Cotton and cotton goods have apparently seen their lowest figures for some time to come. The same is true of grain. We built less than 4,000 miles of railway during the past year. We may build 6,000 miles during the coming year. Our consumption of iron and the other metals is still very large, and cheaper coal will help our manufacturing industries. So, although we expect to see failures, distress among all business classes during the coming year, we believe the turning point is not far off. Should a war take place in Europe, which is not improbable, it would change the whole business aspect in this country. In the meantime the prudent course is for those who have money to keep it uninvested, and if they can sell any property they have at a fair price to do so.

The Private Ownership of Land.

Editor RECORD AND GUIDE:

Dr. Adler makes a complicated solution of a complicated problem when he bends his powerful mind to find some way in which the income of landlords may not be diminished when the income of tenants is cut off. Why not let the landlord forego his rent entirely? It would be just what the tenant is compelled to do in respect to his income.

The root of, all our troubles is included in one word. The truth of the assertion you, who are of necessity well read in recent economical theories, will soon admit, if you do not already admit it to your own conscience. If you are not afraid to publish your convictions now, you will be then.

The brief principle to which I allude is thus phrased:

NO MAN HAS A MORAL RIGHT TO OWN LAND.

After all, would it not be possible to trade in houses and improvements without trading in land; would there not be as great, yes, a greater field for your able paper if you were to aid in bringing about a state of affairs which must come, as inevitably as personal slavery was doomed from the moment that the child first drew breath into whose mind it afterwards entered that slavery was wrong.

RIENZI.

REMARKS BY EDITOR.

Our correspondent opens up a large question in the above; one which would require a volume to discuss properly, but perhaps a few considerations respecting it may be compressed within the limits of a newspaper article.

"Rienzi's" position differs, we judge, from that of Henry George, who admits that land should have an owner, that is, the government representing the commonwealth, which should lease it out at fair rentals, the proceeds of which would pay the taxes of the State. "Rienzi," if we understand him, believes in the private ownership of houses, but not of unimproved land. There are many parts of the earth in which land has no market value, and is without a private owner, but it happens that they are very undesirable localities in which to live. Savages in all ages have held and practiced "Rienzi's" doctrine. The land in the earlier ages belonged to the tribe or clan. This, indeed, was the rule in all barbarous communities, nor was private ownership of the soil known until civilizing influences began to be felt. Our recent literature is full of works on this interesting topic, the most notable of which are those of Sir Henry Maine. This rule, of no private ownership, still obtains with our Indians and can be seen in practical operation by any one who crosses that artificial desert known as the Indian Territory. In most civilized countries there are survivals of this primitive non-ownership of land, which go by the name of "commons," signifying that it was the common property of the community in which it was located. The greater part of Coney Island was such a common until a few years past, as was also the Hempstead Plains; but the splendid improvements in both these locations did not commence until they were transferred to private hands. It is curious to note too that land under water is never made valuable until private ownership of it is permitted. All or nearly all of our oysters are grown in sub-marine locations owned by private persons. The unowned oyster beds soon become barren as it is no one's interest to preserve them. Not very long since it was discovered that the oyster plantations within the limits of a Connecticut town, we think it was Saybrook, were not legally in the possession of the persons who had been cultivating them for several generations. Under private ownership they had flourished and the annual crop was rarely diminished. As soon, however, as it was found that every person in the town had an equal right to the oysters under the bay at that point the work of devastation commenced and in two years the oysters all disappeared.

In some barbarous communities a tribe or clan owning certain lands have formed communities to work the soil in common. To this day the village communities of Hindostan and Russia are objects of interesting study to the students of social science, but though these communities are an advance upon the savage disregard of all private rights in the soil the economic advantages to the state at large are far less than where individuals are permitted to own

land with a view to making a living out of the soil by selling its products. Undoubtedly the best results to the race have followed from the ownership of small farms by the actual tillers, as in Belgium, France and the United States.

The Indian Territory where the lands are held by the tribes is, as we have said, practically a desert, yet no soil on earth is naturally more fertile. Its wonderful capabilities are wholly undeveloped by the few scattered Indian tribes which occupy it. In Kansas and Texas adjoining, where private ownership is the rule, there is every evidence of thrift and civilization. The population is steadily increasing and agricultural productions are yearly becoming larger. The Indian Territory, like the adjoining States, is destined some time to be filled with thriving cities and to yield ten thousand fold more than it does to-day, but this happy state of things will not come about until the soil passes into the private possession of actual settlers.

No practical man, much less a student of social science, will deny that the private ownership of the soil may be replaced by some better social arrangement. No one has any title deeds from the Almighty to any part of the earth's surface. All human institutions are to be judged by their value to the community. With this test in mind private ownership is a vast advance upon the no ownership and tribe ownership which was the rule in the early epochs of the human race.

Our Prophetic Department.

MR. BRUIN—I am pleased to see, Sir Oracle, that in recent conversations you have come around to my point of view and are a bear on values. To me the outlook is very gloomy.

SIR ORACLE—Yes, but the trouble with you bears, as well as your antagonists, the bulls, is that you persist in holding on to your respective theories as to values without regard to the changes in the condition of trade. You recall the old story of the quarrel between the two men who described what they saw on opposite sides of a shield. They were both right in the testimony they gave, and yet they were both wrong, for each had told only half the truth. Now, as Emerson says, "Nothing is so inconsistent as consistency." Events are never consistent, nor are the prices in the markets. The pendulum of values swings up, then down. The average man buys when prices go up and sells when they go down, and loses on both sides of the market; but a wise bear may often make money in selling upon the "spurts" in a bull market, and covering when the reaction comes. Likewise a prudent bull may make profits in a bear market by buying on the "slumps" and selling on the recoveries.

MR. BRUIN—All these commonplace maxims are lost on me. You know very well that business matters are in a bad way. The coal carrying roads must liquidate; the Southern roads will all be quoted at lower figures; the iron business will remain depressed, and then the mentable shrinkage of real estate is soon in order. Rents must come down, heavily mortgaged property must be foreclosed, and embarrassed real estate owners will be forced to sell upon a declining market.

SIR O.—You are not far wrong in any of those statements, and yet I am disposed to look for a better feeling on several of the Exchanges before the year is much older. I still think that January or early February will see a marked advance in the stock market. Wheat, corn and petroleum will soon, I think, show handsome advances in market values. You remember I was a bull on cotton when it was selling in the neighborhood of 10 cents a pound. It has advanced over a cent since I first spoke hopefully about it, and I am equally confident of an advance in grain values. Cattle, hogs and lard I think will, however, become cheaper because of the abundance of corn and its low price.

MR. BRUIN—What indications do you see of a better state of things in the stock market? I regard the situation as simply deplorable. There is not a ray of light from any quarter.

SIR O.—From a superficial view, you are right. Prospects for the coal roads look bad, and the general business of the country is and will remain depressed; but the immense corn crop must be moved, as well as the hogs and cattle which it feeds and the other products into which it is converted. A very stormy winter may interfere with the operation of the roads in the West and Northwest, but if the weather does not stand in the way the companies will all show better earnings for the next two months. Still, the coal companies will be a drag, as will the fight between the Central and West Shore, if the latter continues. But the time seems to be approaching for some adjustment. When it occurs look out for a sharp rise in securities. It seems to me that a reaction is due after the recent depression.

MR. BRUIN—Suppose that some great financial institution should collapse?

SIR O.—It will have a bad effect, no doubt, and it is not an unlikely thing to occur either, but in no event do I look for any panic similar to that of last May. The rise in the stock market, even though deferred, will occur sometime before spring. But please bear in mind that I confine my predictions of better prices to

stocks, grain and possibly petroleum. Cotton may go to 13 cents before the year is over. But just at present, however, I think it is high enough, and the chances are it may go lower in the near future.

MR. BRUIN—You agree with me then in believing that the probabilities look towards lower figures for all the products of human labor before the year closes?

SIR O.—Yes, that seems the outlook to me, due to the "shortening of the yard stick," that is to the augmenting value of gold as the measure of all prices. The commercial world has agreed to degrade silver from its rank as a money metal to measure values jointly with gold, and the whole burden falls upon the latter metal, which in the meantime is becoming less in volume yearly, due to the diminution of gold production throughout the world. So I look for a continual shrinkage of values, the stoppage of new enterprises, the throwing of millions of workmen out of employment, and the reduction of the standard of comfort throughout the civilized world. There seems to be a conspiracy on the part of the press of the world in favor of gold mono-metallism. See how our daily newspapers suppress all reference to the panic on the Vienna bourse, and tell only in the most casual way of the suicides, failures and disasters to the business of that country because of the forced resumption of specie payment on a gold basis. There seems to be no help for it. The bitter waters of extreme poverty are to be held for the present year at least to all who do business or earn wages throughout the commercial world. The one alleviation to our trouble is the cheapness of food and clothing, but the future is gloomy—gloomy.

The *Commercial Bulletin* emphasizes the anomalous condition of the country's industry in view of the phenomenal fruitfulness of the soil. It says:

"It is worth while to grasp the significance of this fact—one so much at variance with all the ordinary conceptions of the conditions which produce "hard times"—in the un sentimental aspect of official statistics. Take our cereals as an illustration. The wheat yield, according to the Agricultural Bureau returns, was a hundred millions in excess of that of the harvest preceding, making a total of five hundred and twenty million bushels, which is considerably in excess of any previous harvest in the history of the country. The corn crop is estimated at 1,800,000,000 bushels, which is largely in excess of the great yield of four years ago. Beef, pork and other meat products are well up to the product of previous seasons. Petroleum is not far behind the record even of the most prosperous years, and the same observation applies to that other all-important product of the soil, anthracite coal. The catalogue might be extended to manufactures, and to the whole range of skilled industries, to emphasize the anomalous spectacle."

So far the mountain labors and the mouse it brings forth is that the whole difficulty is because of a high protective tariff. Yet the editor must know that the distress in business is quite as marked in free trade England as in protected France and the United States. The trouble is world wide and due to some other cause than the customs duties in the several nations. He even admits, in the article from which we quote, that the real phenomenon is not overproduction but underconsumption. Yet it never occurs to the writer that the difficulty may be due to the shrinkage in the currency of the world. In other words there is not money enough to enable consumers to get the goods they need.

When Congress resumes business next week it will be petitioned to do something towards reviving the industries of the country by making liberal appropriations for needed works of internal improvement, coast defences and the construction of a navy. A powerful labor organization has taken this matter in hand, and has issued a circular from which we abstract the following: "The remedy lies in the new organization. It is to embrace all classes and grades of society. Memorials are to be drawn up and sent to Congress, and resolutions passed in every State throughout the Union demanding that Congress make liberal appropriations for the improvement of our coast, cities and rivers, erection of postoffices, and do such other work which will not only enrich the nation, but give employment to idle iron and steel mills and other manufactures, and through them to the coal interests, employing thousands of miners now idle." If there is anything in this organization it ought to make itself felt upon the legislation of the country. Our debt-paying policy is preposterous. The surplus money in the treasury could be used to great advantage in doing necessary work. A prudent man of business who thinks of making improvements selects a time when labor and material are cheap, and why should not a nation do the same? It would not be wise for the country to undertake improvements merely for the sake of spending its money or even employing labor, but when it has work which ought to be done, why should it not take advantage of this period of depression when this necessary work can be done at the least cost?

The members in the Produce Exchange have voted to trade in petroleum hereafter. As there are already quite a number of exchanges trading in oil, and as there is more oil now bought and sold in a week than is produced in a year, it cannot be that the Produce Exchange expects to forward any legitimate interest by entering this field. In their case it is simply the

desire to gamble, to make profits in betting on the price of oil. The members of the Exchange should bear in mind that in dealing in oil speculatively they are actuated by no higher moral considerations than the gambler who risks his money on any fair game of cards. We have always advocated the founding of exchanges for the transaction of a legitimate business in special interests, but this speculative feature of the exchanges is an unwholesome sign. We cannot but believe that literally thousands of gamblers will be cleaned out during the coming year. This weeding out process has been going on in the Stock Exchange for three years past. Grain, cotton and especially oil operators will prove equally unfortunate during the coming year.

Timely Statistics.

The *Railway Gazette* publishes certain statistics that throw a world of light upon the condition of the business of the country, which it would be well for everyone in trade to keep in mind so as to have some guide to the future. First, as to our population, the increase of which has been as follows:

Year.	Population.	Year.	Population.
1879.....	48,679,000	1882.....	53,562,000
1880.....	50,155,000	1883.....	55,324,000
1881.....	51,827,000	1884.....	56,940,000

Our emigration is decreasing, as will be seen by the following figures for the years ending June 30th:

1879.	1880.	1881.	1882.	1883.	1884.
177,826	457,257	669,431	788,992	599,114	509,834

Next year will see a still greater decrease.

As our dependence in the markets of the world is based on our agricultural products, it is of the utmost importance that more land should be constantly brought into cultivation. The crop each year does not tell the story, it is the number of acres actually under cultivation. The following giving the acres devoted to cereals and cotton is anything but satisfactory:

	Grain.	Cotton.	Total.
1873.....	77,820,000	10,806,000	88,626,000
1876.....	103,312,000	11,641,000	114,953,000
1879.....	118,665,000	14,388,000	133,053,000
1880.....	120,926,000	16,120,000	137,046,000
1881.....	123,388,000	16,851,000	140,239,000
1882.....	125,721,000	16,276,000	141,997,000
1883.....	129,676,000	16,778,000	146,454,000
1884.....	133,940,000	17,449,000	151,389,000

In different periods the percentage of increase has been:

	Grain.	Cotton.	Total.
1873 to 1876.....	32.6	7.6	29.7
1876 to 1879.....	14.9	23.7	15.8
1879 to 1882.....	6.0	13.1	6.7
1882 to 1884.....	6.5	7.2	6.6

It will be noticed that from 1877 to 1879 the area in grain increased more than 19 per cent., while from 1879 to 1881, the years of greatest prosperity, the increase was only 4 per cent., and now after adding one-third to our railway mileage, the increase in acreage in three years since 1881 has been only about 9 1/2 per cent. From 1879 to 1884 the increase in grain acreage has been but 13 3/4 per cent., while the increase in population has been nearly 15 per cent. This slow increase of tillage with the vast increase in railway mileage explains in a measure the trouble in the security market.

The production of grain of all kinds for six successive years, has been, in millions of bushels:

1879.	1880.	1881.	1882.	1883.	1884.
2,686	2,704	2,034	2,688	2,622	2,970

In will be noticed that though the acreage increased steadily from 1879 to 1883, the production did not increase, and in 1883, with 10 per cent. more acres than in 1879, there was 2 1/2 per cent. less grain. This year, with 13 3/4 per cent. more acres than in 1879, there is 10 1/2 per cent. more grain. This is the first year since 1880 that grain crops have been generally good, but there were excellent crops of all grains but corn in 1882, and of spring wheat and oats last year.

The production of grain per inhabitant has been in bushels:

1879.	1880.	1881.	1882.	1883.	1884.
55.1	53.9	39.2	50.1	47.4	52.2.

The crops per inhabitant this year is thus 10 per cent. more than last year; 33 1/2 per cent. more than in 1881, but is 3 per cent. less than in 1880, and 5 per cent. less than in 1879.

The production of cotton for six successive years has been in bales:

1879.	1880.	1881.	1882.	1883.	1884.
5,757,397	6,589,329	5,435,845	6,992,234	5,713,000	5,580,000

The number of bales for 1884 is yet in doubt, but the number of bales of cotton produced per thousand inhabitant was 9.5 against 13.1 in 1882, and 11.8 in 1879. The exports of grain and flour were as follows:

Year.	Bushels.	Year.	Bushels.
1873.....	107,149,034	1879.....	270,626,597
1874.....	120,447,936	1880.....	298,436,661
1875.....	102,449,496	1881.....	225,851,919
1876.....	147,303,426	1882.....	163,150,040
1877.....	145,887,204	1883.....	173,317,229
1878.....	234,841,745	1884.....	158,500,000

The bushels exported per thousand inhabitants have been:

1879.	1880.	1881.	1882.	1883.	1884.
5,560	5,950	4,358	3,040	3,172	2,783

The falling off in our exports of flour and grain tells the story of the low prices; the value of the total grain and flour exports was less this year than any of the six preceding by figures varying from 27,000,000 to 120,000,000. The following is the number of hogs packed for the year ending with October:

1879-80.	1880-81.	1881-82.	1882-83.	1883-84.
12,374,349	11,723,145	8,972,602	9,903,040	9,429,768

The decrease since 1880 23 per cent. The changes have been small for three years.

The shipments of anthracite coal from the mines for the eleven months ending with November and also for the four months then ending, have been for eight years, in tons:

Year.	11 months.	4 months.	Year.	11 months.	4 months.
1877.....	18,821,378	7,312,098	1881.....	26,100,763	11,784,324
1878.....	16,152,525	6,654,088	1882.....	27,085,442	11,767,536
1879.....	24,469,939	10,570,277	1883.....	29,463,065	12,972,463
1880.....	21,942,560	10,415,280	1884.....	26,968,418	11,920,000

There was a tremendous increase when manufacturing industries became active after 1878, but the gain was made chiefly in a single year, and in spite of the great extension of manufactures and the rapid growth of population after 1879, the increase in anthracite production was quite moderate—less than an average of 5 per cent. yearly till the maximum production was reached last year. The decrease of 8 per cent. this year leaves the production nearly the same as in 1882 and larger than ever before, but it is felt the more because the capacity for producing and still more for carrying had been increasing, and the conditions compelled lower prices and lower rates for carrying.

Since 1872 there have been exported in bushels grain (estimating December of this year):

Year.	Bushels.	Year.	Bushels.
1873.....	107,149,034	1879.....	270,626,597
1874.....	120,447,926	1880.....	298,436,661
1875.....	102,449,496	1881.....	225,851,919
1876.....	147,303,426	1882.....	163,150,040
1877.....	145,887,204	1883.....	175,317,229
1878.....	234,841,745	1884.....	158,500,000

The larger part of the increase of 152½ millions of bushels (104 per cent.) in the exports from 1877 to 1880 was made at one leap, from 1877 to 1878, when the gain was 89 millions. The decrease since 1880 (140 millions) has been almost as great as the increase after 1877, and most of it was made in two years. It is hard to realize that our grain exports this year have been almost as small as in the centennial year.

The miles of railroad completed in the United States during each of the last eight years have been:

1878.	1879.	1880.	1881.	1882.	1883.	1884.
2,916	4,570	7,174	9,789	11,596	6,753	4,350

The mileage for this year is partly estimated and may be considerably in error, but there is no doubt it is much less than in any year since 1879, when railroad construction had begun to revive. The construction this year, however, makes an addition of about 3½ per cent. to the mileage of the country, which is more than the increase in population or area under cultivation. The railroad mileage completed at the close of each of the last seven years has been:

1878.	1879.	1880.	1881.	1882.	1883.	1884.
81,774	86,497	93,454	103,242	114,838	121,592	125,942

Since 1879 the increase has been 39,445 miles, or 45½ per cent., and here we have a sufficient explanation of anything that may be unsatisfactory in the present condition of railroad business.

The number of inhabitants, of acres in grain and cotton, of bushels of grain and bales of cotton produced per mile of railroad have been as follows for the last six years, in all cases taking the mileage and population at the close of the year and the crops, etc., of the previous summer:

	Population.	Acres.	Bu. grain.	Bales cotton.
1879.....	581	1,565	31,600	67.73
1880.....	545	1,466	28,932	70.53
1881.....	509	1,359	19,804	52.65
1882.....	473	1,236	23,405	50.18
1883.....	466	1,204	21,563	47.00
1884.....	450	1,202	23,590	43.04

This further shows why the railroads are not doing so well as in 1880 and thereabouts. Since 1879 the decrease in the population, etc., to support each mile of railroad has been:

No.....	Population.	Acres.	Bu. grain.	Bales cotton.
Per cent.....	131	363	8,010	24.7
	22.6	23.2	25.4	36.3

It will be seen from the above figures that the country has not yet grown up to its vastly increased railroad mileage nor will it for several years to come. It is probable, however, that the figures look worse than the facts, for the railroads now doubtless carry much freight which formerly was sent to market by rivers and water courses. Within the past few years all the great water ways of the country have been paralleled by railways on either bank. This is true of the Mississippi, the Hudson and other great rivers, and it is known that the Erie Canal traffic as well as the grain traffic on the lakes has been in great part transferred to the railways. Much of the increased railway mileage, too, is for feeders for trunk lines and will reduce the amount of wagon traffic in hauling grain, cotton and freight to railway depots.

The Austrian Panic.

When it was announced that Austria was taking measures to get rid of her silver and paper circulation and resume on a gold basis, THE RECORD AND GUIDE promptly predicted that a financial panic was in order in that country; and, sure enough, as soon as Austria endeavored to borrow \$250,000,000 in gold, in order to begin resumption, the business interest of that country suffered a prompt collapse. Our newspapers have ignored this matter as far as possible, as it would not have accorded very well with their daily denunciations of silver as a money metal, but enough has been published in a casual way to show how serious is the trouble. The following special dispatch appeared in the *World*:

LONDON, December 27.—The present season at Vienna is the worst ever experienced in that usually gay capital. Business is terribly depressed, the numerous recent failures have ruined the credit and crushed the enterprise of many mercantile houses. Places of amusement are deserted, and there is a great falling off in the number and brilliancy of social festivities. The Emperor and the court are at Buda-Pesth and those of the nobility who are not there are ruralizing on their country estates. Vienna looks empty in comparison with former holiday weeks and a gloomy atmosphere, as of impending bankruptcy, seems to hang over the city.

VIENNA, December 27.—The two chief members of the firm of Woltitz Brothers, of Lamberg, grain merchants and large importers and maltsters, have committed suicide owing to business troubles.

The *Financial Chronicle* of December 27th makes the following admissions:

The fall in rates on Monday brought those for actual business within a little less than two cents per pound sterling of the gold importing point, but bankers did not feel inclined to speak positively of an immediate further reduction because of the Vienna crisis. As we anticipated two weeks ago, when the Bohemian Mortgage Company's failure was first announced, this disturbance seems already to be affecting European money markets to some extent. For instance, this week the cable announces that £200,000 has been withdrawn from the Bank of England for shipment to Vienna. This with-

drawal led bankers to look for a rise in the open market rate for money at London and suggested the possibility of a further advance in bank rate if, as now seems probable, the Vienna market should call for additional sums of gold. The latest advices state that the panic is increasing and more failures are expected. The crisis began with the failure of the Bohemian Land and Mortgage Company, its gravity was made more evident by the defalcation and suicide of the director of the Lower Austrian Discount Bank, and on Wednesday came the news of the suspension of the Bohemian Mortgage Bank at Prague, which was caused by the collapse of the Lower Austrian. It is impossible now to say where this trouble will end.

The *Chronicle* has been noted for its vociferous and unreasoning denunciations of the silver coinage and of course it had nothing to say as to the relation between the announcement of resumption on a gold basis and this distressing financial collapse, nor have any of the daily papers drawn the obvious moral.

Since Jay Gould has been the manipulator of Western Union he has been endeavoring to get the stock into the hands of investors throughout the country. In this he has been very successful. The vast machinery of the company has been used to set forth the merits of Western Union to persons of small means, with the result of increasing the number of stockholders to nearly 4,000 persons. A recent Western Union circular makes a boast of the fact that the greater bulk of the shares have been transferred from Wall street to the private ownership of small investors; but is not this saying that people who are not likely to know the true inwardness of that corporation have been purchasing Western Union stock from those whose means of knowing all about the corporation are unequal? The steady decline of the stock while passing into the hands of investors shows that something is radically wrong in the finances of the company. Even in these depressed times good dividend paying 6 per cent. stocks do not sell for 54 on the Stock Exchange. The recent cut in rates by the Baltimore & Ohio Telegraph Company has, of course, a good deal to do with the price of Western Union as has the depressed times. The opposition company has the advantage of a small capital stock, which represents actual money outlay, and not an ocean of water. Still telegraphing has always been a profitable business in this country, and when confidence revives telegraph stock will be a good thing to hold. There are not likely to be any more telegraph companies started for many years to come.

In the next number of THE RECORD AND GUIDE we shall begin a series of articles on the right method of making a contract for the purchase and sale of real estate, and upon such a contract generally. It occurs only too often that parties find too late that they have signed a contract and bound themselves to do something, or to go without something, to their great bother and disappointment, all from ignorance of the proper preliminary steps. There is no handbook on the subject that we know of. [The "Handy Book on Property Law," by Lord St. Leonards, applies only to English titles, and is not adapted to this country.] A monograph on this important topic has been written for THE RECORD AND GUIDE by Mr. George W. Van Siclen, of the New York Bar, and we propose to publish it and add another to the benefits that we are constantly striving to confer on our subscribers in return for their support.

Mr. Henry Maurer addresses us in reference to the fire-proof flooring decision in which he appeared as defendant against William J. Fryer, Jr. He writes: "The article published in THE RECORD AND GUIDE of October 11, regarding fire-proof arches, reads as though all the fire-proof manufacturers were contending against Mr. Fryer. It was I alone who defended the case and spent several thousand dollars in doing so."

Queer Doings in Rockland County.

Previous to the panic of 1873 a Rockland Lake Land Improving Company was organized, in which many New York citizens took shares intending to make the country around that beautiful lake the scene of building improvements. Among the subscribers to the stock were Walter S. Gurnee, Senator James W. Gerard, General Martindale and others less known. The panic of 1873 interfered with the plans of improvement set on foot, but the lands purchased were finally divided up among the subscribers of the stock who, of course, were all losers by the failure of the enterprise to carry out its original design. Since then the assessment on the property by the authorities of the town of Clarkson have been very heavy. An inkling of the state of affairs may be judged from the following interview, which took place between Michael Hyer and a gentleman who has the misfortune to own six acres of land overlooking Rockland Lake. Hyer had the following conversation with this gentleman, whom we shall call Smith.

MICHAEL HYER—I have come to collect \$3.15, due for working the roads in the town of Clarkson, Rockland County.

MR. SMITH—Why, yesterday I paid \$5.60 for a school tax in your township. Considering the small interest I have, I am pained to say that I consider your town authorities a set of swindlers. It is incredible that my six acres can be worth anything like the assessment which you levy.

MICHAEL HYER—Oh, well, we stick you New York fellows of course. You are assessed at \$400 for your six acres of wild land. I have ten acres of land under cultivation and a nice little house besides, and all I am assessed for is \$400, though it is worth ten times as much as your property.

MR. SMITH—Why, that is monstrous. Is there no way of settling this matter right?

MICHAEL HYER—Yes; make me your agent. Give me written authority and I will see that the valuation on your property is reduced.

MR. SMITH—What will you charge me?

MICHAEL HYER—I won't charge anything, but you must give me full authority to be your agent in everything relating to your property. The people in your neighborhood chop your trees down for firewood and there is no one to proceed against them.

Mr. Smith declined to give the commissioner of highways the required authority, and told him he would make an appeal to the assessors, whoever they were, to see if justice could not be done him and the other unfortunate New York holders of Rockland Lake real estate.

Home Decorative Notes.

—Florentine oil flasks produce charming effects on a pretty hanging cabinet; heavily gild or bronze the net work cords and basket, and decorate with generous bows of satin ribbon; terra cotta or Nile green forms a pleasing contrast.

—Pretty lamp shades are made in the form of flowers of gigantic size; the French imported shades are made of cloth, while those of home manufacture are of tissue paper; dahlias, roses and carnation pinks are the favorite flowers.

—Pongee proves such an excellent material, both in texture and color, as a groundwork for decoration, that it is very extensively used for tidies and table scarfs; the latest fashion is a combination of paint and embroidery; bunches of primroses scattered here and there over white pongee is very lovely for a chair-back; the ends are finished with lace or the pongee itself fringed, with tiny pink silk tassels interspersed.

—Tiger and fox skins mounted as mats have a very fierce and natural look, as mats for an invalid chair; these are specially desirable, being just the right size, and the fur is long and warm about the feet.

—Many of the newest styles of upholstered furniture have all the wood-work which shows gilded.

—Old fashioned mirrors over the mantle are again in style, with the addition of bronze or gayly painted frames.

—A new combination in metal is forged iron and copper, the iron cut in open patterns overlays the copper, which shines through with a ruddy luster; salvers, candlesticks and inkstands are the favorite articles which have appeared thus far.

—The polished and burnished copper coal scuttles are now more sought for than those of brass.

—Chairs and sofa backs of various shapes and sizes are made of squares of antique lace combined with bands of cross stitch embroidery worked in colored filosele silks on a ground of cream white scrim canvas.

—Salt will remove many stains from linen, while salts of lemon will remove others.

—Footstools are of a Turkish design and are most luxurious, the prevailing style is a square cushion stuffed hard underneath and soft on the top.

—Lizards, snails and crabs are favorite designs noticed on many holiday trifles.

—Stuffed grey squirrels standing erect and holding small baskets for cards are among the holiday novelties.

—The quaint shaped shells that come to us from far off tropical shores are now planted with delicate ferns or mosses, partridge berries, etc., and used as a dinner table decoration; two or three shells joined together with a fern in each forms a centre piece, while the smaller single ones are placed at the corners of or about the table.

—Shelves made of rattan, which may hang on the wall and have ribbons run in are extremely pretty when filled with odd pieces of porcelain.

—A leading novelty at Tiffany's is cameo glass; most exquisite vases, plates and bottles unique in shape and colorings are shown; a perfect gem of artistic design is a large sapphire blue vase with designs of leaves, flowers, birds, butterflies, etc., in relief on the ground color; the effect is most exquisite and must be seen to be fully appreciated. These cameo glass articles range widely in price, as it depends upon the amount of work put upon the piece.

—Small waiters of polished brass or copper are used instead of silver.

—Among the novelties in brass is a scrap jar in the shape of an old-fashioned mortar gun.

—Decanters of old silver are shown displaying the colored bottles of glass beneath.

—One of the latest caprices in the fancy-work world is the use of a rolling pin as an adjunct to the dressing table, the pin is covered with plush, and furnished with several brass hooks for holding whisk-brooms, hand-glass and other articles.

—Among new woods used for furniture and artistic interior furnishing is cocobola wood, it is much darker than mahogany and very rich in appearance.

—Handsome lamps, antique and modern glass fancy pieces, new conceits in brass, blue oxidized nickel and bronze, are added to the holiday goods of the Derby Silver Co., of No. 3 Union square.

—Among fine novelties in glassware are epergnes for the centre of the table in pale blue and white, or yellow and white shaded, striped glass trumpet flower forms from a yard to a yard-and-a-quarter in height, the slender tube rising from a heavy green glass calyx resting on a heavier thick French glass mirror, circular in form and scalloped around the edges.

—Not only are the plates of the various courses different, but if possible it is considered desirable to have each individual plate of a dozen as unlike the others as possible.

—Linen goods is something in which the feminine public is interested at all times of the year, and McGibbon & Co., No. 913 Broadway, bear this in mind; new goods and style are introduced as public taste and fashion dictate, and so much that is new and desirable is displayed that every one can be suited no matter how fastidious the taste; most exquisitely fine table linen is found in hundreds of designs, lunch cloths in pale blue, old gold and delicate pink, others in momic cloth with centre of squares of the cloth joined by inch wide patterns of Mexican work, with border of the same and heavy fringe; eider down quilts and pillows with silk and satin covers come in great variety; in towels there are many new designs, very handsome, and extremely large towels have woven borders of red and blue in antique designs, and vases bearing fruit and flowers, others have branches of roses in solid embroidery.

The History of a Title.

A CONVEYANCER'S ROMANCE.

Of the locality of the parcel of real estate, the history of the title of which it is proposed to relate, it may be sufficient to say that it lies in Boston within the limits of the territory ravaged by the great fire of November 8th and 9th, 1872. In 1860 this parcel of land was in the undisturbed possession of Mr. William Ingalls, who referred his title to it to the will of his father, Mr. Thomas Ingalls, who died in 1830. Mr. Ingalls, the elder, had been a very wealthy citizen of Boston; and when he made his will, a few years before his death, he owned this one parcel of real estate, worth about \$50,000, and possessed, in addition, personal property to the amount of between \$200,000 and \$300,000. By his will he specifically devised this parcel of land to his wife, for life, and upon her death to his only child, the William Ingalls before mentioned, in fee, to whom, after directing his executor to pay to two nephews, William and Arthur Jones, the sum of \$25,000 each, he gave also the large residue of his property. After the date of his will, however, Mr. Thomas Ingalls engaged in some unfortunate speculations, and upon the settlement of his estate the personal property proved to be barely sufficient for the payment of his debts, and the nephews got no portion of their legacies. The real estate, however, afforded to the widow a comfortable income, which enabled her during her life to support herself in a respectable manner. Upon her death, in 1845, the son entered into possession of the estate, which had gradually increased in value; and he had been enjoying for fifteen years a handsome income derived therefrom, when he was one day surprised to hear that the two cousins, whom his father had benevolently remembered in his will, had advanced a claim that this real estate should be sold by his father's executor, and the proceeds applied to payment of their legacies. This claim now first made thirty years after the death of his father was of course a great surprise to Mr. Ingalls. He had entertained the popular idea that twenty years' possession effectually cut off all claims. Here, however, were parties, after thirty years' undisputed possession by his mother and himself, setting up in 1860 a claim arising out of the will of his father, that will having been proved in 1830. Nor had Mr. Ingalls ever dreamed that the legacies given to his cousins could in any way have precedence over the specific devise of the parcel of real estate to himself. It was, as a matter of common sense, so clear that his father had intended by his will first to provide for his wife and son, and then to make a generous gift out of the residue of his estate to his nephews, that during the thirty years that had elapsed since his death it had never occurred to any one to suggest any other disposal of the property than that which had been actually made. Upon consulting with counsel, however, Mr. Ingalls learned that although the time within which most actions might be brought was limited to a specified number of years, there was no such limitation affecting the bringing of an action to recover a legacy. See Mass. Gen. St. c. 97, § 22; *Kent v. Dunham*, 106 Mass. 586, 591; *Brooks v. Lynde*, 7 Allen, 64, 66. He also learned that as his father's will gave him, after his mother's death, the same estate that he would have taken by inheritance had there been no will, the law looked upon the devise to him as void, and deemed him to have taken the estate by descent. What he had supposed to be a specific devise of the estate to him was then a void devise, or no devise at all; and his parcel of real estate, being in the eye of the law simply a part of an undivided residue, was of course liable to be sold for the payment of the legacies contained in his father's will. It was assets which the executor was bound to apply to that purpose. This exact point had been determined in the then recent case of *Ellis v. Page*, 7 Cush. 161; and Mr. Ingalls was finally compelled to see the estate, the undisputed possession of which he had enjoyed for so many years, sold at auction by the executor of his father's will for \$135,000, not quite enough to pay the legacies to his cousins, which legacies, with interest from the expiration of one year after the testator's death, amounted at the time of the sale in 1862 to \$143,000. The Messrs. Jones themselves purchased the estate at the sale, deeming the purchase a good investment of the amount of their legacies, and Mr. Ingalls instituted a system of stricter economy in his domestic expenses, and pondered much on the uncertainty of the law and the mutability of human affairs.

By one of those curious coincidences which so often occur, Messrs. William and Arthur Jones had scarcely begun to enjoy the increased supply of pocket money afforded them by the rents of their newly-acquired property, when they each received one morning a summons to appear before the Justices of the Superior Court, "to answer unto John Rogers in a writ of entry," the premises described in the writ being their newly-acquired estate.

The Messrs. Jones were at first rather startled by this unexpected proceeding; but as they had, when they received their deed from Mr. Ingalls' executor, taken the precaution to have the title to their estate examined by a conveyancer, who had reported that he had carried his examination as far back as the beginning of the century, and had found the title perfectly clear and correct, they took courage, and waited for further developments. It was not long, however, before the facts upon which the writ of entry had been founded were made known. It appeared that for some time prior to 1750 the estate had belonged to one John Buttolph, who died in that year, leaving a will in which he devised the estate "to my brother Thomas, and if he shall die without issue, then I give the same to my brother William." Thomas Buttolph had held the estate until 1775, when he died, leaving an only daughter, Mary, at that time the wife of Timothy Rogers. Mrs. Rogers held the estate until 1790, when she died, leaving two sons and a daughter. This estate she devised to her daughter, who subsequently, in 1800, conveyed it to Mr. Thomas Ingalls, before mentioned. Peter Rogers, the oldest son of Mrs. Rogers, was a non-compos, but lived until the year 1854, when he died at the age of 75. He left no children, having never been married. John Rogers, the demandant in the writ of entry, was the eldest son of John Rogers, the second son of Mrs. Mary Rogers, and the basis of the title set up by him was substantially as follows: He claimed that under the decision in *Hayward v. Howe*, 12 Gray 49, the will of John Buttolph had given to Thomas Buttolph an estate tail, the law construing the intention of the testator to have been that the estate should belong to Thomas Buttolph and to his issue as long as such issue should exist, but that upon the failure of such issue, whenever such failure might occur, whether at the death of Thomas or at any subsequent time, the estate should go to William Buttolph. It had also been decided in *Corbin v. Healy*, 20 Pick. 514, 516, that an estate tail does not descend in Massachusetts, like other real estate, to all the children of the deceased owner, in equal shares, but according to the old English rule, exclusively to the oldest son, if any, and to the daughters only in default of any son; and it had been further decided in *Hall v. Priest*, 6 Gray, 18, 24, that an estate tail cannot be devised or in any way affected by the will of a tenant in tail. Mr. John Rogers claimed then that the estate tail given by the will of John Buttolph to Thomas Buttolph had descended at the death of Thomas to his only child, Mary Rogers; that at her death instead of passing, as had been supposed at the time, by virtue of her will, to her daughter, that will had been wholly without effect upon the estate, which had, in fact, descended to her oldest son, Peter Rogers. Peter Rogers had indeed been disseized in 1800, if not before, by the acts of his sister in taking possession of and conveying away the estate; but as he was a non-compos during the whole of his long life, the statute of limitations did not begin to run against him, and his heir in tail, namely, John Rogers, the oldest son of his then deceased brother John, was allowed by Mass. Gen. St. c. 154, § 5, ten years after his uncle Peter's death, within which to bring his action. As these ten

years did not expire until 1864, this action, brought in 1863, was seasonably commenced; and it was prosecuted with success, judgment in his favor having been recovered by John Rogers in 1865.

The case of *Rogers v. Jones* was naturally a subject of remark among the legal profession; and it happened to occur to one of the younger members of that profession that it would be well to improve some of his idle moments by studying up the facts of this case in the Suffolk Registries of Deeds and of Probate. Curiosity prompted this gentleman to extend his investigation beyond the facts directly involved in the case, and to trace the title of Mr. John Buttolph back to an earlier date. He found that Mr. Buttolph had purchased the estate in 1730 of one Hosea Johnson, to whom it had been conveyed in 1710 by Benjamin Parsons. The deed from Parsons to Johnson, however, conveyed the land to Johnson simply, without any mention of his "heirs;" and the young lawyer having recently read the case of *Buffum v. Hutchinson*, 1 Allen, 58, perceived that Johnson took under this deed only a life estate in the granted premises, and that at his death the premises reverted to Parsons or to his heirs. The young lawyer, being of an enterprising spirit, thought it would be well to follow out the investigation suggested by his discovery. He found, to his surprise, that Hosea Johnson did not die until 1786, the estate having, in fact, been purchased by him for a residence when he was twenty-one years of age, and about to be married. He had lived upon it for twenty years, but had then moved his residence to another part of the city, and sold the estate, as we have seen, to Mr. Buttolph. When Mr. Johnson died, in 1786, at the age of ninety-seven, it chanced that the sole party entitled to the reversion, as heir of Benjamin Parsons, was a young woman, his granddaughter, aged eighteen, and just married. This young lady and her husband lived, as sometimes happens, to celebrate their diamond wedding in 1861, but died during that year. As she had been under the legal disability of coverture from the time when her right of entry upon the estate, as heir of Benjamin Parsons, first accrued, at the termination of Johnson's life estate, the provision of the statute of limitations, before cited, gave her heirs ten years after her death within which to bring their action. These heirs proved to be three or four people of small means residing in remote parts of the United States. What arrangements the young lawyer made with these parties and also with a Mr. John Smith, a speculating moneyed man of Boston, who was supposed to have furnished certain necessary funds, he was wise enough to keep carefully to himself. Suffice it to say that in 1869 an action was brought by the heirs of Benjamin Parsons to recover from Rogers the land which he had just recovered from William and Arthur Jones. In this action the plaintiffs were successful, and they had no sooner been put in formal possession of the estate than they conveyed it, now worth a couple of hundred thousand dollars, to the aforesaid Mr. John Smith, who was popularly supposed to have obtained in this case, as he usually did in all financial operations in which he was concerned, the lion's share of the plunder. The Parsons heirs, probably, realized very little from the results of the suit; but the young lawyer obtained sufficient to establish him as a brilliant speculator in suburban lands, second mortgages, and patent rights. Mr. Smith had been but a short time in possession of his new estate when the great fire of November, 1872, swept over it. He was, however, a most energetic citizen, and the ruins were not cold before he was at work rebuilding. He bought an adjoining lot in order to increase the size of his estate, the whole of which was soon covered by an elegant block, conspicuous on the front of which may now be seen his initials, "J. S.," cut in the stone.

While the estate which had once belonged to Mr. William Ingalls, was passing from one person to another in the bewildering manner we have endeavored to describe, Mr. Ingalls had himself, for a time, looked on in amazement. It finally occurred to him, however, that he would go to the root of this matter of the title. He employed a skilful conveyancer to trace that title back, if possible, to the Book of Possessions. The result of this investigation was that it appeared that the parcel which he had himself owned, together with the additional parcel bought and added to it by Smith, had, in 1643 or 1644, when the Book of Possessions was compiled, constituted one parcel, which was then the "possession" of one "Madid Engle," who subsequently, in 1660, under the name of "Mauditt Engles," conveyed it to John Vergoose, on the express condition that no building should ever be erected on a certain portion of the rear of the premises conveyed. Now it had so happened that this portion of these premises had never been built upon before the great fire, but Mr. Smith's new buildings had covered the whole of the forbidden ground. It was evident, then, that the condition had been broken; that the breach had occurred so recently that the right to enforce a forfeiture was not barred by the statute, and could not be deemed to have been waived by any neglect or delay; and that consequently, under the decision in *Grey v. Blanchard*, 8 Pick. 284, a forfeiture of the estate for breach of this condition could now be enforced if the true parties entitled by descent and by residuary devises under the original "Engle" or "Engles" could only be found. It occurred to Mr. Ingalls, however, that this name, "Engles," bore a certain similarity in sound to his own; and as he had heard that during the early years after the settlement of this country, great changes in the spelling of names had been brought about, he instituted an inquiry into his own genealogy, the result of which was, in brief, that he found he could prove himself to be the identical person entitled, as heir of Madid Engle, to enforce, for breach of the condition in the old deed of 1660, the forfeiture of the estate now in the possession of John Smith.

When Mr. Smith heard of these facts, he felt that a retributive Nemesis was pursuing him. He lost the usual pluck and bulldog determination with which he had been accustomed to fight at the law all aims against him, whether just or unjust. He consulted the spirits; and they rapped out the answer that he must make the best settlement he could with Mr. Ingalls, or he would infallibly lose all his fine estate—not only that part which Mr. Ingalls had originally held, and which he had obtained for almost nothing from the heirs of Benjamin Parsons—but also the adjoining parcel for which he had paid its full value, together with the elegant building which he had erected at a cost exceeding the whole value of the land. Mr. Smith believed in the spirits; they had made a lucky guess once in answering an inquiry from him; he was getting old; he had worked like a steam-engine during a long and busy life, but now his health and his digestion were giving out; and when the news of Mr. Ingalls' claim reached his ears, he became, in a word, demoralized. He instructed his lawyer to make the best settlement of the matter that he could, and a settlement was soon effected by which the whole of Mr. Smith's parcel of land in the burnt district was conveyed to Mr. Ingalls, who gave back to Mr. Smith a mortgage for the whole amount which the latter had expended in the erection of his building, together with what he had paid for the parcel added by him to the original lot. Mr. Smith, not liking to have any thing to remind him of his one unfortunate speculation, soon sold and assigned this mortgage to the Massachusetts Hospital Life Insurance Company; and as the well-known counsel of that institution has now examined and passed the title, we may presume that there are in it no more flaws remaining to be discovered.

In conclusion, we may say that Mr. William Ingalls, after having been for some ten years a reviler of the law, especially of that portion of it which relates to the title to real estate, is now inclined to look more complacently upon it, being again in undisturbed and undisputed possession of his old estate, now worth much more than before, and in the receipt therefrom of an ample income which will enable him to pass the remainder of his days in comfort, if not in luxury. But, though Mr. Ingalls is content with the final result of the history of his title, those lawyers who are known as "conveyancers" are by no means happy when they contemplate that history, for it has tended to impress upon them how full of pitfalls is the ground upon which they are accustomed to tread, and how extensive is the knowledge and how great the care required of all who travel over it; and they now look more disgusted than ever, when, as so often happens, they are requested to "just step over" to the Registry and "look down" a title; and are informed that the title is a very simple one, and will only take a few

minutes; and that So-and-so, "a very careful man," did it in less than half an hour last year, and found it all right, and that his charge was five dollars.—*From American Law Review* (by permission).

The World of Business.

United States and Brazil Mail Steamship Co.

This company has just added to their fleet the fine steamship Merrimack. Few of our people are aware that there is a line running to Brazil that has as fine and fast steamers as are afloat, and that the trip affords one of the most pleasant and enjoyable sea voyages out of New York. One day out from the Atlantic coast the winter weather disappears, and warm, balmy weather usually continues during the round trip. The steamers stop at St. Thomas, Barbadoes (when there are any passengers), Para, Pernambuco, Maranhão, and from Rio de Janeiro, making ports every four to six days, thus breaking the monotony of the voyage. It is very seldom that these steamers meet severe gales, and when they do they are such excellent sea boats passengers have no discomforts, compared with those met with going to Europe in the stormy season of the fall and winter months. The time schedule out is twenty-five days, including all stops, and return in twenty-six days. A passenger who recently made the round trip said to us: "This has been the most enjoyable sea voyage I ever had."—*The Grocer and Dry-Goods Chronicle*.

A Cable to Australia.

There is said to be a movement among American capitalists to lay a cable from our Pacific coast to Australia, Samoa and New Zealand by way of Honolulu. This is a much more promising scheme than that of cable communication with China by way of the Sandwich Islands. It would at least be a good thing for the British Austral possessions, which have to pay a pretty round sum for their quick communication with the rest of the world—about \$2.50 for every word sent to Australia or back. This is the rate which has been maintained since the first cable was laid twelve years ago, and a threatened opposition in 1879 was headed off by a reduction of tolls to the Australian newspapers, which was much more than made up by an extra yearly subsidy coaxed from the Australian government in support of the company's second cable then laid. The colonies have been stoutly agitating of late for a reduction of the toll to seventy cents a word, but, secure in the possession of its monopoly, the company loftily, even contemptuously, refuses. A competing line to this country would bring the old company to terms, and give the Australians what they seek. This would be a very nice thing for the Australians, and our growing intercourse with the Sandwich Islands and the colonies approve the scheme to American commercial interests, none the less certainly, because a cable across the Pacific would make the United States indifferent to European wars, with inevitable cutting off of communication. But the question is a plain business one of outgo and income. It is urged that the business would certainly pay interest in a short time. If so, there is no need of drawing nourishment for it from the national pap, though there are indications that such an attempt will be made.—*St. Louis Globe-Democrat*.

Expenses of Business.

Although there is a present disposition to materially cut down the rates of wages in all of the great places of employment, it may be doubted whether, with this reduction in expense, the cost of business will be brought down to the level of ten or twenty years ago. A well informed merchant in this city recently said that he had been looking back over his accounts, and was surprised to find that since the close of the war there had been a steady increase in the ordinary expenses of carrying on business. Mere office work cost a great deal more now than it did in 1865; more clerks were needed, and on the whole, each of these received higher pay. Assistance was required in the receiving and delivering departments to an extent and of a character that would not have been dreamed of two decades ago. Then there were a variety of incidental expenses that now entered into the compilation. There were telephone charges, printing, the expense of solicitors, the whole making up an amount sufficiently large to eat up all that would have been considered fair profits a quarter of a century ago. It is probable that the experience in different trades varies, and yet we fancy that in most lines of business statements somewhat similar to the above might be made. The tendency, all the time going on, to lessen the hours of service, both in offices and workshops, would of itself make the cost of business proportionately higher. The cheapening process, if there is one, would seem to be in enlarging the amount of business which each mercantile concern carries on. The movement toward consolidation is a fairly general one, and the extent of business thus carried must, in most cases at least, more than offset the increase in expense due to the causes named above. On the whole, if it were not for the interference of artificial tariff laws, it is probable that it would be extremely difficult for men in this country to become great capitalists, for in all classes of business the effect of competition and improved methods is to give to the wage earner a larger and larger share in the wealth annually produced.—*Boston Herald*.

Convention of Silver Producers.

A convention of the silver producers of the country, and more especially those of Colorado, has been called to meet at Denver, January 28th next. The object of the convention as set forth in a circular of the Clear Creek County Silver Association is to secure such action as will "influence the two Houses of Congress and the President to coin silver free and unlimited and restore it to its former relative value with gold, and also to act on other measures that may come before it." Under the existing laws of Congress the coinage of silver shall not be less than \$2,000,000, nor to exceed \$4,000,000 monthly; and for coinage purposes the government purchases the metal outright. Such discriminating legislation, it is claimed, not only restricts the circulation of silver money, but retards the production of the metal in the several States and Territories where it is the basis of important industries. Since the law was enacted the annual production of silver has been between \$37,000,000 and \$48,000,000, actual value, while the annual coinage has averaged about \$28,000,000 coin value, or \$24,000,000 actual value, entailing a loss on producers, it is claimed, of about 15 per cent.—*Age of Steel*.

Truth is dead, after having seen many vicissitudes, and the *Dial* has been in difficulties but it has been reorganized. The *Graphic* has recently been sold out for debt, and it is said does not pay running expenses. The *Mail and Express* will live just as long as Cyrus W. Field is willing to meet the weekly deficiency. The *Herald* is losing ground rapidly and the *Times* is anything but prosperous. The *Tribune*, which is the only pronounced Republican paper, is holding its own, and the *Sun* is probably making less money than for several years past. The *World's* circulation is increasing, but its popularity is discreditably to the New York reading class, and the same is true of the *Journal*. The *Star* has been sold, as John Kelly is too sick to have any further use for a newspaper organ, while the *Telegram* has been reduced to one cent, which is more than it is worth.

Wood can be dyed black in the following manner: First sponge the wood with a solution of chlorhydrate of aniline in water, to which a small quantity of chloride is added. Allow it to dry, and go over it with a solution of potassium bichromate. Repeat the process twice or thrice, and the wood will take a fine black color, unaffected by light or chemicals.—*Exchange*.

That Manure Nuisance.

Editor RECORD AND GUIDE:

On page 1301 of your to-day's paper, in referring to Mr. Kane, manure contractor, you say, "Rightly considered, the contractors who remove offensive manure heaps from New York are public benefactors." So they might be when properly managing this business. But where is the necessity of creating a *dumping ground* within the city limits, to pile up the manure thirty feet high and leave it there for six months and more to ferment, rot and become offensive? Would not the proper way be to put the manure on scows at once and carry it to dumping grounds far away from the city and in farming centres? The cost of immediate removal by water and steam power to the places where it is to be used would be more than saved by giving gardeners and farmers easy access to the manure, thereby saving them long cartages on wagons and enabling them to pay more for it, the difference being the difference in cost of carriage by steam or water and the carriage on farmers' wagons. If there is any enterprise in Mr. Kane he will not fail to see the point. He has certainly no right to create a nuisance under the plea of being a public benefactor. Yours, truly,

CHARLES E. WENDT.

An Important Work.

Certainly an encyclopædia to which one can turn at any time and promptly find the latest and most trustworthy information upon any given subject is a book that ought to be and generally is to be found in every private bookcase. And nowadays learning and knowledge have so increased and accumulated that every special trade and science and calling needs and has its own special handbook of facts and information such as "Templeton's Mechanics' Companion," "Schenck's Handbook for Engineers," "Bicknell's Cyclopædia of Architecture," "THE REAL ESTATE RECORD, Guide

BUILDING MATERIAL MARKET.

BRICKS.—If possible this week has been worse than the preceding one so far as business is concerned, but the general surroundings appear to be more favorable for sellers. Supplies from the "River" have been light and only a few barge loads remained unsold with not many expected from Jersey, and the Long Island makers indifferent about shipping until they see a better outlet. So far as the offering from first hands is concerned, therefore, there is no evidence of any immediate pressure. As factors to enhance values, however, the above features do not amount to much, owing to the light and uncertain demand from all classes of consumers and plenty of stock on hand to meet all immediate requirements, with considerable spare as against contingencies shown. The weather, too, is likely to interfere more or less with work for some weeks, even were there a desire to push it forward, and generally matters are in a slow condition. Quotations remain nominally unchanged, but may be considered as holding steady. On yard rates the feeling is pretty firm and dealers are unwilling to operate except they obtain a reasonable allowance for handling and delivery.

CEMENT.—The general market is not very active just at the moment, but the advantage is mainly with the seller, and full former rates are ruling in all cases. Supplies of domestic can only be reached by rail, and with no great amount of stock on hand owners feel confident. The arrivals of foreign were unusually liberal last month, but this has not helped buyers, as importers were simply taking advantage of favorable freight rates, and bringing stock forward in anticipation of spring wants. Indeed, in some instances there is a complaint that quantity is not larger. We shall give detailed statement of imports for the year in our next issue.

GLASS.—Trading is quite moderate in all kinds of window glass at the moment, and the market without features of interest beyond a rumor that some changes in rates will be made soon after the month fairly opens, in order, if possible, to bring the position down to a more uniform basis.

HARDWARE.—It has been a dull period since our last report, even the holiday trade in fancy goods having become naturally killed by the progress of the season, and there is no information of a positive character to be obtained. Some of the trade "hope" that after the new year fairly opens business will brighten materially, but build their suggestions rather upon what they desire than any knowledge of proposed movements of buyers. In the meantime the effort is made to keep production within bounds, and a careful looking over of lists is taking place with an idea of reaching an adjustment upon a basis calculated to afford greater uniformity. Recent advices from the country report reduced accumulations at many points, and that is one of the encouraging features upon which confidence is based.

LATH.—It appears to have been a quiet and unchanged market, owing as much to the absence of stock as anything. Receivers still claim to know just where they can place a considerable amount of stock as soon as they are in a position to offer it, and command at least former rates. Some expect more money, and from the sellers' standpoint the tone is quite strong. Buyers are making no demonstration in the absence of supplies.

LUMBER.—Last week was dull enough, but the prostrate condition of business has, if possible, been intensified during the interval. Hardly anything else, however, could have been expected. The holiday feeling prevails generally, the end of the year has come with some operators just concluding, and others commencing the annual inspection of books, adjustment of accounts, and other reasonable matters to which pretty much all business men must now give their personal attention. There is in consequence scarcely an effort to push forward the sale of supplies, and absolutely no demand for them except such as may arise under the pressure of most imperative necessity. The result of the investigation of accounts, so far as we have learned, is not on the whole favorable, owing in part to the careful methods of a great many buyers during the year, and in part to the refusal of sellers to encounter any apparent risks. The volume of business also foots up fairly, and all things considered the showing is not as bad as one as some of the more doleful have predicted.

Eastern Spruce continues to favor the seller. There is no great demand, but the chances for arrivals are few, and no apprehension is felt about ability to dispose of such cargoes as may come to hand. Possibly more specials could be placed, and indeed some speci-

fications are on the books awaiting their turn, but buyers are not urgent enough to lead them into bidding a premium to hurry matters just at the moment. Quotations remain at \$13.50@15.00 for randoms, with sellers generally talking nearest the top rate, and specials range up to \$17.00, the latter for extra difficult.

White Pine as a rule continues quite dull but especially so on home account and it is only the stringency of some unexpected necessity that induces a buyer to call for stock at the moment. There is, however, evidence of a gradual development of interest among exporters, many of whom are getting an increased number of small orders it is said and hopes are entertained that the trade on foreign account will prove better as the month grows. Prices remain nominally unchanged but are rather more in sellers' favor. We quote at \$16@17 for West India shipping boards; \$18@27 for South American do.; \$13@14 for box boards and \$16@18 for extra do.

Yellow Pine while probably not much better is certainly no worse and we find many of the trade hopeful that improving conditions will soon be shown in more pronounced form. Locally the effort to better the market is unabated and advices at hand are said to give promise of greater assistance from the South than heretofore. Recent inspection shows some of the yard supplies to be more or less broken but there is a fair quantity afloat in basin. In f. o. b. orders trading is fair. We quote as follows: Randoms, \$17@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do., \$22@23; Siding, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$13@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 are held at about former rates and with a fair degree of steadiness, but sellers must have good quality to back them before they can show any positive degree of firmness. Supplies receive some additions by rail. 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, \$50@80 do.; whitewood, \$27@35 do.; elm, \$22@25; hickory, \$45@50 do.

Shingles continue in rather scant supply and this affords a basis for considerable steadiness on the part of holders, though the demand is confined entirely to ordinary shipping orders from regular customers. We quote Cypress at \$8.00@8.50 per M. for 5x20 and \$11.00@12.00 do. for 6x20 regularly assorted shipping. Pine shipping stock, \$2.00@2.50 for 18 inch, and Eastern saw grades at \$2.00@2.50 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4.00@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15.00@20.00 for A and \$23.00@28.50 for No. 1; for 24 inch, \$13.00@15.00 for A and \$18.50@20.50 for No. 1; for 20 inch, \$8.00@9.50 for A and \$11.00@12.50 for No. 1.

GENERAL LUMBER NOTES.

STATE.

ALBANY MARKET.

The *Argus* reports for week ending December 29, as follows:

The rail trade has been lively during the week, embracing, besides the usual shipments, two large sales of 400,000 and 500,000 feet, which have been ordered forward by cars. Should this trade continue during the winter, the ordinary dullness in the District at this season will be agreeably diminished, and a large proportion of the unusually large stock left on the yards at the close of navigation will be distributed before the opening of the river. In the forests lively cutting of logs is reported, and from present appearances a full stock will be ready in Canada, Michigan and northern New York to supply the mills in the spring.

THE WEST.

LUMBERMAN AND MANUFACTURER, }
MINNEAPOLIS, Minn. }

The heavy snow storms and intensely cold weather of the past week has almost suspended the handling of lumber throughout the Northwest. Every body seems busy trying to keep warm. The loggers are pushing operations with great energy in the two States, and the lumbermen are figuring up their losses and stocks. It is now generally conceded that the proposed reduction of the log cut will not more than equal the excess of lumber on the sticks, as compared with last year's figures. The railroad managers have patched up another truce about lumber freights from Chicago to the West, and the figure from that city fixed at twelve cents. The differentials remain the same as last season. The practical effect of this is to leave the matter just where it was. It is immaterial what is charged out of Chicago if the Northwest has to so much greater rate, there can be no business done from this section to the lower Missouri valley. The three lines from here, the Omaha, St. Louis and the Milwaukee, all seem powerless to command the situation even to the extent of a share of the business in their own territory. Chicago at present reaps no ben-

efit, because there is no trade, but as soon as it commences will be master of the situation. St. Louis is also doing but little this month, and the several river cities seem to be laying still this month. Minneapolis and St. Paul are receiving some lumber from Wisconsin, and each getting rid of from six to ten cars per day, which makes but little impression on yard stocks.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, }
BAY CITY, Mich. }

While our lumbermen still entertain nothing but hopeful anticipations in regard to spring business, there is literally nothing doing here at present. The sight of a lumber buyer with intentions of stocking up for next year's consumption would make the heart of the average lumberman overflow with joyful anticipations; but they wait in vain for the welcome appearing. There will be no business until the holiday season is past, and very probably the new year will have been well entered before what is implied in the word business has a realization.

The car trade continues with moderate briskness, but until it assumes more magnificent proportions than it has yet attained, it will be considered of trifling importance in the fourteen miles of territory which annually manufactures about 1,000,000,000 feet of lumber. When it is remembered that it would take over 50,000 cars to transport the lumber at present piled on the docks, some idea may be formed of the proportions the car trade would have to assume to make any perceptible impression on the lumber piles on the Saginaw River. It would require a train over 300 miles long to move the surplus lumber held over here this winter.

The heavy snow fall which visited the Michigan lumber woods last week was followed by extremely cold weather, which has made log-hauling brisk, the roads at present being in excellent condition. The usual hustle and bustle at this season of the year is imperceptible, however, and an inclination to go slow seems to pervade the ranks of the usually heavy operators. Word has already reached the *Gazette* office, also, that some of the lumbermen have thus early discharged their choppers and sawyers, having already completed their allotted task, and will relieve the balance of the crews as soon as the timber already cut is banked. It is evident that the truth has finally dawned on the minds of our lumbermen that their only salvation lies in a heavy reduction in the log output.

ENGLAND.

The *Timber Trade's Journal* says:

American Black Walnut—The recent arrivals are, we think, an improvement upon what has been sent over lately, since they contain a better proportion of useful-sized, straight-grown logs; there is a fair trade doing, and prices are firm.

American Whitewood—The dock trade is said to be quiet, but we hear this wood is still being largely used, not only in the cabinet-making trades, but also very extensively amongst pianoforte-makers, for which purpose we see considerable quantities are now sent over, cut to size for ends and tops, which are thought very well of by the makers.

NAILS.—Most of the business has been on home orders and not of very large proportions, with about the usual selection satisfying the present wants of buyers. Operators do not agree closely in stating their views regarding the tone of the market, but in a general way the drift is toward the belief that business must gradually settle itself upon a more uniform basis, and production, cost and selling rate become better adjusted to the actual merits of the situation, and undesirable fluctuations checked. At present the quotations are placed at \$2.05@2.10 per keg for 10d. to 60d. on the average run of invoices.

PAINTS, OILS, ETC.—Business has been dull and uncertain, and there was not much of a market. Second and third hand stocks, however, are believed to be quite small, and it is expected that merely on the basis of filling out ordinary assortments, regular customers must soon commence to show a stronger desire to realize. Manufacturers and importers in the meantime carry steadily on all standard grades of goods, and indulge in no effort to force trading. Linsed Oil is in moderate demand at about 50@52 for domestic and 53@55 for foreign. Spirits Turpentine has fluctuated somewhat, with valuations now standing at 31@33, according to quantity, style of package, etc.

PITCH AND TAR.—A light, uncertain trade doing, and no new feature worthy of note suggested in the current line of reports as made. We quote Pitch \$1.75@2.00 per bbl. Tar \$2.00@2.25 do., according to quantity, quality and delivery.

For Market Quotations see page 20.

Table listing various items and services such as 'Parrott, R. Newburg... W. Flannery. Dredge. (R) 3,000', 'Pell, W. J. 92 John... W. B. Folger. Presses. &c. (R) 12,000', 'Pilgram, M. 17 Bond... G. D. Holtz. Machinery. 500', etc.

Table listing items and services including 'Barbe, W. 19 E. 21st... P. Kenny. Pictures. 10,000', 'Cocke, Catharine C. City... Susan J. Leindecker. Jewelry. 600', 'Ebert, L. 719 N. 3d av... Nichols Bros. Store Fixtures. 350', etc.

Table with heading 'N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.' listing assignments such as 'Bernheimer & Schmid to Maria Lallement. (L. A. Lallement, July 3, 1884.) 350', 'Dierking, Catharine, to The Williamsburgh Brewing Co. (O. Dierking, Dec. 24, 1884.) 600', etc.

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures such as 'Boese, C. 762 5th av... J. Worms. \$150', 'Flugge, F. 260 Reid av... F. Munch. 600', 'Helsing, C. W. 372 Atlantic av... M. E. Kennedy. Pool Table. 165', etc.

HOUSEHOLD FURNITURE

Table listing household furniture such as 'Ackermann, K. 286 Clinton st... H. Vander Wyk. 600', 'Anthony, E. F. 643 Pacific st... R. G. Lockwood & Co. 118', 'Brinckerhoff, Emma. 207 Wyckoff st... L. Z. Murray. 109', etc.

Table listing various items and services including 'Gunter, Mary. 719 Broadway... Jacob Bros. Piano. 230', 'Howard, Helen C. 163 Lafayette av... J. S. Freyenhagen. (R) 185', 'Hornborg, A. 102 Clinton av... E. D. Farrell. 113', etc.

Table listing various items and services including 'Brehm, Henry, John and Jacob. 212 and 214 1st st... H. Weil. Presses, &c. (R) 4,250', 'Brownne, R. H. 1048 Broadway... T. J. Preistly. Stock and Fixtures. 400', 'Condit, S... Sarah F. Thompson. Horses. 600', etc.

Table listing various items and services including 'Davis, J. W., and Charles Conlon to W. W. Moore. Furniture. 19 Moffat st. 500', 'Daniels, C. J., to J. G. Daniels. Dry Goods Business, all title, 701½ Myrtle av and 877 Broadway. nom', 'Daniels, J. A., to Elizabeth G. wife of C. J. Daniels. Dry Goods Business, ½ part, 701½ Myrtle av and 877 Broadway. nom', etc.

JUDGMENTS.

Table listing judgments such as 'Dec. and Jan. 26 Abrams, Lewis F.—Michael Scanlan \$188 73', '26 Atkins, Astley—Clifford Evans. 88 48', '26 Alexander, James—Eva Allmayer. 616 38', '26 Albers, Henry—B. F. Van Valkenburgh. 153 94', etc.

Table listing judgments such as '27 Baumann, Isidor—A. E. Van Ramdohr. 273 61', '27 Bassett, Oscar M. The Nat. Park Bank, N. Y. 2,945 08', '27 the same—the same. 3,560 95', '27 Buchman, Raphael—Marcus Goldman. 5,439 65', etc.

Table of names and amounts, including Bevel, Frank—B. G. Oppenheimer, Buchman, Raphael—Mutual Real Estate Co., Brien, Sarah—P. H. McGratty, etc.

Table of names and amounts, including Miller, Robert H.—A. E. Miller, Pool, Mary L.—W. H. Dannat, Price, Mary L.—H. P. Williams, etc.

SATISFIED JUDGMENTS.

NEW YORK.

December 26 to January 1—inclusive.

Table of satisfied judgments with names like Ault, George W.—W. M. Humphrey, Andrews, Wallace C.—W. L. O'Neill, etc.

KINGS COUNTY.

December 26 to January 1—inclusive.

Table of satisfied judgments in Kings County with names like Ault, George W.—W. M. Humphrey, Beale, John C.—Philharmonic Society, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens with descriptions like 7th to 7th st, s s, extd from Broadway to 7th av, 150 x abt 75, etc.

Table of names and amounts, including 31 One Hundred and Sixty-third st, No. 750 E., s s, 25x100, Patrick Garvin agt Frederick Johnson, owner, etc.

KINGS COUNTY.

Table of names and amounts in Kings County, including Dec. 27 Broadway, Nos. 643, 645 and 647, s e cor Flushing av, runs southeast 95.6 x east 100 x north 23.6 x west 123.7, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens with descriptions like 27 Avenue A, n e cor 55th st, 100.5x80, A. B. Ogden & Son agt George W. and Richard Totten, R. Guggenheimer and H. Clausen, etc.

KINGS COUNTY.

December 26 to January 1—inclusive.

Table of names and amounts in Kings County, including Seventh and 8th avs, 6th and 7th sts. Fordyce & Himpler agt George I. Seney and the Meth. Epis. Hospital, etc.

BUILDINGS PROJECTED

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table of buildings projected with descriptions like Madison st, Nos. 313 and 315, two five-story brick and stone tenem'ts, 26.6x70, tin roofs; cost, each, \$15,000; owners, M. J. and D. F. Mahony, etc.

KINGS COUNTY.

Table of real estate listings in Kings County, including addresses, descriptions, and dates.

LIS PENDENS, KINGS COUNTY.

Table of real estate listings under Lis Pendens in Kings County.

Table of real estate listings in Kings County, including various property descriptions and dates.

Table of real estate listings in Kings County, including addresses, descriptions, and dates.

Table listing prices for various types of glass, such as Mahogany, Rosewood, and Lignumvite.

GLASS. Window Glass, Prices Current per Box of 50 feet.

Table showing window glass prices for single and double panes in various sizes.

Table showing window glass prices for double panes in various sizes.

Text explaining pricing for sizes above \$15 per box and discount percentages.

Table listing prices for greenhouse, skylight and floor glass.

HAIR—Duty free.

Table listing prices for cattle and goat hair.

IRON.

Table listing prices for various types of iron, including pig iron, bar iron, and refined iron.

Common Iron.

Table listing prices for common iron sheets and galvanized iron.

LABOR.

Table listing prices for various types of labor, including masons, plasterers, and painters.

LIME.

Table listing prices for various types of lime, including rockland and state lime.

LATH—Cargo rate.

Table listing prices for lath.

LUMBER.

Table listing prices for various types of lumber, including pine, spruce, and hemlock.

MARKET QUOTATIONS.

Text explaining that figures are based upon cargo or wholesale valuations.

Table listing market quotations for brick, including various types and prices.

FRONTS.

Table listing market quotations for various types of fronts and doors.

FIRE BRICK.

Table listing market quotations for various types of fire brick.

CEMENT.

Table listing market quotations for various types of cement.

DOORS, WINDOWS AND BLINDS.

Table listing market quotations for doors, windows, and blinds.

RECORDED LEASES.

Table listing recorded leases in Kings County, including addresses, descriptions, and terms.

Hemlock joist, 2x8	17 @	19
Hemlock joist, 3x4	18 @	20
Hemlock joist, 4x6	40 @	44
Ash, good	55 00 @	65 00
Oak	55 00 @	65 00
Maple, cull	25 00 @	30 00
Maple, good	45 00 @	50 00
Chestnut	45 00 @	52 00
Cypress, 1, 1½, 2 and 2½ inch	35 00 @	40 00
Black Walnut, good to choice	140 00 @	180 00
Black Walnut, ordinary to fair	100 00 @	120 00
Black Walnut, 9s	85 60 @	100 00
Black Walnut, selected and seasoned	150 00 @	175 00
Black Walnut counters	22 @	28
Black Walnut, 5x8	150 00 @	160 00
Black Walnut, 6x8	160 00 @	170 00
Black Walnut, 7x7	175 00 @	180 00
Black Walnut, 8x8	175 00 @	180 00
Cherry, wide	100 00 @	120 00
Cherry, ordinary	70 00 @	80 00
White wood, inch	45 00 @	50 00
White wood, ½ inch	35 00 @	40 00
White wood, ¾ panels	45 00 @	50 00
Shingles, extra shaved pine, 18 in	5 75 @	6 00
Shingles, extra sawed pine, 18 in	30 00 @	40 00
Yellow pine dressed flooring	26 00 @	35 00
Yellow Pine girders	4 50 @	5 00
Shingles, clear sawed pine, 16 in	22 00 @	24 00
Shingles, heart, cypress, 24x7	— @	14 00
Shingles, heart, cypress, 20x6	— @	14 00

PLASTER PARIS.

Calced, ordinary city	1 20 @	1 30
Calced, city casting	1 30 @	1 35
Calced, city superfine	1 45 @	1 50
Calced, Eastern	— @	1 30

PAINTS AND OILS.

Chalk block	\$1 10 @	1 25
Chalk in barrels	35 @	40
China clay	14 00 @	16 00
Whiting, gilders, &c	40 @	42½
Whiting, common	40 @	42½
Paris White, English	95 @	1 25
Lead, white, American, dry	49½ @	5
Lead, white, American, in oil pure	51½ @	54
Lead, English, B. B. in oil	84½ @	84
Lead, red, American	5½ @	56½
Litharge	5 @	54
Ochre, French, dry	13½ @	13½
Venetian, red, American	1 @	1¼
Venetian red, English	1½ @	1½
Tuscan red	9 @	12
Indian red	5 @	10
Vermillion, American Lead	11 @	11¼
Carmine, English	65 @	70
Carmine, American, No. 40	3 15 @	3 25
Orange Mineral	7½ @	11½
Paris green	15 @	19
Sienna, lump	3 @	4½
Sienna, powdered	5½ @	6½
Umber, Amer. raw and powdered	13½ @	13½
Umber, Turkey lump	14 @	3
Umber, Turkey powder	3 @	3½
Drop Black, English	11 @	13
Drop Black, American	8 @	12
Prussian blue	35 @	45
Ultramarine blue	15 @	28
Chrome green	5 @	15
Oxide zinc, American	3¼ @	4
Oxide zinc, French, V M G S	7½ @	8
Oxide zinc, French, V M R S	6¼ @	6½

SLATE. Delivered at New York.

Purple roofing slate	\$6 00 @	7 00
Green slate	6 00 @	7 00
Red slate	— @	15 00
Black slate, Pennsylvania (at Jersey City)	4 50 @	5 00

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough	90 @	95
Amherst do do	75 @	80
Berlin freestone, in rough	75 @	1 00
Berea freestone, in rough	75 @	—
Brown stone, Portland, Ct.	1 00 @	1 30
Brown stone, Belleville, N. J.	75 @	1 25
Granite, rough	60 @	1 25
Carlisle (Corsehill) Scotch	— @	1 05

NATIVE STONE.

Common building 'stone	2 00 @	3 00
Base stone, 2½ ft. in length	40 @	50
Base stone, 3 ft. in length	50 @	75
Base stone, 3½ ft. in length	70 @	75
Base stone, 4 ft. in length	75 @	1 00
Base stone, 4½ ft. in length	1 00 @	1 25
Base stone, 5 ft. in length	1 25 @	1 50
Base stone, 6 ft. in length	2 50 @	3 00

SOLDERS.

Half and half	12½ @	13
Extra	11¼ @	11¼
No. 1	10¼ @	10¼
No. 2	10 @	10¼

TIN PLATES.

I. C. Charcoal, 10x14	\$5 37½ @	6 00
I. C. coke, 10x14	4 75 @	5 37½
I. X. charcoal, 10x14	6 75 @	7 75
I. C. charcoal, 20x28	11 00 @	12 75
I. X. charcoal, 14x20	6 75 @	7 75
I. C. coke, 14x20	4 75 @	5 37
I. C. coke, terne, 14x20	4 70 @	4 75
I. C. charcoal, terne, 14x20	4 75 @	5 00

ZINC.

Sheet, cask	5¼ @	5½
Sheet, open	5¼ @	6½

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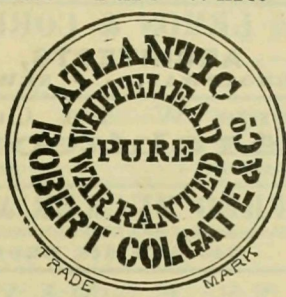
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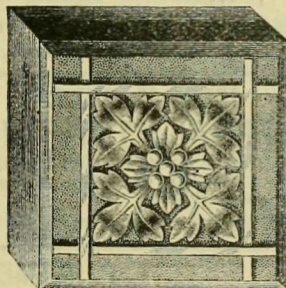
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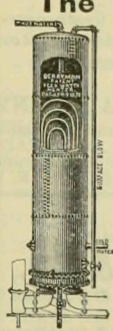
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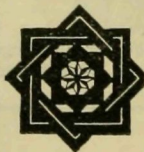
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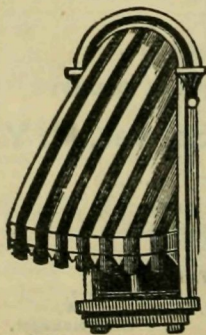


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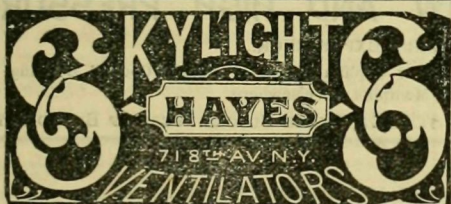
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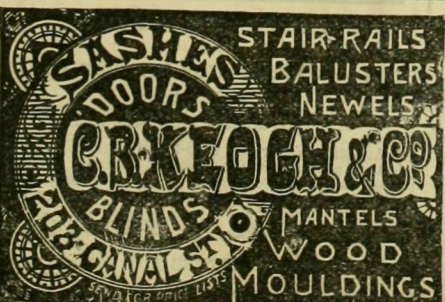
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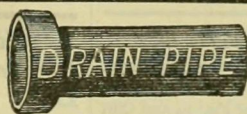
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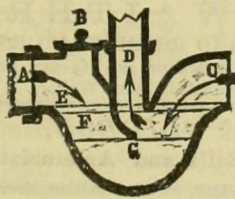
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