

# THE RECORD AND GUIDE,

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*Next Saturday being Decoration Day and a holiday THE RECORD AND GUIDE will be issued one day earlier, and subscribers may expect to get it on Friday the 29th inst.*

The markets all have a very quiet look. There is some firmness in grain and petroleum, but the price of securities at the Stock Exchange is kept up by manipulation which is not so difficult in view of the abundance and cheapness of money. The roads are handling a great deal of freight and would be earning dividends if rates were remunerative, but the insane cutting goes on and will continue to do so until the New York Central war on the West Shore comes to an end.

Governor Hill has it in his power to say whether or not the work on a Broadway underground road shall be commenced during the coming year. Some time or other this great public improvement will be undertaken and completed to the manifest advantage of New York City, and more particularly of the Broadway property-holders. But the Governor by exercising his veto power can delay for a year the beginning of this enterprise. The amendments to the Arcade charter confines the roadbed to the space between the curbs, and hence does not interfere with the vaults under the sidewalks. We have all along believed that an underground steam road on Broadway, with accommodations for way, through and freight trains, would be of incalculable value to every material interest of this city, but especially to real estate. Two governors of New York have vetoed Broadway Arcade bills, but if Governor Hill is consistent, he will approve this measure, as a similar one received his support and vote when he was a member of the Assembly.

Had the British Parliament adopted the measure proposed by Richard Cobden and John Bright, when the former was alive, to purchase the land of Ireland from its large owners and resell it to the tenants and peasants, it would have saved that unhappy country from long years of needless misery, and there would have been no Irish question to confound and discredit English statesmanship, nor would the dynamiter ever have been heard of. Instead, after years of unnecessary agitation, it passes the Gladstone land laws, which in effect denied the right of the owners to the soil they inherited or bought, thus making a precedent for an agrarian division of property in the rest of the United Kingdom. After the mischief is done Mr. Gladstone now proposes to adopt the Cobden-Bright programme. Purchase by the State would not violate the right of an owner to the land he possessed. Under the Gladstone laws it is the courts which fixes the rents, and they are forced by law to consider the necessity of the tenants, not the value of the farm to its owners. No statesman in this country would dream of proposing any such confiscating measure. Here, at least, the rights of ownership are regarded as absolute.

The Army Ordnance Board is to commence experiments with a war balloon, the invention of Russel Thayer, of Philadelphia. There is nothing like new ideas, even if they are a little impracticable. This same board was recently engaged in experiments with a dynamite gun. The gun proved to be measurably successful, but the dynamite was a failure. We suspect that similar results will follow upon the trial of an aerial battery. The balloon can be made to rise, and, providing the wind be favorable, float over the heads of the enemy. But a man, at his perpendicular, occupies a very small space on a thirty-acre field, and the chances of being hit from a fleet of fugitive balloons would be about equal to one in a million. Captive balloons, could they be sent over the heads of an enemy while a battle was raging, might disconcert him somewhat; but, in this case, getting to windward of your adversary would be as important as in the days of old-fashioned naval fights. Imagine two armies marching and manœuvring for weeks to get to the windward of each other. Imagine, also, the exasperation and dismay of the successful force when, at the moment it found itself in a position to give battle, it saw the wind change and blow first over the heads of the enemy! Our Ordnance Board had better fall in love with old-fashioned hard knocks and manage, by hook or by crook, to get

possession of some good guns. They will serve us a better turn than balloons, whether captive or "dirigible." It will be time enough to talk about war balloons when ballooning has been turned to something more practical than perilous entertainment.

## The Real Estate Exchange.

So far the directors of the Real Estate Exchange and Auction Room (Limited) have bent their energies towards the alterations of the buildings they purchased and the securing of a monopoly of the auction business. Their efforts will now be directed to enlarging the scope of the enterprise, and to building up an Exchange which will do for real estate what other Exchanges have done for stocks, grain, cotton and the like. The salesroom is to become a trading mart, and a meeting of the dealers belonging to the Exchange will be held during the coming week to make the necessary arrangements for dealing in all kinds of property connected with real estate. The brokers are now forced to call on each other at distant parts of the city; but hereafter, if they agree to the plans to be laid before them, they will convene at a stated hour, and those who have orders to buy or sell will find their market on the floor of the Exchange. It is probable that, as in the Stock Exchange, the room will in that case be divided up, so that those who wish to trade in west side lots will have a designated locality, down-town property will have its own corner, and in time, as business develops, residence property, vacant lots and out-of-town realty will be dealt in by brokers stationed in designated groups.

In this matter Chicago is ahead of New York. For nearly a year past the real estate brokers of that city have met daily at noon. Their gatherings have increased the number of their transactions and saved the time of the brokers. But better late than never. New York for the first time will now have a *bona fide* Real Estate Exchange. Nor is this all. Measures are under way for dealing in securities representing real estate. The great apartment houses are generally owned by companies, the stock of which is transferred from time to time, but so far there has been no medium outside of a limited circle for the buying and selling of shares. Embarrassed holders are thus placed at a disadvantage, and the properties are injured in reputation when a low price is accepted for the shares. Then land and building associations would naturally seek the Exchange if facilities were offered for dealing in their shares. Fire insurance stock, contracts for buying or selling property, mortgages, and even the land scrip of railroads would naturally find a market in the Exchange when its possibilities are fully developed. Perhaps the time may come when the buying and selling at auction of building material—such as bricks, lumber and the like—may be regarded as germane to the scope of this institution.

But all this will take time. "Make haste slowly" is a good motto. The officers of the Exchange have wisely secured all the old business which naturally belonged to it, and are willing to open new fields for business enterprise if the members of the Exchange so desire. If the wider field is fully occupied every broker doing business in New York and vicinity will be necessitated to become an annual member of the Exchange. Nor is it too much to expect that real estate brokers at a distance may find it to their advantage to have business affiliations with the great Metropolitan Real Estate Exchange.

## Acoustics of Public Halls.

When architects are requested to draw plans for public halls they should be required to give proof that they understand something of the science of acoustics. In a number of instances recently they have brought into existence legislative chambers, churches and business exchanges utterly unsuited for the purpose of speaking or hearing. This is true of the Reformed Jewish Synagogue on Fifth avenue, the San Francisco Stock Exchange, the New York Stock Exchange, the Assembly and Senate chambers at Albany, the Cotton Exchange and the Real Estate Exchange. In every case we believe that the architect has assured the different committees that the acoustic properties of the rooms would be all right, but after they were constructed it was found that alterations must be made to fit them for the uses for which they were originally designed. There is usually very little difficulty with theatres and opera houses. The cone form of the interior, the galleries, tiers and pillars break the volume of sound, while the stage itself acts a great sounding-board, throwing the voices forward into the auditorium. The problem there is simplified, because the speaking is from one part of the house only. The acoustic properties of many churches are defective, as they are generally modeled after temples which were originally designed for sacrifice and not for speaking. The Roman Catholic Cathedrals were intended when first built in the middle ages for music and the mass, not for oratory. Hence the artificial sounding-board which they all require. And after all how few of them are satisfactory to those who go to hear the sermon?

The legislative halls are often defective acoustically, because the speakers occupy different parts of the hall, a fact not taken into consideration by the architects. It has been noticed that in

a certain location one speaker of average loudness can be distinctly heard, while a debater with powerful lungs in another part of the room is often inaudible. The problem is still further complicated in an exchange, for there the sounds of the voices come from every direction, and every part of the hall ought to be equally good for the transmission of sound. When the Cotton Exchange opened the speakers from the stand were heard without difficulty. But this was because they spoke in a part of the room where the conditions were favorable. But next day, when the brokers gathered round the "pit" in the centre of the room, the reverberation was deafening, and the ring had to be removed to where the arches and pillars would break the echo.

The Real Estate Exchange has had its troubles also. The architect was sure everything was all right before the opening, nor was any difficulty experienced the first day, when the speeches were made from the stand erected under the dome at the north end of the room. When business commenced, however, and several auctioneers began selling property simultaneously, there was confusion at once, for the waves of sound re-echoed against the marble floor and the flat walls and ceilings. There were no extending galleries or pillars to break the sound or absorb it. By the stringing of wires and other devices this defect has, in a measure, been cured and will be finally overcome. But building committees and others who have the construction of halls should insist that the architects give them guarantees in advance of their knowledge of acoustics. They usually assume to their employers that they have nothing to learn on this subject, but their excuse, after the mischief is done, is that every new hall is a new problem. This, of course, is all nonsense. With the experience gathered in the construction of churches, legislative halls and exchanges, there should be no defective structures of this kind. It would pay the Columbia College School of Mines or some other technical institution to have a post-graduate course which would include the latest information respecting acoustics for the benefit of architects. The building of great apartment and office edifices involves many new problems in the building art which were not considered in the institutions for training architects in the years gone by.

#### What the Result Would Be.

The *Sun* takes it for granted that the efforts of Secretary Manning to create a premium on gold will be successful and that by the 1st of August next we will be on a silver basis. All of Secretary Manning's predecessors were willing to exchange silver certificates for gold. Indeed, a very large proportion of the gold in the United States Treasury represents silver certificates for which it was exchanged. In former years, when the crops were being moved during the spring and fall, there was a demand made upon the New York banks for currency to transfer the cotton, corn, wheat and provisions from the plantations and farms to the points of consumption. Hence the high rates for money which obtained at these seasons. But since silver certificates became available the business men of the interior have been purchasing them of the government with gold coin, which, thanks to the silver coinage law, was never so abundant as it is to-day in this country.

The banks of course did not like this state of things. They failed to profit by the usual pinch in the money market during the spring and fall months, and their newspaper organs have waged a fierce war on silver coinage. Their cry has been that we would get on a silver basis, but somehow the facts were all against them. Gold kept pouring into the Treasury in exchange for silver certificates, and our bank vaults became filled to repletion with gold bars and coin.

Secretary Manning, a bank president, has determined, so far as he can, to put the country on a silver basis; so he has refused to accept gold for silver certificates, and the yellow metal has consequently found its way into the banks instead of into the United States Treasury. In view of this action of the Treasury, the *Sun* remarks:

By the first of August, therefore, or at least the first of September, the Secretary will have to choose between trenching upon his pet \$100,000,000 gold reserve and the payment of interest on the public debt and of the ordinary expenses of the government in silver dollars. The probability is that he will adopt the latter alternative. His example will necessarily be followed by the banks and by the people, the greenbacks themselves will soon have to be redeemed in silver, and we shall witness at last the much-dreaded supremacy of the silver standard. As to the effect of this probable suspension of gold payments and the substitution of silver, we repeat what we have often said before. The change will not be the calamity that many suppose it will be. It will not cause a financial panic nor a collapse in business. On the contrary, judging by the results of the suspension of gold payments in 1862, it is much more likely to revive industry and stimulate speculation. There will be a rise in the prices of all kinds of property, or at least a cessation of the continued fall which for the last five years has checked new enterprises, and thus capital will be encouraged to begin making those investments on which labor depends for employment. We await the event with curiosity, but without the least apprehension.

But is the *Sun* justified in believing that there will be an

advance in prices if we get on a silver basis? Silver is the exclusive currency of the great bulk of the human race. It is the only money metal known to Asia, Africa, South and Central America and Mexico, but these are low-priced countries—that is, labor and all it produces sells for the lowest rates in the market. Although we produce far more silver than gold, three-fifths of our precious metals are gold—that is we have over \$600,000,000 of gold and less than \$285,000,000 of silver. It is the volume of all the currencies, gold, silver and paper combined, which enhances prices. Any reduction in the amount of currency involves lower prices. That is why the rejection of silver has been such a curse to the business of the world. The demonetization of gold would be an equally serious calamity to trade. The wild talk about silver inflation by the gold organs has set the *Sun* writer astray. The industry of the world requires all the gold and silver and all the paper which can be safely converted into the precious metals to reach its highest efficiency.

#### Malaria on Manhattan Island.

A good deal of injustice is done the reputation of this island in the current loose discussions about malaria. It is quite true that in certain parts of this island where the soil is turned up by street and building improvements that malarial disorders are apt to prevail until such time as the improvements are completed. It is undoubtedly true that when in Tweed's time the Boulevard was being constructed that the few people who then lived on the west side suffered considerably from chills and fever. This led to the opening of drains to the old water courses, and to-day there is no region in the city so naturally healthful as that west of the Park. It cannot be denied, too, that there has been some sickness south of the Central Park and east of Seventh avenue, but the great building activity in that region, and perhaps the undrained lake in the lower end of the Park, may account for some of it. A Commission is now inquiring into the matter, and it is to be hoped that if there is any region which is unwholesome because of marshy under-soil or dammed-up water courses that measures will be taken to remove the excess of moisture.

New York is a healthy city and is exceptionally free from malarial disorders. The built up, paved and sewered portions of the city, a few spots excepted, are all right. Some of the ground not yet occupied may be unwholesome while building is going on, but just as soon as New York is built over it will compare favorably with any city in the Union in freedom from malarial disorders. No expense should be spared, however, to thoroughly drain the few spots, such as the region near the Central Park, where there is complaint of malarial influences. We live on a narrow island with rivers having swift currents on each side of us, and we should never rest satisfied while even a suspicion of unwholesomeness exists in New York.

#### More Water.

It may seem like folly to discuss any new scheme for supplying the city with water at this time when we are just beginning the expenditure of \$30,000,000 for the enlargement of our water works. But, considering the length of time that must elapse before the improvement is completed and the real though hardly realized danger that a deficient water supply always entails, it is not folly if the new scheme is practical and promises immediate results. The plans offered to the Sinking Fund Commissioners and referred to the Recorder and City Chamberlain for examination, on behalf of the New York City Water Company, are, too clearly, plans made in the right direction to be ignored without consideration. The short cut to water, and an abundant supply of water, is undoubtedly just below the surface of the ground; and when a company offers, at no advance cost to the city, to keep constantly on tap from wells sunk in the dry goods district 10,000,000 gallons of this supply, maintained under a pressure capable of throwing a stream 150 feet high, their proposition should be carefully studied. There is no longer any reason for looking with distrust and aversion at the natural and inexhaustible fountain of water beneath our feet. The Aqueduct bill has passed the Legislature and been signed by the Governor. It is a law, and the work of enlargement has been put under contract. The plum-suckers have, therefore, each man his plum, and they will have no reason to object if the city chooses to accept a more prompt supply of water than they can furnish. Neither should the doctors feel concerned. It is only 10,000,000 gallons of fire water that is in question, a quantity sufficient, perhaps, to poison the public constitution if swallowed, but quite harmless if kept carefully sealed up in reservoirs or tanks.

The demand for better time on American railway trains is beginning to bear fruits. The New York Central Road, following the lead of the Pennsylvania Road, a road, by the way, which is very apt to lead when it is a question of improvements, is to put on a train to Chicago from this city which will go through in twenty-four hours. This will be very good time indeed. The difficulty with our roads,

as it is well known, in comparison with the English roads, is in their less perfect construction, an extremely high rate of speed destroying the rolling stock at a very unprofitable rate. But with steel rails, well balasted ties and the greater solidity of long used roadbeds, our roads have greatly improved, and with fewer stops it may now be possible over long distances to rival the English roads in speed. At all events, our railway managers seem disposed to try, and their experience will be watched with much interest by the traveling public. With many men the difference of a few hours between New York and Chicago is worth the entire fare; and to all men who travel on business it amounts to considerable. It is announced that the West Shore Road is also preparing to enter into the competition for speed with the Pennsylvania and New York Central Roads. It is to be hoped that it will have good luck. It is not yet a very substantial road in any way, but it may be able to safely kite fast trains over its roadbed.

### Our Prophetic Department.

MR. BRUIN—It seems to me that everything is going to the dogs. As for stocks, the active ones, as you know, are all manipulated. Jay Gould and G. V. White are to all appearances bulls, but it is not clear that if they wish to advance Lackawanna, Union Pacific, Western Union, Missouri Pacific and Pacific Mail, it is because they desire someone else to take those stocks off their hands at higher figures?

SIR ORACLE—That's a reasonable view of the situation. Messrs. Gould and White are gentlemen who operate in the market to make money themselves, and not to benefit the country or the "street." It is therefore in order to suspect that when they are bulling stocks their desire is for other people to take them off their hands at higher prices. I have always suspected that when Mr. Gould was openly a bull on his own stocks he was secretly a bear on other properties. He has been avowedly bullish since the summer of 1881. All his utterances were to the effect that prices were too low and were destined to go higher. If this had been his real attitude he would have been bankrupt long since, for the course of prices has been steadily downward. Hence he must have sold the stocks he was not personally identified with.

MR. BRUIN—It does not seem as if Mr. Gould has much success thus far in the present campaign. He has been favored by abnormally low prices to begin with, and a very easy money market. Yet he must have accumulated stocks in trying to bull the market.

SIR O.—Still I guess the bears have helped him. Certainly they did in Union Pacific. It is plain that the market ran away from him last Saturday. When the bears began to climb they were supplied with a good deal of stock above his figures. Then there is so large a short interest that I would not be surprised to see some other upward terms. But I agree with you that, accidents excepted, there are no natural elements to create a bull market. The business of the country is depressed. Enterprise of all kinds is discouraged. Speculation is dead, and hence railroad business in the aggregate is not profitable, more from the cutting of rates than the decrease of tonnage carried. The one hopeful sign is that the railroads do more work than ever before, but at unremunerative rates.

MR. BRUIN—I am disposed to look for lower prices for grain. The war flurry is over, the planting season is under full headway, and brighter and warmer weather, with the large stocks we are carrying over, will make the country more hopeful about the crops, and this will lead to lower estimates of their value.

SIR O.—I know there are a good many who think that wheat must sell down, yet it has been held very stubbornly in Chicago, above ninety for July. But corn ought to advance. There is very little of it in Chicago—less than 600,000 bushels. The visible supply is but little over 5,000,000 bushels—less than half the quantity of last year, while its price is ten points lower. Besides the elevators, barns and cribs are empty and the receipts light. Wheat may be weak, but corn ought to advance.

MR. BRUIN—How do you regard the business outlook?

SIR O.—It is mixed. People are not making the profits they were. It is a bad sign when money is so cheap, and that it continues accumulating in the banks at what ought to be the most active period of the year. Still, there is no calamity impending. I believe we shall have plenty of wheat next fall, an immense corn crop, an abundance of cotton, and hence we shall have enough to eat and will not lack clothing. But the great liquidation is not yet over. It has got to reach real estate. I doubt if we will suffer much here in New York and Brooklyn. I am speaking in a general way. Realty has got to have its evil day as well as stocks and general merchandise, and I would warn dealers not to become too much involved. It is much easier to buy real estate than to sell it. Mortgages must be paid, and are a grievous burden when the mortgagee is crippled in his income. The fewer sales this year than last shows that the investing public has taken alarm. I do not see anything to revive the general business of the world until silver is remonitized. That event would revivify trade and commerce the world over.

### A New York Sanitarium.

Lakewood, formerly called Bricksburg, is a most delightful winter resort within two hours by rail from New York, and about the same distance from Philadelphia. It is only within the last three or four years that any one has seriously thought the seaside as a winter resort, but the growing popularity of Atlantic City, and more recently of Long Branch, shows that there is a tendency in that direction which in time may become strong enough to start fashionable people to think as seriously where they can pleasantly spend the winter as well as the summer months. We have always insisted that New York is a capital summer city, and to one who is not troubled by business the hot season is as comfortable here as anywhere. The months of February, March and April are really more trying to people of a delicate organization than are the months of June, July and August, and there are better sanitary reasons why invalids and others who are not robust should have a pleasant near-by resort during the former months than even during the latter.

Those who have tried Atlantic City in the winter have found that while the early morning was delightful the moment the sea breeze began to blow that moment meant for them discomfort and a return of their throat or lung difficulty, which would immediately drive them indoors.

At Lakewood one can avoid all this. It is nine miles inland from the ocean and four miles from Barnegat Bay, which at all times tempers the ocean winds. In addition to this there are miles upon miles of pine forests stretching in every direction, a beautiful lake and splendid drives. The hotel is built expressly for a winter resort, and an even temperature of 70° is kept or supposed to be kept day and night. The Land Improvement Company here owns some 18,000 acres of pine lands, and if the enterprise is well managed there is no reason why 10,000 houses should not be built in this region within the next few years. When one remembers how, beginning with Long Branch, there shortly sprung up along the entire coast from Sandy Hook to Deal a series of magnificent cottages, and land advanced from nothing to prices which made many a farmer rich, it requires no prophet to point out that a region like this between two cities such as New York and Philadelphia must some day become a place of great speculative activity.

### The New York Arcade Railway.

Among the measures passed by the late Legislature for the improvement of New York City was the bill amending the charter of the Arcade Railroad Company. This bill is free from most of the objections which were urged against the act of last year, and which resulted in its rejection by the Governor. It is hoped by many Broadway property holders that the present act will meet with executive approval, and thus permit this much-needed improvement to go forward. Fortunately the present Governor is not a stranger to the Arcade project. He long ago acquainted himself with its merits and its necessity, and once, when a member of the Legislature, attested his faith in it by his vote. He has, however, set down a hearing for June 5, when the supporters and opponents of the measure will both have an opportunity of placing before him their views upon the proposed road.

Rapid transit—a thing that the city has never yet had—is the great and pressing need of New York at this moment, and although it may be still longer delayed it is bound to come in the end notwithstanding opposition, whether arising from ignorance, prejudice or self-interest. It can never come from elevated or surface railroads. It must be underground transit, and the natural, if not the only feasible route for it, is under Broadway and along the line designated by the charter of the Arcade Railway Company. Why, then, should an improvement that is ultimately inevitable, and a present necessity to the comfort, convenience and health of the great mass of our citizens, be longer delayed? It will be interesting to watch the line of argument that the opponents of the Arcade will resort to this year. Last year the chief grounds of objection were, *first*, that the promoters of the enterprise could not command the capital needed to carry it out; *second*, that their proposed excavation of the entire width of the roadway and sidewalks of Broadway would endanger the buildings on that thoroughfare; and, *third*, that it would destroy the vaults which many owners of property on the street have been permitted to construct under the sidewalks. None of these objections can be urged this year. The officers of the company state positively that they have already contracted with responsible parties for building the road from the Battery to Forty-second street. The bill which the Governor is now asked to sign provides only for the excavation of the street to the curb line, and does not interfere with the vaults, except in a few instances.

But there is another consideration affecting these vaults which the opponents of the measure should bear in mind. The original charter of the Arcade Company, under which the road is to be built in case the amended charter is not signed, requires the company to provide a sub-way in which to enclose the water pipes of the city as well as gas and other pipes where they can always be accessible—a work, by the way, that will cost the company several millions of dollars and which would otherwise have to be done by the city for its own safety ere long. The same charter that requires this limits the depth and width of the excavation, so as to make it impossible to provide this sub-way except by constructing it under the sidewalks. The principal amendment to the charter now awaiting the Governor's signature, next to providing four tracks of the standard gauge and thus improving the facilities and convenience of transit, is to enable the company to build the sub-way without encroaching upon the vaults. But if the amendment does not become a law the city will have to revoke all the permits it has

granted and leave the property owners without any vaults in order to enable the company to construct the sub-way. The sub-way, it should be borne in mind, will soon become indispensable to New York, while the permits for vaults are only granted as special favors and are revokable at the pleasure of the city authorities. The objection urged by some of the opponents of the Arcade last year that the interests of the city and general traffic would not be sufficiently protected while the road is in process of construction is fully answered by the terms of the charter and by the fact that the road is to be built under the direction of the ablest engineers in the country, coupled with the supervision of three engineer commissioners appointed by the Mayor. The officers and engineers of the company show every disposition to explain all the details of their enterprise, illustrated by full and minute drawings, and have invited the press, Broadway property owners and the public generally to call at their offices with that object.

### The Labor Question.

William M. Grosvenor has written a work on trades unions that has been printed by a free trade syndicate which is issuing tracts to advance its peculiar views on political economy. These publications have attracted but little attention, as they are in the interest of a school of thought which is being discredited by the progress of events. The philosophy underlying the free trade movement was never more than the perception of a half-truth. It to-day represents merely the interest of the trading class, and its sympathies are every time on the side of the capitalist.

There is nothing new in Mr. Grosvenor's book. It restates tersely, but one-sidedly, the arguments that have been used against trades unions for the last forty years. There is no evidence in this work that the author is acquainted with the literature of the other side of the question. He cannot have read Thornton on "Wages," which is a standard work on the subject in England, nor the report of the Parliamentary Commission which led to the passage of laws which permitted and even encouraged the formation of trades unions in Great Britain. As a matter of fact, while the trades unions are objectionable from many points of view they have served a purpose. They are merely organizations to secure better wages and treatment than would be possible if each workman was pitted against his employer instead of being united for a common object. Every combination of professional or business men to advance prices or for securing paying commissions is in effect a trades union. Every exchange in existence faithfully reproduces what are considered to be the most objectionable features of the labor organizations. All pooling arrangements by corporations and combinations by large producers are repetitions of the methods of trades unions. That these are so generally adopted shows that they are measurably successful in securing benefits which could not be obtained by individual effort.

A very different kind of work is that issued by a working printer, J. W. Sullivan. It is entitled "Working People's Rights." It is an admirable compendium of the supposed grievances of the working classes by one of their own number. The facts and arguments are plainly and forcibly presented, and the temper throughout is creditable to the moderation and good sense of the writer. This practical working man states the case against strikes much better than Mr. Grosvenor, for the one writer seems to wish to get at the truth and the other to plead a cause. All thoughtful writers admit that the labor question is the problem of problems, and everyone has his solution. It is here that Mr. Sullivan is weak. He adopts Henry George's vagaries, and seems to suppose that the root of the difficulty is the land question. So far all the panaceas urged by reformers are illusive and delusive. There is no cure-all for the woes of labor. All that the best of us can do is to accumulate facts upon which to base the final science of sociology. The methods of investigation which have proved so fruitful in the domains of nature outside of man must be applied to human relations, and it will be many years before anyone can say authoritatively what measures are best to alleviate the evils of property and establish justice among men. It is intolerable that in a world of plenty there should be so much suffering, and that, with so much work to do, so many should be idle in the labor market. Mr. Sullivan's little work ought to be read by everyone who is interested in questions that affect the great mass of our population.

### The West Shore Reorganization.

It is understood that the managers of the New York Central Road stand ready to listen to any proposition which may come from the West Shore Company with a view to an accommodation. The difficulty in the way is that there is such a diversity of conflicting interests, and that so far there has been no one to treat with. The efforts that are making is to give some one organization authority to dispose of the West Shore property. This, it is suspected, will be effected within a short time, under a plan of organization first suggested by William M. Lent. This gentleman has had a good deal of experience in troubles of this kind in California. He was the originator of the plan which saved the Bank of California after the suicide of Ralston. Mr. Lent insists that the present bondholders shall not be slaughtered. The various programmes suggested by the friends of Winslow and Porter, the alleged wreckers of the West Shore, aim at changing the bonds into a preferred stock; but the Lent Committee, while they are willing to be liberal in giving junior securities for all the other claims, insists that the first bondholders are the proper persons to take the property into their possession. They propose to throw over the terminal interest entirely. The Pennsylvania Central will give the West Shore entrance to New York and will be glad to connect with their trains in their depot at Jersey City. The receivers have been called to account for issuing certificates for other purposes than the mere running of the road. It is believed that the tangle will soon be unravelled and that an organization will soon be in existence to treat with the Central Road. There will be no trouble about a settlement when that consummation is reached. The whole difficulty has been with the original promoters of the West Shore Road, who had things so fixed that the bondholders could not foreclose without their consent. But debtors are clamorous, and they will be forced to surrender.

### Home Decorative Notes.

—Copies or engravings of the best in art are in good taste always, but imitations of mahogany, teak wood or any form of decorations should always be avoided.

—Very pretty sash curtains are made of white India silk with Turkish embroidery applied and outlined with gold thread.

—Very handsome scrap baskets are now being made of birch bark, the edges trimmed with green gray lichens and mosses.

—Notable among the many novelties in artistic decorations are the dainty china silk lamp shades which are painted by hand, and finished with lace or fringe; a specially lovely one has a design of jonquils on a red ground, with a finish of knotted silk fringe; still another, in white silk, has a design of apple blossoms; it is edged with Spanish lace, the figures of which are outlined in gold thread.

—Sandalwood has an always grateful and refreshing odor, and for those who only desire the suggestion of perfume on their handkerchiefs, the cases of this wood are much liked.

—The desire to make the home more beautiful which has grown up here of recent years is deserving of commendation; but the rage for novelty and bizarre effects in architecture and decoration and appointments has gone so far and become so widespread that increase of taste demands a return to greater simplicity; the thing has unfortunately been overdone, and meanwhile spurious antiquities and Eastern stuffs are manufactured in great quantities to satisfy the demand of rivals in house decoration; people are unmindful of the fact that the surroundings should harmonize with the taste and pursuits of the household.

—Almost every woman has a passion for baskets, and no display of these useful articles is ever willingly passed unnoticed; square ones of fancy straw or willow are made very ornamental by bronzing or gilding, and further decorating with a band of satin ribbon about four inches in width drawn across the top of the basket and tied in a large bow; a finely woven bamboo basket, sufficiently large in size to hold papers, is square in shape, having feet for support, and embellished at each corner with clusters of ribbons; other varieties of work baskets are shown in the most fantastic hat shapes, some flattened until the inner sides with satin lining nearly meet, and mounted on a gilt roller skate.

—In providing decorations that will conceal defects it is well to select dark material upon which bright designs can be wrought advantageously, avoiding the use of gold and silver threads.

—The newest painted wooden mirror frames are shaded first from light to deep neutral shadow, with upright flowers springing from base or side, painted on afterward.

—All sorts of foreign brocades and Oriental embroideries are now used for covering small tables and fastening on the back of sofas or chairs.

—Plain papers are made to exactly resemble certain goods, the grain and color of the material forming the hangings being exactly copied in the paper. The flowered papers, in perfect imitation of cretonne, are very handsome.

—Pretty new bed curtains are those made of the old-fashioned French chintzes of delicate colors and large designs of flowers; these are also popular for chamber upholstery.

—Wedgewood designs in tableware are again popular.

—Table decorations entirely of rare varieties of tulips is the fancy of the moment.

—A dainty specimen of a toilet cover is in bolting cloth laid over very delicate blue silk, the gauzy white material has orange-colored discs tinted upon it, within which are bluettes embroidered in filo silk; the cushion accompanying this set is in the shape of a sack embroidered with the same design and finished about the edge with soft lace.

—A wonderful variety and perfection of finish is noticeable in the production of household stuffs, tapestries, wall, window and door curtains, which have been brought out within the past few years in a bewildering variety of styles, beauty of tints and tones of light and shade, and one cannot, unless blind to the sense of beauty, fail to admire the faultless taste evinced in the display of materials for interior decoration offered by Edouard Leisner, No. 325 Fifth avenue.

—"Papyrus," a rough-edged stationery, undecorated, is considered the best form at present.

—Light woods, like cherry, hazel and sycamore, are preferred in the furniture for country houses, the colonial style being most extensively admired.

—For summer hangings chintzes, cretonnes or colored cheese-cloths are recommended; the blue demins are very handsome with bands of cream momie embroidered in some bold outline design, such as the single peony.

—Fancy matting is often used as a dado round rooms; it can be procured in various colors, and is selected to harmonize with the general tone of the room; when chosen for the dining-room a shelf is placed just above it, running round the room, and filled with pieces of quaint pottery and various bits of china.

—From her who sits busy at the work table comes the many pretty things that add to the beauty of the home—indeed, the very things that make it a home; as a suggestion where one is skillful with the brush allow the ability to be displayed on a piece of matting; portieres and screens of this style are very popular; an attractive screen panel has the wisteria vine with its glorious hanging purple clusters, the gold banded Japanese lily, with its pink and brownish crimson spots, and the fluffy yellow band striping the centre of each petal, serves as a handsome design; painting on velvet is also a favorite pastime; it may be very satisfactorily executed on white or tinted velvet, and is largely used for covering mirror frames, paper receivers, door panels, screen panels and countless objects.

## Concerning Men and Things.

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Miss Katryn Kidder, who appeared in "Nordeck" last Monday evening, is destined to become a star on the dramatic stage, but whether of the first magnitude time only can determine. She is a tall, slim, willowy, handsome girl, with a remarkable likeness to Miss Mary Anderson. She has a commanding stage presence, a mobile face and a voice capable of expressing passion, though as yet not of much use in pathetic passages. Although but sixteen years of age she walks the boards like a veteran and is clearly not troubled by feminine tremors. She comes of a race of clergymen and claims two bishops among her ancestors. Ministers' daughters, by the way, are not unknown on the stage. Kate Claxton's grandfather, the Rev. Spencer Cone, preached in the old Baptist church in Broome street, and Mrs. Louis James is a daughter of Bishop Wainwright. Miss Kidder was born in Chicago, and is by all odds the most promising young *tragedienne* now on the boards. "Nordeck," by the way, is a very interesting romantic melodrama and it ought to keep the boards for some time. It has one peculiarity which shows a change in public sentiment. Heretofore Poland has claimed the world's sympathy as against their Russian and German oppressors, but in this piece the Poles are represented as a bad lot, while their German conquerors have a monopoly of all the virtues.

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The *North American Review*, distinguished for ponderous articles on economic and political subjects, has fallen into a lighter vein and gone to discussing the problem of female clothing. Three women and two men contribute to a symposium of ideas on this subject, and after reading their articles it will be necessary to conclude that tastes differ. The yearning after trousers, however, as usual when the subject is discussed without limitations, is very manifest. Even Dr. W. A. Hammond, one of the contributors, is disposed to favor trousers for women under certain conditions, and Mrs. King, thinking that there is nothing "to compensate for the variety lost by hiding the legs," would strip off the petticoats altogether. Is not this subject a little too much discussed philosophically without being sufficiently considered artistically? There is nothing radically wrong about female dress—*i. e.*, nothing visibly wrong. Some people prefer women in tights, and sometimes go to see the ballet not without a sense of pleasure. But there is a suspicion that tights or trousers would not be universally becoming. The point in favor of female dress reform on the score of health is not well taken. Statistics prove that the average duration of life among women is higher than among men. This ought to be conclusive against the charge that women are not sufficiently well protected. The dear creatures are not too much exposed—not sufficiently exposed, according to Mrs. King. They will do well to go on and try and make themselves as beautiful as possible, leaving all questions of dress reform to the artist milliners and dressmakers.

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Our philosophy and knowledge of the occult forces of nature are not deep enough to explain the laws that govern casualties and crimes. One railway train jumps the track, and directly following a half dozen similar accidents are reported from different sections of the country. A steamship is blown up, burned or foundered, and, on several widely-separated seas, the casualty is repeated in various modified forms. Boston followed Chicago in an attempt to imitate or initiate the general conflagration which the Second Adventists predict, and murder and suicide are confessedly epidemic. Who can explain this mystery? A dispatch to one of the morning papers, dated Hornellsville, May 17th, gave an account of twelve suicides in a single week in that town and vicinity. We mention the fact, but attempt no explanation. Probably this frightful record of self-immolation would be thought no mystery by the people of some of the adjacent towns, rivals to Hornellsville. They would call it only a natural expression of the disgust which all people whose experience of life is limited to Hornellsville must feel. But this would be only ill-natured and furnish no clue to the philosophy of which we are in search.

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"Burn the trash," exclaims the combustible *Herald* in preparing to treat the irrepressible garbage question. "The *Herald* has frequently urged that garbage should be burned," continues our contemporary. "We even went to the trouble and cost of obtaining plans and estimates of furnaces for the purpose, but the stuff is still carried down the bay and dumped off Coney Island. The world is slow at learning." So it is. It would be curious to see a model and estimate of cost of the *Herald's* furnace for burning ashes. Ashes can be burned. You could burn the world if you would apply heat enough; but there is not now, unless within the *Herald* office, sufficient combustion about the planet, within or without, to accomplish the feat. In the meantime, however, while waiting for funds to realize this editorial dream of something equal to a general cataclysm of fire, the ashes of all the furnaces and cook-stoves of the city are being utilized for filling in made lands along the line of the Staten Island Rapid Transit Railroad. Soon after the completion of that work it is to be hoped that the Harlem River improvement will furnish another good dumping ground for the same material. With regard to the *Herald's* furnaces for burning up the refuse from the stables and street sweepings, our contemporary has been meditating a crime. This much of the "trash" will not poison the market-gardeners of the neighborhood if it is spread upon their lands; and it might add possibly a half-million per year to their product of vegetables. Loaded upon open cars on railway floats moored at the docks it can be distributed among the various railway stations within twenty to forty miles from the city at next to no cost at all. Indeed, we suspect that men can be found who would contract for the distribution and pay well for the privilege. The dictum of the *Herald* may be repeated. The world is slow at learning. Our contemporary, after taking a lesson, should apply some of his latent heat and burn up the plans for his furnaces.

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Why does not the Stock Exchange either remove or improve its Wall Street front? At present it is an architectural monstrosity—perhaps mis-

carrange would be a better word. With entrances on Broad and New streets one is really not required on Wall. Fort Sherman, the Mortimer Building and the new Astor Office Building will all be structures that will add to the appearance of Wall street, between the Treasury Building and Trinity Church, while the contemptible little Stock Exchange front will rank as the shabbiest in the city. It should be torn down or added to in width and height.

## A Glimpse of the Past.

An oil picture which should have great interest to all octogenarian New Yorkers may be seen in a window at the northwest corner of Union square, fronting Broadway. It is not the restoration of a Claude Lorraine, nor yet a masterpiece in the American school of landscape painting; but it possesses a local and historical interest which causes one to forget the absence of the divine afflatus. It is a view from what is now called Union square in the year 1828. The spectator is supposed to stand near the northern side of the square, and the perspective view is down Broadway and University place. To the right extends Fourteenth street, then a country road, lined, so far as the painter's art enables the spectator to distinguish, with massive elms and tall Lombardy poplars. To the north and south of Fourteenth street, still on the right, are carefully enclosed green fields, in which cows are grazing, and beyond may be discovered the blue waters of the Hudson River. To the left, enclosing all the space bounded by Fourteenth street, Fourth avenue, the Bowery, Canal street and the East River, also visible, are more farm lands dotted with country houses and luxuriating in all the charms of rural scenery. In the foreground, at what is now the corner of Fourteenth street and University place, stands a chrome-colored frame building, two stories high, with high peaked gable facing north. Below and adjoining this house, on University place, an open shed facing the street indicates the country tavern; but no sign invites the thirsty traveler. There is less doubt, however, about the small house on the site of the present Morton House. A swinging sign between two upright posts says, as plainly as sign can say without letters, "Entertainment for man and beast," while the inevitable but hospitable tavern shed, fronting on the dusty roadway, occupies about the present site of the Union Square Theatre. Further to the left, at about what is now Fourth avenue, the most rural of barns suggests an abundance of fresh provender. Looking down Broadway past a low dwelling that occupies the site of the Domestic Sewing Machine building, and a two-story brick dwelling further down, you discover a great white building in the middle distance, and beyond, over the tops of the trees, in the extreme perspective, rise the spires of the future metropolis relieved against the waters of New York Bay, or it may be the blue hills of Staten Island. It is a most bewildering picture when you glance from the green fields, farm houses and country wagons enveloped in clouds of dust in the fore and middle ground of this picture to the stately buildings that now limit the view on every hand, and reflect on the number of miles still further north that the solid masses of new masonry extend.

## Fraud on a Tenant.

While the law is that a tenant is bound to make all necessary repairs to the premises that he hires, and that he cannot require the landlord to do anything within a building unless the lease expressly says the landlord *shall* make the repairs, and while the courts construe very strictly written contracts and agreements in leases, and will not defeat the express stipulations of the parties, yet the court *will* take into consideration any concealment that amounts to a fraud practiced by the landlord upon his tenant when inducing him to enter into a lease. This is very clearly illustrated by the decision of Judge Hyatt, of the New York City Court, in the case of *Hull vs. Burns*. The judge says, among other things:

The plaintiff leased certain premises to the defendant to be used as a dwelling. The defendant covenanted to execute and fulfil all the ordinances, etc., and all orders and requirements imposed by the Board of Health in, upon or connected with said premises during said term at his own expense. Shortly after said demise the plaintiff was compelled to execute certain orders of the Board of Health affecting the plumbing on said premises at a cost of \$152, after, as he claims, due notice by him to the defendant to perform such order. The defendant denies such notice, and claims that he was not liable under his covenant for the alleged breach, upon the ground that the repairs ordered by the Board of Health had been ordered to be done before the premises were hired by him; that the plaintiff had been so ordered; that he had knowledge that said order had not been complied with at the time of the execution of the lease and concealed this fact from the defendant, and that the defects were not such as could be ascertained by due diligence on his part. Upon the facts the jury found for the defendant.

The sole question presented is, under the circumstances, was there a breach by the defendant of his covenant? A legal construction of the contract can alone determine this. Covenants are to be so expounded as to carry into effect the intention of the parties, a consistent, rational and just intention. Can there be anything more opposite to such conditions than the facts in this case found by the jury? I apprehend the most reasonable construction of the covenant in question to be that thereby the plaintiff required and the defendant agreed that the defendant should comply with the orders of the Board of Health in regard to all defects in said premises arising during the term, and even those existing at the time, unless they could not be ascertained by due diligence and were known to the plaintiff and undisclosed by him to the defendant.

If this conclusion is right, then the facts found do not warrant the deduction that there was a breach of the covenant; but assuming, for the purpose of argument, that this contract is absolute and that a court would not, by construction of such a contract, defeat the express stipulations of the parties, in that aspect of the case it is maintained by one of the ablest authorities upon the Law of Contracts "that if a contract is false to the actual meaning and purpose of the parties, or of either party, the remedy does not lie in construction, but, if the plaintiff be the injured party, in assuming the contract to be void, and establishing his rights by other and appropriate means; or, if the defendant be injured, by defending against the contract on the ground of fraud or mistake, if the facts support such a defense." If the defendant had been advised of the existence of the facts as found by the jury to be within the knowledge of the plaintiff, it is fair to presume that the defendant would either have declined to rent the house, or that he would have made some condition protecting him from liability to remedy defects then existing and from executing former orders not complied with.

Concealing the material facts found by the jury was a wrongful act amounting to a fraud.

## Realty at Albany.

[From our own Correspondent.]

ALBANY, May 21.

A number of important bills were passed during the last days and the last hours of the session which closed since the date of my last letter. One of the most important is the act giving additional powers to the Arcade Underground Railway Company. This bill finally passed the Assembly on the last day and within an hour from the final adjournment. It came near being left, and it was necessary to rush it ahead. That fact caused some of those who have heretofore supported it to change ground. It passed, and the Governor has appointed June 5th for a hearing on the bill. It does not give the powers and rights embraced in the bill of last year, which was vetoed by Governor Cleveland, in that it does not disturb the sidewalks. The company under this bill is restricted in its excavations to the curb lines, which will give room for four tracks, the sewers and water pipes to be placed below instead of at the side of the tracks. The provision in last year's bill for a sub-sidewalk under the present walk, which necessitated excavations up to the walls of the buildings, has been left out. It was the sidewalk feature that created the alarm last year and caused the owners of buildings to oppose it, on the plea that it destroyed their vault accommodations and would endanger every structure on the street. There is opposition now, but it appears to be less formidable than last year. The opposition is principally from large property holders like O. B. Potter and that class of mez. The Mayor started in against it while the bill was pending at Albany, but is reported to have modified his views.

Another important bill passed on the last day is that providing for a Commission to execute the law of last year for placing telegraph and electric light wires underground. The bill was killed on the day before adjournment, the fight being against giving Mayor Grace the power of appointing the three Commissioners provided for in the bill. A compromise was effected, the bill revised and the appointing power lodged in the Mayor, Comptroller and Commissioner of Public Works jointly. In that form it was passed about midnight before final adjournment.

The bill for the repavement of Fifth avenue also passed. This provides for the pavement of the avenue south of the Central Park where it has not been recently repaved, and also for nearly all that portion which lies east of the Central Park, where it is claimed repavement is most needed.

The three bills above referred to, the general building law, and Robb's act regulating the height of apartment houses hereafter to be erected are the most important measures for the City of New York that the Legislature passed during the entire session. They were passed at such a late date that Governor Hill did not have an opportunity to examine or look at them before adjournment. What he will do on any of them is not known.

There was an enormous amount of legislation proposed for the City of New York during the session, some of it good, some indifferent, and a portion absolutely bad. The Legislature adjourned, leaving forty bills affecting interests in New York City in the Governor's hands. A number of these directly relate to improvements on realty interests, and nearly all of the forty are of a public nature. Besides these there are a large number of measures of interest only to particular individuals.

There were a few bills passed and signed by the Governor during the session which affect property or realty interests in the city, but the number is small compared with those passed during the last few days of the session, now awaiting the action of the Governor. Among the more important of those which became laws before adjournment is chapter 13, amending the civil code, relative to proceedings for obtaining possession of land or realty from tenants in certain cases; also chapter 213, relative to the sale and mortgage of real estate under direction of Surrogates in the management of estates; also chapter 106, which provides \$162,500 for the enlargement of the Metropolitan Museum of Art in the Central Park; also chapter 173, which declares that there shall be established and accumulated a fund to be known as the Fund for Street and Park Openings. This is the fund from which is to be paid the awards made for lands to be taken for streets and parks, except the parks laid out under the law of 1884 in the annexed wards. There is also chapter 174, which provides for the establishment of a fund to pay the expense of executing all works of local improvement, to be known as the Fund for Local Improvement. This is to include the work of regulating, grading and sewerage streets. There is also chapter 185, which extends the jurisdiction of the Board of Street Opening and Improvement over all that portion of the city north of One Hundred and Fifty-fifth street and the Harlem River, the same as heretofore possessed south of that point. With the exception of a few private and personal acts, these are all the measures relating to the city which were passed in time to be signed.

In addition to the five important bills mentioned at the commencement of this letter, there is in the executive chamber awaiting the Governor's action the following measures which directly affect property interests. The bill establishing the western lines of Riverside Park on the line of the railroad lands; the bill adding the name of John W. Marshall to the Commission engaged in the adjustment of assessments for Boulevard improvements west and north of the park; the act providing for the appointment of a Deputy Inspector of Buildings by the Fire Commissioners; the act for the repavement of East Eighteenth street, from First avenue to the river; the act for repavement of Avenue B, from Fourteenth to Nineteenth street; the act prohibiting the use of pier 37 East River by the Street Cleaning Department for dumping purposes; amending one of the Roosevelt acts of 1884 so as to give the County Clerk twenty days in which to make returns or searches for titles. This last bill the Real Estate Exchange protested against.

The Governor has before him several bills relating to the change of maps, plans and streets in the new wards. These embrace the act striking out C College avenue, from One Hundred and Forty-eighth to One Hundred and Sixty-third streets, the bill wiping out Morris avenue between One Hundred and Sixty-second street and Overlook avenue and the portion of One Hundred and Sixty-fifth street, between Winfield place and Sheridan avenue; the act reducing the width of Trinity avenue or Delmonico place from eighty to fifty feet between Cliff street and the Boston road; the act exempting from taxation the lands embraced in the lines of the streets as laid out and monumented by the Park Department in the Twenty-third and Twenty-fourth Wards; the act discontinuing the proceedings for taking the lands for the proposed Cedar Park for five years (the park alluded to is located at the intersection of Sedgwick and Mott avenues); the act providing for the revision of the map and plan of streets in the section around and on both sides of Spuyten Duyvil Creek, so as to make the same conform to the channel of the proposed Harlem River improvement, as laid down by General Newton; the act to change the width of the streets west of Riverdale avenue; the act for the appointment of a Commission for the construction of a bridge across the Harlem River fifteen hundred feet north of the High Bridge; also an act relative to drainage of low lands in those wards. The new wards have thus had considerable legislation, and would have had more, but for the bills presented to interfere with the new parks.

The Governor also has in his hands the bill for an iron bridge across Fourth avenue at Ninety-eighth street; the act for the enlargement of the powers of the New York and Long Island Bridge Company for the construction of a bridge across the East River at Blackwell's Island; the act changing the location of the route of the old three-tier railroad at One Hundred and Twenty-fifth street, evidently passed to keep the old charter alive; and the act relative to the care and management of the Brooklyn Bridge, which has provisions for the extension of the New York end across Chatham for the cars, and across Centre street for foot passengers; also, the bill author-

izing the formation of companies to make searches, insure and guarantee titles to real estate and mortgages; also, Von Allen's bill to improve the condition of the Sinking Fund, which provides for the cancellation of bonds held by it.

There has been no change in the tax laws this session, except new provisions added to the State corporation tax law, so as to enable the Comptroller to settle with delinquent companies on a basis of suits against other companies where the same point is involved and adjudicated. There is, however, a bill providing for the taxation of collateral inheritances in the hands of the Governor.

The hospital and charitable institutions in the city of New York have been considered exempt from taxation, but the Mayor has stirred the matter up, and steps have been taken to tax the property of these institutions, unless they demonstrate that they were exempt. The result of this move is the presentation of numerous bills exempting them from taxation on their personal and real estate. There has been passed and sent to the Governor bills exempting from taxation the Samaritan Home, Hebrew Guardian Society, St. Luke's Hospital, Mt. Sinai Hospital, the Skin and Cancer Hospital, the German Free School and the Montefiore Home for Invalids.

The bill relative to the Dock Department, doing away with the issue of bonds for the current expenses, did not pass the Assembly, nor did the act for the erection of buildings for the departments of the city now occupying rented premises.

The Board of Health bills failed, and none of the suggestions of the Tenement House Commission were adopted, nor steps taken to improve the condition of tenement houses.

The bill creating a bureau of searches in the Comptroller's office was rejected, and all the measures intended to relieve the cost of transfer of title failed to pass.

No gas bill passed, and the State Railroad Commission was particularly unfortunate with its bills before the Legislature, having been unable to pass any of any importance affecting either steam railroads or street railroads. The bill to prevent the construction of a surface road on Lexington avenue did not pass. The Cable Railway Company which came here to secure legislation on the last week did not get it, but are greatly rejoiced over the fact that the bill keeping them off from Lexington avenue did not pass. They charge that it is the Third Avenue Surface Road that is fighting them on Lexington avenue, and that it is that road and not the propertyholders which is trying to prevent a new surface road.

## Selling Real Estate with Title Insured.

Two more large sales of building lots have been made during the last ten days with title insured at the sellers' expense, and each time with marked success. The prediction long since made by many real estate experts that this was the coming way in all sales of the kind is rapidly being made good, and the system that says one thorough examination and set of searches by an independent authority that absolutely insures the result is gaining an easy victory over the system that involves countless useless repetitions of the same examination and disbursements, and results in no guarantee whatever. These sales will accustom the public to buying not only lots but improved property also in the same way. The advantages in its favor are just as strong. The seller of a house who is ready to tender with his deed the policy of the Title Company, who can say to his purchaser that there is no need of any further examination of title and no uncertain expense for examination to follow his purchase, that there is no danger of rejection of title and subsequent annoyance and, perhaps, a law suit besides, will have a great advantage over the seller who has to ask the purchaser to incur all those risks and waste thirty days in finding out whether he has a good title. It is the right way too, for it is much fairer that a careful man should profit by his prudence when he bought, and get it back when he sells, than that a careless man should unload on his grantee the necessity of an examination which he neglected to make. Many expect soon to see most of the sales in the new Exchange made in this way. It will give confidence to bidders and enable them to know at the outset the full cost of their purchase, and will permit the transfer to be made at once instead of after thirty days or more of wasted time. Already builders are beginning to take up the matter as they find that they can use the system to great advantage. Arrangements have been made with the Title Company to examine whole blocks of ground when it is bought and issue policies on each lot. This will give them at a small original outlay an evidence of title which they can use through the whole transaction to assist them in getting loans, and finally to enable them to sell their finished houses, with title insured, and get back all they have originally paid for insurance, besides greatly assisting the speedy sale of the houses. Even if the saving in time and expense were not as great as it is, the satisfaction of having an absolute insurance would alone carry the system through.

## Two Handsome Newark Residences.

Our last article on Newark dealt largely with one or two of the suburban districts of that city. Newark has, however, near its very centre, a residence location which has not only pleasant surroundings, but is easily accessible to New York. High street, for altitude, environment and "tone," is *par excellence* the finest street in Newark. It contains handsome residences which are as attractive in their interior as they are to the outside view. Amongst those just completed are the two four-story and basement houses built by Van Campen Taylor, the architect, on the east side of High street, about 400 feet north of Clinton avenue. They are of an ornate character, the first story being of rock-faced Belleville stone with carved enrichments and the second of over-burnt bricks. The stories above are also of over-burnt brick irregularly laid. The gabled roof, with its richly modeled frieze, is a pleasing part of the exterior design. The fronts have bay and oriole windows, half timbered, the panels being filled in with bricks. The stoops are of massive stone, with marble mosaic platforms. The houses are entered through oak doors, containing beveled glass windows, bordered with perforated Indian brass-work. The first floor contains handsome parlor, reception and dining-rooms, all communicating by means of sliding doors. Carved ceilings appear in every room, each ceiling being decorated. One has a design of fishes, which is quite unique. The second floor is ascended by a grand staircase, leading from the reception hall. It contains three rooms in oak, all tastily arranged, each bed-room having an alcove, with wardrobes and dressing cases built in. The third story contains three rooms, store, bath and toilet chambers. The walls of all the rooms are stained in oil, each being of different color and design, the effect being pleasing and harmonious. The elegant mantels and fire-grates in the differ-

ent rooms are of the advanced type, having Rideau grates, tiled chimney breasts, carved over mantel shelves and beveled plate mirrors. One of the features is the oak sideboard in the dining-room, enriched with Indian carvings. This carved work is largely used in the interior trim, and displays it to advantage. There is a handsome Japanese lattice in the light-well over the stairs in one of the houses. There are electric bells in the various rooms. The burglar alarm indicator has a neat case surmounted by a diminutive alarm clock. The houses are in cabinet trim throughout; there is closet room in abundance; the ventilation and plumbing is perfect, and the interior, as a whole, gives evidence of much thought and refinement. These residences should be occupied by the cultured, for whom they have evidently been designed. They are in this respect unsurpassed by any house in Newark. One of the houses is occupied by the Rev. Dr. J. R. Taylor; the other is about to be placed upon the market. There are other handsome residences on High street, of which we may have occasion to speak in a future article.

## The World of Business.

### The Corn Problem.

A good many people are now asking questions in regard to the probable magnitude of the supply of corn the coming summer. The recent movement from the country has been light enough to raise some doubt that there is much corn behind. The difficulty lies in the inability of some folks to recognize a change in the situation without misjudging the causes thereof. In this case the great fact to be grasped is that scarcely any corn was cribbed in the West last winter. The receipts of corn at primary markets in the spring months are necessarily almost confined to that which was put into cribs during the cold weather, because the farmer is too busy in the spring, preparing for another crop, to be able to spare men and teams to carry corn to market. After he has finished his spring work in the fields and set another crop in motion he is at liberty to market his surplus from a previous crop. Ordinarily he has not much to bring forward at this season, as he has already marketed the larger part of it. But this year he has done little in that direction, and has all the more to do. It is true that last winter was a hard one, and much more corn than usual was consumed on the farm. But the yield was a magnificent one, and is very far from having been exhausted by the increase in home use. It is probable that not more than half of last year's crop has been used up yet, though fully 60 per cent. of the crop has ordinarily disappeared within six months after it was gathered, owing to the greater consumption of the winter months. The prospects are that the shipments of corn from this country this summer will be large enough to satisfy all the wants of the people who buy for other than speculative purposes. There is a great deal of corn in first hands, though it may prove that the expectations of some with regard to the supply from Kansas will be disappointed, as that State got rid of a large part of her surplus during the cold weather. But Nebraska and Iowa are looming up with a big promise, some estimating as much as eighty million bushels to come from the former State alone. It is true that the low prices which ruled last fall caused much corn to be left out in the fields, some of which is not worth the gathering; and it also invited to an enormous waste, the property not being regarded as worth caring for. But prices have been good enough for some months to invite saving, and they now compare so favorably with those for wheat as to invite holders to sell freely. The mode of distribution during the summer months will depend, as in former years, upon the amounts which the trade is willing to pay for carrying the grain over. Large premiums for September delivery would cause an accumulation of corn along in the latter part of the hot weather; but such premiums would not be likely to exist in the case of any material pressure to fill contracts maturing earlier in the season. It is the opinion of some persons in the trade that the consumption of corn will be much smaller the coming summer than usual. They say that the glucose works and the distilleries will do little, making a small demand for what are known as "manufacturing purposes." But against this we may cite the lessened production of green feed due to the backward season, which is at least two weeks late, and is estimated to yield not far from 20 per cent. of grass and hay less than the average. The prospect for demand may therefore be considered good unless it be checked by relatively high prices for the article, which would lead to a diminished consumption. There is less to be said in favor of a good export movement. The foreign trade is now in receipt of offerings of Danubian so freely as to warrant the idea that lower prices here would be promptly met by concessions on the part of the men who have that corn for sale. In other words, if we are to supply Europe with much corn this year it will probably have to be on very low terms.—*Chicago Tribune*.

### Prices of Pig Iron.--Benner Again.

It is now about nine years since the appearance of the book in which Benner gives his theory of the variation of prices of leading articles of consumption. He claimed to have discovered that these prices, which are the exponents of the changing relations of supply and demand, run in cycles, the highest and lowest being separated by year periods which exhibit a regularity that cannot be justly regarded as accidental. This admitted, it is only natural to infer that these price cycles can be projected into the past as well as the future, and this Mr. Benner essayed to do for the last quarter of the present century. A year ago he wrote an addendum, in which he claimed that his predictions had so far been substantially fulfilled. His work forms the subject of a rather scathing criticism by Charles Himrod, who was an Alderman in this city during the war and is now a dealer in pig-iron. The last-named fact entitles him to speak of the theory in its application to iron, and to that he devotes his attention. Mr. Himrod concedes that Benner may be a good authority on wheat and corn, but that his effort in regard to pig-iron is a lamentable failure. The analysis is of considerable interest, as Benner's book has obtained a very wide circulation, and the author himself a fame equal to that of Vennor in his palmist days. So many people are ready to swear by Benner that it is almost refreshing to find one who is rather disposed to swear at him. Mr. Himrod shows that the figures given by Benner for the past do not agree with the following, which are drawn from the statistics of the American Iron and Steel Association:

Down.	Up.
87 months . . . . . to October, 1861	34 months . . . . . to August, 1864
77 months . . . . . to January, 1871	20 months . . . . . to September, 1872
74 months . . . . . to November, 1878	15 months . . . . . to February, 1880

This being the case, it is only fair to infer that the prophecy based on false data cannot be of much value. The deduction is chiefly of interest to the general reader because it tends to prove that there is no good warrant for Benner's prediction of a decline in pig-iron that will not reach its lowest point till 1888. If there be anything worthy of notice in the cycle theory the figures above given lead to the inference that the actual cycles have undergone a constant shortening, and that the present period of depression will end about a year hence. Mr. Himrod does not give this as a prophecy, but considers that even if it were one it would have the advantage of being in harmony with the facts up to date, while the Benner theory exhibited in the table would appear to be largely due to the tremendous

progress achieved in the process of iron manufacture within the last thirty years. That period has witnessed a complete revolution in the methods of making iron and in the uses to which it is applied. Of course such a remark must be taken as including the manufacture of steel as well as of iron, and the very extensive substitution of the former for the latter. It is a question if the further improvements to be anticipated in these processes and methods will not result in a radical change of the conditions of the market. When an article is exceedingly plentiful it is too cheap to invite speculation, even the more moderate form of it which takes the name of "investment," unless there be some prospect of a decrease in the supply. In the case of farm crops there is always an uncertainty in regard to production which tends to prevent prices from going down very low, and the ability of the farmer to choose between a variety of crops is additional to the fluctuations in the volume of supply as dependent on the seasons. But in regard to the production of iron and steel there is no such uncertainty. The plants are in existence and the men ready to work whenever called upon, while the material is never lacking. Looking at the matter in this light, we shall find it difficult to avoid the conclusion that extensive fluctuations in the prices of iron are likely to be things of the past, and that in the future they will be very small, if they do not wholly disappear.—*Chicago Tribune*.

### Current Progress.

The steady movement in Southern industries heretofore noted does not appear to diminish perceptibly, and notwithstanding that the times are still hard in the centres of capital North and East, it appears probable that investments will be made from those localities quite equaling, if not exceeding, the aggregate of outside investments in the South last year. The *Baltimore Manufacturers Record*, in its review of new enterprises reported for the week, tends strongly to show that there is a great deal of activity and not a little progress in nearly all of our States. Alabama has a new land and improvement company with a capital of \$100,000, and which, it is said, will have charge of the Mobile and Ohio lands. Florida is alive with new sugar and saw mills. Georgia reports a new street railway in Rome, and saw mills, planing mills, and many small industries are being started. Kentucky appears with a new flour mill, a large saw mill, and the large distillery at Owenboro, lately burned, is being rebuilt. In Louisiana, New Orleans people are starting a company to manufacture textile fabrics. The capital, \$375,000, is reported as subscribed. Monroe is to have enlarged shops of the Vicksburg, Shreveport and Pacific Railway, and street cars and improvements are under way in many parts of the State. A new oil and fertilizer manufacturing company has been organized in Mississippi, at Aberdeen. North Carolina comes to the front with a tobacco factory, chemical works, saw mills and planing mills. Tennessee is credited with a new coal and coke company, a tobacco factory, and many new enterprises before reported or not yet ready. Texas is heard from through a paper mill, a flour mill, saw mills, an iron foundry, and so on. Virginia has a new steam flour mill company, development plants for coal and gold mines, a carriage factory going up, and several minor matters. West Virginia has Bessemer steel works, now building at Wheeling, with capacity of 300 tons of steel daily. A new coal mine has been opened near Mt. Carbon. Charleston is a new foundry ahead, and the State is generally doing her duty in the matter of progress. It is very pleasing to encounter these constant evidences that the section is awake to the necessities and opportunities of the hour. The Exposition has been availed of to interest both "home folk" and strangers in many industrial chances, and the results are beginning to be apparent in all portions of the South. As the financial situation of the country improves these evidences will be largely multiplied, and especially as to the leading industries, such as iron, coal and timber. There is good reason to expect a very marked movement and development in Southern timbered lands and lumber before a great while, since it is known that Northern capitalists have been quietly picking up desirable tracts for the past five years. It seems a pity that so few of our people have secured a share in the prospects for this "boom," but, be that as it may, the "boom" is coming just as soon as a restoration of confidence shall set the lumber markets on their legs again. Much the same is true of iron and coal, with the exception that a greater share of those industries belongs to Southern people. There is every reason to hope for a return of activity and prosperity to the United States this year. We need not expect to see flush times again, nor would they be best for us. But debts have been liquidated and the people have come down to hard pan, and have again learned to practice economy; living expenses are about 33 per cent. less than formerly in many, and ought to be in all places, and the situation is ripe for a change. The sooner the people of New Orleans and Louisiana pluck up courage and make up their minds that there is something worth working for in the near future, the more likely will they be to capture a share of the movement before the next train of progress has thundered by them.—*New Orleans Times-Democrat*.

### The Business Outlook.

That the volume of spring trade has been disappointing all will admit. The total aggregate of business will differ very little from last year at this date; the gain has simply corresponded with the natural growth of population. Dealers, wholesale and retail, operate within as narrow limits as possible, and do not seem inclined to take undue risks. As the interval is short before summer heats prevail, it is but reasonable to suppose that business will soon settle into its usual summer dullness, to be broken only when autumn trade begins, either in July or August. The most prominent feature in trade is the extreme caution and conservatism which governs it, the good effects of which will be felt at a later period, and which, independent of any speculation, will finally tend to a business revival. There is a healthy undertone to trade, notwithstanding its quietness. Distributors of staple commodities complain that profits are small, but, on the other hand, there are fewer losses by bad debts and from depreciated stock, because of the greater discrimination in credits and in buying. Careful traders, if not making money, are not losing it; they are holding their own, making a living and getting a fair interest on the capital invested. So far, so good, and there is matter for encouragement in the fact that a solid, substantial business basis is day by day being built up. The dry goods trade is more sensitive to weather changes than any other branch of business. As May, so far, has been cold, the movement of dry goods has been retarded, and, in fact, the weather almost the entire spring has been unfavorable for the distribution of spring and summer fabrics. The season is now so far advanced that lost trade cannot be recovered, and although merchants have bought sparingly, their stocks will carry them through until autumn with very moderate replenishing. The clothing trade has been affected from a similar cause, but financially and otherwise is in a healthier condition than any time within the past three years. The grocery trade is a better index of the natural growth of business resulting from an increase of population than the dry goods trade. People are compelled to buy food staples, but can stint themselves in clothing, carpets and other housekeeping goods. The consumption of coffee and sugar has visibly increased over that of last year, sales of coffee alone being some 28 per cent. larger than for the corresponding period from January to May, 1884. The sales of fine groceries do not show a like increase, as the people, through forced economy, have been compelled to buy strictly staple food articles. Staple groceries are sold on very close margins, and small distributors have to work hard and economize in every possible way, to pay promptly, and keep up a good credit. The wool market shows improvement, with sales in the three leading Eastern markets of over 3,000,000 pounds last week. Prices are firmer, which is partly due to the improved condition of the market for men's wear woolens which is gradually getting on a healthier and more satisfactory basis. The outlook for the manufacture of men's wear woolens is better than at any time within the past three years, owing to manufacturers having curtailed

production to the extent where supply and demand are more equally balanced. Cotton has a firmer tone both for spots and futures owing to the prevalence of peace rumors from Europe. The outlook for a new crop as compared with last year at this time is more favorable in all the cotton-growing area and planters feel more encouraged. Breadstuffs are quiet, but prices hold up fairly. Wheat seems to have a strong basis notwithstanding the recent decline, and the opinion is current that it will advance independent of all speculation growing out of war rumors. The outlook for winter wheat is poor, and the seeding of spring wheat is not fully completed. It is certain, however, that the yield will fall below that of last year, perhaps to the extent of one hundred million bushels. As to how far this deficiency will be made up by the cultivation of other crops is undetermined, but it is known that there will be increased acreage of flax, which is constantly growing in commercial value and importance. Flour is quiet, with a firm undertone of prices and a reasonable outlook for higher figures. The iron market shows but little change. The only healthy feature about it is that the output of manufactured iron is about equal to the demand. Prices rule low but steady, with no indications of a speedy improvement. In other metals, lead and tin have ruled quiet, but ingot copper has advanced owing to a light supply.—*Am. Grocer.*

**The Field against the Pennsylvania.**

Three railroad men of commanding talent and high official responsibilities, whose names are withheld because of the personal antagonisms that might result from individualizing their views, invited a *News* reporter to a consideration of some inside information touching the present depression, the view to be taken, of course, from a railroad standpoint. In brief, it may first be said that their argument is that railroad properties are drifting into bankruptcy, carrying with them a large portion of the commercial interests of the country, because of the arbitrary dictation of the so-called trunk lines, including more particularly what has been called the Pennsylvania's "Iron Two-foot Rule." Speaking in indirect discourse, the officials—one a president, one a general solicitor and a third a general manager—said: "By the two-foot rule, the distance from Chicago to New York is represented by twenty-four. All rates are based upon this distance. Indianapolis is not, in the matter of making rates, so many miles to New York, but it is so many parts of the Chicago distance; that is, so many parts of twenty-four. So with Cincinnati, St. Louis and every station in the Middle States. It is this cast-iron rule that is slowly but surely destroying the railroad properties of this section. See how it works: supposing the Chicago lines got into a rate war on east-bound freights—as they are in the habit of doing—it at once compels every road that crosses the Mississippi valley to engage in the strife. For example, the Pennsylvania and Michigan Southern engage in a war, cutting the Chicago grain rate from 25 cents per 100 pounds to 20 cents. The I., B. and W., passing through Indianapolis, is innocent; is opposed to cutting the rate, but is powerless. The trunk lines, through the pool, announce that the Chicago rate has fallen to 20 cents, and the rate from Indianapolis must therefore be twenty-two parts of the Chicago rate (which is "24"); so must the Kokoma rate fall; so must Peoria, so must Louisville, Greensburg, Terre Haute, Muncie and every shipping point because, forsooth, two Chicago lines engage in causeless bickerings. Thus war is forced; rates are demoralized everywhere; earnings are made to fall short of operating expenses, and certain ruin and a receiver are placed in the path of every railroad. Why should Indianapolis lines or the roads passing through any other city having no connection, direct or remote from Chicago lines, be placed at their mercy. This iron rule was devised, it is said, by General Manager Gray, of the Union Fast Freight (Pennsylvania) Line. By it the enemies of the Pennsylvania Road claim that powerful company is able to throttle all opposition; its lines reach everywhere; it competes with every road that drains this valley. It is asked, why then is the Pennsylvania Railroad able to pay dividends, if it is the great rate disturber? Because its money is made on local business, in hauling the coal and iron from the Pennsylvania mines, and because it sucks the substance from the connections. It must be remembered that every western branch of the Pennsylvania Company's lines is running behind the Panhandle, from Indianapolis to Columbus, ran short nearly \$2,000,000 last year, and this in the face of the fact that its road-bed and equipments are the best to be found, and as for business, there seems to be a constant stream of it over the line: the Pittsburg & Fort Wayne Road, as everybody knows, was in times past one of the best paying properties in the West; now it is not earning operating expenses and fixed charges; so with the I. and V., the J., M. and L., and all the side issues of the Pennsylvania Company. In all the middle section of the country, only three roads last year paid dividends, and this year there is a decrease of 10 to 20 per cent. in earnings. What then is the outlook? Ruin; unless the arbitrary rules can be broken. One of these rules is yet to be mentioned. The trunk lines, no matter what the rate, receive an arbitrary allowance on every shipment of through freight. For example, if the rate to New York is 25 cents per 100 pounds, the trunk line, whichever one receives the freight, gets an arbitrary of 3 cents, and the balance after deducting other terminal charges, is divided pro rata between all the roads over which the freight has passed. If the rate is only 15 cents, the trunk line gets the same arbitrary, as well as its proportion of mileage. Thus the life is sapped out of the Western roads and the trunk lines are fed at the expense of the many smaller roads which haul freight for little or nothing. Upon a 15 cent basis to New York a line hauling freight from this city to Toledo or Pittsburg would realize 2 to 4 cents. Is it strange, therefore, that distressing dullness is seen on every side? About one-sixth of the entire population is shown by statistics to be dependent upon the railroads and their kindred industries. One-sixth of the population unable to secure interest on bonds, dividends on stocks, wages for services, or employment at all in their occupation, is cause enough for the present depression. It is not the dull times that are causing depression in railroad interests; it is the demoralization and fast-coming ruin of railroads and allied industries that are causing hard times. The remedy lies first in the disruption of the iron rule; second, in the inauguration and maintenance of through paying rates, not upon an arbitrary Chicago basis, but upon a basis of fair remuneration for service performed, each line or section of territory determining for itself what rates should be. While the Pennsylvania is a great "stickler" for maintenance of rates, by its unyielding support of the "two foot rule" it is effectually disorganizes the tariff as if it offered free transportation for all goods. There can be no permanent adjustment of this great question until the Chicago basis is abandoned, and to force this a combination of the field against the Pennsylvania lines is being seriously considered. In support of this last startling statement letters from prominent railroad men were shown the reporter. "The fight once on," said the speaker, "will be a determined one; the only fear is that the Pennsylvania lines on account of their great resources, may hold out longer than the field."—*Indianapolis News.*

**Who Gets the \$2.40?**

Spring wheat is now selling at say 90 cents per bushel, while patent flour sells at \$6.00 per barrel. A person who deals in both articles says that it takes four bushels of wheat to make a barrel of flour, while the offal pays for the milling. This would make a barrel of spring wheat flour now selling at \$6.00 cost to the maker but \$3.60. The question is, to whom does this profit of \$2.40 per barrel go? It can scarcely be to the owners of the patent process, as that is a foreign invention which had been quite a length of time in use in Hungary before it was brought to the United States. Another anomalous feature of our flour manufacture is that much of the flour made in mills in Minneapolis is sold cheaper in England than in the United States, on the same principle that the copper mined on Lake Superior is sold cheaper in Liverpool than in New York, to the great detriment of United States manufacturers of copper utensils.—*Chicago News.*

**Real Estate Department.**

There was a good deal doing in the salesroom this week, but there were a good many more parcels offered than purchased. The auction season opened splendidly, with actual sales at very good figures. But this led to offerings which were not always in good faith, and the season is closing somewhat under a cloud, so far as actual transactions are concerned. The spring of 1884 saw an unusually large business done at the auction stands, the largest indeed since the inflated paper money times just after the close of the Civil War. This spring's business was even larger to all appearances, but after all the real test is the number of conveyances placed upon record and these show a smaller real estate business than last year. A good deal of the recent offerings have been of unimproved property, but the actual sales have not been many. It is generally builders who have purchased for immediate improvement. As we have repeatedly shown there are a great many buildings going up or under way, and the number of unimproved lots is steadily diminishing on this island. There was never a better time for purchasing vacant property, for there is no speculation, and prices are thus at a very low ebb at a time when there is really a corner on New York unimproved realty.

Some dealers report an inquiry for the higher priced residence properties and some sales have this week been effected, as will be seen from our "Gossip" column. The coming week will see large offerings of unimproved real estate.

On Tuesday four lots on the southwest corner of Sixth avenue and Second streets, Mt. Vernon, were sold for \$240 each. Seven at Washingtonville for a total of \$985, eight at Belmont for \$1,600, and forty-one at Fordham for \$13,690.

Four lots, two on Seventy-second and two on Seventy-third street, commencing 146 feet east of Ninth avenue, were offered at auction on Thursday and knocked down for \$69,500. Four lots on the same streets, adjoining the Dakota apartment house are reported to have been sold to the Clark estate for \$75,000, and four lots on the south side of Seventy-second street, 525 west of Eighth avenue, were recently purchased by C. W. Luyster, for \$72,000, for improvement.

In May, 1884, Ferdinand Forsch sold to Henry V. Hamilton four lots on the north side of Seventieth street, commencing 425 feet west of Ninth avenue, for \$45,000. The lots were sold under foreclosure on Tuesday to satisfy a purchase money mortgage for \$45,000, to the plaintiff in the action, Ferdinand Forsch, for \$40,000.

Scott & Myers will on Wednesday, May 27th, have an important corporation sale. The city property on the west side of Third avenue, between Sixty-seventh and Sixty-eighth streets, will on that day be auctioned off, together with six lots adjoining on the latter street. It is very certain that these lots will be eagerly bid for. On the same day, May 27th, Scott & Myers will conduct an executor's sale of the estate of the late Samuel Phillips. The parcels to be sold by them on that date include the houses and lots, Nos. 455 West Fifty-seventh street, 152 East Seventy-fourth street, 1029 and 1031 Lexington avenue. Quite a number of vacant lots are also to be sold, as will be seen by advertisement. Some of these are well located, and are all desirable.

Richard V. Harnett will, on Monday, May 25, sell the house and lot No. 518 East One Hundred and Twentieth street, and on May 26th, tenements No. 437 and 439 East Seventeenth street; also No. 443 West Twenty-sixth street, and the fine flat No. 247 East One Hundred and Twenty-fourth street.

L. J. Phillips will sell on Monday, June 1st, at the Real Estate Exchange, the property of James D. Fish, by order of the assignee, John H. Morris. This includes some very valuable parcels, and embraces the three well-known office buildings which connect No. 38 Broad street and Nos. 34 and 36 New street. This is exceptionally valuable property. It is covered by a mortgage of \$180,000, with interest at 5 per cent., and its potential value is well known to all dealers in real estate. The buildings are in good repair and the rentals foot up \$20,000 per annum. The well-known seven-story apartment house, the "Brandon," at the corner of Park avenue and Seventy-third street and the Wellington five-story apartment house No. 118 West Twenty-third street, will also be sold by Mr. Phillips on the same day. The other parcels include No. 116 West Fortieth street, the residence properties Nos. 117 and 119 West Thirty-ninth street, the desirable house No. 51 East One Hundred and Twentieth street, and the four vacant lots on the southwest corner of Second avenue and One Hundred and Second street. The Broad and New street properties, being so valuable, will command a great deal of attention at the sale.

On Monday, June 1st, L. J. & I. Phillips will sell at the Real Estate Exchange, under the direction of the receiver, Walter S. Johnston, the Marine Bank Building and property comprising the well-known buildings situate at Nos. 78, 80 and 82 Wall street, the five-story iron and marble front building, No. 158 Pearl street, and the brick structure No. 146 Pearl. This is an exceptional opportunity for the acquisition of a class of property which is very tightly held and of which there is less and less coming upon the market. This will be an interesting sale from more than one point of view and will no doubt be largely attended.

CONVEYANCES.

	1884.	1885.
	May 16 to 22, inc.	May 15 to 21, inc.
Number.....	301	230
Amount involved.....	\$3,085,965	\$3,632,272
Number nominal.....	77	47
Number 23d and 24th Wards.....	44	25
Amount involved.....	\$156,368	\$76,450
Number nominal.....	6	3

MORTGAGES.

	226	225
Number.....	226	225
Amount involved.....	\$4,078,742	\$2,354,868
Number at 5 per cent.....	81	104
Amount involved.....	\$1,001,050	\$1,311,463
Number at less than 5 per cent.....	10	10
Amount involved.....	\$295,494	\$177,000
Number to Banks, Trust and Ins. Cos.....	28	41
Amount involved.....	\$2,199,000	\$936,500



PROJECTED BUILDINGS.

	1884.	1885.
No. of buildings.....	May 17 to 23. 91	May 16 to 22. 98
Estimated cost .....	\$1,277,555	\$1,773,550

Gossip of the Week.

Richards & Sause have sold for the estate of ex-Governor E. D. Morgan the elegant dwelling on the northeast corner of Fifth avenue and Thirty-seventh street for \$400,000. The house is three-stories high, of brick, and with extensions covers a plot 50x100, size of ground 50x125. The fixtures and some furniture are included. The sale includes the two-story brick and stone stable, with plot 31.6x98.9 on the north side of Thirty-seventh street, commencing 213.6 feet east of Fifth avenue. The purchaser is George Lewis, Jr., who married a daughter of the late Moses Taylor.

The Morgan estate have also sold the plot, 88.6x98.9, on the north side of Thirty-seventh street, commencing 125 feet east of Fifth avenue, for \$130,000, to S. P. Avery, Dr. Wendell, Henry Steers and Mrs. Millbank, all residents of Thirty-eighth street. The ground will be kept open as a garden by the new owners.

Charles Duek & Co. have sold a four-story brick and brown stone house, 41x60x80, fire-proof throughout, on the east side of Madison avenue, between Sixty-ninth and Seventieth streets, for \$128,000.

W. P. Seymour has sold for McCafferty & Buckley the last of the four fine dwellings erected by them on Fifty-third street, between Fifth and Sixth avenues. The house is No. 38 West, four stories high, and brown stone, size 25x70x100.5. Price \$95,000 cash.

F. Zittel has sold for S. Goldenberg, executor for Levi Goldenberg, the four-story high stoop brown stone dwelling No. 29 East Sixty-seventh street, lot 25x100, to a Mr. Hill for \$60,000.

Mrs. R. L. Stuart has sold two lots on the southeast corner of Fifth avenue and Sixty-ninth street, 50x100.5, to Ogden Mills, Jr. We understand Mr. Mills will erect thereon at once a handsome residence for his own occupancy.

Jacob V. D. Wyckoff has sold for Herman Fincke the four-story and basement brick store and dwelling on the northeast corner of Third avenue and Eighty-third street, lot 23x77, to Emilie Adele Nones for \$35,000.

S. G. Hyatt & Co. have sold for Edmund Purcell the four-story brown stone house No. 320 West Fifty-second street.

Ch. Volzing has sold for M. C. Henry & Co. the four five-story double apartment houses Nos. 414 to 420 East Seventy-ninth street, 25x85.6x102.2, to Mrs. Emma Schalk for \$100,000.

Samuel Colcord has sold the four-story and basement brown stone house No. 420 West Eighty-second street to D. G. Watts for \$24,500, and a similar house in the same row, No. 424, to the same party for \$25,500. Mr. Colcord has only two houses left of the eleven built for this season's market.

Three certificates, each representing ten shares of the stock of the Real Estate Exchange and Auction Room, were sold at auction on Wednesday. Robert A. Chesebrough bought one for \$1,100 and R. B. Millard two at \$1,030 each. At the office of THE RECORD AND GUIDE a certificate was sold this week for \$1,025, and we have another for sale at the same figure.

Tichborne & Melrose have sold for Stephen Pendergast the five-story brick and brown stone store and tenement No. 1244 Second av, 25x50x75, for \$18,000.

David Christie, and not John Totten, was the purchaser of the six lots, 150x98.9, on the south side of Thirty-ninth street, 400 feet west of Tenth avenue, reported in our last. The price paid is said to be \$30,000. Broker, A. G. Dearing.

Lalor & Beringer have sold for L. Haas the four-story brick factory, 34.6 x100, the two four-story double tenements adjoining, 25x60x100, and two lots 50x100, all located on Nos. 309 to 315 East Fifty-ninth street, running through to Nos. 312 to 316 East Sixtieth street, to Lichtenstein, Bros. & Co., for \$65,000. They have also sold the five-story brown stone flat and store on the southeast corner of Third avenue and Eighty-ninth street, 25.8x82x100, to Edward Hilson, for \$32,500.

Oscar T. Marshall has sold four lots on the southwest corner of Third avenue and Ninety-seventh street, for \$50,000, to James A. Frame, for improvement.

The six lots on the south side of Ninety-second street, between Ninth and Tenth avenues, which were knocked down on Wednesday at from \$4,850 to \$5,000 each, were not sold. Eight lots adjoining, on the east, were sold last week at private contract to a Mr. Fowler for \$4,850 each.

S. M. Brown has sold for C. B. Keogh the three-story brown stone dwelling No. 46 West One Hundred and Twenty-fifth street, 15.7x98.9, for \$14,500 to Michael Daly.

The estate of J. J. Cisco has leased the premises No. 136 Fifth avenue for a term of five years at \$6,000 per annum. Brokers, Richards and Sause.

H. G. Cassidy has sold for Patrick Treanor the five-story brick tenement No. 351 East Thirty-second street, 25x70x100, for \$21,000.

V. K. Stevenson & Co. have sold for P. J. McCoy one lot on the west side of Ninth avenue, 75 feet north of One Hundred and Second street for \$4,000.

D. R. Kendall has sold four lots on the north side of One Hundred and Twenty-first street, 100 feet west of Sixth avenue to Francis Crawford.

L. J. & I. Phillips have sold for B. P. Fairchild two lots on the west side of Audubon avenue, near One Hundred and Sixty-sixth street, for \$2,000 to a Mr. Higgins.

Five lots on the north side of Ninety-second street, commencing 100 feet east of Tenth avenue have been sold by Maria N. Littlefield.

D. S. McElroy has sold for Dr. Howe the three-story marble front house No. 34 West Thirty-fifth street for \$21,500 to J. Baker, Jr.

Frederick Reed has sold the three-story brown stone house No. 2070 Madison avenue to R. G. Green for \$9,500; two stores and flats Nos. 63 and 65 East One Hundred and Twenty-fifth street for P. H. Dugro to H. Rahand for \$49,000; for Mrs. Sheldon the three-story brown stone house No. 248 West One Hundred and Twenty-seventh street to J. H. Lee for

\$12,250; and for Mr. Ayer, No. 127 East One Hundred and Twenty-fourth street to John Smith for \$7,250.

Samuel L. M. Barlow has mortgaged his house on the northeast corner of Madison avenue and Twenty-third street, 44x125, for \$110,000, to the Washington Life Insurance Company.

The six lots on the southwest corner of Sixth avenue and One Hundred and Twentieth street were not sold as reported last week. They are owned by E. P. Kennard, as trustee of Beverley Tilden.

Samuel Glover has sold for the estate of John C. Sanford the three-story frame residence with eight acres of land at Fairfield, Conn., for \$25,000, to Gardner Wetherbee, of the Windsor Hotel. Mr. Wetherbee has refused an offer of \$30,000 made for the property.

Bartlett Smith has sold seven lots on the south side of One Hundred and Twenty-first street, between Sixth and Seventh avenues, to Francis Crawford, for improvement.

Brooklyn.

W. F. Corwith has sold the lot on the east side of Oakland street, 25 south of Freeman street, 25x90, to Thomas Hague for \$1,200.

John F. James has sold the residence of Hosier Webster, being a three-and-one-half-story brown stone dwelling, 25 x about 60x100, No. 118 Pierrepont street, to D. H. Houghtaling for \$24,000, and the three-and-one-half-story brick dwelling No. 96 Remsen street to Myrart Jones, of Baltimore, Md., for \$22,750.

Fr. Herr has sold the three story and basement frame dwelling, 22.6x40x91, on the southwest side of Bushwick avenue, 24 southeast of Dodworth street, to Mary K. Ross for \$5,000, and a similar dwelling adjoining to Jane F. Upright for \$5,000.

Ridden & Thomas have sold the three-story brown stone dwelling, 22x55x100, No. 144 Hewes street, to Mrs. Ellen J. Creamer for \$10,000; a two-story brick dwelling, 30x38x100, No. 163 Heyward street, to John W. Sullivan for \$3,800; three-story brick dwelling, 20x35x80, No. 223 Rodney street, to Mr. Stuart for \$6,500; two-story brick dwelling, 21x35x about 70, No. 105 South Second street, to Martha F. Young for \$5,500.

CONVEYANCES.

	1884.	1885.
Number.....	May 16 to 22, incl. 259	May 15 to 21, incl. 252
Amount involved.....	\$1,073,730	\$1,062,471
Number nominal.....	58	53

MORTGAGES.

Number.....	168	211
Amount involved.....	\$641,055	\$1,073,963
Number at 5% or less.....	59	72
Amount involved.....	\$295,070	\$252,079

PROJECTED BUILDINGS.

	1884.	1885.
Number of buildings.....	May 17 to 23. 61	May 16 to 22. 88
Estimated cost.....	\$324,256	\$414,615

Out Among the Builders.

Thom & Wilson have the plans under way for the following improvements: Five five-story brown stone front improved tenements and stores, to be built by James A. Frame, on the southwest corner of Third avenue and Ninety-seventh street. Four will front on the avenue and one on the street, the corner being 25x76, and the remainder 25x65 each. The cost is estimated at between \$90,000 and \$100,000. Two five-story brown stone front flats, 37.6x86 each, to be built on the north side of Eighty-second street, between Fourth and Lexington avenues, by Plundeke & Brandt, at an estimated cost of \$80,000. They will have steam heat, cabinet trim and modern improvements. Eight five-story brick and brown stone front tenements, 25x65 each, to be built on the south side of Eighty-eighth street, between First avenue and Avenue A, by Moore and McLaughlin, at an estimated cost of \$100,000. One five-story brick and brown stone flat, to be built on the southeast corner of Eighth avenue and Fifty-fifth street, for Comptroller E. V. Loew, at an estimated cost of \$70,000. It will have a frontage of 66 feet on the avenue and 100 on the street, having an entrance on the latter and three stores on the former, and will contain three families per floor. One five-story brick and brown stone (first story and basement) flat, 36x89.9, to be built on the north side of Thirty-eighth street, 64 feet east of Eighth avenue, for Henry Scharzwald, by day's work, to cost from \$35,000 to \$40,000, with hardwood trim. A five-story tenement and stores, 25x83, to be built on the south side of Forty-first street, 150 feet west of Eighth avenue, to cost \$13,000. The above architects are also drawing plans for a 28x30.4 extension to Mrs. Berl's flat and store at Nos. 604 and 606 Sixth ave, with remodelling, to cost \$12,000.

The Trinity Church Corporation intends to build five three-story and cellar buildings on the southeast corner of Varick and King streets. The first story will contain a store; the floors above will be arranged for dwelling purposes to suit a good class of tenants, and will have a number of improvements. The houses are intended for single families having their store on the first floor. Four will be 30x40 in size, and one, that on the corner, 30.6 x50. Charles C. Haight is the architect.

Mrs. Martha Gelston intends to build seven five-story brick and brown stone flats, 26.10x65 each, on the south side of Sixty-sixth street, 75 feet west of Avenue A, from plans by J. H. Valentine, at an estimated cost of \$90,000.

Babcock & McAvoy have the plans under way for three five-story tenements and a two-story brick stable, to be built on the northwest corner of Tenth avenue and Manhattan street, for John Becker. Two of the houses will be 20x48 each and the corner 25x48, the stable being 18x41. The cost of this improvement is estimated at \$35,000.

John Brandt has the plans under way for a five-story brown stone flat, 25 x85, to be built for Simon Haberman at No. 107 East Eighty-fifth street.

C. F. Ridder, Jr., has the sketches on the board for two five-story brick and brown stone flats and stores, 21x58 and 20x60 respectively, to be built on the southeast corner of Ninth avenue and Ninety-sixth street for J. S. Briggs at an estimated cost of \$35,000.

Rosanna Spaulding will erect a five-story triple flat on the north side of Fiftieth street, between Madison and Fourth avenues. It will cover a

frontage of 50 feet, and while containing three flats with three families per floor will have but one entrance.

A. B. Ogden & Son have the plans on the boards for the following improvements: Four five-story brick, stone and terra cotta front tenements, to be built on the south side of Forty-second street, 113 feet west of First avenue, the dimensions of which will be 28x85.6 each, including a 35.6 extension. They will be of an improved character and will cost the owner, Peter N. Ramsey, about \$85,000. Three five-story brick and stone improved tenements, two 29x50 and one 30x50, each having 35-foot extensions, to be built on the north side of Forty-first street, between First and Second avenues, for Mary S. Johnson, at an estimated cost of \$60,000. Four three-story and basement dwellings, two brick and two stone, to be built by Andrew J. Kerwin, on the south side of Ninety-first street, 40 east of Madison avenue, referred to our issue of the 9th inst. Two will be 18x55 and two 20x55, the total cost being about \$50,000.

David Christie, and not John Totten, will build the six tenements on the south side of Thirty-ninth street, 400 feet west of Tenth avenue, reported in our last.

Among the plans for alterations of buildings filed during the week are the following: The erection of a three and four-story brick extension to the dwelling No. 9 East Fifty-eighth street for H. H. Hollister at a cost of \$55,000; a seven-story extension to the Buckingham Hotel on the southeast corner of Fifth avenue and Fiftieth street for George Kemp, to cost \$175,000, and the alteration of No. 7 East Twenty-eighth street for an art gallery, at a cost of \$25,000.

### Brooklyn.

H. Vollweiler has plans in hand for a three-story frame store and dwelling, 25x60, and a one-story bowling alley, 20x98, to be erected at No. 805 Broadway, to cost about \$5,000; a three-story frame hospital, 44.6x80, on the north side of Fairfax street, 200 east of Broadway, to cost about \$8,000, and a three-story frame hotel, 50x100, on Metropolitan avenue, Middleville, for Mr. Hirsh, to cost \$8,000.

Amzi Hill is preparing plans for three three-story brick stores and dwellings, each 16.8x50, to be built on Fulton street, near McDonough street, for Jeffrey Van Wyck; three three-story and basement brick dwellings, two 16.8 and one 17x42, to be erected on the north side of Bainbridge street, 75 west of Reid avenue, for Kate Acor.

M. J. Morrill has plans in hand for a five-story brick apartment house, with stone trimmings, 50x80, to be erected on the site of the Old Gothic Hall on Adams street, near Concord street, for Edwin D. Phelps.

### Out of Town.

Newark, N. J.—H. E. Reeve & Co. have the sketches on the boards for two two-story and attic frame houses, 22x45 each, with barns, 20x24, each, to be built on the northwest corner of Ninth street and Seventh avenue for W. T. Coffin at a total cost of \$9,000, and a two-story double tenement to be built on Sheffield street, near Orange, for E. S. Dean, to cost about \$3,000.

The following plans have been filed in the Building Department from May 14-21: Five 2-sty. fr. dwgs., 97x46 together, cor. Rutgers and 13th

av., for Mrs. T. Mayer; archt., Carl F. Rehmann; one 2-sty. fr. dwg. at 145 Lafayette st. for E. Liegler; same archt.; two 3-sty. fr. dwgs., 25x45 each, at 191-193 Broome, for Elias Hunkel; same archt.; one 2-sty. dwg., 21 x30, and ext. at 59 Wakeman, for J. P. McClusky; four 3-sty. fr. dwgs. at 159-63 Orange, nr. High, for Wm. Demarek; a 1½-sty. stable and carriage house at 107 Jefferson for H. V. Decker; a 2-sty. fr. dwg. at 40 Bergen, for Thos. Walters; one 3-sty. fr. dwg., 30x28, at 246 Warren for T. McCarrol; a 3-sty. bk. dwg., 22x30, at 91 Bleeker for Mrs. Samuel Mayo; archt., Frank F. Ward; a 2-sty. bk. dwg., 25x34, at 77 Bank st. for A. A. Traphagen; a 2½-sty. fr. dwg. at 608 Warren st, Roseville, for Mrs. Eliz. D. Roff; a 2-sty. fr. dwg., 21x32, on Waverly av, nr. Springfield av, for Louis Dauber.

Washington, D. C.—M. J. Morrill, of Brooklyn, is drawing plans for a three-story brick dwelling, 22x65, to be erected on Rhode Island avenue, for Charles Parker, of Lisbon, N. H. The estimated cost is about \$10,000.

### Special Notices.

We have received a copy of the second edition of the publication issued by the Raritan Hollow and Porous Brick Company. The book is handsomely gotten up, and contains a large number of cuts showing the application of different fire-proofing material. It contains several important additions to the first edition, and serves not only as an advertising medium for the company, but is also a species of text-book on fire-proof construction. Information is given as to the composition and manufacture of porous terra cotta partitions, furring, roofing, ceiling, and other fire-proofing material. Architects, builders and others interested in fire-proof construction will find this a handy and useful book. Copies can be obtained on application at the office of the company No. 115 Broadway.

Edmund H. Martine has removed from his old quarters on Sixth avenue to No. 60 Liberty street, opposite the Real Estate Exchange. Mr. Martine has been in the real estate business since 1866. He manages estates and does a general real estate business. He is one of the city appraisers, and is a brother of District-Attorney Martine.

The elevators of L. S. Graves & Son are increasing in demand year by year. Those who have used them know that they are absolutely noiseless. Among the buildings more recently furnished by them with elevators are the Standard Theatre building, which they furnished with an hydraulic passenger elevator; the Manhattan apartment house on Ninth avenue and Seventy-ninth street; Franke Brothers' apartment house on Madison avenue and Seventy-sixth street, and the building occupying Nos. 72 to 76 Walker street. Amongst other buildings in which their elevators are running is that of the Seventh Ward National Bank, corner John street and Broadway, De Graaf & Taylor's, Fourteenth street, and Best & Co.'s on West Twenty-third street. They have also done some first-class freight elevator work in the city. Their New York office is at No. 46 Cortlandt street, where their agent, Mr. Frank M. Reynolds, can be communicated with.

### Contractors Notes.

Estimates for thorough repairs to connecting sewers and entire plumbing system of Bellevue Hospital, for building a new gas holder and bench for the gas works on Randall's Island and for repairs to workhouse roof on Blackwell's Island, will be received by the Commissioners of Charities and Corrections, at 66 3d avenue, until 9.30, A. M., o'clock, on Friday, May 29.

### BUILDING MATERIAL MARKET.

BRICKS.—While the local feature of the market for Common Hards have undergone no very great change, a new disturbing element is developed this week at primary points. Nearly or quite all the yards along the Hudson had on Saturday evening last reached a general resumption of production, and the season of new make, it was expected, would be fully opened on Monday of this week. Upon that day, however, the labor employed at the majority of the Haverstraw yards took it hard to try the experiment of a strike for an increase of wages, and not meeting with success have continued the contest up to date. The temporary check to production would not in itself have exerted any great influence, as fair supplies still remained on hand awaiting shipments, but the great difficulty has been in getting the stock loaded and forwarded in sufficient quantity to meet the requirements of the market. Indeed, there has been something of a scarcity at times, and with buyers competing for such cargoes as they could find an addition of about 50 cents per M. is shown. As a matter of fact demand does not give evidence of extending beyond former limits and the improvement in price is due solely to the reduced offering. It may also be added that manufacturers show no inclination to force up rates, but generally talk as though a conservative policy was the best, but the basis of valuation will naturally depend somewhat upon the length of the strike. Haverstraws are quoted at \$6.00@6.50 per M. with some views a fraction stiffer on desirable cargoes. Pales have also done somewhat better, and for anything useful \$3.09 per M is now about as low as sellers will accept.

GLASS.—While some houses appear to be sending out a considerable amount of stock the movement is not of a general character, nor does the market show any positive animation. Indeed, in many instances there is complaint over the condition of trade especially in foreign goods and slight irregularity in valuation. Still former discounts remain current and no pressure to realize is resorted to on anything in the way of regular sizes. Plate glass finds fair average call at steady rates.

HARDWARE.—An unsettled tone prevails owing to the erratic uncertain character of the trading. Some days will show positive animation, others an almost complete suspension of business, and about the only regular feature is the manner in which all buyers keep within the bounds of actual and early wants. Still the aggregate of distribution is picking up somewhat and many dealers think the chances good for a still further increase and there is a tendency to a stiffer tone on prices. Screws have made some improvement, and there was a recent advance on brass butts with new discount placed at 70 per cent.

LATH.—The turn has been in sellers favor with a pretty strong general market shown. Indeed, the position seems to be very well managed, and about every time the price runs closely toward \$2.00 per M.,

receivers so work matters as to bring about a reaction. For a fortnight past the arrivals have been limited, with the wants of buyers in the meantime gradually increasing, and of late when a few offerings could be made there was sufficient competition over them to stimulate values first to \$2.15 per M., and finally to \$2.20@2.25 do., with the latter still expected and nothing in the way of supply known to be offering for less.

LIME.—Of Eastern the stock has been full enough for all wants with a little to spare, but the management such as to keep values upon a uniform basis throughout. For State lime, too, the position has been kept steady in the absence of any important supply, but we note some hesitation over the chances when fresh arrivals now about at hand shall commence to seek an outlet.

LUMBER.—There is a noticeable absence of anything really new in the views of operators who will take the trouble to talk about the market. The majority condense everything into "just about the same as last week," and the few who venture beyond suggest no features of an important or specially interesting character regarding the conditions of trade. Home distribution fluctuates from day to day, and even from yard to yard, but all dealers in turn now obtain about a fair proportion, and in the aggregate business loses nothing, with a probability that some little gain is making. Domestic shipping orders have wanted some little stock, but were developed carefully, and buyers generally felt unwilling to burden themselves with supplies beyond early and imperative necessity. Exporters, too, have as a rule waited for orders, but dealers who make a specialty of the foreign trade consider the general outlook encouraging. In view of the above the chances for first hand offerings are about as good as for some time past, and the small changes in tone may, as a rule, be traced more to the extent and manner of the offering than to the demand. Notwithstanding the reports somewhat industriously promulgated at the opening of the year, the "scarcity" of coastwise supplies has not as yet shown itself, and since the facilities for transportation became greater in the natural course of the season, there has been quite a number of sudden accumulations that occasioned receivers considerable difficulty in the effort to handle them properly and without serious modification on value. In fact only those thoroughly conversant with the methods of the market could have done so with the slight changes that have occurred. On offerings from interior points, too, buyers have really found most of the advantage as in one way or another direct communication between dealers and manufacturers is gradually being built up to the detriment of intermediate markets that assume to fix the standard of values. Advices in regard to the log supply give no occasion for fears of scarcity.

Eastern Spruce can be found in fair quantity and assortment if looked for, but possibly not always in a convenient location, as some dealers have failed to gather accumulations with the same freedom as others. Still, where the quantity is greatest it is expected that the distribution will be in proportion, and supplies are carried with a fair degree of confidence.

Especially do we find faith expressed in Brooklyn consumption, certain sections of which it is claimed will be liberally built up, and some of the "country" prospects have improved a trifle of late. Manufacturers seem to be rather irregular in their views on both randoms and specials, and a careful buyer can in consequence occasionally find advantage.

The liberal arrivals of the past week or ten days have been rather unexpected and finally led to one of those bunched-up offerings under which this market so frequently suffers, with the natural sequence to be found in an enforced reduction on cost whenever actual sales were accomplished. Probably \$13.00 is low enough to quote, though it has in some instances been shaded, and on the other extreme \$15.00 for best randoms. For specials the rate is somewhat uncertain at the moment, but manufacturers are said to have quite a fair number under contract and not anxious to negotiate further.

White Pine between the export and the home demand finds a very fair market, and in some instances induces operators to indulge in comparatively strong expressions, especially as regards uppers, the growing scarcity of which we noted some time ago and now becoming more apparent. Desirable shipping grades are also in rather small stock, and have good support in consequence. There is, however, nothing of a positively stimulating character in the situation, and some of the largest dealers are the most indifferent. Especially do they feel independent of interior depots, to which they were wont to resort in former years, Albany in particular being mentioned, as trial has brought the evidence that money can be saved by "shopping around," and in some instances better selections made. It looks now as though the canals would bring a great deal of "through" lumber into the yards this year, without stopping to permit intermediate dealers to squeeze out a profit. Canada, it is thought, will be a pretty good seller to the States this season. We quote at \$15.50@17.50 for West India shipping boards; \$23@29 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine remains "about steady," and in some cases operators speak comparatively well of the situation. No positive hardening of values on which expansions of demand is claimed, but they assert that a great deal of stock has in one way or another been absorbed, and more can be placed if properly handled. Careful methods at the mills and close bargains on freight charges have also in some instances afforded a margin for profit, but competition is still too great for sellers to obtain much advantage. We quote as follows: Randoms \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$23@26; Sidings, \$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 \$19@21 for dressed.

Hardwoods are generally showing a steady tone on anything attractive or even useful, and while the movement is a little irregular, the aggregate reached is fair. The export trade affords some outlet but of uncertain character. We quote at wholesale rates by car-load as follows: Walnut, \$65@100 per M.; white ash, \$33@42 do.; oak, \$30@55 do.; maple, \$20@25 do.; chestnut, \$28@36 do.

cherry, \$75@90 do.; whitewood, \$28@35 do. do.; elm, \$20@23; hickory, \$45@50 do.

The following from a Charleston exchange is to the point:

Especially in hardwoods it is reported from every market that there is a surplus of the lower grades, yet in the face of this information shippers in large numbers are constantly complaining because they do not get tip top prices for the product of their mills. Tip top prices are usually synonymous with tip top goods—a fact that should be known long before this by every lumber manufacturer.

Shingles sell moderately on ordinary home outlets, and secure about average export call, but are not active enough to create any special degree of interest on the situation. We quote Cypress at \$8 @8.50 per M for 5x20 and \$10@11 do. for 6x20 regular assorted shipping. Pine shipping stock, \$3.25@3.50 for 18 inch, and Eastern saw grades at \$3@3.25 for 16 inch, as to quality and to quantity.

Insurance Rates on Lumber.—At a recent meeting of general agency companies at the West, the following tariff on lumber was adopted, and will hereafter rule in Ohio, Kentucky and Tennessee.

With a clear space clause of at least 200 feet. .2 per ct.
" " " " " " " " " " 150 " " " .24 "
" " " " " " " " " " 100 " " " .25 "

When the distance is less than 100 feet the rate shall not be less than 3 per cent., and never less than the highest rated special hazard mill so exposing within 100 feet.

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

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

The movement of lumber by lake during the week past has been limited, when the fact is taken into consideration that there is an immense amount of sold lumber in pile. There appears to be no great anxiety, however, to push it forward, which is a rather anomalous condition.

Quite a number of outside dealers have invaded the market during the past week, and undoubtedly considerable of the product has changed hands. T. H. McGaw & Co. sold 5,000,000 feet of lumber at \$9, \$18 and \$38; Mosher & Fisher sold during the week, 200,000 5-4 culls at \$4; 500,000 5-4 white pine at \$8, \$16 and \$35; 200,000 4-4 at \$8, \$14.50 and \$35; 100,000 4-4 at \$8, \$16 and \$35; 50,000 Norway bill stuff at \$8; 100,000 course 4-4 at \$9; 60,000 5-4 coarse at \$8.50; 100,000 4-4 at \$8, \$16 and \$35; 700,000 5-4 at \$7.50, \$15 and \$35; 500,000 5-4 at \$7.50, \$15 and \$35; 125,000 6-4 at \$8.50, \$17 and \$35; 250,000 at \$7.50, \$15 and \$35; aggregate of sales for the week by the last named firm, 2,885,000 feet.

The Northwestern Lumberman as follows:

The best possible evidence that logs are selling low is the indisposition of sellers to report the prices obtained. They are very willing to make it known that they have sold a certain number of logs, but regarding prices they are perfectly mum. "Satisfactory prices," "well maintained prices," etc., are indefinite, and often cover from public knowledge prices that are neither satisfactory nor well maintained.

On the cargo market the larger number of the offerings during the week have been of green piece stuff. Short lengths have sold at \$8.50 a thousand in most instances, though it is probable that it has taken a good deal of shouldering to keep it up there. The yard men are still independent, or pretend to be, and bite lazily, and let the bait drop out of their mouths when they have half an excuse.

These prices, as compared to those prevailing last year at a corresponding date, are 50c. to \$1 a thousand less. By reference to our quotations on May 15, 1884, we find that short green piece stuff was selling at \$9 to \$9.50 a thousand, and No. 2 inch stock at \$11 to \$13 a thousand, the latter now ranging from \$9.50 to \$10.50, possibly \$11.

Of the latter class of lumber there is not an abundance of offerings. A sale of common boards is reported at \$10 a thousand. Other sales are shrouded in the mystery of p. t. A sale of medium stock is reported at \$13, and another of mill run at \$16.50. A Muskegon house reports contracts to deliver Norway strips here at \$12.50 a thousand.

As a matter of fact the market for boards and strips has not yet been fully developed. The moderate amount of this kind of stock arriving is to a great extent taken care of by the local retail dealers, as is a

large proportion of all lumber, while the wholesale men are holding off with the view of compelling lower prices when the mill docks begin to pile up with green lumber. The great yards that are not connected with mills have stocked up directly from manufacturing points, so that they are not obliged to depend on the market for some time to come.

The advance sheets of the report of stock on hand May 1, issued by the secretary of the Exchange, makes the amount of lumber in yard at that date 334,729,669 feet, and of shingles 184,710,350. This is an increase of 45,513,884 feet of lumber over the stock on hand May 1, 1884, and a decrease of 46,857,525 shingles. This result was arrived at before the amount of lumber burned in the late fire was deducted. When this was done, the increase of lumber is shown to be but 20,513,884 feet—still a disappointing result to those who anticipated that the April trade would draw down stocks so that on May 1 they would be about the same in amount as they were on May 1, 1884.

LUMBERMAN AND MANUFACTURER, {
MINNEAPOLIS, Minn. }

While the wished for boom in the general trade and business of the country has not yet arrived, and many of the leading industries of the land are depressed, still we see nothing in the situation calculated to give any one the blues. The country is filled with plenty, and the price of nearly every commodity is near the cost line, and there is little foreign demand for our surplus produce. The depression is felt with far greater force in the Eastern States than in the West. The lumber trade of the East is better than it is in the West. This is hard to account for on any theory.

ENGLAND.

The Timber Trades Journal says:

Spruce stocks, if we make an exception with regard to Liverpool, are generally low throughout the country, and even at the great western port named, though still heavy, stocks are greatly reduced to what they have been. Spruce prices shared but slightly in the advance experienced by other descriptions during the height of the "war scare," and therefore will not be much affected by the reaction that is now apprehended on other sorts.

American black walnut has been very quiet lately; prime board wood is mostly inquired for, and brings full prices. The supplies have been upon a much more moderate scale of late, and we hear the importers are holding their stocks firmly.

American Whitewood.—In this a steady trade is doing. The recent imports have been very light; consequently stocks are fast lowering. We notice very few logs now in the docks, the stocks being mostly board and plank stuff.

At Liverpool there was offered a cargo of Apalachicola hewn pitch pine timber and deals, just arrived, and which was sold without reserve to close an account. The prices realized were:—

Table with 2 columns: Description and Price per ft.
60 to 70 feet, 19 to 20 inches. 15 1/2 d.
30 " 57 " 21 " 22 " 17 d.
30 " 54 " 20 " 21 " 16 1/2 d.
38 " 58 " 20 " 15 1/2 d.
38 " 59 " 18 & 19 " 14 d. to 14 1/2 d.
Planks 3-6x8 to 19 " 12 3/4 d.

NAILS.—There is a slightly amusing strain at times on the market, owing to the flat contradictions in the various run of reports, and the very positive manner in which each and every operator insists that he and only he is "just right." Making due allowance, however, for all the influences at work, and which naturally tend to shape the expression of views, there is in reality no changes of a radical character on the general market.

PAINTS AND OILS.—Business is better on many outlets, so far as the distribution of standard grades of stock is concerned, and dealers are correspondingly hopeful and cheerful. Still there is room for a great deal of improvement as compared with former seasons, and the effort is to nurse and expand the outlet as much as possible, with the methods looking to that end to be found in a generous offering of supply, and reasonable views on the line of cost without going into actual concessions.

PITCH AND TAR.—The general movement about up to the ordinary average, with supplies equal to the offering and rates held steadily. We quote pitch at \$1.70@1.95 per bbl.; Tar, \$1.90@2.25 do., according to quantity, quality and delivery.

SLATE.—According to special advices received in this city, the National Slate Exchange held its first regular call sale at Easton, Pa., on May 20th, and disposed of \$30,000 worth of roofing and school slate. The price for roofing slate ranged from \$4.00 to \$3.75 a square, according to sizes.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending May 22:

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

Table listing property sales with details like location, acreage, and price. Includes entries such as: Jane st, s w cor 8th av, 21x25x33, 3-story brick store and building, W. C. Lester. (Amt due \$4,005.) \$8,100

JOHN F. B. SMYTH.

Table listing property sales under John F. B. Smyth, including: 57th st, n. s. 150 w 7th av, 25x100.5, vacant. P. B. Masterson. 28,000

E. H. LUDLOW & CO.

Table listing property sales under E. H. Ludlow & Co., including: Chambers st, No. 120, s. s. 25x75, five-story brick building. 161,000

A. H. MULDER & SON.

Table listing property sales under A. H. Mulder & Son, including: Lafayette pl. No. 30, e. s. 316.1 n 4th st, 29.5x150 x30x149.10, three-story granite front building. 36,000

LOUIS MESIER.

Table listing property sales under Louis Mesier, including: 28th st, No. 32, s. s. 327.6 e 6th av, 22.6x98.9, four-story stone front dwelling. 38,120

SCOTT & MYERS.

Table listing property sales under Scott & Myers, including: Plot opposite 170th st and abt 100 e Boston av, runs east 314 x south 183 x southwest 189 x south 100 to Union av, x west 60 x north 100 x northwest 136 to beginning, abt 20 lots, one-story frame dwelling. 6,050



6th st, No. 634, s s, 257.11 w Av C, 21x97, three-story brick tenem't. Isabella De Friese, admrx. and trustee D. Boyd, to Samuel Slegmon. May 15. 7,900

39th st, No. 9, n s, 193 w Madison av, 25x98.9, two-story brick stable. Release mort. The United States Trust Co., New York, to James O. Sheldon. May 15. 20,000

and stone flat. Terence Farley to Babette Reckendorfer. Mort. \$32,500. May 14. 60,000

















Same to John Y. McKane. Same property. May 21, 1 year. 2,900 Meyer, Christopher H., to The Williamsburgh Savings Bank. 6th st, s e cor North 7th st, 49.6x100. May 21, 1 year, 5%. 7,000 Miller, Alexander, to James G. Carroll. 55th st. P. M. May 1, installs. 600 Morey, Elizabeth, to Frederic R. and Charles Coudert, trustees. Ocean Parkway, e s, 565 n Coney Island plank road, runs north to Coney Island Creek, x east to land late Eliz Johnson 1/2 x southwest 990 x west 225.10 x south-east 165.7 x northwest 118.9. May 13, demand. 2,000 McShay, Mary A., and Alice, widow, to James Lamont. Hicks st, e s, 75 s Luquer st. 25x100. May 13, due May 14, 1888. 500 Misiewicz, John, to Annie L. Archibald. Flushing av. P. M. May 16, 3 years. 2,600 Same to same. Same property. P. M. 2d mort. May 16, 1 year. 500 Moran, John, to William H. Hazzard st al., trustees James Brady. Pearl st, n w cor York st, 79.4x51.7x79.6x51.6. May 1, 3 years. 10,000 Same to The Budweiser Brewing Co. (Limited). Same property. P. M. May 1, 1 year. 2,000 Muller, Agnes W., widow, to Phebe R. wife of George Kissam. Washington av, e s, 150 n Willoughby av, 37.6x100. May 16, due Sept. 16, 1887. 500 Mumm, John F., to James Smith. 1st av, n w s, 80.1 s w 55th st, 20.1x80. May 8, due May 1, 1886, 5%. 2,000 Niper, Louise V., to Cornelia F. Harding. 5th st. P. M. May 14, 2 years. 750 Our Saviour's Norwegian Evangelical Lutheran Church, New York, to Nicholas Luquer, Manhasset, L. I. Henry st, w s, 139 n Coles st, 78.6x86. May 16, due Jan. 1, 1886. 5,000 Ostergren, Axel J., to Johannah S. Adler. 23d st, s s, 200 w 5th av, 25x100.2. May 1, 3 years. 1,000 Parfitt, Walter E., to Peter B. Koehlein, Bound Brook, N. J. Dufield st, e s, 175.2 s Concord st, 28.1 x east 32 x east 68 x north 28.2 x west 100. May 20, due June 1, 1888, 5%. 8,000 Peck, Jared V., Rye, N. Y., to John Lyon, Greenwich, Conn. Union st, n s, 155.8 w Hoyt st, 19.4x90. May 13, 3 years. 2,500 Peck, Cordelia, widow, to Charles C. Cummings. Sackett st, n s, 100 w Court st, 14x100. May 18, 5 years, 5%. 2,200 Peck, Anna M., to the Dime Savings Bank, Brooklyn. Cranberry st, n s, 25 w Willow st, 25x75. May 12, 1 year, 5%. 5,000 Pelgriff, Samuel L., to Annie E. S. wife of Oscar F. Parker. Greene av, n s, 80 w Sumner av, 20x80. May 16, due May 1, 1890, 5%. 3,000 Peppard, George, to the Williamsburgh Savings Bank. Conselyea st, n s, 175 e Graham av, 25x100. May 19, 1 year, 5%. 600 Platte, John, to Hermann Weber. Lynch st, n w s, 123 n e Harrison av, 22x100. May 16, due July 1, 1888, 5%. 2,000 Powers, James J., to John A. Wilson. Irving pl. P. M. May 16, 2 years. 2,000 Putnam, Harriet, to Edward S. Field. Henry st, n e cor Love lane, 27.6x92.6. [May 16, demand. 6,000 Parfitt, Mary A., wife of Walter E., to Phebe Dearing. St. Johns pl. P. M. April 25, 1 year. 1,000 Phillips, Edward W., and David Weild to James D. Lynch. Jefferson st. P. M. May 13, due May 15, 1886, 5%. 6,300 Same to same. Throop av, Hancock st. P. M. May 13, due May 15, 1886, 5%. 12,000 Powers, James J., to The Mechanics Fire Ins. Co. Herkimer st, n s, 400 w Albany av, 20x100. May 15, 1 year, 5%. 1,500 Phelan, Mary A., wife of and Daniel J., to John A. Latimer and ano., trustees of Julia C. Latimer. Myrtle av, n s, 48 e Hudson av, 22x95.11x22.3x99.7. May 19, due May 1, 1888, 5%. 5,000 Powderly, Thomas, and James Murphy, to Jane Hoffman and Helena Rogers. Atlantic av. P. M. May 18, 3 years. 1,300 Richards, Emily J., to Thomas Everit, exr. and trustee V. Everit. Fulton av, s w cor Van Sicken av, 25x100. May 18, due May 1, 1890. 500 Rourke, John, to Helen A. Burtis, Syosset, L. I. Braxton st, n e s, 122.10 s e 11th av, 20x100. May 19, 3 years. 250 Reed, Lewis B., Jr., to The South Brooklyn Savings Inst. Greene av, n s, 400 e Nostrand av, 3 lots, each 19x100. 3 mort., each \$5,000. May 16, 1 year, 5%. 15,000 Reid, Ann, wife of Barnard, to Robert Reid. Myrtle av, n s, 45.8 e Schenck st, 16.8x85. May 15, 6 months. 2,182 Roarke, Francis, and Mary his wife, to Charles Diemer. Richardson st, s s, 500 w Kingsland av, 25x75. May 15, 3 years. 600 Roberts, Maria, wife of Essex, to William H. Palmer. Hull st, Rockaway av. P. M. Mar. 9, due Sept. 1, 1885. 9,600 Rowe, Benjamin and Adelia, to Susan MacDonald. Rockaway av late Paca av. P. M. May 1, 5 years, 5%. 950 Reed, Hattie R., wife of Charles, to Mary A. Knight et al., exrs. Henry Knight. 6th av, easterly cor St. Johns pl, 20x84.7. May 18, due June 1, 1888, 5%. 8,500 Reid, John, to John F. Saddington. McDonough st, n s, 76 e Sumner av, 19x100. P. M. Mar. 24, 5 years. 5,000 Same to same. Same property. P. M. 2d mort. Mar. 24, 3 years. 800 Reuschenberg, Charles, to Henry R. Borcherd-ing. Kent av, s e cor Penn st, 25.4x93.7x25x97.10. May 19, due July 1, 1890, 5%. 9,000

Royster, Mary E., to Hattie S. Crowell. Pacific st. No. 393. P. M. May 16, due July 1, 1888, 5%. 1,500 Russell, Susanna E. C., wife of and Walter C., to Margaret Hendrickson, Jamaica, L. I. Hancock st, n e cor Bedford av, 30x92. May 16, due Nov. 1, 1888, 5%. 12,000 Schnorr, George and Charles Werner to Sebastian H. Appel. Pacific st, n s, 25 w Smith st, 75x88. May 19, 3 years. 5,000 Shea, John B., to Charles C. Noble, Theresa, N. Y. Prospect av. P. M. May 6, due May 1, 1888, 5%. 1,600 Same to Mary B. D. Noble. Prospect av. P. M. May 7, due May 1, 1888, 5%. 1,600 Strudel, otherwise Lucas, Caroline, wife of William, to Abraham Underhill, as exr. Ambrose L. Jordan. Eldert av, e s, 225 s Cozine st, 50x100. May 19, 5 years. 1,600 Skidmore, Joel E., and Thomas Coxhead to Cornelius E. Donnellon. 14th st, n s, 197.10 w 7th av, 100x100. May 15, due Dec. 1, '85, 1.50 Slagle, William P., to Theodore Kiendl. Sheridan av. P. M. May 14, demand. 75 Spader, Emily, wife of William P., to Emily Spader, daughter of William P. Spader. Monroe st, n s, 370 w Throop av, 20x100. Feb. 25, due Mar. 1, 1886. 500 Stuckey, Harriet B., wife of Isaiah E., to John McCoy. Noble st, n s, 490 e Franklin st, 25x100. May 15, 5 years. 4,000 Thayer, Charles A., to Elizabeth A. Gignoux, Nice, France. St. Marks av. P. M. May 15, 3 years. 1,100 Tennant, John, to The Williamsburgh Savings Bank. Howard av, w s, extd from Madison st to Monroe st, 200x200. May 7, 1 year, 5%. 15,000 The Pacific Street Methodist Episcopal Church to The South Brooklyn Savings Inst. Clinton st, n w cor Pacific st, 75x100. May 19, 1 year. 12,000 Van Wart, Olivia, wife of and David, to Stephen Pritchard. McDonough st, s s, 60.1 e Sumner av, 17.6x100. May 16, 4 years, 5%. 3,500 Van Kleek, Richard, to Elizabeth wife of Nicholas Johnson and Jacobus Emmens. Public road from Gravesend to Sheephead Bay. P. M. May 13, 5 years. 666 Vause, Kate, wife of and William, to Charles A. Vermilye. Jefferson st, n s, 112.6 w Nostrand av, 12.6x94x12.6x95.3. May 21, due May 1, 1890. 1,800 Same to same. Jefferson st, n s, 100 w Nostrand av, 12.6x95.3x12.6x96.6. May 21, due May 1, 1890. 1,800 Watt, James E., to Henry T. Danforth. Sunnyside av, n s, 250 w Miller av, 100x248 to Highland Boulevard, x 100x250. May 20, due June 1, 1887. 500 Weil, Theophile, to Louisa J. Hallis, exrx. William H. Hallis. 5th av. P. M. May 15, 5 years, 5%. 3,800 Wolf, Isidor, to James E. Pearson. Court st, w s, 41.6 n Church st, 19.6x80. April 30, 1883, 5 years. 1,000 Welsch, Mary, wife of and Mathias, to Sophia wife of Herman H. Kropp. Raymond st. P. M. May 20, due May 1, 1888. 2,000 Wakeman, Thaddeus B., to Thomas G. Bunker. Cumberland st, No. 72, w s, 87.3 s Park av, 25x100. P. M. Feb. 13, due May 1, 1888, 5%. 2,000 Same to George R. Haydock. Same property. May 16, due June 1, 1886. 800 Weingardt, Augustus, to Charles Engert. Graham av, n e cor Conselyea st, 20x75. May 19, installs. 3,000 Wessel, Catharina, to The Williamsburgh Brewing Co. (Limited). Atlantic av, s s, 250 e 3d av, 20x90. May 11, due July 12, 1886. 700 Young, William, and Julianna his wife, to The Williamsburgh Savings Bank. Maujer st, n s, 197.7 w Humboldt st, 77.5x100. May 19, 1 year, 5%. 7,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

MAY 15 TO 21—INCLUSIVE.

Aspinwall, Lloyd, et al., exrs. W. H. Aspinwall, to The Corporation for Relief of Widows and Children of Clergymen Protestant Episcopal Church. \$5,000 Same to same. 2,000 Baker, Frederick, Brooklyn, to Louis A. Wagner. 1,000 Bradhurst, Henry M., to James H. Robb, guard. of Nat. T. Robb. nom Brown, Mary C., formerly Strong, to Horatio Ogden. 5,000 Bussell, Samuel D., exr. C. Bussell, to Feline A. wife of J. Peace Vernon. 7,024 Coudert, Frederic R. and Charles, to William Gilligan, England. 8,204 Cameron, Julia E., guard. A. S. Cameron, to Julia E. Cameron, admrx. A. S. Cameron. nom Clarke, D. Lawrence, New Rochelle, to The Roosevelt Hospital. 7,018 Davis, Henry W., Brooklyn, to Leopold Hass. 6,000 Dawson, Julia D., wife of Benj. F., to The Brooklyn Young Men's Christian Assoc. 25,000 Decken, Charles, to Mary M. Bergener. 4,000 Dugan, Mary, to Frederic de P. Foster. 1,000 Eagle Fire Co. to Edward T. Thurston. 6,880 Edwards, Mercy F., Binghampton, N. Y., to Grenville M. Weeks. 1875. 3,000 Ennever, Thomas C., to Abraham Steers. 1,000 Flynn, John, to Joseph D. Smyth. 750

Fox, Edwin M., trustees W. Forgay, to Horace Manuel, guard., of Mary E., Jesse and Jane E. Manuel. 18,540 Fick, Mary J., to The Bank for Savings, City New York. 10,000 Same, individ. and as admrx. P. Fick, and George H. and James T. Fick, heirs Peter Fick, to same. 16,000 Fleming, Charles L., to Laura F. Burtis. 8,000 Gross, Lina, of Monroe, N. Y., to Magdalena Missell. 7,126 Guthrie, Wm. S., to John W. and Henry E. Stevens, exrs. E. Stevens. nom Guggenheimer, Randolph, to Julius Katzenberg. 12,000 Hupfel, Adolf G., to J. C. G. Hupfel. 3,900 Hupfel, Adolf G. and J. C. G., to Eliza Guggenheimer. 7,800 Haas, Leopold, to Julie Bohm. 1,000 Hare, Montgomery, West Orange, N. J., trustee Mary H. Verplanck, dec'd, to The New York Historical Soc. 1883. 5,000 Hargrave, Robert G., to Jarvis B. Smith. 1,000 Hartmann, Katharine, extr. G. Hartmann, to John Schnugg. nom Same to same. nom Same to same. nom Same to same. nom Hassey, August C., to Elizabetha Ludwig. 10,187 Same to August Mietz. 6,020 Hess, David S., to Sylvester W. Comstock. 1,400 Hopper, Harriet I., to Lillie P. Reed. nom Israel, Julius, to Leopold Haas. 4,800 Kernochan, James P. and John A., exrs. Jos. Kernochan, to Joseph F. Kernochan. 20,000 Same to Henry R. Winthrop. 50,000 Kingsland, Ambrose C., to Augusta L. Jones. 20,000 Kingsland, George L., et al., exrs. Ambrose C. Kingsland, to George L. Kingsland et al., trustees of Cornelius F. Kingsland. 12,000 Same to same, as trustees of Albert A. Kingsland. 7,000 Kingsland, George L. and A. C., trustees for Albert A. Kingsland, to George L. Kingsland et al., trustees for Mary H. Tompkins. 18,000 Lester, George B., to Richard M. Johnson. consid. omitted Ludwig, Elizabetha, to August C. Hassey. 10,312 Lee, Benjamin F., to Anna P. Churchill. 11,000 Livingston, William S. and R. R., exrs. E. L. McCracken, to The Roosevelt Hospital. 5,013 McDonald, John T., to David H. Fowler. 19,500 Morgan, James L., Jr., Brooklyn, to The Mutual Life Ins. Co., New York. 5,000 Montaut, Alphonse, to The Union Dime Savings Inst., City New York. consid. omitted Martin, George W., to Mrs. Isabella Brown. 448 Martin, Susan, wife of John to Mrs. Isabella Brown. 1,522 Merello, Carlo, to Pietro Ghigliotti. 4,000 Mietz, August, to August C. Hassey. 10,187 Minturn, Robert B., and ano., trustees for Edith Sands, to Solomon Loeb and ano., exrs. and trustees H. Woodleaf. 13,000 Nathan, Frederick, Washington and Julian, Sarah Moss, Justina Cohen, Rosalie, Florence and Frances Wolff to Harmon H. Nathan, all above parties being children of Benj. and Emily G. Nathan, dec'd. 1879. 4,300 Nathan, Harman H., to Joshua and Edmund Hendricks, exrs. and trustees Fanny Hendricks. 3,000 Ogden, Horatio, to The Mechanics' and Traders' Bank. 5,000 Pinkney, Mary G., to Elizabeth M. wife of William A. Cauldwell. 21,273 Powell, James B., Hartford, Conn., to Charles White. 5,000 Pinkney, Mary G., admrx. Susannah Goodwin, to Mary Vanderpoel. 1,004 Raftery, Timothy, to The Broadway Savings Inst. Given to secure bond of 2,000 Steers, Abraham, to Edward P. Steers. 1,000 Sulzer, Augusta, to Adolph G. Hupfel. 7,800 Sanger, Henry and ano., Brooklyn, trustees for Alice B. Carey, to Henry Sanger and E. H. R. Lyman. Assign. 2 mort. nom Scherrer, Peter, to Margaret Wolff. 8,103 Seeber, Charles, to Edward Finn. 4,421 Smith, James R., to Sarah H. Powell. 3,100 Same to same. 6,900 Staats, Mary, to Randolph Guggenheimer. 4,000 Strong, Ellen R., and ano., exrs. and trustees G. T. Strong, to Henry S. Fearing et al., trustees Charlotte T. Taylor. 10,000 The House of Mercy, New York, to Maurice O'Brien. 6,197 Thomas, Deborah C., to Benjamin Tatham, trustee for Martha A. wife of Stephen G. Hinsdale. 1865. nom Underhill, Mary V. G., to Francis T. Underhill. 11,000 Weeks, Grenville M., to James Crombie. 3,000 White, Charles, to Geo. B. Lester, Hartford, Conn. 5,000 Wilkinson, James, and ano., exrs. E. H. Payton, to Sally A. Van Winkle, et al., trustees for Edmund P. Ramsey. nom Winter, Otto, to Eliza Guggenheimer. 1,500

KINGS COUNTY.

MAY 15 TO 21—INCLUSIVE.

Adams, Henry H., as County Treasurer of Kings Co., to Grace Jackson. nom Butterfield, Henry I., to Cordelia E. Macpherson, extr. G. G. Yvelin. 1,500 Crocker, Ferdinand A., to William M. Everts, New York. nom

Table listing names and addresses, including Covert, Cornelia M., to John Hayes, Davenport, Julius, exr. Wm. Mackie, to Sarah E. Shepherd, etc.

Table listing names and addresses, including Keiber, P. 2015 3d av., King & Farguhard, 42 8th av., Knuepfer, M. 179 Eldridge, etc.

Table listing names and addresses, including Gardner, G. M. 2197 2d av., Hall, Emma J. 238 William, Harris, L. 241 East Broadway, etc.

CHATTELS.

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

NEW YORK CITY.

MAY 15 TO 21—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with names and addresses, including Assolio, A. 334 E. 115th, Ahrens, C. 98 1/2 Essex, Badeker, E. 5 Jay, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture with names and addresses, including Adams, E. H. 111 W. 33d, Bennett, May M. 161 E. 115th, Bickerton, T. W. 252 E. 68th, etc.

Table listing household furniture with names and addresses, including Olesen, Estella. 1939 3d av., Olson, J. 51 Jane, O'Neill, Lottie. 466 6th av., Pearlhafter, J. R. 712 Broadway, etc.



Table listing various businesses and individuals with their addresses and associated costs. Includes entries like 'Oliflers, B. J.', 'Plum, W. C.', 'Quidor, G. W.', etc.

BILLS OF SALE.

Table listing bills of sale for various items like 'Boschen, Henry C.', 'Kiefer, Henry', 'Mullen & Griffith', etc.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column but in list of Satisfied Judgments.

NEW YORK CITY.

Table listing judgments for New York City, including names like 'May', 'Allaire, Charles', 'Arnstein, Jacob', etc., with associated costs.

Table listing judgments for various locations, including names like 'Clark, Cyrus G.', 'Cory, William H.', 'Crimmins, Daniel', etc., with associated costs.

Table listing judgments for various locations, including names like 'Hart, Mitchell', 'Hart, Isaac', 'Hamilton, George H.', etc., with associated costs.



Table listing names and amounts for the first column, including entries like '20 McKee, Joseph H.—L. F. Dodd.... 120 66' and '21 McCusker, William F.—Richard Cummings 127 37'.

Table listing names and amounts for the second column, including entries like '22 Spader, Vanderbilt—J. L. Cavanagh. 295 76' and '22 Schoen, Godfrey—Clara Seligman. costs 111 44'.

Table listing names and amounts for the third column, including entries like '22 Wallace, William B.—J. G. Hamilton. 264 73' and '22 Yantek, John—Stephen Szejarto. costs 70 95'.

KINGS COUNTY.

May.

Table listing names and amounts, including Schwager, Gabriel-H. Hirsch, Scott, William E. D.-R. V. R. Schuyler, The Coney Island and Brooklyn Railroad Co.-M. Murphy, etc.

Table listing names and amounts, including Kyle, Matthew-Ed. Sandford, Keogh, Christopher B.-Richard Lathers, Manhattan Railway Co.-Jos. Lowery, etc.

Table listing names and amounts, including Fiftyeth st, s s, 200 w 9th av, 25x100.5, Can-da & Kane agt Thomas J. Jenkins & Bro., etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Flatbush av, s e cor Lincoln road, Flatbush, Butler & Constant agt Bunker, etc.

KINGS COUNTY.

May 16 to 22--inclusive.

Table listing names and amounts under Kings County, including Blakeman, Frederick R.-L. Cammerer, Buchenholz & Blatheis-T. Kayser, assignee, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts under Satisfied Mechanics' Liens, including One Hundred and Sixth st, s s, abt 214 e 1st av, 50 feet front, John B. Doyle agt Levy & Myers, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts under Mechanics' Liens, including Cromwell's Creek, e s, south of 161st st, Thomas Hunt agt Frank Pidgeon, contractor, etc.

SATISFIED JUDGMENTS.

NEW YORK.

May 16 to 22--inclusive.

Table listing names and amounts under Satisfied Judgments, including Averill, Horatio F.-H. F. Krause, Ayer, A. C.-H. K. Thurber, etc.

\* Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

May 16 to 22--inclusive.

Table listing names and amounts under Kings County, including 16th st, No. 608, s s, 150 e 11th av, 20x100, Richard F. Whipple agt James Rorke, owner, etc.







Table of property listings in Essex County, New Jersey, including descriptions of buildings and their locations, with associated values.

Table of property listings in Essex County, New Jersey, including descriptions of buildings and their locations, with associated values.

Table of property listings in Essex County, New Jersey, including descriptions of buildings and their locations, with associated values.

CHATTEL MORTGAGES.

Table of chattel mortgages, listing items like pianos, harnesses, and saloons, with their respective owners and values.

JUDGMENTS.

Table of judgments, listing names of individuals and companies, with their respective values.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, listing property transfers and their values.

MORTGAGES.

Table of mortgages, listing property owners and their respective values.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, listing property transfers and their values.

Van Vorst, W B—P Muldoon, J City	1,800
Van Buskirk, Rebecca L—W C Farr, Bayonne	300
Van Benschoten, Edward and Frances H, by sheriff—J B Shotwell, J City	500
Waehner, L C—Mary E Dusel, J City	1
Walter, Adolph—J Sullivan, J City	16,000
Worthen, Ada M—D E Cleary, J City	1,920

MORTGAGES.

Albrecht, August—P F Piquet, 3 years	1,500
Aichelmann, Martin—Fredericka Donney, Union, 5 years	600
Bushfield, W H—Bergen Building and Loan Assoc No 2, installs	2,600
Culver, W C—E S Cowles, 3 years	6,000
Cleary, D E—Ada M Worthen, 3 years	1,000
Doran, James—E D Gillmore, 1 year	280
Dorr, John—Ann M Gorkklaus, 3 years	500
Daly, Thomas—C L Corbin, 1 year	600
Engle, Andrew and Henry, and Samuel Ward—Garret Ackerson, N Bergen, yearly during life of Wilhelmina Engle	400
Farrier, G H—H H Farrier, 1 year	4,000
Fensel, George, Jr—R F Filipetti, Hoboken, 1 yr	2,100
Graham, R P—H Searls, 3 years	4,000
Greene, H C—Maria B Knowles, Kearney, 2 yrs	800
Hillier, I V S—The Lafayette Mutual Building and Loan Assoc, installs	3,600
Hilliard, Sarah A—Julia A Merseles, Harrison, 5 years	2,000
Hohnes, D M—Emily H Fuller, Kearney, 1 year	500
Same—same, Kearney, 6 morts, each \$1,000, 1 year	6,000
Same—same, Kearney, 1 year	200
Same—same, Kearney, 1 year	2,500
Same—same, Kearney, 1 year	100
Kilburn, D V—The Home Mutual Building and Loan Assoc, installs	3,600
Kohler, Henry—J Quatlander, North Bergen, 3 years	100
Lindquist, J L—W H Walter, Bayonne, 3 years	600
Locey, John—J Knapp, North Bergen, 2 years	70
Loeffer, Joseph—D S Yuengling, Union, 1 year	200
Malone, Dennis—P Tighe, Harrison, 1 year	1,000
Mackey, Sarah—The Hudson City Savings Bank, 1 year	3,200
McGill, J D—Eliza B Marshall, 3 years	6,000
Miller, Charles—J Cadmus, Bayonne, 5 years	2,500
Norton, Dennis—H Beck, Nov, 1885	400
Same—P Dunn, 6 years	800
Same—C H Muller, 4 years	1,600
Paulson, Carl—H Bjorkman, Kearney, 1 year	400
Pein, Jacob—P McIntee, 3 years	3,000
Reilly, Richard—C D Ayres, Bayonne, installs	350
Sievert, Wilhelmina—W W Shippen, Union, 3 years	2,000
Sweeney, John—W W Knight, 5 years	4,000
Skillman, Jane—Alletta A Davis, 1 year	1,200
Schultz, Katharina—J P Northrop, 3 years	600
Seitz, Charles—R P Francis, 3 years	5,000
Sievert, Wilhelmina—W W Shippen, Union, 3 yrs	2,000
Stoner, Johanna—A Schleicher, Union, 5 years	400
Stille, Frederick—The Hoboken Bank for Savings in Jersey City, Hoboken, 1 year	400
Same—H A Gaede, Hoboken, 3 years	500
Traphagen, W C—Exr C G Sisson, 3 years	4,500
Vaughan, Edward—J M Deitz, admr, Bayonne, 1 year	3,000
Wurster, Elizabeth—A Reisenberger, Union, 1 year	300
Wiseman, Mary, et al—The Provident Inst for Savings in Jersey City, 1 year	10,000
Zeitler, Caspar—Helen Cadmus, Bayonne, 3 yrs	2,000

CHATTEL MORTGAGES.

Bowen, W M—Almira F Molten, furniture	400
Dingler, A—Hoos & Schulz, furniture	214
Ehlers, Henry, Hoboken—Rubsam & Hornmann, saloon	98
Luxton, Louisa C—B M Cowperthwaite, furniture	345
Morris, Mary L—D H Johnston, furniture	450
Nelson, Helen B—B M Cowperthwaite, furniture	188
Ripp, Gustav—J Hoffmann, saloon and restaurant	300
Russell, M J—M Davies, machine shop, machinery and tools	5,000
Schroeder, F W—Hoboken—G Fischer, horses, wagons, harness	300
Shinkle, H S and Mary—T Morton, furniture	87
Smith, T F—Howard & Childs, saloon	250
White, C R—S S Picken, horses, wagons, stock and fixtures, store	500
Wissel, Ernst—M Schukraft, horse, wagon, milk route	300

BILLS OF SALE.

Davies, Martin—M J Russell, machine shop, machinery and tools	7,000
Eitle, George—J J Fagan, furniture	25
Foley, Annie—B J Foley, saloon	350
Hausser, J B—J May, scow, &c	50

JUDGMENTS.

Christians, Gerriet—J Twomey	costs	32
Dieke, Katharine—Theresa Krauth		388
Henry Traphagen, exr John Levy—A L Houston		8,000
Kruger, Frederick—R G Wilson		1,504
Lohaus, Henry—Louis Carls		175
Schraum, C F—G Ehret		2,155
The New York, Ontario & Western Railway Co., The West Shore Ontario Terminal Co. and The New York, West Shore & Buffalo Railway Co., et al—Austin Gibbins		80,872
Same—same		1,251
Zabriskie, P J—A M Dodge & Co.		260

BUILDING MATERIAL PRICES.

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

BRICK.		Cargo afloat	
Pale	per M.	\$	@ 3 00
Jerseys		5 25	@ 5 75
Up Rivers		5 50	@ 6 00
Haverstraw		6 00	@ 6 50
Choice cargoes		6 75	@ —
Hollow Fire Clay Brick		11 00	@ 13 00

FRONTS.		per M.		\$		@	
Croton and Croton P'ts—Brown	per M.	\$12 00	@	13 00			
Croton do do—Dark		14 00	@	—			
Croton do do—Red		14 00	@	—			
Wilmington		22 00	@	—			
Philadelphia, alongside pier		24 00	@	25 00			
Trenton, do		24 00	@	25 00			
Baltimore, on pier		37 00	@	41 00			
Baltimore, moulded		50 00	@	80 00			

FIRE BRICK.		per M.		\$		@	
Welsh		25 00	@	30 00			
English		25 00	@	30 00			
English, choice brands		32 50	@	40 00			
Scotch		27 00	@	35 00			
Silica, Lee-Moor		30 00	@	35 00			
Silica, Dinas		37 00	@	45 00			
White, Enamelled, English size	per M.	90 00	@	95 00			
do do domestic size		80 00	@	85 00			
Warm Buff facing, domestic size		45 00	@	50 00			
American, No. 1		30 00	@	35 00			
American, No. 2		25 00	@	30 00			

CEMENT.		per bbl		\$		@	
Rosendale		—	@	1 00			
Portland (English), general run		2 35	@	2 75			
Portland Burham		2 70	@	2 85			

(Continued on page x.)

MISCELLANEOUS.

SULLIVAN'S PATENT ELECTRIC DOOR OPENERS,

Electric and Mechanical Bell Hanger, 258 WEST 125TH STREET, Near 8th Av., N. Y.

A. KLABER, Steam Marble Works, 256, 258 & 260 E 57th Street, At 2d Ave. Elevated R. R. Station. NEW YORK.

BRICK AND STONE WATER-PROOFING CO. WATER-PROOFING

FOR BRICK, STONE, TERRA COTTA, STUCCO, &c., ALSO FOR INTERIOR WALLS.

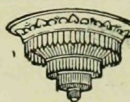
The disintegration of stone, the weather-staining of brick work, the crumbling of mortar joints and the efflorescence of salts so very noticeable on most of the finest buildings, CAN BE PERMANENTLY PREVENTED, and the buildings kept fresh and clean in appearance, by treating them with the above named process.

This is the only process that will render brick and stone PERMANENTLY WATER-PROOF and which will be ABSOLUTELY COLORLESS and INVISIBLE. Its PERMANENCY is due to its being a SOLID COMPOUND, BURNED IN BY HEAT and is NOT a fluid, such as oil or paint.

We are also prepared to clean stained and decayed buildings, or marble and stone in any other form, in a superior manner to any other process, and defy competition.

Brown stone fronts and stoops cleaned and permanently preserved from decay. Catalogues will be sent or any information furnished, also estimates made on buildings now standing or to be erected, by applying to or addressing the above named Company at its offices,

55 Broadway, Room 43, or 886 8th Av, near 53d St. Elevated R. R. Station



The Great Church LIGHT.

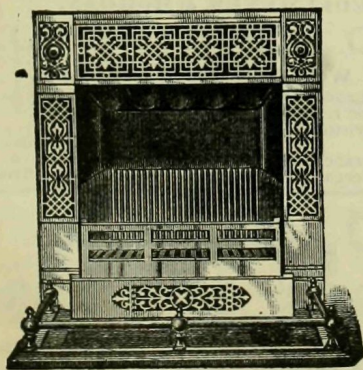
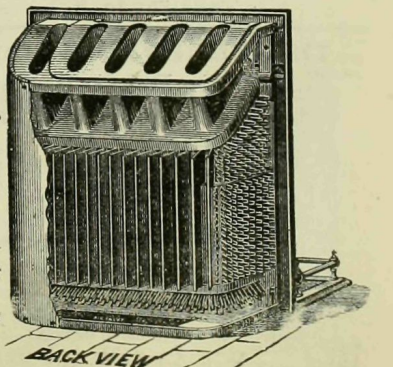
FRANK'S Patent Reflectors give the Most Powerful, the Softest, Cheapest and the Best Light known for Churches, Stores, Show Windows, Parlors, Banks, Offices, Picture Galleries, Theatres, Depots, etc. New and elegant designs. Send size of room. Get circular and estimate. A liberal discount to churches and the trade. I. P. FRANK, 551 Pearl Street, N. Y.



EDWIN A. JACKSON & BRO., 77 BEEKMAN STREET, NEW YORK.

Heat-Saving and Ventilating GRATE.

The grate thoroughly warms and ventilates my study, 18x28 feet. STANLEY MATTHEWS (U. S. Supreme Court). I thoroughly heat at all times my dining-room, 20 feet square, and generally a nursery above of same size in my house on Lenox Hill, with one ventilating grate. EVERETT P. WHEELER. I think they will keep the house as warm as any furnace would, unless possibly in the very coldest weather. HARVEY EDW'D FISK, No. 2017 5th Avenue, New York City.



MISCELLANEOUS.



WILSON'S Rolling Venetian Blind, Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished. Wilson's 'English' VENETIAN BLINDS. To pull up with cord. See cut. Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue. J. G. WILSON, 527 and 529 W. 23d St., New York. Mention this paper.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

Manufacturers of

Atlantic Pure White Lead.



The best and most reliable White Lead made and unequalled for uniform

Whiteness, Fineness and Body. RED LEAD AND LITHARGE. PURE LINSEED OIL, Raw, Refined and Boiled. ROBERT COLGATE & CO., 287 PEARL STREET, NEW YORK.

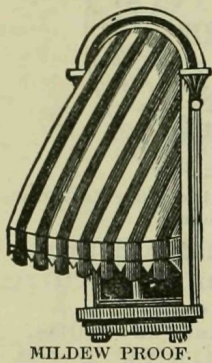
**BUILDING MATERIAL PRICES.**

Portland, K., B. & S.	2 85	@ 3 00
Portland, J. B. White & Bro.	2 75	@ 3 20
Portland, Hemmoor	2 50	@ 2 75
Portland, German	2 30	@ 2 00
Portland, Saylor's American	2 15	@ 2 50
Windsor Hydraulic	1 00	@ 1 10
Standard Hydraulic	1 35	@ 1 50
Cable Portland	2 15	@ 2 40
Roman	2 75	@ 3 50
Keene's coarse	5 00	@ 6 00
Keene's fine	9 50	@ 10 00

**DOORS, WINDOWS AND BLINDS.**

<b>DOORS, RAISED PANELS, TWO SIDES.</b>			
2. 0x6. 0.	1 1/4 in.	\$1 04	---
2. 6x6. 6	1 1/4	1 38	---
2. 6x6. 8	1 1/4	1 44	---
2. 8x6. 8	1 1/4	1 50	---
<b>DOORS, MOULDED.</b>			
Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2. 0x6. 0.	\$1 70	---	---
2. 0x6. 8.	1 79	2 24	---
2. 6x6. 8.	2 07	2 62	---
2. 6x6. 10.	2 11	2 68	---
2. 6x7. 0.	2 27	2 71	---
2. 8x6. 8.	2 16	2 75	3 84
2. 8x7. 0.	2 35	2 83	3 99
2. 10x6. 10.	2 28	2 92	4 09
3. 0x7. 0.	2 54	3 09	4 37
Hot Bed Sash Glazed, 3. 0x6. 0.	---	---	\$2 42
Hot Bed Sash Unglazed, 3. 0x6. 0.	---	---	92
<b>OUTSIDE BLINDS.</b>			
Per lineal foot, up to 2. 10 wide.	---	---	@ \$0 20
Per lineal foot, up to 3. 1 wide.	---	---	@ 22
Per lineal foot, up to 3. 4 wide.	---	---	@ 24
<b>INSIDE BLINDS.</b>			
Per lineal foot, 4 folds, Pine.	---	---	@ 92
Per lineal foot, 4 folds, Ash or Chestn't	---	---	@ 10
Per lin. ft., 4 folds, Cherry or Butternut	---	---	@ 1 30
Per lineal foot, 4 folds, Black Walnut	---	---	@ 1 50

(Continued on page XI.)



**F. SKELTON,**  
1325 Broadway, N. Y.  
Bet. 34th and 35th Streets,  
West Side.  
MANUFACTURER OF  
**AWNINGS, TENTS &  
FLAGS.**  
A New Style of Ventilating  
Awning.  
Canopies, Dancing Crash,  
Camp Chairs, Dining Chairs,  
Round Tables and Extension  
Tables to Let. Invitations  
delivered—Men to call car-  
riages. Imported and Domest-  
ic Canvas and Bunting for  
Sale.



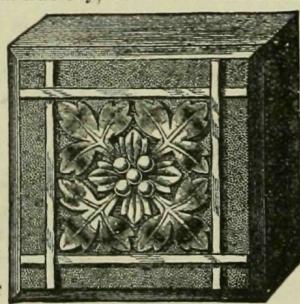
**HEMHOOR PORTLAND CEMENT  
GERMAN CROWN BRAND,**  
Importers and Sole Agents for U. S. and Canada.  
**BELLONI & CO.**  
41 South Street, New York City.  
Selected for use in the Pedestal of the Bartholdi Statue  
and other prominent works.

**THE NEW YORK LUMBER AND  
WOOD WORKING COMPANY,**

(Successors to N. Y. Wood Working Co.)

Office and Factory, 134th St. and Alexander Av

Hardwood Doors, Mantels  
and Cabinet Finish of  
all kinds,  
Square Turned Work a Specialty.



House Trim, Mouldings and Stair  
Builders' Supplies, and Stair  
Patent Corner Blocks, Flooring,  
Rough and Dressed Lumber.

Wholesale Lumber Yards and Docks,  
Tonawanda, N. Y.

**The BERRYMAN Patent**

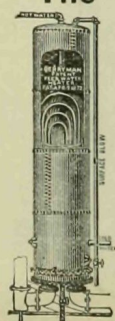
**Feed Water  
Heater and Purifier**

Manufactured by

**I. B. DAVIS & SON, Hartford, Conn.**

This heater has been in constant use  
over ten years. None have ever required  
repairs. Gives the highest results attain-  
able by the use of exhaust steam.

**B. F. KELLY, Agt, 91 Liberty St.,  
New York.**



**LUMBER DEALERS.**

**DANNAT & PELL.**

Having erected a substantial weather-proof  
building upon one of our yards, embracing 22 city  
lots, we are prepared to furnish thoroughly  
**SEASONED LUMBER**

AND MAHOGANY,

at lowest current rates. Black Walnut and other  
Hard Woods a specialty. MICHIGAN and CANADA  
PINE, together with every other article in the trade.  
Yards, foot of BROOME and DELANCEY STS., E. R.

**G. L. Schuyler & Co.,**  
**TIMBER & LUMBER,**  
Yard, 41st to 42d St. and East River.  
Telephone Call, 183 21st Street.

**BELL BROTHERS,**  
**SPRUCE TIMBER**

11th AVENUE AND 21st STREET  
Telephone Call 21st Station. 121.

**JOSEPH W. DURYEE,**  
**TIMBER AND LUMBER,**  
Foot of 35th STREET, E. R., Telephone 432, 39th St.,  
and 258 CHERRY ST., Telephone 408, Nassau  
All kinds of Timber and Lumber cut to order at  
short notice.

**A. W. BUDLONG,**  
DEALER IN  
**LUMBER**  
COR. 11TH AV. & 22D ST., NEW YORK  
Mahogany, Pine, Whitewood, Hickory, Chestnut,  
Maple, Basswood, Cherry, Beech, Oak, Ash, Birch,  
Butternut, Black Walnut. Terms, cash on delivery.

**GEORGE HAGEMEYER,**  
DEALER IN  
**Mahogany and Walnut**  
Ash, Oak, Cherry, Maple, Whitewood, Butternut  
&c., &c.  
**FOOT EAST ELEVENTH ST., N. Y.**

**T. H. SIMONSON & SON,**  
Dealers in  
**Lumber and Timber,**  
Foot of 100th Street, East River.  
Telephone Call, Harlem 115.

**JOHN F. CARR,**  
Hard Wood, Pine and California  
**RED WOOD LUMBER.**  
543 to 557 West 23d St.

**CRANE & CLARK.**  
**Lumber and Timber**  
Foot of 30th Street, North River.

**T. & R. PATTERSON,**  
**PINE LUMBER,**  
Spruce Flooring, Ceiling, Fencing and Partition Stuff,  
460 to 470 WEST ST. & 57 to 61 BETHUNE ST.  
Telephone Call, 523 Spring.

**ARTISTIC STAINED GLASS,**  
Send for Hand Book.  
**J. & R. LAMB,** NEW DESIGN  
59 Carmine St.

**Charles N. Schmitt,**  
Artist in Ecclesiastical and Domestic  
**STAINED GLASS,**  
Works, Broadway, S. W. Cor. 36th St.

**CARPETS.**  
**GREAT SALE  
THIS WEEK.**

**1,000** Pieces Extra Quality Velvets,  
Pieces Best Body Brussels,  
Pieces Best all Wool Ingrains  
At the lowest prices ever known in the history of the  
Carpet Trade.  
Rare opportunity for Hotels, Apartment Houses,  
Churches, Flats, &c.

**SHEPPARD KNAPP & CO.,**  
6th Avenue and 18th Street.

**BUILDERS.**

**O'KEEFE & FITZPATRICK,**  
**Carpenters & Builders**  
Removed to 33 Ferry St., Cor. Cliff.  
Jobbing and Alterations promptly attended to.

**JOHN BANTA,**  
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Residence, 294 West 4th Street,  
Near West 11th St. New York.

**GEO. B. CHRISTMAN,**  
**Carpenter & Builder**  
Shop, 66 1st St., Office, 331 E. 55th St.  
Trim and Window Frames furnished.  
Jobbing promptly attended to Carpenter Work in  
all its Branches. Estimates furnished.

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313 East 80th Street.

**JOHN C. KLETT,**  
**CARPENTER & BUILDER,**  
201 West 37th Street, New York.  
Alterations to buildings and repairs a specialty  
done by contract or day's work.

**Nathan Douglas,**  
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424 and 426 East 92d Street, New York.  
Store and Office Work, Breweries and Ice Houses a  
Specialty.

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BUILDS COMPLETE UNDER CONTRACT.  
Always a few first-class tenement houses for sale  
OFFICE, 229 and 231 HEYWARD STREET,  
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No. 120 WEST 50th STREET,  
Near 7th Avenue, New York.

**M. SCHMECKENBECHER'S SONS,**  
**Carpenters & Builders,**  
288 EAST 59th STREET, N. Y.

**Wm. Fernschild & Son,**  
**MASONS AND BUILDERS,**  
324 EAST 114TH STREET.

**JAMES STEWART,**  
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Jobbing promptly attended to. Estimates furnished.

**JAMES O'TOOLE,**  
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**MAHONY BROTHERS,**  
**CARPENTERS AND BUILDERS,**  
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Estimates furnished for Building and Alterations.

**EDELMEYER & MORGAN,**  
**HOD ELEVATOR CO.,**  
347 West 49th Street, New York.  
Endless Ladders and Steam Hod Elevators to Let,  
and Hoisting Engines for all purposes.  
Sole proprietors of patent right for  
Endless Chain Ladder Hod Elevator.  
Branch, 468 CLERMONT AV., Brooklyn.  
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