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We devote a large amount of space this week to our annual review of the building material market. The business during 1885 was conducted in a very conservative manner, free from speculative manipulation and undisturbed by any serious trouble with labor, giving the markets throughout the entire season a rather monotonous tone. As a matter of fact, however, the consumption of standard descriptions of material—such as brick, cement, lime, lumber, stone, etc., was undoubtedly, in the aggregate, quite equal to 1884, a slightly lower average cost acting as a stimulant to pushing forward of work. The mild, open weather up to the end of the year permitted greater progress and, indeed, completion of jobs that under ordinary circumstances must have remained idle until spring. Dealers are divided in opinion over the prospects for the opening year, many calculating upon an excellent trade; while quite as large a number, although admitting that under the favorable conditions they have recently experienced there would be every reason to expect an excellent demand for material, express serious apprehension of extensive labor troubles, and there is consequent hesitation and delay in perfecting contracts. Details of the markets will be found in the regular columns. For the benefit of our advertisers, a large number of sample copies will be sent all over the country this week.

There seems to be some hesitancy in the development of the business of the country. Real estate reports are all re-assuring; for there is good trading in realty in all the great centres of population, and the building movement for the coming spring is very promising. But the speculation in stocks, halts. The transactions are not half what they were in October and November last. Then exchange is higher than it ought to be this time of the year, because of the stoppage of our exportations of cotton, grain and provisions. The investment demand for bonds, however, and first-class railway securities is very large; and a good deal of the money to pay for these purchases comes from over the water. The expected January boom may even yet put in an appearance, but it certainly has not shown itself on the first days of the new year.

A case suggestive of the importance of a strict compliance with legal forms in partnership notices has just been decided in this city. The plaintiff was the Manhattan Company which, years ago, advanced to W. J. Phillips \$50,000 on forged warehouse certificates, and the defendant Mr. Richard H. Laimbeer, his partner. The defense rested on the claim that the partnership was special and not general, and that Mr. Laimbeer was therefore only responsible to the amount of his contributions to the co-partnership fund. But it appeared that the certificate of co-partnership was filed and not recorded in the office of the County Clerk; an informality which, in the view of the court, rendered the instrument worthless, and left the defendant liable to the full amount of the claim. Business men forming partnerships should make a note of this case, and act with prudence. In the first place their notices of co-partnership should be published in papers that will give sufficient attention to legal details to make sure that there are no mistakes. This is a recommendation claimed only for such papers as the *Register* and *THE RECORD AND GUIDE*; all unspecialized journals being too careless in their methods to be trusted. But the persons forming a co-partnership must also see to it that all legal forms are strictly observed, and trust nothing to the carefulness of clerks or subordinates.

It is being discovered at last that the volume of exchange during years of prosperity or depression does not vary to the extent generally supposed. Climatic conditions have more to do with variations in the amount of agricultural products than restricted demand. This should always have been evident; but it has not been equally patent that the operations of productive industry in the arts always display an activity during the hard times far in excess of the common apprehension. But we are discovering that the annual production of commodities keeps well up towards a common average, the falling off never being sufficient to account

for a period of depression. The significance of this discovery is beyond calculation. It teaches at once the importance of keeping market prices up to a profitable standard; the difference between a season of prosperity or depression, being made almost exclusively by the difference in returns on single transactions. We count our exports and imports by the dollar mark, and not by the pound, yard or bushel. So, also, with domestic commerce. It may even happen sometimes that the larger volume of exchange will bring the smaller returns. There is but one way under heaven by which prices may always be maintained on a paying basis, and that way must be found in more general combination. The economic theories founded on competition, and the doctrines of supply and demand, are being exploded by the irresistible logic of events. They can very well be spared.

The Rev. Dr. Crosby evidently desires to reconsider his unfortunate declaration, made through *John Swinton's Paper*, in favor of placing a limit on the amount of property which men shall be allowed to accumulate. To set himself right before the public, he publishes a communication in a morning journal explaining his position. Instead of pushing his proposal to the front as a tangible measure, he takes a step backward, and merely reiterates the charges of rascality against rich men and corporations, which we have heard rung, during recent years, with many and varied changes, and he demands legal remedies. But where is the proof of this concentrated rascality in the hearts of rich men and corporations? Charges are not convictions; and it is curious that official investigations fail to show the moral turpitude which is so generally suspected. The disposition to cheat is a pretty general endowment in the bosoms of men, not universally possessed by any means, but shared in about an equal degree among all classes. Dr. Crosby makes use of a striking figure. If you saw a man a mile high, marching from the West, who had already tramped down several cities and villages, he asks if you would not begin to look about for the means of protection? Well, no; not immediately. At the sight of such a colossal object we should first apply to some doctor to see if he could not detect symptoms that would justify a theory of mental hallucination. After this precaution, if the figure still persisted in manifesting itself, we might consent to join some society for the prevention or restraint of phantasms a mile high.

Landlordism in America.

An English member of Parliament contributes to the *North American Review* a very interesting article on the land question in the United States. Many of the facts he presents will surprise the American people. He shows that we have profited nothing by the experience of the nations which have gone before us, and that, sometime in the future, because of our short sightedness, we will have to face all the problems connected with the ownership of land which has caused, and is causing, such distress in the old world. In the census of 1880 the number of persons engaged in agriculture was stated to be 7,670,493, and of this number 2,984,306 were registered as owners of their holdings. But, of course, many of these 3,000,000 were large owners who did not farm their own lands, while a very large proportion of them were so heavily mortgaged that their hold on the land was very slight. It is doubtful if more than 1,600,000 heads of families own and till their own land in the United States. France, with a population 20,000,000 less than our own, has 5,000,000 rural proprietors who hold less than 20 acres each; while it has 2,000,000 of a class who own more than 20 acres, or are owners of house property in the towns.

Then, again, according to this same census, there are 1,024,601 farms rented by tenants in the United States. Mr. T. P. Gill, whose article we are summarizing, judges that the tenants have increased for the past five years, so that there are to-day fully one million and a quarter tenant farmers in this country. The total of the same class in Great Britain and Ireland is but a little over a million, so that, whatever evils are inherent in the relation of landlord and tenant, we are worse off than landlord cursed Great Britain and Ireland. Our authority says:

Probably the history of constitutional government does not furnish a more one-sided scheme of legislation than the landlord and tenant laws manufactured in the Western States. They are implements for extracting rent, as simple, terrible, and brutally candid in their design as a revolver in the hands of a peremptory road agent. At any rate, they have resulted in fixing on the free soil of the United States a land system that belongs to the ages of barbarism. Its nearest surviving relative in Europe is the *métayage* of France; but it is more like the *zemeendaree* and *ryotwar* of Britishized India, than any land system now in existence.

Another fact is brought out in a very vivid way in this article. The amount of land available for free homestead is now reduced to about 5,000,000 acres. Through waste and improvidence, as well as by downright fraud, the United States has got rid of its splendid heritage of land. By one means or another, fully 20,000,000 acres per annum have passed into possession of private persons, who have returned therefor scarcely any equivalent. We have laid the basis for a system of land monopoly which will produce fright-

Our Prophetic Department.

POLITICIAN—I see that President Cleveland has announced his intention of confining himself to his executive duties. He will not undertake to influence Congress by patronage or manipulation of any kind. He will veto any objectionable measure; but he will do nothing to induce the members of the Senate and House to pursue any particular line of policy.

SIR ORACLE—This would be taking a step backward. The tendency in all modern free governments is to lodge authority in hands that can be held responsible. How is it possible to deal with a mob, such as is most legislative assemblies? They cannot be called to account; for they are like corporations, which "have neither bodies to be kicked nor souls to be damned." It is in accordance with the genius of our institutions that the President should be our most responsible executive officer. If President Cleveland is to have no influence over Congress, then will his administration assuredly come to grief.

POLITICIAN—Is there anything in a general way to be said about the future course of our government? Will the ideas that dominated the old Democratic party retain their vitality in the future politics of the nation?

SIR O.—You have raised a very interesting question. My judgment is that Democracy, as it was understood in the time of Jefferson and his followers, is as dead as Julius Cæsar. When the Democratic movement commenced in the 18th century it found the several nations under the domination of laws which were made by kings, nobles and priests, but which were singularly oppressive to every other class in the community. The Democratic reformers, realizing the monstrous injustice of these laws, rather hastily jumped to the conclusion that all government was bad, and that the less law we had the better we were off; also, that the more individual freedom there was from State interference, the happier would be the general public. Hence, the Democratic parties of all countries, for nearly a hundred years, have been bitterly opposed to government action of any kind.

POLITICIAN—Is not that view still very generally held? Is it not the ground taken by Herbert Spencer, the philosopher?

SIR O.—Yes; in that matter Spencer represents the past, not the future. The new democracy recalls the fact that the laws passed in the olden times, while very bad for the public, were excellent laws for kings, nobles and priests. They were benefitted when all the forces of the State were brought into play to advance their importance and fortunes. The democracy of the new era has turned over a new leaf, and is determined to use the power of the State for its own benefit.

POLITICIAN—What evidence do you see of this change of base?

SIR O.—It is apparent in all civilized governments. The common-school system, for instance, has been established in the very teeth of the doctrine of governmental non-interference. Indeed, our educational system is practical communism; for the rich are made to pay for the education of the children of the poor. Public parks, hospitals, government art galleries, and its support of scientific institutions, are all in the line of government becoming an active force for the benefit of the community. National post-offices and government parcel deliveries, are to be classed under the same head. Tariffs for the protection of home industries are in violation of the Democratic idea. Mr. Gladstone's Irish Land Laws are a remarkable instance of an over-riding of private property rights for the benefit of the farming class.

POLITICIAN—Still, I judge by the speeches in Congress and the articles in our newspapers there yet remains a great deal of prejudice against government interference of any kind.

SIR O.—That is quite true, for the training of our public men has been in the old school. Our legislators are generally lawyers who follow precedents, and are slow to take up new ideas. But, I tell you, the party of the future is one which will demand that the government shall be in a sense paternal, and shall do something for the public weal. Any one who has travelled on the Continent of Europe must have been struck with the splendid result of government work, for the benefit of the community. Take Germany, for instance, and see its railroads, depots, universities, technical schools, art galleries, public-school system, and the like. Why! we are a century behind the German Empire; and all because in the one country the government is an active power for good, while in the other it is prevented from doing anything for the community.

POLITICIAN—Does the history of past nations justify you in preferring government enterprise to private initiative?

SIR O.—We judge of past nations by what they have left behind them. Egypt we know by her pyramids, and her wonderful hydraulic works for utilizing the surplus waters of the Nile. The nations of still greater antiquity are known to us by the ruined temples of their religions. Greece, and especially Athens, will be memorable for all time for the evidences of culture fostered by the State, as well as the statues and temples of its gods. Rome is known to us by her roads, aqueducts, and legal codes. Paris is

full, to-day, of splendid memorials left by her line of kings. If the United States would live in history, its government must try and do something besides save money and economize. We have little to hand down to posterity of our own work, except the government buildings at Washington and the Erie Canal.

POLITICIAN—You anticipate some structural changes in our Washington government?

SIR O.—I certainly do. I look for a re-organization of our Cabinet. How absurd is it for us to have a Secretary of War and a Secretary of the Navy. Industry, not fighting, should be represented in our chief counsel of State. We want a Secretary of State and a Secretary of the Treasury, of course; but we ought also to have a Secretary of Transportation. Then commerce, labor, education, justice, manufactures, mining and agriculture, should be recognized in the composition of the Cabinet of the President.

POLITICIAN—Do you see any signs among the leading men of the country seconding your views?

SIR O.—I find the following in a college paper, which is to be taken as a hopeful indication of the tendency among the foremost minds of the country. Here is the extract:

An association, called the "American Economic Association," and composed almost exclusively of college professors, has recently been founded, with the intention of applying the principles of political economy to the actual labor problems of to-day; especially the relations of capital to labor. The principles of the society, briefly stated, are as follows: It regards the State as an agency, whose positive assistance is one of the indispensable conditions of human progress. While appreciating the speculative work of former economists, it will confine itself to the study of the historical and statistical conditions of economic life. It holds that the social problem, the conflict of labor and capital, requires for its solution the united efforts of the Church, of the State and of Science, each in its own sphere. It will take no partisan attitude in the study of the industrial and commercial policies of governments; but believes in a progressive development of economic conditions, which must be met by a corresponding development of legislative policy. The officers are as follows:

President, F. A. Walker, president of the Massachusetts Institute of Technology; vice-presidents, Prof. Adams, of Cornell, Prof. James, of the University of Pennsylvania, and Prof. Clark, of Smith College; secretary, Prof. Ely, of John Hopkins, and treasurer, Prof. Seligman, of Columbia.

Among the council that has been elected are: Prof. Andrews, of Brown; Rev. Dr. Washington Gladden; President Adams, of Cornell; Hon. Carroll D. Wright, Chief of United States Bureau of Labor Statistics; President Steele, of Wesleyan; Rev. Dr. Lyman Abbott, of the *Christian Union*; Prof. Katharine Coman, of Wellesley, and Prof. Newcomb, of C. C. N. Y.

I doubt whether all the gentlemen named above would agree to what I have said in this conversation; but I know that their studies will lead them to discredit the old political economy, as well as the old Democratic ideals of government. I expect to see the existing parties go to pieces, and the outcome will be two organizations: one favoring government action, the other against it. The first will be the party of progress, and will be successful.

The Mischief it Does.

At a time when the business of the country is improving, and when confidence in the future of prices is being re-established, the press of this city has been doing what it could to create distrust in the future, and, if possible, bring about a panic—by predicting day after day that the continued coinage of the silver dollar was certain to end in putting a premium upon gold and expelling that metal from the country. This impression the press has done all it could to create, in face of all the facts to the contrary. It has been shown, over and over again, that, under the silver coinage act, we have added largely to our store of gold, while there has been but slight additions to our silver. That is, we have over \$600,000,000 of gold in the country to-day, against less than \$200,000,000 in the spring of 1878—when the silver coinage act went into operation. In the meantime, notwithstanding the greater production of silver than gold from our mines, the proportion of the precious metal accumulation of the country is only two-fifths of the white as compared with three-fifths of the yellow metal. In other words we are steadily adding to our stock of gold, and exporting our silver. Take the past year, for instance. Here we quote from the *Financial Chronicle*, an unscrupulous anti-silver organ:

	Imports.	Exports.	
Gold.....	\$18,025,000	\$9,627,000	ex Im. \$8,398,000
Silver.....	16,242,000	3,077,000	ex Ex. 16,242,000

The figures year after year tell the same story. Yet our misleading New York press, carefully avoiding giving a fact or a figure, have managed to create the impression that our silver is accumulating in excess, and that our gold is being drained away from the country.

Again and again has it been pointed out that we have less than four dollars per head of silver coinage, while France has fourteen; the Netherlands 12.66, and Belgium 9.23. Yet, notwithstanding this large amount of silver currency, these bi-metallic countries have more gold in circulation than has Germany and Great Britain, in which gold is the exclusive standard of value. The following table,

which we copy from the *Chronicle*, gives the amount of gold and silver in the three leading banks of Europe for the last two years.

	December 31, 1885.		December 31, 1884.	
	Gold.	Silver.	Gold.	Silver.
Bank of England...	£20,115,228	.....	£20,695,496	.....
Bank of France...	46,305,606	£43,417,834	40,056,760	£42,135,554
Bank of Germany..	16,795,700	14,894,800	11,650,950	14,240,050

Let any one compare the amount of silver in France—nearly four times as much as the United States, with 20,000,000 less population—and then note the fact that France has \$50,000,000 more gold in her national bank than the combined store of gold in the banks of England and Germany, and it will be seen how preposterous, how monstrous, are the statements of our daily papers that we are in danger of getting upon a silver basis.

A couple of weeks since the bears, to affect the stock market, bid up the price of foreign exchange and the rates for money, to take advantage of the scare which the administration and the press had been trying to create about silver coinage. The silly *Herald* started in full cry against silver, and did what little it could to create a panic. And the other papers, in a halting way, followed suit. Fortunately, the money writers of the several papers came to the rescue of the business community and showed the whole thing was merely a bear movement to raid the stock market. But is it not too bad that, in an era of returning confidence, the press of the leading city of the continent, which ought to be managed in the interests of the business community, should spend all its energies to create an impression that a panic was possible at any time from a continuance of the silver coinage, which, as a matter of fact, has been an unmixed blessing to the country. Were we to continue the minting of the \$2,000,000 a month of silver dollars to the end of this century, we would not then have as much silver per head as has France. Yet France is richer in stores of gold than any other nation on earth.

The *Financial Chronicle* begins to see that there are other interests in the country than those of the national banks and the lenders of money; and it is forced to admit, in the following paragraph, that its previous statements as to the danger of the silver coinage had no foundation in fact:—

For the time being we may lay aside, in large measure, the fear which has so long depressed our industries? Whether we coin more silver or not, the pressure put upon its issue has been removed. Stack it away in government vaults or let it out as the public demands it, free to go back again—in either case it ceases to be that disturber of the peace it has hitherto been. To be sure such a large and increasing pile of silver dollars in sight is in some degree a constant menace. But with the virulence of the disease arrested, have we not time to wait—even if this Congress may fall short of its duty—and let truth work its way among the people, knowing that it must prevail at last.

This is an exceedingly ungracious way of admitting that it has been throwing out false danger signals for the past eight years. But the business community should bring a pressure to bear on our daily papers to prevent them playing into the hands of panic-mongers, at a time when confidence is being re-established in business circles throughout the country.

Speaker Husted's amendments to the rules of the Assembly, if finally accepted, ought to affect legislation beneficially. If the new Committee on Revision is wisely constituted, it will prevent, in the future, many of the scandals which have disgraced our State legislation in the past. Unfortunately, the public have not much confidence in either Husted or the majority of the partisans of the Republican and Democratic organizations represented in the Assembly. We will be agreeably disappointed if there is any good legislation at Albany this Winter.

The new Mayor of Brooklyn believes in wrestling with the bridge problem in the same old way in which the public has been so often thrown. He wants the elevated railroads in Brooklyn to connect directly with the ferries, but will not object to their sending occasional trains to the bridge by means of spurs here and there. It is to be feared that those ferries are to exert about the same influence over the perfection of rapid transit plans between the two cities that the horse railroads once exerted over the schemes for rapid transit in this city. They opposed the construction of rapid transit roads because their managers thought that such roads would injure their property. We have yet to discover the first sign that there is any purpose of placing the bridge in such relations with the railroads that it can best serve the objects for which it was constructed.

Much good will be done by those economic investigators who are endeavoring to find the average range of prices for commodities during a long series of years. The truth upon this matter will do more to clear the ground occupied and befogged by pessimistic writers and speakers upon social topics than volumes of argument unsustained by figures. If it be shown that the cost of commodities continually declines, when the examination is made for long periods, it being necessarily admitted, at the same time, that the average of incomes—and not merely the average, but the universal

range of incomes—is continually rising, the assumption of those persons who maintain that the world is becoming, annually, a less and less desirable abiding place for mortals, falls to the ground. Yet, this is just what these investigators discover; the general average of prices in this country having fallen nearly one-fourth since the year before the outbreak of the civil war. The economist who pursues his investigations statistically is the best social philosopher abroad, and the best patriot in the Union.

Building in Brooklyn.

The building movement in the sister city was exceedingly large during the year that has just gone by. The estimated cost of the buildings for which plans were filed was nearly eleven and a-half millions, while the structures numbered 5,276. Both the number and amount is in excess, proportionately, of New York; that is, taking into consideration the respective populations of the two cities. The largest amount of building has been in the Twenty-second, Twenty-fifth, Eighteenth and Twenty-third Wards and the smallest in the Second, Fourth and Fifth Wards. The following figures give the story:

Ward.	Brick.	Frame.	Total.	Estimated Cost.
First.....	14	.....	14	\$292,650
Second.....	7	.....	7	26,300
Third.....	10	.....	10	355,309
Fourth.....	4	.....	4	45,500
Fifth.....	5	3	8	34,100
Sixth.....	29	1	30	209,000
Seventh.....	62	16	78	515,092
Eighth.....	41	167	208	447,170
Ninth.....	24	4	28	110,600
Tenth.....	25	17	42	172,295
Eleventh.....	24	.....	24	157,700
Twelfth.....	34	29	63	199,185
Thirteenth.....	25	.....	25	224,500
Fourteenth.....	24	16	40	229,451
Fifteenth.....	3	44	47	165,836
Sixteenth.....	22	50	72	396,525
Seventeenth.....	24	122	146	532,145
Eighteenth.....	33	393	426	1,352,126
Nineteenth.....	49	42	91	459,630
Twentieth.....	21	.....	21	193,300
Twenty-first.....	47	75	122	522,393
Twenty-second.....	286	69	355	1,801,648
Twenty-third.....	184	.....	184	1,064,700
Twenty-fourth.....	18	63	81	263,655
Twenty-fifth.....	362	150	512	1,684,985
Total.....	1,377	1,261	2,638	\$11,465,795

Concerning Men and Things.

"A Lamp Full of Oil" is the rather misleading title of an exceedingly interesting article in *Harper's*, for January, about the petroleum industry, written by George R. Gibson, of the well-known firm of Watson & Gibson. In less than eighteen pages the reader will here find all that is worth knowing about this wonderful and important product of our country. Petroleum, it seems, is now found in a great many different regions, and it is doubtful if we can retain our present monopoly in view of the discovery of new oil producing fields in every continent. One of the most remarkable things about American oil is the speculation which it has engendered. The Petroleum Board, in New York alone, during the past year, has bought and sold nearly 4,000,000,000 barrels of oil; more than has been produced in the world since mineral oil was first discovered. It is a very attractive product to deal in, to the speculator, in view of its violent fluctuations in price.

Our leading American magazines are a credit to us; and two of them, at least, are far ahead of any published in England or on the Continent, in point of artistic finish and literary ability. But in one department they are very weak. The short stories are generally very poor, and not to be compared with those published on the other side of the water. In the *Century* and *Harper's*, for January, are several stories of negro life which are sad rubbish—lacking in character, humor, adventure or anything which makes an ordinary narrative interesting. No doubt an author of genius could extract some fun, and display some quaint characteristics out of portraits of the negro race. But the writers in our magazines show no talent in that way.

The novel description of an obscure but interesting period of Italian history, written by William Waldorf Astor, our late minister to Italy, is a very creditable work; and it is to be hoped that we will have other works from the same pen. Mr. Astor had an honorable ambition to shine in public life; but in this he was, to say the least, unfortunate. He was beaten in the canvass for Congress, in a district he ought to have carried. It is unfortunate that the representatives of our wealthiest families are practically excluded from public positions, because of the popular prejudice in favor of lawyers as against every other class in the community. It is no wonder that so many sons of our rich men take to horse racing and dissipation, when they are excluded from honorable careers in the public service. True, there is literature which may be pursued; but then every one cannot, at will, become a writer. There seems to be, however, in the Astor family, an inclination towards letters. The head of the house founded the fine library known by his name, and Charles Astor Bristed, who graduated at Oxford, was in his day a writer of no little ability. His name, it will be remembered, was mixed up in a queer way with the late Charles O'Connor.

The *Sun* announces that William Henry Hurlbert, is to edit a cable letter from London for a syndicate of American newspapers, one of which is the *Sun* itself. This shows bad judgement on the part of Mr. Charles A. Dana, and his associates. Mr. Hurlbert is, or was, a striking writer of editorials, and in his time has been a good correspondent. But, he was always a dismal failure as an editor. He lacks judgement, cares nothing for facts, and his cablegrams will be sensational and untrustworthy. He was in his proper

place when he worked under the direction of a really able editor, such as Henry J. Raymond. But left to himself, to edit news, he will prove a round man in a square hole.

* * *

Deacon White has come out second best in his onslaught upon the proprietor of the *Stockholder*. The blow he aimed at the latter, has proved to be a boomerang; and has hurt himself more than the object of his assault. Mr. Griffin has had a splendid advertisement. But that gentleman will remember that THE RECORD AND GUIDE always warned him, that great street speculators had no use for newspapers—except to deceive their readers. The big operators business is not to make money for, but out of the "street." If the *Stockholder* would follow up Deacon White's mining operations and tell who his partners were, and what they did, it would make very interesting reading to the Deacon's brethren in Plymouth church.

* * *

The experimental attempt at presenting grand opera in English seems to be already a demonstrated success, considered artistically. Except that the chorus on the opening night of the American Opera Company exposed a slight awkwardness in movement, due to lack of stage experience and perfect self-possession, there was little evidence that the performers were not all veterans, entirely familiar with their roles and very competent to fill them acceptably. It is to be hoped that this enterprise will dispel the illusion which has so long bound the English-speaking people to a foreign libretto, and led them to think it as necessary to import their music as their tropical products. We escaped very readily from the tyranny of French Opera Bouffe, and, for result, find some of the most attractive comic operas on the stage, the production of an English-speaking composer and librettist. Similar results will follow when we have been taught to pursue our studies in the higher walks of music in a more independent spirit. Certainly, there is nothing in the German language, at least, that should lead us to think it the product of more musical souls than were possessed by the people who have brought the English language to its present degree of perfection.

Notes About Town.

It is high time the Manhattan Elevated Railroad Company supplied better light to the millions of passengers who use their cars in the evenings. What can be more ruinous to the sight than a journey from the City Hall to Harlem, reading the evening papers by the aid of the wretched lamps in the "L" road cars. Cannot electric lights be supplied? Or if this is impracticable, why does not the company have reflecting shades over the burners, so that a bright light may shed its rays down upon the passenger during his long journey instead of a dim glimmer. It would cost but a trifling sum to attach these reflectors, which might be of tin, while it would be a great boon to those who journey in the cars during evening hours. This ought to be attended to by the company, now that the long winter nights have set in.

You can ride from the corner of Tenth avenue and One Hundred and Eighty-ninth street to the East River for five cents. You take the cable car from the former spot, and go southward along Tenth avenue to One Hundred and Twenty-fifth street. Here you can change, and take the cross-town car to any of the avenues eastward. This is a great convenience to east-siders and west-siders, especially the latter.

Owners of unimproved land who want to sell, and especially those who offer it at auction, should be careful to lay out the ground in such a manner that the buyers may have a chance to make some money out of the buildings they may erect on it. Land is so much more valuable if laid out so as to enable builders to make a good profit out of it. If it is not so laid out, the latter will not touch it—except at very tempting figures. So that the sentimental or thoughtless laying out of boundaries does not always pay.

No new office buildings have been contemplated for some time past. Only one or two are under way down town, and we do not hear of any new ones being contemplated. Office buildings, as well as apartment houses, have been overdone. The rest they have had for the last six or twelve months will enable them to do better than they otherwise would have done, but it will in any event take some time before they will be fully occupied. The Continental Fire Insurance Company's extension on Pine street is rapidly approaching completion, and will be another addition to the office buildings asking for tenants. The company will only occupy part of the new wing.

Sic transit gloria mundi. The old church wherein so many unseemly quarrels took place between the minister and his congregation—the Madison Avenue Congregational Church, corner Forty-fifth street—is to be sold. This ought to serve as a warning to churches divided against themselves. One of the trustees states that the property is worth upwards of \$200,000.

An important dispatch, from Berlin, reached this city in time for Wednesday morning's papers, respecting the attitude of the German farmers on the silver question. These agriculturists complain that they are suffering terribly by the enhanced value of gold. Their mortgages and debts stand at the same figure as when they were contracted on a silver basis. Gold, since then, has increased over 20 per cent. in value; and a payment in that metal, as required by law, means ruin to the bulk of the farming community. The dispatch goes on to say that Bismarck is not unlikely to accede to their prayer. This dispatch was suppressed by the bulk of our newspapers, including the *Herald*, *Times* and *Tribune*. But the former paper found room for some amazingly foolish paragraphs about the silver dollar, to which it gave typographical emphasis, by printing them in italics. The New York press cannot be coaxed nor kicked into giving any facts about silver coinage.

Home Decorative Notes.

—Goblets of new importation are of the finest possible cut glass, and beautifully engraved around the top.

—The most serviceable pen-wipers are those made of chamois leather adorned with an artificial rose from which a tiny face, made of chamois and painted, peeps out.

—In carpets there are very beautiful designs shown this season; hall, library and dining room carpets still show small figures, geometrical and fantastic in character.

—In place of lambrequins, with elaborate embroidery, beautiful silk scarfs with fringed ends are now placed on mantel shelves, gracefully held in place by a pet vase or jar.

—The celluloid dressing-case sets, imitating ivory, are pieces of exquisite workmanship. The resemblance to ivory is perfect, and it will not turn yellow, nor crack, as the genuine article will. All that is necessary for those who would like some lovely trifle in art furnishing for house or table, there is probably no place in the city that presents more attractions than the establishment of L. F. A. Hinrichs, No. 29 Park place.

—Tiny Roman lamps in brass are for the writing desk.

—The newest wall pockets are made of the ordinary paper folding fan, the upper part of which is covered with shaded plush of any desired color. The sticks remain in their natural state, and are visible. A pocket is attached to the back of the fan, and it is suspended from the wall by brass rings which are fastened on either side of the fan.

—Doyleys, for finger-bowls, are made of fine linen, with inch wide hem-stitched hems. The designs, to suit the individual fancy, are worked with silver or gold thread.

—A secretive spot for the homely, but very necessary, article the duster, is found by taking an ordinary Japanese fan, and covering it with grey linen; then take a strip of the linen about four inches in width, make a box plait and sew it to the lower part of the fan, which will form the pocket, and bind the whole with red braid. Some floral design, etched in silk upon the pocket, will make it still more attractive. The fine bamboo ribs and handle of the fan should be gilded, and the inevitable bow with ends fastened thereon, added by which it is suspended from the wall.

—Aesthetic or dull shades are no longer favored in furniture decorations.

—Anything more beautiful than the Rookwood pottery offered by D. B. Bedell, No. 866 Broadway, cannot be found in the finest art china parlors of our city. It is manufactured in Cincinnati, and exquisite samples of the new pieces are sent here as soon as they are out of the workmen's hands. There are many shapes of vases, pilgrim bottles, flower bowls, jardinières in various sizes, water jugs of antique pattern, and umbrella stands in large and small sizes. The coloring in this ware is exquisite; pale yellow, rich Indian red, sea green, dead blue and beautiful mixtures are shown.

—There is no work done abroad at the present time that is superior to the finest work done here, in the costliness of design or originality in workmanship. Magnificent dinner and tea sets are seen, valued from \$1,000 to \$3,000. A new idea is the "etching" of silver; and handsome specimens are shown in pitchers, punch-bowls, and spoons. Fluted work is a reproduction. It was used years ago; but is again brought forward, and is in demand. Entire tea and coffee sets are shown in this style, and separate pieces are also made in this design.

—Snow-shoes are novelties for whisk-broom holders.

—All sorts of pretty styles and fancies in different wares for dinners and high teas are to be seen this season; the picturing of subjects appropriate to sets, and varying these for each dish, was never more carefully studied particularly those of fish, roast and game, in rich and minutely patterned dinner ware. Cashmere and gold borders are in the lead. A pretty device as to form is having these corners turned back, over-lapping the dish or cover; the handles show much novelty. On some covers grotesque human figures, shells, clusters of rings and various objects, which fancy chooses to display, make their appearance.

—The Newport scarfs are extremely satisfactory for draping pictures upon easels; or for the mirror upon the dressing-case, are very ornamental.

—How true to Nature are the large bunches of pink and white hydrangeas and brilliant yellow chrysanthemums which are made of paper; and there is nothing prettier to loop back lace curtains, than large bunches of these lovely flowers.

—Calendars for the new year are varied and beautiful, and it can be safely said that no poet of any renown has been slighted.

—The substitution and use of silver has been carried so far that there are silver table-brushes and crumb-pans, silver tongs for lifting asparagus, silver fish-knives and forks, butter-knives for the separate use of each guest, call-bells, bon-bon sets, and, indeed, all wood and metal used at table has been supplanted by silver.

—As a general rule, metal, in its diverse forms—bronze, gold, silver, etc.—can only fill a moderate, limited, and restricted role in the decoration of the home, as, for instance, in balustrades, door and window fittings, glass frames, cornices, and in the accessories of the fire-place.

—Screens have now become an indispensable adjunct to every room; in fact a necessity, not a luxury. They can be used to shut off the draught from the door or window, or to relieve the monotony of a blank wall, and make a charming nook instead of a dreary waste of open space where the sensation of comfort would be impossible. Very beautiful are the glass fire-screens decorated with dried leaves and flowers, with an occasional bright-winged butterfly or dragon-fly sporting among the leaves and flowers. This is quite an artistic occupation demanding much taste and patience; but the result is very beautiful. This style of screen should be mounted in gilded bamboo.

to settlement throughout its extent, the Indians will be farming and creating towns and we will have then, if we establish now a line of communication with Texas, an area greater than Missouri and Kansas combined, looking to Kansas City as the centre of trade. The Times has no intention of urging rash entrance into expensive schemes of railroad building. The question it wishes Kansas City to ask seriously and thoughtfully is, whether to get into northwestern Texas before its trade is diverted in other directions, is not worth the pains.—*Kansas City Times.*

The Growth of the South.

The industrial growth of the South during the last few years has been marvelous, and there is every indication that it is a thoroughly healthy and permanent growth. South Carolina alone has increased her manufactured products in the last five years from \$17,000,000 to over \$38,000,000; her agricultural machinery from \$3,000,000 to \$4,500,000; her agricultural productions from \$42,000,000 to \$50,500,000, and her live stock from \$12,000,000 to \$21,000,000. It must be remembered that South Carolina is not the foremost of the southern States in multiplying her industrial products. Georgia, Alabama and probably North Carolina surpass her in industrial growth; but South Carolina has had graver race problems to solve than any of the other southern States, excepting only Mississippi. This industrial growth in the South is no sudden or accidental affair. It is only the beginning of the wonderful advancement the South is about to make in adding to her own and the nation's wealth. Her surplus of a full hundred millions this year will fit her for more than doubling that surplus next year, and the next decade will witness the South closely pressing the North in every channel available for her industry. The South will largely multiply her demand for iron and coal within the next few years, and furnish the iron and coal from her own mines and furnaces; and the day is close at hand when the cotton of the South will be all spun and mainly woven by her own magnificent water power and her own labor, that is materially cheapened by the gentler climate. And when furnaces and cotton mills dot the South wherever needed, every form of diversified industry will follow. We hazard little in saying that the next decade will present a more prosperous industry in the South than in the North. There are many natural causes to contribute to that result, and the Southern people are now, for the first time, prepared to utilize their great advantages. This Southern growth does not mean paralysis or decay in northern industry, but it means that what the South can do better for herself than the North can do for her, will be done by her own enterprise; and the progressive people of the North will readily adapt themselves to the new order of things. The new wealth of the South will be largely diffused throughout the North, and Southern prosperity will mean the common prosperity of the whole country.—*Philadelphia Times.*

The largest building for which plans have been filed this year is that to be erected for Ehrich Brothers at Nos. 361 to 371 Sixth avenue, Nos. 110 and 112 West Twenty-third street and Nos. 103 to 109 West Twenty-second street. The building has a frontage of 115 feet on the avenue, 43 on the former street and 91 on the latter, and the cost is estimated at \$300,000. The fronts are to be of brick, stone and iron, and the building will be five stories high. This will be a valuable improvement to the neighborhood. Messrs. Alfred Zucker & Co. are the architects.

Real estate owners, brokers and dealers, lawyers, conveyancers and others who desire to obtain a fuller knowledge of the great question of land transfer reform, should read the majority and minority reports of the commissioners appointed by President Cleveland, when Governor, to consider the matter. The reports are given word for word, and also contain the bills drawn up by the commissioners, as well as short forms of deeds and mortgages, etc., and other interesting matter throwing light on the question. Copies can be had at the office of THE RECORD AND GUIDE, price fifteen cents.

Real Estate Department.

While this has not been an active week in real estate circles, there are evidences that the holiday feeling has worn off, and that people are beginning to settle down to solid work again. During the week a number of parcels were sold, though few of them were of any importance. The two five-story flats 60x92, at Nos. 334 and 333 West Fourth-eighth street, sold for \$71,925. The three-story house No. 163 West Forty-seventh street, went for \$20,153, and the northwest corner of Water and Pine streets, a four-story brick building, sold for \$32,290. A number of parcels announced to be sold were adjourned. Amongst these were the seven-story flat the "Orienta," on east Seventy-second street, till February 3d; the receivers sale of property belonging to Ferdinand and Benjamin Mayer, till the 27th inst.; the front and rear houses at No. 259 west Forty-first street, till January 28th; the twelve lots on One Hundred and First street, west of First avenue, till next Tuesday, and the lot and frame house at 108 east Eighty-third street, till next Thursday. The sixteen lots on One Hundred and Third, One Hundred and Fourth and One Hundred and Fifth streets, east of Second avenue were withdrawn. Next week the auction sales promise to be more numerous.

Richard V. Harnett will sell on Tuesday next, the 12th inst., the tenement and store properties at Nos. 844 to 852 First avenue, situate on the north east corner of Forty-seventh street, and Nos. 403 to 407 East Forty-seventh street adjoining. He will at the same time sell No. 123 Broome street, near Pitt, and the northeast corner of Baxter and Bayard streets. This is a Supreme Court partition sale. Mr. Harnett will also sell on Thursday, the 14th inst., a desirable building lot on One Hundred and Fifth street, west of Fourth avenue, the sale of which is absolute.

Louis Mesier will sell on Thursday next, the 14th inst., the valuable business property, No. 58 Broadway, situate on the northeast corner of Exchange Place and extending through to Nos. 25, 27 and 29 New street. He will also sell at the same time, No. 737 Broadway, extending through to Nos. 294 and 296 Mercer street. This is an executor's sale. The property is of a kind seldom thrown upon the market. It is choice business real estate, and the sale will no doubt be largely attended.

Charles S. Brown will sell on Wednesday next, the 13th inst., twelve lots situate on the Grand Circle, Eighth avenue, Fifty-eighth and Fifty-ninth streets. They have a frontage of 155 feet on the circle, and 200 and 114 feet on the two streets, and will be sold in plots. This property is a splendid site for building purposes, and is sure to be competed for severely.

Adrian H. Muller and Son will sell at the Real Estate Exchange, Wednesday, January 20, valuable property on the southeast corner of Sixth avenue and Twenty-second street. Also, two houses, Nos. 110 and 146, on Twenty-second street, between Sixth and Seventh avenues.

The following are the weekly tables of conveyances, mortgages and projected buildings:

CONVEYANCES.

	1885. Jan. 2 to 8 inc.	1885-6. Dec. 31 to Jan. 7 inc.
Number	293	385
Amount involved	\$4,287,878	*\$9,063,854
Number nominal	62	94
Number 23d and 24th Wards	45	52
Amount involved	\$56,675	\$190,773
Number nominal	14	5

MORTGAGES.

Number	290	312
Amount involved	\$2,110,091	\$4,649,633
Number at 5 per cent.	117	153
Amount involved	\$1,257,747	\$1,329,410
Number at less than 5 per cent.	7	14
Amount involved	\$62,333	\$260,273
Number to Banks, Trust and Ins. Cos.	36	64
Amount involved	\$386,250	\$1,134,000

*Includes transfer of Brooklyn and New York Ferry Co. for \$3,000,000.
†Includes mortgage on same for \$1,000,000.

PROJECTED BUILDINGS.

	1885. Jan. 3 to 9.	1884. Jan. 2 to 8.
No. of buildings	12	46
Estimated cost	\$156,750	\$887,300

Gossip of the Week.

M. B. Baer & Co. and J. Romaine Brown have sold for the Phillips estate the plot on the southeast corner of Broadway and Thirty-third street, with the four four-story business buildings thereon to Mary E. Hanley for \$218,500. The property has a frontage of 68 feet on Broadway and 75 on the street, being 51 and 60 in the rear irregular, 4,032 square feet in all. It is understood that the property will not be improved at present.

Wm. Rankin has sold twelve lots on Fifty-second and Fifty-third streets, 200 feet west of Ninth avenue, six on each street, for \$7,500 each, a total of \$90,000, to John M. Ruck for improvement. Broker, P. C. Eckhardt. Mr. Rankin purchased the lots recently for \$6,500 each, a total of \$78,000.

Scott & Myers have sold for W. J. Merritt the three-story brick dwelling No. 545 West Seventy-fifth street, 22x55x102.2, to Jane L. Richmond.

John J. Coady & Co. have sold for Laura Manley five lots on the south side of One Hundred and Twenty-fourth street, 175 feet east of Seventh avenue, to Newman Cowen for \$30,000.

S. Thomson & Son have sold for Wm. H. Simonson the four-story brown stone single flat No. 307 East One Hundred and Sixteenth street for \$16,750.

Yenne & Falk have sold for George Lehmann the five-story brown stone tenement and stores No. 1333 Second avenue, 25x60x72, for \$23,500 to Mr. Manheimer.

M. McCormick has sold for Jacob Jenny the four-story brick tenement with stores No. 227 East One Hundred and Eleventh street, for \$17,000 to Mrs. Henry Otte.

C. L. Wolfe has purchased the premises No. 904 Sixth avenue, 22.5x75, for \$36,000; and D. W. Bishop the adjoining houses Nos. 906 and 908, 4x75 x77.5, for \$72,000. Broker, J. R. Waterlow.

Parsons, Scarlett & Co., merchant tailors, have leased the store No. 393 Fifth avenue from P. E. Guerin for a term of four years, from February 1st, 1886. Broker, George Day.

The Madison Avenue Congregational Church, corner Forty-fifth street of which Dr. Newman was formerly pastor, is for sale. The trustees are asking \$200,000 for it.

Wilson J. T. Duff has sold for Andrew J. Kerwin the house No. 1642 Park avenue, between Ninety-first and Ninety-second streets, 17.3x55x77.4, for about \$17,500.

J. B. Ketcham has sold for J. M. Pinkney the three-story brown stone house No. 51 West One Hundred and Twenty-fifth street, 18.9x50x100, for \$18,500, to Mr. Roe.

B. Flanagan & Son have sold for John Russell the three-story high stoop brown stone dwelling No. 259 West Twenty-second street, 18.9x45x98.9, for \$13,500, to H. F. Lowndes.

P. C. Eckhardt has sold three lots on the south side of Forty-eighth street 100 feet east of Ninth avenue, 75x100, for \$37,000, to John Mulgrove and Alexander Moore.

Geo. R. Read has sold the five-story brick tenement and stores No. 380 Third avenue, 25x112, for \$52,500, and for the estate of John B. How the four-story stone front houses Nos. 25 and 27 West Twenty-sixth street, for \$60,000, to John Patterson & Co.

Meinhard Bros. are the purchasers of the premises No. 603 Broadway, reported sold last week.

Hilson, Foster & Co. have sold the four-story stone front stores and dwellings on the southeast corner of Third avenue and Ninety-fifth street, 50.4x65x100, to Morgan J. O'Brien for \$50,000. The sale of this property to Hilson Foster & Co. for \$46,000 was reported last week.

E. Balmforth has sold four lots on the south side of One Hundred and Thirty-second street, commencing 125 feet east of Seventh avenue, for \$23,000.

Two certificates, each representing ten shares of the stock of the Real Estate Exchange and Auction Room, were sold on Wednesday, at auction, for \$1,040 and \$1,035 each, respectively.

Geo. C. Edgar & Son, not J. H. Steinmetz, has purchased from J. P. Huggins four lots on the north side of Seventieth street, 200 feet west of Ninth avenue, for improvement.

Francis Lahey has sold the plot on the northeast corner of Seventy-second street and Lexington avenue to a down-town Hebrew congregation, who intend to build a synagogue on the site.

Victor Freund & Son have sold for Joseph I. West, the three-story high stoop marble front dwelling, 16x50x100, for \$7,500, and the four-story

brick dwellings, Nos. 254, 256 and 258 West Twenty-sixth street, for \$16,500; for W. A. Darling the five three-story brown stone houses, Nos. 127 to 135 East Sixty-third street, each 14x50x100.5, for \$6,500; for Mary Monell, the six-story brick tenement and stores, No. 284 Bayard street, southwest corner of Forsyth street, 50x50, for \$42,100; and for Samuel Jacobs, the four-story brick store and tenement, No. 797 Second avenue, between Forty-second and Forty-third streets, 20.1x50x75, for \$14,500.

George F. Johnson has sold the plot of four lots on the northwest corner of Third avenue and Ninety-seventh street on terms which have not transpired.

S. M. Brown has sold for F. A. Thurston, the four-story stone front dwelling on the southwest corner of Madison avenue and One Hundred and Twenty-seventh street, 20x60x85, for \$28,000 to Judge C. H. Truax.

E. H. Ludlow & Co., have sold to F. L. Stetson one lot on the south side of Fifty-sixth street, 150 feet west of Fifth avenue, 25x100, for \$30,000; and the four-story stone dwelling on the southeast corner of Madison avenue and Sixty-second street, 25x50x63, for \$50,000.

Edgar Tucker has sold for the Wood estate the five-story marble store, No. 510 Broadway, 25x100, for \$110,000.

Brooklyn.

Ruland & Whiting have sold the 220 lots on Cornelia street, which was offered by them at the New York Real Estate Exchange.

There is a movement on foot for the purchase of the balance of the land originally intended to be purchased for a federal building. The plot selected is only about two-thirds the dimension of that which the government contracted for. It is stated that the new federal building, if erected according to the plans drawn, will be inadequate to the growing requirements of the city. An application for an increased appropriation is expected to be made in Congress by the representatives from Brooklyn.

Fr. Herr has sold for Leopold Michel two three-story frame stores and dwellings, with two-story extension, Nos. 930 and 932 Broadway, 50 feet front, running through to No. 791 Van Buren street, to Nathaniel W. Burtis, for \$12,000.

CONVEYANCES.

	1885. Jan. 2 to 8, inc.	1885-6. Dec. 31 to Jan. 6, inc.
Number.....	233	320
Amount involved.....	\$1,341,793	*\$4,609,274
Number nominal.....	61	71

MORTGAGES.

Number.....	179	207
Amount involved.....	\$635,710	†\$1,934,284
Number at 5% or less.....	84	90
Amount involved.....	\$354,700	\$569,400

*Includes transfer of Brooklyn and New York Ferry Co. for \$3,000,000.

†Includes mortgage on same for \$1,000,000.

PROJECTED BUILDINGS.

	1885. Jan. 3 to 9.	1886. Jan. 2 to 8.
Number of buildings.....	24	75
Estimated cost.....	\$71,650	\$969,475

Out Among the Builders.

G. A. Schellenger has the plans under way for five four-story and basement brick, brown stone and terra cotta front houses, to be built by Francis Crawford, three on the south side of Seventy-second street, between Eighth and Ninth avenues, and two on the north side of Seventy-second street, between Ninth and Tenth avenues, at an estimated cost of \$30,000 each. The same architect has the plans for five brown-stone front houses, with extensions, to be built by Geo. C. Edgar & Son on the north side of Seventieth street, 200 feet west of Ninth avenue. They will be 20x56x100 each, and will contain all the modern improvements. They are estimated to cost \$20,000 each.

John C. Burne has the plans under way for twelve five-story brick, brown-stone and terra cotta front flats, to be erected on the west side of Second avenue, running from Ninety-third to Ninety-fourth streets. Eight will front on the avenue and have stores, their dimension being 25x65 each, the two corners being 25x76 each. Two will front on the former and two on the latter street, their sizes being 27.6x80 each. They will all be double flats; the avenue houses containing two families per floor, and the street houses four. The cost to the owner, John Schappert, will be about \$200,000.

Dr. Theodore Von Ellert is about to erect eleven three-story and basement brick, stone and terra cotta front houses on the east side of St. Nicholas avenue, running from One Hundred and Twenty-ninth to One Hundred and Thirtieth streets. They will have a dimension of 18x50 each, and will be partly in cabinet trim. They will also have electric bells, good plumbing and other improvements. The houses will be in the Queen Anne style, each being of different design. Eleven two-story brick stables will be built in the rear of the houses, one stable for each house, while there will be a private driveway attached. The total cost of the improvement is estimated at about \$90,000. The plans are being drawn by Andrew Spence.

M. L. Ungrich is drawing the sketches for fifteen five-story brick and stone tenements to be built by Owen Donohue on the east side of Avenue A, between Fifty-fourth and Fifty-fifth streets, eight fronting on the avenue, three on Fifty-fourth, and four on Fifty-fifth street. The two corner buildings will contain stores. Their cost is estimated at about \$230,000.

Winthrop O. Sargent intends to build ten three-story and basement brick and stone front private dwellings, 18x50 each, on the north side of One Hundred and Thirtieth street, between Seventh and Eighth avenues, at an estimated cost of \$80,000, from plans by D. T. Atwood.

Renwick, Aspinwall & Russell have the plans under way for a four-story and basement brick and iron front office building, 53x80, to be built at Nos. 52 and 54 New street. It will contain an elevator, steam heat and other improvements, and will cost between \$45,000 and \$50,000.

The Prospect Hill Dutch Reformed Church intends to build a place of worship on four lots on the north side of Eighty-ninth street, commencing 100 feet west of Fourth avenue.

A new Jewish synagogue is to be built on the northeast corner of Seventy-second street and Lexington avenue.

C. R. Kehoe will erect three five-story stone front flats on the south side of One Hundred and Twenty-ninth street, commencing 125 feet west of Eighth avenue.

W. P. Anderson has the plans for six three-story stone front dwellings to be built by P. J. O'Brien on the southeast corner of New avenue and One Hundred and Forty-fifth street.

W. Graul has the plans under way for two five-story brick and brown stone front tenements, 25 and 17x84, to be built for John Ritter at Nos. 446 and 448 West Forty-Ninth street at a cost of about \$32,000, and for a five-story brick and stone improved apartment house, 25x80, to be built at No. 163 West Tenth street, for Charles Guntzer at a cost of \$19,000.

Brooklyn.

F. T. Camp has the plans under way for a five-story improved tenement and store, 25x109, lot 113, to be built on the northeast corner of First avenue and Sixty-ninth street. The flat will be unique in design, and will have five families per floor. The cost to the owners, John Frame and Robert McGirr, is estimated at \$40,000.

Four three-story frame houses, 25x60 each, will be built by Joseph Perters on the southwest corner of Bond and Degraw streets, at an estimated cost of \$22,000, from plans by Robert Mook, of New York.

H. Vollweiler has the sketches for a three-story frame building with stores, 65x68x irregular, to be built on the southeast corner of Delmonico place and Throop avenue, for Andrew Wils, cost \$8,000; a three-story frame store and flat, 25x45, with extension 25x30, on the southwest corner of Marcy and Flushing avenues, for Mrs. Erke, cost \$5,000; eleven three-story brick flats, 20x52 each, with stone trimmings, on the northeast corner of Throop and Vernon avenues, for Henry Loeffler, cost \$60,000; and five three-story frame double flats on the southwest corner of Graham avenue and Varet street, for Mrs. Geo. Dietrick; to cost \$20,000.

Th. Engelhardt is preparing plans for a two-story frame dwelling, 25x30, to be erected on the north side of Boerum street, 572.8 feet east of Bushwick avenue, for A. Kunzweiler, cost \$2,000; a three-story frame store and tenement, 25x45, at No. 259 Boerum street, for Elizabeth Mahla, cost \$4,800; a three-story frame tenement, 25x55, on McKibben street, 100 feet west of Leonard street, for Michael Sommers, cost \$4,500; a two-story frame dwelling, 20x36, with extension 12x20, on the south side of Himrod street, 200 feet east of Bushwick avenue, for Louis Fink, cost \$4,000; two two-story and basement frame dwellings, 20x30, with extensions, 12x15, on the southeast corner of Somers and Sackman streets, for Dora J. Pagen, cost \$2,500 each, and a three-story frame store and dwelling, 25x52, at No. 77 Melrose street, for Matthew Gimmler, to cost \$4,700.

A. Herbert has plans for a four-story brick store and tenement, 28x45, to be erected on the corner of North Third and Fifth streets, for Seighard & Hass.

Out of Town.

Newark, N. J.—Henry J. Dudley, of New York, the architect for the theatre to be built by Henry C. Miner on the north side of Market street east of Broad, was called upon in Newark by a representative of THE RECORD AND GUIDE. He said: "The building will have seating accommodation for thirty-one hundred people. These will be distributed as follows: One thousand in the orchestra and dress circle, nine hundred in the balcony and twelve hundred in the gallery. The building will be irregular in shape. It will have a frontage of 22 feet on Market street and the building proper will run back one hundred feet, while the auditorium will be 86x96 in the clear. The stage will be 100 feet high, and the front balcony and galleries will be of iron. The decorations will be of an elaborate character and the architecture in the Renaissance. There will also be an entrance on Beaver street and there will be no less than sixteen exits, so as to avoid all danger in case of fire. The cost of the theatre will be about \$150,000." The contracts will be given out shortly.

R. Burgess & Co. have sold for Arthur Devine the lot, with three-story frame store and dwelling, No. 22 Commerce street, 21.11x39, to Quinn Brothers for \$16,000. The latter will use it for their produce commission business.

A. M. Stuckert is engaged on the plans for a two-story brick and frame Queen Anne dwelling, 32x48, with stable in rear, 25x43, to be built for S. Clark on the northeast corner of Clinton avenue and Quitman street, to cost between \$8,000 and \$9,000. He is also drawing sketches for a two-story and attic frame house, 28x36, to be built on Lincoln avenue, north of Delavan avenue, Woodside, for F. W. Schmidt, to cost \$4,000.

Morristown, N. J.—A two-and-a-half-story frame cottage, 24x44, is to be built here for R. K. Jackson, of New York. It will be of an ornate character, and will have a round tower and piazzas 12 feet wide. It will cost about \$6,500.

Notes and Items.

"The Annual Record of the Assessed Valuations of Real and Personal Estate" of the City and County of New York, for the year 1886, will be open for examination and correction from the second Monday of January until the first day of May. All persons believing themselves aggrieved must make application to the Commissioners of Taxes and Assessments, at the *Staats Zeitung* Building, during the period said books are open, in order to obtain the relief provided by law.

The corporation counsel will make application to the Supreme Court on February 5th, for the appointment of commissioners of estimate and assessment in the matters of the board of street opening relative to acquiring title to land for opening of Juliet street from Mott to Walton avenue in the Twenty-third Ward, and One Hundred and Seventy-third street from Tenth avenue to Kingsbridge road, Twelfth Ward.

Contractors Notes.

Proposals for "additional work in the city prison, 'tombs,' etc.," will be received at the office of the Department of Public Charities and Correction, No. 66 3d avenue, until 9:30 o'clock A. M. Wednesday, January 20,

The Charity Commissioners have awarded a contract for the erection of a new reception house for insane people, sick prisoners, &c., on the pier at the foot of East 26th street, to Hedden & Son. The house is to cost \$20,000.

Important Special Notices.

E. H. LUDLOW & CO.

This firm is the oldest in the real estate business, having been established about half a century. Its present members were all associated with the late Mr. Ludlow, and the firm has a fine *clientèle*. Their present offices are at No. 11 Pine street, where they have handsome and spacious quarters.

PORTER & CO.

No firm is better known in Harlem than Porter & Co. They have been established since 1858, since which time Harlem has changed from an almost uninhabited region to one of the most thickly populated in New York. They have a good staff of clerks, and do quite a large business in renting and collecting. Their office is at No. 77 East One Hundred and Twenty-fifth street, near Fourth avenue. Telephone call 61, Harlem.

CANDA & KANE.

The rapid development of New York and the immense building movement of the last twenty years has brought into existence a number of firms who make a specialty of mason's building materials. These firms offer a strong contrast to the old-time dealers of a generation ago, with their small yards and slow and shifting methods of transacting business. Amongst the best known firms in New York to-day is that of Canda & Kane, who have yards at the foot of Fifty-first, Fifty-second and Fifty-fifth streets and North River; foot of Fourteenth street and East River, and at the foot of Amity street, near South Ferry, Brooklyn.

LEONARD J. CARPENTER.

This name is a synonym for straightforwardness and integrity in real estate circles. Mr. Carpenter has just removed his old office under the Y. M. C. A. building, on Twenty-third street and Fourth avenue, and his place at No. 68 Wall street, to the handsome building which he has erected at No. 41 Liberty street. In consolidating his two offices, Mr. Carpenter becomes a close neighbor of the other large real estate firms down town, and receives the best wishes of all his friends. Mr. Carpenter has a branch office at 118 1/2 Third av.

A. T. DECKER & CO.

The lumber firm heretofore known as Decker & Rapp have just issued a circular announcing their dissolution of partnership by limitation. The head of the disestablished firm, Alonzo T. Decker, has purchased from his late partner his interest and good will, and will continue the business at the same yards at the foot of Bethune, West Twelfth and Jane streets, North River. This firm is well known as wholesale and retail dealers in Georgia and Florida yellow pine, timber, plank and other woods.

H. H. CAMMANN.

The affable President of the Real Estate Exchange is so well known that anything said of him in this column would be almost superfluous. He has during a long series of years, acquired a large and highly respectable *clientèle*, many of whom belong to the *élite* of New York. Mr. Cammann's integrity and uniform courtesy has been the foundation of his successful career. No name stands higher amongst real estate brokers. He is always accessible at his office, No. 4 Pine street.

J. ROMAINE BROWN.

Amongst the old-established offices on the west side of the city none is better known than that of J. Romaine Brown. This gentleman makes a specialty of improved and unimproved realty on the west side. He has inspected so many properties in that section that he may be said to know, as it were, every inch of the ground. His judgment on lots on Washington Heights, where he resides, is valuable. He is still on the old corner where he has been for years—the southeast side of Thirty-third street and Broadway—which, in conjunction with another firm of brokers, he has just sold for the estate which held it for such a long period.

HENRY MAURER.

Fire-proof building material has developed into an important specialty since the erection of high buildings came into vogue, and amongst those who have come to the front as manufacturers thereof is Henry Maurer, whose office and depot is located at No. 420 East Twenty-third street. This firm manufactures all kinds of material made of burnt-clay for fire-proof buildings, such as brick for flat arches, partitions, furring, column and girder protection blocks, roof lining, and so forth, as well as porous terra cotta of all shades and sizes. Amongst Mr. Maurer's specialties is his

material for the protection of iron beams in floors and ceilings, by the use of a brick specially made for that purpose. Amongst the buildings supplied by him are the Produce Exchange, Mills, Manhattan and Merchants' Banks, the Metropolitan Opera House, Astor, Mortimer, Potter, and other buildings, including the Vanderbilt residences. Architects and others should send for his illustrated catalogue.

MORRIS B. BAER & CO.

This firm is well known amongst up-town real estate houses. They have made some large sales in real estate recently, and have a long list of improved, unimproved and investment property for sale. They make the management of estates a specialty and are always prepared to loan money on approved realty. The firm consists of Morris B. Baer and Morris B. Bronner. Their office is at No. 72 West Thirty-fourth street, near Broadway.

HOWARD FLEMING.

Gibbs' Cement, which increases in popularity annually, is one of the best Portlands imported from England by Mr. Howard Fleming of No. 23 Liberty street, New York. The sales have been quadrupled during 1885 and there is a sign of the same ratio for the coming season. Tests made by eminent engineers and contractors prove Gibbs' Cement to be finer ground and more uniform than other English makes and its capacity to carry sand for concrete makes it the most economical cement to use. In addition to Gibbs' best English Cement, Mr. Fleming is an importer of K. B. & S. Portland, and the favorite brands from Germany of Stettiner and Lagerdorfer. The former, which was tested by the eminent engineer, Mr. C. H. Latrobe, of Baltimore, is designated as the finest German cement. Buyers of cement are recommended to correspond with Mr. Fleming, No. 23 Liberty street, New York, whose knowledge of cement, and daily tests of different brands, make him an authority on the subject.

S. F. JAYNE & CO.

One of the best known amongst real estate firms in the city. During the many years which they have been established they have received the custom of hundreds of property owners, who place as much confidence in the honor and reliability of Mr. Jayne as they do in the management and business capacity of his genial partner, Mr. A. M. Cudner. Their old-time office at No. 273 West Twenty-third street is in the midst of a neighborhood where the property is largely in their hands, while their office in the Real Estate Exchange building is in the centre of the down-town property of which they have charge. They also do quite a good deal in fire insurance.

GEO. R. READ.

As a real estate broker, appraiser and agent for estates, Mr. Read possesses every capacity. His office at No. 19 Nassau street has been sought out by a large number of real estate owners who have his confidence. This gentleman is one of the men of ability who graduated from the office of the late E. H. Ludlow. Since commencing business for himself he had met with a good measure of success.

DE LEMOS & CORDES.

This firm of architects has been very successful since its establishment a few years ago. Mr. De Lemos was appointed to superintend the erection of the Eden Musée on the decease of the late Henry Fernbach. Amongst the buildings for which they have recently been selected as architects are those of the new structure to be erected for the Merchants' Storage and Warehouse Company on Second avenue and Thirty-seventh street, and that for Eimer & Amend on Third avenue and Eighteenth street. Their office is at No. 189 Broadway.

ISAAC A. GRAVES.

This gentleman commences his career with a good record. He was for seventeen years with the veteran real estate broker, Homer Morgan. Mr. Graves is now in business for himself as a real estate and general broker at No. 17 Nassau street. He also gives attention to insurance, conducts sales of furniture, stocks, notes and real estate, and negotiates loans. He has issued a neat catalogue of the city houses he has for sale, which can be had on application at his office.

H. B. RUMMLER & CO.

Owners, architects, builders and others who require architectural wood work should communicate with this firm at their office and factory, No. 15 & 16 Thirteenth avenue, one block above West Eleventh street. The Messrs. Rummeler design and make mantels, trimmings, wainscoting and the like. They have a large assortment of wood mantels on hand, and supply estimates and designs free of charge, a *desideratum* which those interested should bear in mind.

BUILDING MATERIAL MARKET.

The great pressure upon our columns in making room for the yearly market review, as given below, induces the omission of the ordinary extended weekly report. The markets generally, however, have been rather quiet, and values without violent fluctuation. Domestic cement continues on the upward incline, and nearly all sellers now ask \$1.25 per bbl., and foreign grades are also stiffening in tone. Bricks have been somewhat irregular, the higher rates asked last week causing quite a number of buyers to stand off, especially as they saw considerable quantities arriving, and as a selling basis \$7.50 became extreme. Recently, however, the cold weather and its natural effect upon navigation has created more confidence among holders, and, while admitting that they could not, as yet, obtain the figures asked, many of them speak confidently regarding the prospect for ultimately fixing \$8 on the best stock. Lath and lime unchanged, and there is also an absence of quotable variations on lumber. The attempt to organize a Lumbermen's Exchange this week did not meet with the brilliant success hoped for. Another trial is to be made, however.

Yearly Building Material Market.

REVIEW OF ALL THE LEADING ARTICLES FOR THE YEAR ENDING DEC. 31, 1885.

In presenting our annual review of the markets for all the leading descriptions of building material we find no occasion to depart from previous general methods. Experience, and somewhat extended facilities, however, have enabled us to collate statistical matter with even a greater degree of thoroughness than ever; and our various figures of receipts, shipments, stocks, etc., may be accepted as near to the point of positive accuracy as it is possible to bring them at the present time. A similarity in the general form and conditions of trading for nearly every article embodied in our report, has been even more marked than in 1884, the conservative methodical movements of both buyers and sellers ridding the position of all speculative taint and excitement, and retaining

values in a very uniform shape during the greater portion of the season. This has unquestionably deceived a great many of the Trade and led them into frequent utterance of complaint over what they called the dull, unsatisfactory state of the market, when, as a matter of fact, the distribution into actual consumptive channels has been nearly, if not quite, equal to 1884; and some who have carefully observed matters insist that if the uncompleted work on hand January 1st, last, be taken into account, there was really an increase in the amount of material used in New York and Brooklyn during the year just closed. The domestic shipping movement, however, has undergone some diminution on a great many descriptions of stock, owing in part to an actual falling off in the matter of consumption and in a measure to the development of local sources of supply. The export trade has held its own quite well, and lumber shows quite a little increase. Failures have occurred, some few of considerable magnitude, but nothing of a very disastrous character;

average run, and 1/4c. more for extra sizes. The sale of supplies has been comparatively close, and no tick of a stock is held in chains.

The failure of the raft experiment as a profitable investment, a couple of years ago, is not likely to deter others from another trial. A St. John (N. B.) journal recently stated that a gentleman in that Province has invented a new description of raft, in shape, resembling a cigar, being round and brought to a point at both ends. It is said to be patented in the United States, Canada and Europe. It is expected to be launched in May next, at Two Rivers, N. S., and to contain some 800,000 feet hardwood suited to wharf logs; beside a collection of piling, piece sticks, spars, poles, etc., sufficient to make up about 4,000,000 feet. It is to come here under contract with several local dealers.

Comparative prices of lumber, cargo and wholesale rate, January 1:

Table with 3 columns: Item, 1884, 1885, 1886. Items include Eastern Spruce, White Pine, W. I. shippers, S. A., Box, Yellow Pine, Random, Special.

Imports have been reported from British Provinces as follows:-

Table with 5 columns: Item, 1882, 1883, 1884, 1885. Items include Lumber, Piling, Pickets, Shingles, Knees, Spars, Poles, R.R. ties.

The following is a comparative statement of the exports of lumber (exclusive of hardwoods), wood and manufactures of wood for the years named at the port of New York:

Table with 4 columns: Item, 1883, 1884, 1885. Items include Africa, Argon Republic, Brazil, Br. Australia, Br. Guiana, Br. Honduras, Br. West Indies, Central America, Chili, Cuba, Danish W. Indies, Dutch W. Indies, Europe (Cont.), Europe (U. K.), French W. I., Hayti, Mexico, New Zealand, Peru, Porto Rico, Santo Domingo, Uruguay, U. S. of Colombia, Venezuela, Miscellaneous, Total, Timber, pieces.

COOPERAGE STOCK AS FOLLOWS:

Table with 4 columns: Item, 1883, 1884, 1885. Items include Staves, Shooks, Hoops, No., Emp. hds. & bbls.

THE VALUE OF THE EXPORTS OF WOOD AND ITS PRODUCT AS FOLLOWS:

Table with 4 columns: Item, 1883, 1884, 1885. Items include Lumber, Hardwoods, Lumber not classified, Timber, Ties, poles, spars, etc., Lath, Shingles, Cooperage stock, Mfs. of wood, Furniture, Woodenware, Shoe-pegs, Oars, Doors, etc., Total.

The following gives a condensed statement of the exports of lumber from New York for the years named:

Table with 4 columns: Item, 1883, 1884, 1885. Items include West Indies, South America, East Indies, Europe, Totals, Values.

METALS.—Even if we could afford the space, a separate review of the various articles, properly grouped under the above heading, would prove somewhat monotonous and tautological as covering the general course of business during the past year. Yet there is no class of merchandise that appears to have taken a more direct turn for the better, or over which greater satisfaction with the improvement and confidence in its continuation is expressed, both within and without the trade proper. The first indications of a reassuring character developed in the market for steel rails; and so steadily has this business grown that manufacturers, who, during the past summer, fixed upon a figure of production they thought ample for the incoming year, have, within a month, been compelled to add 225,000 tons to the output proposed by the original compact—making the

limit 1,000,000 tons for 1886—while, in the meantime, there was a gain of about \$8.00 per ton in the value of the article. Pig Iron, within two or three months, has also commenced to assert a stronger position for pretty much all grades; first in a gain of value, then in a steady diminution of supplies, with a close clearing up of the furnace banks, and, finally, in a fixing of firm rates by the leading companies upon their product for the first quarter of the year, though not without making due provision for all demand likely to be made upon them. Old material, of pretty much all kinds, has also been swept up clean, with a final increase of value established. In the general line of manufactured iron trading has been somewhat uncertain, and we have heard frequent complaints over the business in architectural shapes and sizes; but present indications are of a more favorable character. Within a comparatively recent period the Lake Michigan Copper companies have entered upon heavy contracts, at advanced prices and in much better form than last year, imparting a decidedly more cheerful tone to the general market. Lead has, as yet, shown no decidedly upish tendency, but appears to be well enough in hand to prevent any shrinkage, and securing fair sale. Pig Tin and Tin Plates a little slow and somewhat uncertain, as they are more directly under the influence of mutation in the foreign markets. One of the noticeable features of the metal position is the fact that, with the single exception of steel rails, the change in tone has come about in such a nonostentatious manner as to scarcely break the monotony in the conduct of business, and to which we alluded at the opening of this article. Indeed, some of the trade are still unwilling to admit the full measure of the improvement, and characterize it as premature and unwarranted by the prospects; all of which may be correct so far as their observation goes, but certainly not in accord with the majority, and especially those who may be considered authoritative. The very slowness of the development is really accepted as a feature indicating that the rooting has been deep and solid; and with confidence gained by consumers, through the fair and conservative methods with which they have been met on all calls for actual goods, the outlook for the opening year is certainly healthy and promising. One of the very best moves of the season was that of the Thomas Iron Company in accepting last month's rates on large contracts for the new year. It was something of a surprise at first, but now meets the approval of about all the other prominent companies, as the dual influence will be to inspire consumers with confidence, and at the same time prevent the starting up of a vast number of small furnaces, ultimately over-production, and then a reaction on prices, disastrous to all concerned.

We append the following table of comparative prices as likely to prove interesting at the present time:

Table with 4 columns: Item, 1885, 1886. Items include Copper, Lake, Iron, Amer. No. 1, Grey Forge, Scotch Pig, Old Rails, New Steel Rails, Lead, Pig Tin, Straits, Plates, Char'l Tern.

On regular trade outlets naturally depending upon this point for supplies, there is no reason to believe that demand was any greater than in the preceding year; and some of the pretty well posted operators think it was less, so far as iron nails may be concerned. The general and steady character of the consumption of this class of stock makes absolute prostration of business almost an impossibility; but buyers have moved with a great deal of caution, and the general tendency was to allow the accumulation to be carried in first hands until it was wanted. During the first half of the year there was some little irregularity, with the final turn about July 1st, rather on the down scale, though no sales were admitted at quite as low a figure as in the preceding year. About mid-summer the tone commenced to stiffen, and gradually worked more and more in buyers favor, until the highest point of the season was reached, with the market so poorly supplied that a great many manufacturers and agents refused to sell to any but regular customers. This last change on the market was due mainly to the protracted strike among the operatives at Western nail mills, a very determined resistance by the companies, and the draft made upon the Eastern product to supply deficiencies; for there is positively no doubt that each addition to cost this past fall and early winter has still further curtailed orders from the regular run of customers. Steel and wire nails found some increased demand, but they were not handled with sufficient freedom to fill in the deficiency of iron nails during the busy period. Within a month or six weeks the position has changed to quite a decided extent, supplies appearing in larger quantity than the market could handle, and prices after touching \$3 75 per keg dropped off, with the close nominal, but apparently somewhat weak, and manufacturers expressing an intention to make a more general and protracted shutting down for repairs than usual.

COMPARATIVE PRICE OF NAILS JANUARY 1.

Table with 4 columns: Item, 1887, 1888, 1889, 1880, 1881. Items include 10d., 60d., 3 50, 2 60, 2 05, 2 25.

The following shows the exports of Nails from New York during the years named:

Table with 4 columns: Item, 1887, 1888, 1889, 1880, 1881. Items include Pkgs., Value.

PAINTS, OILS, ETC.—Taken all in all a pretty good business has been done during the year, but conducted in such a manner as to make little display and furnish no text for extended or detailed reports. There has probably been a small reduction in the actual amount consumed, but the general volume of stock handled is quite in accordance with other de-

scriptions of merchandise, and dealers, as a rule, appear satisfied with the results attained. Some, to be sure, think that customers should have been more appreciative of certain evident advantages in the way of cost and available assortments; but buyers were too certain of their position to invest against any distant future period, and the preference has been to keep the carrying of supplies as near first hands as possible. Prices have ruled comparatively low, and that has kept them steady; while on some articles controlled by combinations, such as Leads, Zincs, etc., uniformity was assisted by trade lists, etc. The offerings have rarely been scant enough to cause any difficulty, and the close finds an average accumulation of stock to carry over. Linseed Oil has found variable demand, but the supply was always equal to the call, and sometimes in excess, with the tone on prices easy at quite a little average below last year. The large and growing production of Western seed gives buyers the advantage. Spirits Turpentine has undergone only moderate fluctuations in a wholesale way, and the jobbing market was seldom disturbed. Consumers made no great objection to cost, but were ready and determined to contest an advance; and it was generally deemed prudent to abstain from any attempt to force them.

Comparative prices of Linseed Oil from crushers' hands January 1:

Table with 5 columns: Item, 1882, 1883, 1884, 1885, 1886. Items include Per gallon, East Indies, Europe, South America, West Indies, Total.

PLASTER PARIS.—Among those most actively engaged in the manufacture of Calcined Plaster during the past year we find no claim for any undue degree of animation. On the contrary, there is an admission of smaller general trade, if anything, and that is verified by a reduced importation of rock. The ordinary or fixed channels of consumption at the local points have probably required nearly or quite as great a quantity as usual; and the falling away is in part on domestic shipping orders and to a considerable degree on a diminished call from more or less uncertain sources. Among the latter the most prominent is in the output of fire-proof blocks, etc., which have sold less freely in view of competition from other products, as well as from quite a falling off in the class of buildings requiring a large amount of fire-proofing in their construction. So far as the home shipping trade has gone, it covered about the usual area of distribution; but customers were a little slower and more careful in their movements from the outset, and in numerous cases a smaller amount of stock satisfied their requirements—even for winter accumulation. The export trade has kept up very well, indeed, exceeds the amount sent out during 1884, with the gain partly on Australian and partly on South American shipment. Early in the year, one of the largest manufacturing establishments was totally destroyed by fire, and, later, a smaller mill shared the same fate, and the season's business has therefore, been concentrated in fewer hands than usual. To what degree more extensive competition might have benefited buyers is, of course, only a matter of surmise—possibly in no way at all; but they certainly have not suffered to any serious extent as matters stood, only one small advance taking place, and this not until the season had been well progressed. Consumers, however, may have a chance during the incoming year, as the principal mill is being re-built and rapidly nearing completion, with double the former capacity; and it is pretty well understood that when competition sets in on this market, it is likely to be sharp and close throughout. The sale of Eastern calcined has continued on this market and made a growth over last year at an average rate of \$1.30 per bbl., and receivers speak very hopefully of the prospects for the incoming season. Lump Plaster, practically, has no market at this point, owing to the general change in the methods of business during the past few years, and all supplies are engaged under special contract. The average cost laid down here has been about \$2.25@2.50 per ton, and the importation is less than last season; but the latter feature is balanced by the pretty liberal accumulation brought over from 1884. The extent of the consumption of land plaster seems to be a matter of some doubt, but the impression is that an amount equal to last year was taken, and possibly more. Complaints of hard rock in the quarries continue, and there is no shrinkage at least, in the cost of production.

COMPARATIVE PRICES OF PLASTER AT NEW YORK, JANUARY 1ST.

Table with 4 columns: Item, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886. Items include Lump, White, Lump, Blue, Calc'd City.

The following shows the imports of Lump and the exports of Calcined Plaster at New York for the years named:

Table with 4 columns: Item, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885. Items include Imp'ts of Lump, Exp'ts of Calc'd.

SLATE.—The one dominant feature of the market for Roofing Slate during the year just passed away was the remarkable depression in value, and entire failure of the Trade to secure any recuperative power. All the unfavorable and disagreeable features of 1884

were greatly intensified, and it proved to be simply a constant and at times bitter competition between large and small quarries, independent organizations of a few workmen running out stock on royalty, and in fact every one who had slate to sell; while the cut in values, figuratively speaking, went clear to the bone and left absolutely no flesh in the shape of margins. Localities too have been plighted against localities, and the efforts to supersede the product of leading quarries long contributors to certain outlets, by the introduction of the output of other well known descriptions of stock, has increased the mettle of the contestants and added so much to the tendency if not in reality the necessity for a continuous slaughter on price. The independent basis of action thus adopted by every individual and concern in the business has resulted in the breaking up and disintegration of the Slate Exchange, and the trade, as a body, is once more in an afebrile condition. It would be a matter of difficulty, if not an impossibility, to ascertain exactly how low prices actually touched; but on the average they will show for the Bangor, Pa., and Lehigh section \$3.00@3.50 per square against \$3.50@4.00 in 1884, on Sea Green Slate \$2.00@2.25 per square against \$3.00 in 1884, and on Purple and Unfading Green \$4.00, or occasionally a fraction less against about the same rate in 1884, these latter being choice varieties, and in a measure free from the full influences prevailing on other descriptions. Notwithstanding the state of depression prevailing, however, and with the market practically in their own hands, home buyers have not appeared fully appreciative, as the distribution while covering about the former area of territory has shown a general shrinkage in volume. The diminution in demand may be in part attributed to the condition of the railways who as ordinarily large customers, have for the period under review, through economic methods materially curtailed investments, beside which both in the West and South the call for consumption has been modified by the reduced number of factories, barns, etc., erected. Some buyers who were led into handling strange goods on the temptation of low cost, express disappointment over the character of the supply they received, and indicate a desire to return to the quality with which they have from long experience been familiar; and this, coupled with an idea that competition has gone far enough, is leading to an effort looking toward greater uniformity of action. Another feature detrimental to the selling interest was in the labor situation; for, while there has been no strikes, the want of concert among producers prevented any reduction in wages, and the workmen had the best of matters without an effort on their part. On our local market prices are now about the same as last year and have varied little in the interval, as the trade is almost wholly jobbing, and any large contracts are made direct with the quarries at a lay down price here. While the reduction in cost failed to act as a stimulus to the home trade, it has proved a great attraction to the foreign demand, and a large amount of stock was taken for export, almost wholly on Australian account. The movement, indeed, proved very free from month to month, at a cost of about \$4.00 per square until early in the fall, when shippers withdrew; but afterwards getting a reduction to \$3.75 per square, again entered upon contracts. The latter price, however, appeared to bring matters to a culminating point in the matter of reductions of cost and sellers have stiffened up somewhat again, with another check to the inquiry as the result. Indeed it commences to look as though the foreign trade had been over-done, in view of the refusal of shippers to go on at the remarkably low rates ruling—especially as it is understood that English slate have been sent out freely in competition, and it is believed that the East India market is now overstocked with a supply that must have a bearing upon the position for a long time to come. There has been a noticeable falling away in the matter of school-slate shipments, particularly to Europe, and the trade is in an apparent unsatisfactory condition, with prices low and unsettled generally. In the matter of mill stock there seems to be a considerable conflict of statement, but rarely anything of a really strong or confident character; and the rates at which the product has been selling on the retail markets would seem to indicate that this portion of the trade has suffered in common with the rest, though some of the factories have turned out a great deal of stock. Indeed, everything assumes an unfavorable aspect for slate quarrying on a retrospective view, and greater unity of action would appear necessary to bring about any early improvement. Since putting the above in type we learn that quite a determined effort to recuperate the Exchange has been made and that it was "resolved" to adhere closely to price list, but simultaneously comes the report that offerings continue at quite as great a "cut" as ever, and the anxiety of sellers appears in no way abated.

Comparative prices of Roofing Slate, at New York, January 1:

Table with columns for color (Purple, Green, Red, Black) and price per square foot for years 1884, 1885, and 1886.

The following is a detailed statement of the exports of Roofing Slate from New York for the past year:

Table showing exports of Roofing Slate by destination: Africa, British Australia, British W. Indies, New Zealand, with columns for Tons, Value, and Pieces.

Summary table for Roofing Slate exports: Totals 1884, 1885, 1886, with columns for Tons, Value, and Pieces.

The exports from this port in cases, generally conceded to be almost entirely composed of School Slates are as follows:

Table showing exports of School Slates by destination: United Kingdom, Continent, East Indies, W. Indies, S. A., etc., with columns for Cases and Value.

Table showing Total for 1883-1876 with columns for Cases and Value.

STONE.—For pretty much all descriptions of stone, either directly or indirectly, connected with building operations, the reports appear to have one general form. Actual amounts handled are believed to be quite as full as during the preceding year, and to have embraced much the same general assortment; but on the line of value complaints over narrow margins are to be heard all the way through from the quarryman to the smallest dealer peddling out job lots from yard. As a rule, it has been the fashion to quote matters "about steady," and in a few cases, on certain standard varieties of front stone, a uniform rate has no doubt been fairly well adhered to; yet the current conditions of the market, and the absolute necessity for close and positive competition, frequently led to allowances that amounted to a shading. In dealing with consumers it was also frequently necessary to do some very fine figuring; for while the discarding of iron for brick and stone would naturally lead to the inference that both of the latter articles must be benefited, brick, no doubt, secured full advantage. But when it came to trimmings, the stone had to enter into competition with terra cotta, etc.; and as the latter was in a great many cases used as a cheap means for making a good show without the sacrifice of durability, consumers who took stone instead did so at a correspondingly low plane of valuation. There has been no difficulty about reaching all the supplies wanted, either of the domestic or foreign product, and the yards have about an average winter accumulation. Contracts for the incoming year are few as yet, owing to the general prevailing uncertainty regarding the labor question and its effect upon building operations.

The following shows the imports of Stone at New York, as reported by the Custom House during the years named:

Table showing imports of Marble and Granite with columns for Year, Marble Value, Marble mfs. of, Granite Value, Granite mfs. of.

The reported exports of Stone from New York were as follows:

Table showing exports of Stone from New York with columns for Year, Cases, Value, Pieces, Tons, Value.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 8:

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

Table of real estate sales including Water st. No. 134, 47th st. No. 163, 151st st. late 3d st., Franklin av., 18th st. Nos. 334-338, 9th av. e. s. 75.6 n 95th st., and others.

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, Taylor & Fox, T. A. Kerrigan and R. V. Harnett & Co. have made the following sales for the week ending January 8:

Table of real estate sales in Brooklyn including Carroll st. No. 152, Ellery st. n. s. 100 e Throop av., Grand st. s. e. cor 6th st., Grand st. No. 256, Grand st. No. 258, Palmetto st. n. w. s. 275 n e Knickerbocker av., Powers st. No. 237, Schenck st. w. s. 83 n De Kalb av., 7th st. No. 155, Bushwick av. bet Devoe and Powers sts., Willoughby av. s. s. 51 e Waverly av., and others.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, preceded by the name of the grantee they mean as follows: 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty. 2d—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

DECEMBER 31, JANUARY 1, 2, 3, 4, 5, 6, 7.

Table of conveyances in New York City including Bleecker st. No. 146, Broome st. No. 318, Bloomfield st. n. s. 100 e 13th av., Bloomingdale road, Thomas S. Brennan exr. Patrick Brennan to Robert W. Thompson, Cherry st. s. s. 72 e Clinton st., Catharine st. No. 52, Centre st. Nos. 46 and 48, Duane st. No. 174, Division st. s. s. 165 w Market st., Division st. s. s. 140 w Market st., and many others.

107th st, Nos. 108-118, s s, 80 e 4th av, 150x100, six four-story stone front flats. Thomas R. A. and William H. Hall, of William Hall's Sons, to William F. McEntee. Release mort. Dec. 30. nom

four-story stone front dwell'g. William M. Wilson, Mt. Vernon, N. Y., to Chester W. Palmer. Mort. \$12,000. Dec. 31. 21,500

and Susanna wife of John M. Schmidt. Mort. \$16,200. Dec. 10. 27,500

K. Conrady to Matthews Haecker and Margaret his wife, joint tenants. 1,900
Kossuth pl, s e s, 100 n e Broadway, 40x100.
Eliza A. Wade, widow, to John E. Wade. Mort. \$3,000. 1879. nom

Pacific st, n s, 237.9 e Nevins st, 18.6x90, h & l. James A. Wilkinson to Magdalena Fry. 5,800
Pacific st, Nos. 705 and 707, n s, 260 e 6th av, 40x100. William Bates to Hester wife of Daniel Bates. Corrects a former deed. nom

Patrick Purcell to Ellen wife of John Hangan. val. consid
Wierfield st, s e s, 300 n e Bushwick av, 20x100. Frederick and Annie Sittig to Henry and Agnes Bereau, joint tenants. 450
Wilson st, s s, 237.6 e Bedford av, 18.9x100, h & l. William H. Jermison, Paterson, N. J., to Mary L. wife of George H. Wyckoff, New York. C. a. G. nom

Romains, Marvin E., to Aaron S. Robbins. Diamond st. P. M. Jan. 4, 5 years. 600
Rush, Myron C. to John and Annie Friel. Franklin av. P. M. Jan. 4, 3 years, 6%. 2,000
Reed, Winfield S., to Susan E. Howard, New Bedford, Mass. Division av, Hale av. P. M. Dec. 22, due Jan. 1, 1891. 750

Same to same. Bedford av, e s, 26 s Willoughby av, 34x100. Dec. 31, due Oct. 1, 1888, 5%. 3,000
Same to same. Spencer st, w s, 73 s Willoughby av, 27x100. Dec. 31, due Oct. 1, 1888, 5%. 2,000
Weinmann, Caroline, wife of and Matthew, to Gerd H. Henjes. Carroll st. P. M. Jan. 4, 1 year. 200

Overhiser, John C., to Jacob F. Wyckoff exr. T. H. Harris. 8,670
Orcutt, Susan, to Rosalie A. Oakley. 6,000
Pearsall, Phebe, extr. and trustee for Mary and Charles C. Bradhurst, children of Mary Bradhurst, to Phebe Pearsall. 55,000

MORTGAGES -- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 31 TO JANUARY 7--INCLUSIVE.

Bauer, Moritz, to W. Reuben Ross. val consid Berger, Morris, to Emilie Eybel. \$2,900
Bedford, Frederick, exr. M. Amelia Bedford, to Alexander J. Mayer. 2,535
Benedict, Erastus D., New Lots, L. I., to Ferdinand G. Soper. 1,000

KINGS COUNTY.

DECEMBER 31 TO JANUARY 7--INCLUSIVE.

Berman, Leon, to John Lee. \$3,000
Burkhardt, Casper, to Ferdinand F. Volckening. 300
Barnes, Caroline M., wife of Ambrose E., to Samuel Meeker and ano., exr. W. Brois. 600

Frerichs, Frederick W., to George A. Haas. 1,700
Same to same. 10,000
Fry, John C., Brooklyn, to William H. Pinner. 5,500

Table listing names and amounts, including entries for McMahon, Charles A., Taylor, John, and others.

Table listing names and amounts, including entries for Tillotson, James K., Taylor, John, and others.

Table listing names and amounts, including entries for Flynn, John M., Fries, John, and others.

SATISFIED JUDGMENTS.

Table listing names and amounts under the heading 'SATISFIED JUDGMENTS. NEW YORK.' including entries for Adams, Augustus R. and Samuel G., Adams, Edward, and others.

KINGS COUNTY.

Table listing names and amounts under the heading 'KINGS COUNTY.' including entries for Achenbach, Frederick, Alexander, James, and others.

Table listing names and amounts, including Rehill, Annie-Tnos, Nicholas (M. J. McKeon by assign), (1884), 448 23; Ronan, Thomas-John Schell, (1884), 210 00; etc.

* Vacated by order of Court. † Secured on Appeal. ‡ Released. § Reversed. ¶ Satisfied by Execution. ** Discharged by going through bankruptcy.

KINGS COUNTY.

January 2 to 9—inclusive.

Table listing names and amounts for Kings County, including Baker, Jesse M.—P. O. Bilding, (1878), \$192 47; Ferris, Eliza C.—Lottie N. Palmer, (1884), 3,921 44; etc.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index, has been published in pamphlet form by THE RECORD AND GUIDE.

NEW YORK CITY.

Table listing names and amounts for New York City, including 2 Monroe av, 150 n Columbia av, John Krail and Hinrich Petersen agt Andrew Donohue, contractor; etc.

Table listing names and amounts for New York City, including 6 Eldridge st, No. 171, w s, abt 200 s Rivington st, 25x100. L. G. Preusch agt Solomon Jacobs, owner; etc.

† Lien filed by W. Grier agt the undersigned and others has been paid in full, Chas. E. Chesley.

KINGS COUNTY.

January.

Table listing names and amounts for Kings County, including 4 Willoughby av, s e cor Grand av, two houses. Neilson & Conklin agt Thomas H. Robbins, 1900 00; etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

January.

Table listing names and amounts for Satisfied Mechanics' Liens, including 2 Fiftieth st, No. 514 W., s s, 225 w 10th av. W. Lewis Fay agt John H. Conway and Allan A. Irvine. (Lien filed June 30, 1885) \$278 12; etc.

† Vacated of record by order of Court. * Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

January 1 to 7—inclusive.

Table listing names and amounts for Kings County, including McDougal st, s s, 250 w Howard av, thence w 25x— G. Fassnacht agt Louis and Catharina Sturken. (Dec. 31, 1885) \$25 00; etc.

Table listing names and amounts, including Jones and J. A. Langtry, owners and contractors; discharged by order of court. (Nov. 16, 1885) 2,000 00; etc.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, m'n for mason and b'r for builder.

Copies of the New Building Law, with Marginal Notes, a full Index, and Engravings illustrating the Heights and Thicknesses of Walls, edited by W. J. Fryer, Jr., are for sale at the office of THE RECORD AND GUIDE. Price, 75 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Suffolk st, No. 23, five-story brick tenem't with stores, 19x81, tin roof; cost, \$18,000; Isaac Goodstein, 9 and 11 Hester st; ar't, Chas. Kentz. Plan 7.

10th st, Nos. 230 and 232 W., five story brick tenem't, 35x50, rear 32.6, tin roof; cost, \$12,000; Frederick Egler, Jr., 379 Bleecker st; ar'ts, J. Boekell & Son. Plan 6.

Attorney st, Nos. 131 and 133, two two-story brick workshop, 23x50, tin roof; cost, \$1,400; lessee, J. F. Eifer, on premises; ar't, H. Duebe; b'r, C. Lochmann. Plan 22.

Bank st, n s, extending from Greenwich st to Hudson st, six-story brick factory, 137.10x117.6x 123.3x76.2, tin roof; cost, \$65,000. Peter M. Wilson, 86 Bank st; ar'ts, D. & J. Jardine; b'r, Alexander Brown, Jr. Plan 20.

BETWEEN 14TH AND 59TH STS.

42d st, n e cor 11th av, five-story brick flat with store, 25.5x74, plastic slate roofing; cost, \$30,000; Joseph Stern, 55 West 50th st, and Jacob Metzger, 328 West 33d st; ar'ts, Thom & Wilson; m'ns, Masterton & Harrison; b'r, not selected. Plan 13.

43d st, Nos. 234 and 236 E., rear, enclosed brick shed, 20x40, tin roof; cost, abt, \$1,500; ar'ty for ow'r, H. W. De Forest, 15 West 30th st; b'r, W. A. Vanderhoof; m'n, J. J. Tucker. Plan 1.

6th av, Nos. 361-371, Nos. 110 and 112 West 23d st and Nos. 103-109 West 22d st, five story brick, stone and iron front store, 115 on 6th av, 91 on 22d st and 43 on 23d st, x irregular, tin roof; cost, \$300,000; Ehrich Bros., 201 6th av; ar'ts, Alfred Zucker & Co.; b'rs, not selected. Plan 8.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

80th st, No. 223 E., on rear, three-story brick cabinet workshop, 22.4x26, tin roof; cost, \$1,800; August Wernicke, 223 East 80th st; b'r, G. C. Nicolai. Plan 10.

3d av, n w cor 93d st, four five-story brick tenements, 25x80, tin roofs; cost, each, \$20,000; Dennis Loomie, 224 East 116th st; ar't, Eugene Parker. Plan 9.

80th st, Nos. 508-509 E., run and platform for coal pockets; cost, \$1,800; ow'r and b'r, James H. Ferdon, 204 e 77th st. Plan 19.

4th av, e s, 101.3 s 119th st, five-story brick tenem't, 25x62, tin roof; cost, \$14,000; ow'r, ar't and b'r, William Fernschild, 4th av, n w cor 104th st. Plan 21.

59TH AND 125TH STS., WEST OF 8TH AVENUE.

103d st, s s, 370 w 9th av, three-story and English basement brick (stone front) dwell'gs, 16.5x 51, tin roofs; cost each, \$9,000; R. Townsend, 108th st and Riverside av. T. A. Hopper, 214 West 123d st., and R. S. Townsend, 191st st and 10th av; ar't, R. S. Townsend; b'r, not selected. Plan 14.

104th st, n s, 315 e 10th av, one-story brick dwell'g, 15x30, tin roof; cost, \$500; David H. Knapp, 105th st, bet 9th and 10th avs; ar't, R. S. Townsend; b'r, not selected. Plan 15.

93d st, n s, 250 w 9th av, eight three-story brick dwell'gs, 18.9x52, tin roof; cost each, \$12,000; Dore Lyon, 249 w 129th st; ar'ts and b'rs, W. J. Merritt & Co. Plan 18.

11th av, w s, from 74 to 75th st, eight three-story brick dwell'gs, 20x25, tin roofs; cost each, \$14,000; W. E. D. Stokes, 37 Madison av; ar't and b'rs, W. J. Merritt & Co. Plan 16.

74th st, s s, 100 e 11th av, five three story brick dwell'gs, 20x52, tin roof; cost each, \$14,000; ow'r, ar't and b'r, same as last. Plan 17.

NORTH 125TH STREET.

125th st, No. 79 E., five-story brick tenem't with store, 28x87, tin roof, iron cornice; cost, \$25,000; Joseph L. Gerety, 32 East 126th st; ar't and b'r, George W. Hughes. Plan 2.

10th av, s e cor 150th st, four four-story brick tenem'ts, 25x53, with extensions, 17x17, tin roofs; cost each, \$10,000; John Straiton, 131 East 30th st; ar't, J. H. Duncan. Plan 11.

23D AND 24TH WARDS.

167th st, s s, 14 e Kelly st, two-story frame dwell'g, 20x32, tin roof; cost, \$1,200; William Aitken, 506 West 125th st; b'r, William Birss. Plan 4.

Lincoln av, e s, 20 n 13th st, four-story brick carriage factory, 30x54, rear 31, tin roof; cost, \$4,000; Frederick Fucht, on prem; ar't, Hugo Siller. Plan 5.

St. Anns av, No. 729, two-story frame dwell'g and coach house, 25.11x46.6x25x44.2, tin roof;

cost, 2,000; Jacob Eckert, 737 St. Anns av. Plan 3.

KINGS COUNTY.

Plan 1—Downing st, w s, 190 n Gates av, one four-story brick flat; 40x64, gravel roof, wooden cornice; cost, \$16,000; Joseph I. Kirby, 73 Gates av; ar't, Amzi Hill.

29—39th st, n s, 175 e 8th av, one two-story frame shop and dwell'g, 20x30, tin roof; cost, \$1,100; L. F. Smith, 39th st, 3d and 4th avs; ar't and cr, C. H. Garbutt; m'n, J. White.

tension, 40x—; cost, \$3,500; David Mayer, 1041 5th av; ar't, L. Falk; b'rs, List & Lennon.

KINGS COUNTY.

Plan 1—9th st, n s, on Gowanus Canal, rebuild part of front and rear walls, two chimneys and part of gable end; cost, \$350; D. H. Gray; m'ns, Assip & Buckley, 4th av, bet 9th and 10th sts.

MISCELLANEOUS.

BUSINESS FAILURES. N. Y. ASSIGNMENTS—BENEFIT CREDITORS. January. 4 Barned, Baron (pawnbroker and jewelry, 100 Bowery), to Henry Moss.

Roan, T. A. 130 Hudson... Beadleston & W. (Jan. 3, 1885.) 500
Spero & Dupan, 8 Delancey... F. J. Seelig. Restaurant. 75
Staedele, P. 99 Willett... W. Hill. 300

HOUSEHOLD FURNITURE.

Abrahams, A. 1502 2d av... G. Reubel. 180
Barrett, Mary. 147 W. Houston... W. E. Wheelock & Co. Piano. 300
Bayden, Eleanor. 261 W. 34th... L. Baumann. Carpets, &c. 205

Norton, W. H. 448 W. 55th... E. H. Morrey. 100
Nonnenbacher, E. 208 Eldridge... F. J. Brechtel. 109
O'Grady, Kate. 142d st, cor 3d av... W. E. Wheelock & Co. Piano. 100
O'Sullivan, J. S. 520 E. 86th... F. G. Smith. Piano. (R) 60

MISCELLANEOUS.

Abbott, C. B. 225 E. 40th... D. B. Dunham. Coupe. 275
Brown, J. B. and Minnie L. 8 Union sq... C. J. Betts. Piano Fortes. (Dec. 31, 1885.) 8,100
Benedict, M. 114 Cannon... M. Neuman. Tailor's Fixtures, Machines, &c. 100

Giles Lithographic Co. Baxter, Grand and Centre... O. L. Richard. Presses, Machinery, &c. 20,000
Hanft, G. 795 Broadway... H. Lindenmeyr. Florist's Fixtures. (R) 1,477
Hogan, W. 103d st, bet 1st av and Av A... R. Gill. Truck. 150
Hall, S. 57 Cedar... J. W. Perkins. Printing Fixtures. 300

BILLS OF SALE.

Caproni, F. 110 5th av... E. A. Post. Restaurant. 1
Cohen, J. 22 Bond... H. Levy. Fur Cap Manufactory. 400
Crawford, W. S. 696 10th av... Mary D. Crawford. Furniture. 50

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names like Allen, W L; Baldwin, T F; Bassim, Charles; Bell, W W; Beck, C A; Bowring, Henry; Brooksbank, M H; Bowden, H A; Campbell, Mary; Condit, A P; Coddington, T B; Crane, E N; Drake, I E; Dean, Harriet; Dime Savings Inst; Frantwein, Gottlieb; Goken, Francis; Green, J H; Greene, J H; Garrison, Daniel; Haskins, H E; Haskell, E F; Howell, Geo; Hamilton, E P; Hartman, John; Higbie, J S; Hauser, Simon; Howell, J E; Howard Savings Inst; Husk, Richard; Keough, J W; Kernan, Mary; Knapp, J H; Lord, T W; Lockwood, Gershan; Lister, Alfred; Lister, Alfred; Mackin, Francis; Matthews, M R; Maguire, J F; Moore, G D; Mulberry, 64x20; Mulberry, 64x20; Mut Ben Life Ins Co; Nichols, Henry; Noll, Joseph; Philippot, E Zuse; Pitt, J R; Reed, C W; Reeves, Thos; Reeva, F C; Rusher, Thomas; Schmidt, Margaret; Smith, W H; Smith, F H; Smith, T C; Smith, J R; Schneider, G A; Torrens, David; Tunis, Nebemiah; Van Arsdale, Henry; Van Loan, Eugene; Spry, J H; Wells, N D; Welsh, J C; Whitbuh, J H; Williams, W H; Stanley, S J; Wilkinson, Geo; Ward, Alice; Johnson, W B.

Table listing mortgages in Essex County, including names like Averre, J W; Aschenbach, J G; Ball, E V; Balebere, Frank; Borland, Catharine; Bockover, C L; Biedermann, H E; Condit, Caroline; Douglas, H C; Finch, J R; Ferris, C A; Gilroy, Peter; Gisch, Christian; Hartman, John; Hamilton, E P; Johnson, W B.

Table listing various items and services in Essex County, including furniture, saloons, and printing, with names like Fondevila, C. S.; Foot, J. B.; Gatto, C. and D.; Graff, F. E.; Hagins, J. B.; Hensz, Mary S.; Hilker, E.; Hill, C. W.; Kaiser, J.; Kerney, Emma M.; Kitsell, W. T.; Kinkel, P.; Levy, Jennie; Wanley, Emily T.; McMeel, F.; Mosbacher, L.; O'Neill, T.; Perkins, J. W.; Pfeiffer, H.; Rosenfeld, B.; Vorrath, A.; Williams, C. N.

Table listing assignments of chattel mortgages in Essex County, including names like Baltzer & Lichtenstein; Blessing, T. J.; Casper, Mollie; Dost, Mary; Elias, H.; Lederer, A.; Von Brum, S.

KINGS COUNTY.

SALOON FIXTURES.

Table listing saloon fixtures in Kings County, including names like Black, M. H.; Busse, A.; Fay, J.; Frank Margaretha; Fremgen, M.; Gallagher, J.; Haggerty, J. F.; Habedank, C.; Kenn, Magda; Ludwig, V.; Monahan, J.; Same; McDonald, J.; O'Brien, Hugh; O'Donnell, H.; Petersen, P.; Reynolds, L.; Schoelkopf, G.; Stauf, Wm. H.; Tossing, J. P.; Thien, R. N.

HOUSEHOLD FURNITURE.

Table listing household furniture in Kings County, including names like Avery, V. C.; Boyd, Elizabeth; Braithwaite, Elizabeth; Buermeyer, F. E.; Buth, Frank; Boyden, W. A.; Brooks, D.; Clark, Mrs. E.; Crosley, T. E.; Crouch, T. P.; Cutler, Ella A.; Dolan, Mrs. Eliza; Dawson, Mrs. F. E.; Fitzpatrick, Mary A.; Gavitt, Eugenia; Gouley, Lavinia; Gutkes, H.; Heslin, Edward; Hogan, J.; Howard, J. P. J.; Hawkins, C.; Hogate, Alice E.; Henriques, I.; Johnston, Maria; Kearney, Agnes M.; Kifer, H. E.; Korhener, H. O. C.; Lester, Elizabeth.

Table listing various items and services in Kings County, including furniture, saloons, and printing, with names like Latour, C. J.; Mackey, Robert; McLaughlin, Mrs. E.; Meehan, Mary; Melin, Mary; McDonald, M. J.; McDonald, Kate; Phenny, Mary; Phelan, Lizzie; Powell, Martha; Petersen, Helmer; Ray, Martha A.; Schnakeberg, C. H.; Spelman, W. B.; Snyder, Mrs. N.; Sweet, Mary A.; Taylor, C. J.; Wasmer, Louise; Wild Mrs. W. P.

MISCELLANEOUS.

Table listing miscellaneous items and services in Kings County, including names like Brady, J. C.; Brumm, F.; Boehn, C. F.; Behrens, H.; Beling, Geo; Beyer, Wm.; Burfeind, L.; Carr, J.; Carson, Chas.; Catalano, D.; Cheers, Ed.; Clarendon & Talbot; Conley, J.; Carruthers, R. H.; Crawford, J. W.; Erie Basin Iron Works; Fellows, F. J.; Fleig, A. B.; Friel, J. H.; Hawkins, E. T.; Henry, W.; Same; Hopkins, C. W.; Himiler, S.; Hart, G.; Ireland, T.; Same; Israel, Louis; Kuchenbecker, Amalia; Lammond, W. H.; Lincoln, M. D.; Lyman, M.; McClean, P.; Minton, R. H.; Moeller, Henry; Mount, M.; Mullin, John; McMahon, J.; Marshall, G. B.; Nilsen, O.; Picard, B.; Pfeiffer, Wm., Jr.; Rouff, L.; Tracy, J. H.; Teale, V. M.; Wolf, George; Wright, T. H.; Walsh, M.; Woods, T. H.; Wyatt, C. L.; Wagner, H. H.

BILLS OF SALE.

Table listing bills of sale in Kings County, including names like Hagelweide, George; Galloway, Ann M.; Golfer, August; Maxwell, George H.; Russell, Theodore C.

Table listing names and amounts under 'HUDSON COUNTY' and 'CONVEYANCES'.

Table listing names and amounts under 'CHATEL MORTGAGES'.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and amounts under 'CONVEYANCES'.

Table listing names and amounts under 'MORTGAGES'.

Table listing names and amounts under 'MORTGAGES'.

Table listing names and amounts under 'PARTNERSHIPS'.

CHATEL MORTGAGES.

Table listing names and amounts under 'CHATEL MORTGAGES'.

BILLS OF SALE.

Table listing names and amounts under 'BILLS OF SALE'.

JUDGMENTS.

Table listing names and amounts under 'JUDGMENTS'.

Advertisement for Wilson's Rolling Venetian Blind, featuring an illustration of a woman and text describing the product.

Advertisement for 'A BEAUTIFUL HOUSE FOR \$1200', featuring an illustration of a house and a floor plan.

Advertisement for A. Klaber, Steam Marble Works, featuring text about architectural services and reflectors.

PARTNERSHIPS.

FITZPATRICK & CASE. - THIS IS TO certify that the undersigned have, pursuant to the provisions of the revised statutes of the State of New York, formed a limited partnership...

AUSTIN C. FITZPATRICK, HOWARD E. CASE, BENJAMIN H. HOWELL.

City and County of New York, s s: On the thirty-first day of December, A.D. 1885, before me personally came Austin C. Fitzpatrick, Howard E. Case, and Benjamin H. Howell...

City and County of New York, s s: Howard E. Case, one of the general partners named in the above certificate, being duly sworn, deposes and says that the sum specified in the said certificate to have been contributed by the special partner to the common stock has been actually and in good faith paid in cash.

JNO. A. HILLERY, Notary Public N. Y. Co.

LIMITED PARTNERSHIP. - WHEREAS the limited partnership heretofore entered into under and pursuant to the provisions of the Revised Statutes of the State of New York, entitled of "Limited Partnerships," and of the acts amendatory and supplemental thereto between the undersigned expires by its own limitation on December thirty-first, eighteen hundred and eighty-five...

Now this certifies: First. That the name or firm under which the business of the said renewed and continued limited partnership is to be conducted is COLEMAN BENEDICT & CO. Second. That the general nature of the business intended to be transacted is the dealing as brokers and on commission in stocks, bonds and other securities.

JAS. MCGOVERN, JR., COLEMAN BENEDICT. State of New York, City and County of New York, s s: On this thirty-first day of December, eighteen hundred and eighty-five, before me personally appeared James McGovern, Junior, and Coleman Benedict...

CHAS. L. THATCHER, Notary Public (101) New York County. State of New York, City and County of New York, s s: James McGovern, Junior, being duly sworn, deposes and says: That he resides in Brooklyn, County of Kings, in the State of New York...

JAS. MCGOVERN, JR. Sworn to before me this 31st day of December, 1885. CHAS. L. THATCHER, Notary Public (101) New York County.

F. M. ARGUMBIAU, THE UNDER- signed, being desirous of forming a limited partnership under the statutes of the State of New York, do hereby certify as follows: 1. That the name under which said partnership is to be conducted is F. M. ARGUMBIAU.

MISCELLANEOUS.

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.

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.

Pale.....	per M.	Cargo afloat	
Jerseys.....		\$3 50	@ 4 00
Up Rivers.....		6 50	@ 7 00
Up Rivers, choice.....			@
Haverstraw.....		7 25	@ 7 50
Choice cargoes.....		7 75	@ 8 00

FRONTS.

Croton and Croton P'ts—Brown	per M.	\$10 00	@13 00
Croton do do—Dark.....		11 00	@14 00
Croton do do—Red.....		11 00	@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

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

FIRE BRICK.

Welsh.....	per 24 50	@30 00
English.....	22 00	@30 00
English, choice brands.....	30 00	@37 00
Scotch.....	27 50	@35 00
Silica, Lee-Moor.....	30 00	@35 00
Silica, Dinas.....	45 00	@55 00
White, Enamelled, English size, per M.	90 00	@95 00
do do domestic size.....	80 00	@85 00
American, No. 1.....	30 00	@35 00
American No. 2.....	25 00	@30 00

CEMENT.

Rosendale.....	per bbl	\$1 20	@ 1 25
Portland, English, general run.....		2 25	@ 2 50
Portland, German, general run.....		2 20	@ 2 50
Roman.....	per bbl	2 75	@ 3 25
Keene's coarse.....		4 50	@ 6 00
Keene's fine.....		9 00	@10 00

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Portland Burham.....	2 40	@ 2 50
Portland, K. B. & S.....	2 50	@ 2 65
Lafarge.....	2 90	@ 3 25
Stettin (German) Portland.....	2 40	@ 2 75
Portland, J. B. White & Bro.....	2 45	@ 2 85
Portland "Star" German.....	2 50	@ 2 75
Portland, Saylor's American.....	2 15	@ 2 45
Portland, Dyckerhoff.....	2 75	@ 3 00
Portland, Gibbs & Co.....	2 60	@ 2 85
Portland, Lagerdorfer.....	2 45	@ 2 65
Rosendale, Snyders, Bridge brand.....	1 00	@
Windsor Hydraulic.....	1 00	@ 1 10
Standard Hydraulic.....	1 35	@ 1 50
Cable Portland.....	2 15	@ 2 40

(Continued on Page XIII.)

LUMBER DEALERS.

REMOVAL!
G. L. SCHUYLER & CO.,
TIMBER AND LUMBER DEALERS,
Yards, 1st AVENUE, Bet. 97th and 98th STREETS AND EAST RIVER, with increased facilities.
Telephone Call, Harlem 163.

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, 38th St., and 258 CHERRY ST., Telephone 403, Nassau.
All kinds of Timber and Lumber cut to order at short notice.

GEORGE HAGEMEYER,
DEALER IN
Mahogany and Walnut

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PARTNERSHIPS.

WALSH AND HACKMANN.—NOTICE is hereby given that the limited partnership of WALSH AND HACKMANN, composed of the undersigned, Charles A. Walsh and Oscar Hackmann, as general, and Seth Barton French and Charles F. Woerishoffer, as special partners, is dissolved by mutual consent on and after the 31st day of December, 1885.

Either of the general partners will sign the firm name in liquidation.

Dated New York, December 31st, 1885.
CHAS. ALLISON WALSH,
OSCAR HACKMANN,
S. B. FRENCH,
C. F. WOERISHOFFER,

The undersigned, desirous of forming a limited partnership for the transaction of mercantile business, pursuant to the provisions of Title I, Chapter IV, Part II of the Revised Statutes of the State of New York, and the several acts amendatory thereof, do certify as follows:

First. The name or firm under which such partnership is to be conducted, is WALSH AND HACKMANN.

Second. The general nature of the business intended to be transacted by the said partnership, is a general brokerage and commission business in cotton, grain, petroleum, produce and other merchandise, and in stocks, bonds, and other securities.

Third. The names of all the general and special partners interested in the said partnership, and their respective places of residence, are as follows:

Charles A. Walsh and George P. Toby, both of whom reside in the City, County and State of New York, and Oscar Hackmann, who resides at New Brighton, Staten Island, in the County of Richmond and State of New York, are the general partners; and Charles F. Woerishoffer and Seth Barton French, both of whom reside in the City, County and State of New York, are the special partners.

Fourth. The said Charles F. Woerishoffer and Seth Barton French, as such special partners, have each contributed the sum of one hundred thousand dollars (\$100,000), in cash, as capital to the common stock of the said partnership.

Fifth. The period at which the said partnership is to commence is the first day of January, in the year one thousand eight hundred and eighty-six, and the period at which it will terminate is the thirty-first day of December, in the year one thousand eight hundred and eighty-seven.

Dated at the City of New York the thirty-first day of December, one thousand eight hundred and eighty-five.

CHAS. ALLISON WALSH,
GEO. P. TOBY,
OSCAR HACKMANN,
C. F. WOERISHOFFER,
S. B. FRENCH.

J. WILLIAM HANNAN & CO.—THIS is to certify that the undersigned have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a limited partnership under the name or firm of J. WILLIAM HANNAN AND COMPANY; that the general nature of the business to be transacted is the manufacturing of stationery, bookbinding and paper ruling; that the principal place of business of the partnership is in New York City; that J. William Hannan, who resides in the City of Brooklyn, is the general partner; that Edgar J. Levey, who resides in the City of New York, is the special partner, and that the said Edgar J. Levey as special partner hath contributed the sum of three hundred dollars as capital towards the common stock, and that the said partnership is to commence on the twenty-first day of December, 1885, and is to terminate on the twenty-first day of December, 1887.

Dated this twenty-first day of December, one thousand eight hundred and eighty-five.

J. WM. HANNAN,
EDGAR J. LEVEY.

City and County of New York, s s:
On the twenty-first day of December, one thousand eight hundred and eighty-five, before me came J. William Hannan and Edgar J. Levey, to me known and known to me to be the individuals described in, and who executed the above certificate, and they severally acknowledged that they executed the same.

EDWARD HINMAN,
Notary Public Kings County, certificate filed in New York County.

City and County of New York, s s:
J. William Hannan, the general partner named in the above certificate, being duly sworn, doth depose and say, that the sum specified in the said certificate to have been contributed by the special partner to the common stock, has been actually and in good faith paid in cash.

Sworn this twenty-first day of } J. WM. HANNAN.
December, 1885, before me, EDWARD HINMAN.

Notary Public Kings County, certificate filed in New York County.

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JOHN BRANDT, ARCHITECT, 1491 THIRD AVENUE, - Northeast Cor. 84th Street.

M. LOUIS UNGRICH, ARCHITECT, 1554 Broadway, Late with James E. Ware. New York.

JOSEPH A. STARK, ARCHITECT, No. 12 CHAMBERS STREET, N. Y.

HERMANN H. SPINDLER, City Surveyor, Topographical & Sanitary Engineer 32 LIBERTY STREET, Room 9, New York.

Augustus Howe, Jr., Architect. 7 WARREN STREET, - - New York.

THEOBALD ENGELHARDT, ARCHITECT. No. 779 BROADWAY, Cor. Wall St., Brooklyn, E. D

DE LEMOS & CORDES, ARCHITECTS, 189 BROADWAY, - - NEW YORK.

George W. Da Cunha Architect, 32 LIBERTY STREET, - - NEW YORK.

ALFRED ZUCKER & CO., (Successors to HENRY FERNBACH), 348 AND 348 BROADWAY

ARCHITECTS SPECIFY. The Climax Rail for all sliding doors, it cannot jump the track, and is level with the floor.

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BUILDING MATERIAL PRICES.

Table with 4 columns: Size, Price per unit, and unit type. Rows include DOORS, RAISED PANELS, TWO SIDES and DOORS, MOULDED.

Table with 4 columns: Size, Price per unit, and unit type. Rows include DOORS, MOULDED.

Table with 4 columns: Size, Price per unit, and unit type. Rows include DOORS, MOULDED.

Table with 4 columns: Size, Price per unit, and unit type. Rows include OUTSIDE BLINDS.

Table with 4 columns: Size, Price per unit, and unit type. Rows include INSIDE BLINDS.

Table with 4 columns: Size, Price per unit, and unit type. Rows include FOREIGN WOODS.

Table with 4 columns: Size, Price per unit, and unit type. Rows include GLASS, Window Glass, Prices Current per Box of 50 feet.

Table with 4 columns: Size, Price per unit, and unit type. Rows include GLASS, Window Glass, Prices Current per Box of 50 feet.

(Continued on page XIV.)

PARTNERSHIPS.

THIS IS TO CERTIFY THAT THE undersigned have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a limited partnership...

City and County of New York, s s: On the thirty-first day of December, one thousand eight hundred and eighty-five, before me came Louis Josephthal and Moriz Josephthal...

NEW YORK, 31st DECEMBER, 1885.- The co-partnership heretofore existing under the firm name of "SHAEN & CHRISTIE" is this day dissolved by mutual consent...

The undersigned, desirous of forming a limited partnership, under the statutes of the State of New York, hereby certify as follows: I. The name of the firm under which such partnership is to be conducted, is "H. B. SHAEN & CO."

PARTNERSHIPS.

THIS IS TO CERTIFY THAT WE, whose names are severally undersigned, are desirous of forming and do hereby form a limited partnership pursuant to the laws of the State of New York, United States of America, in such case made and provided...

First. That the name or firm under which such partnership is to be conducted shall be CHARLES LOEWENTHAL & CO.

Second. That the general nature of the business to be transacted by such partnership shall be that of general merchants and commission agents and dealers in produce.

Third. That the names of all the general and special partners interested in said partnership and their respective places of residence are as follows: Charles Loewenthal, who resides in the City, County and State of New York, the general partner, and Ruben Samuel Heilbut, Samuel Solomon Joseph, Samuel Heilbut, Charles Lindo and Henry Goedecker, all of whom reside in London, Kingdom of Great Britain and Ireland, and Friedrich Christian Karl Fleischmann, who resides in Liverpool, Kingdom of Great Britain and Ireland, as and together forming the firm of Heilbut, Symons & Co., of London, aforesaid, the special partners.

Fourth. That the amount of capital which the special partners as and together forming the firm of Heilbut, Symons & Co., as aforesaid, shall have contributed and do contribute to the common stock is the sum of one hundred thousand dollars.

Fifth. That the period at which the partnership is to commence is the 1st day of January, 1886, and the period at which it will terminate is the 31st day of December, 1891.

In witness whereof, we have hereunto set our hands and seals this fourth day of June, 1885. General Partner, CH. LOEWENTHAL. [Seal.] Witness, MARK J. KATZ, as to CHARLES LOEWENTHAL. Special Partners, R. S. HEILBUT, SAMUEL S. JOSEPH, SAMUEL HEILBUT, CHARLES LINDO, H. GOEDECKER, F. FLEISCHMANN.

Witnesses to the signatures of RUBEN SAMUEL HEILBUT, SAMUEL SOLOMON JOSEPH, SAMUEL HEILBUT, CHARLES LINDO, and HENRY GOEDECKER. H. H. NEWMAN, Consulate General United States America, London.

On this 4th day of June, 1885, before me, Thomas M. Waller, Consul General and Notary Public ex-officio of the United States of America, at London, personally appeared Ruben Samuel Heilbut, Samuel Solomon Joseph, Samuel Heilbut, Charles Lindo and Henry Goedecker to me known and known to me to be the persons described in and who executed the foregoing instrument and who severally and duly acknowledged to me that they executed the same, for the uses and purposes therein described.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first above written. [Seal] THOMAS M. WALLER, Consul General.

United States Consulate, } s s: Liverpool. On this 3d day of July, 1885, before me, William P. Paull, Vice and Deputy Consul and Notary Public ex-officio of the United States of America, at Liverpool, personally appeared Friedrich Christian Karl Fleischmann, to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and who duly acknowledged to me that he executed the same for the uses and purposes therein described.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written. W. P. PAULL, Vice and Deputy Consul of the United States of America, at Liverpool. [Seal] Notary Public ex-officio.

State of New York, City and County of New York, s s: On this 25th day of November, 1885, before me personally came Charles Loewenthal to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and who duly acknowledged to me that he executed the same for the uses and purposes therein described. MARK J. KATZ, Notary Public (103) New York City and County.

City and County of New York, s s: Charles Loewenthal, being duly sworn, says: I am the general partner named in the foregoing certificate, the sum of one hundred thousand dollars (\$100,000), specified in said certificate to have been contributed to the common stock of said partnership by the special partners, namely the co-partnership of Heilbut, Symons & Co., has been actually and in good faith paid in cash. CHS. LOEWENTHAL. Sworn to before me this 31st day of December, 1885. GEORGE W. VULTEE, Notary Public (31) City and County of New York.

ARTISTIC STONE CUTTING. FIGURE CARVING. JAMES M. KERR, (Successor to Boyd & Kerr.) Architectural & Monumental Sculptor Modeling and Carving in Stone, Wood, Plaster or Papier-Mache. Shop, 231 West 30th Street, New York. Architectural Models to a Scale. J. K. BRIGHAM, Importer of SPANISH GLAZED WAINSCOT TILES, Laid in the Bath-Rooms, Kitchens and Laundries of many of the finest and best houses. Not affected by grease, smoke, moisture or gases. A great variety of attractive patterns at moderate prices. Inspection invited. Send for estimates and samples. 237 Broadway, N. Y. (Broadway Bank Building)

PARTNERSHIPS.

W. K. THE UNDERSIGNED, DO HEREBY certify and give notice that the limited partnership heretofore formed and existing between us, in conformity to the provisions of the Revised Statutes of the State of New York, and the acts amendatory thereof and supplementary thereto, under the firm name of LADENBURG, THALMANN & CO., which, by its terms, would expire December 31st, 1885, has been continued and renewed as follows:

First. That the name or firm under which such renewed partnership is to continue is LADENBURG, THALMANN & CO.

Second. That the general nature of the business intended to be transacted by such renewed and continued partnership is that of banking commission business—such as making and drawing, endorsing and accepting, buying, selling and discounting promissory notes, drafts and bills of exchange; buying and selling stocks, bonds, gold, silver and merchandise, and such other articles as are usually dealt in by commission merchants.

Third. That the names of all the general and the special partners interested in such renewed and continued partnership are as follows: Adolf Ladenburg, general partner, who resides in the City of New York, State of New York; Ernst Thalmann, general partner, who resides in the City of New York, State of New York; Abraham Limburger, general partner, who resides in the City, County and State of New York; Gerson von Bleichroeder, special partner, who resides at Berlin, Germany.

Fourth. The amount of capital that the said special partner, Gerson von Bleichroeder, heretofore contributed to the common stock of the limited partnership, and which has been actually and in good faith paid in cash, is the sum of four hundred thousand dollars. Such contribution and payment was made at the commencement of the limited partnership by said special partner, and no part of said sum has been withdrawn, but the whole amount thereof remains invested in said limited partnership wholly unimpaired; and that the whole amount of the four hundred thousand dollars is contributed by such special partner as capital to the common stock of such renewed and continued partnership.

Fifth. That the period when said renewed and continued partnership is to commence is the 31st day of December, 1885, and the period at which the same shall terminate is the 31st day of December, 1890, and the place where the said business is to be transacted is the City of New York, in the State of New York.

Dated December 30th, 1885.

ADOLF LADENBURG, ERNST THALMANN, ABRAHAM LIMBURGER, GERSON VON BLEICHROEDER, By ADOLF LADENBURG, Att'y.

City and County of New York, ss:

On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, Ernst Thalmann and Abraham Limburger, to me known, and known to me to be the individuals described in and who executed the foregoing certificate, and who severally acknowledged to me that they executed the same.

(Seal) GEORGE W. VULTEE, Notary Public (31) City and County of New York.

City and County of New York, ss:

On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, to me known, and known to me to be the attorney of Gerson von Bleichroeder, and known to me to be the individual described in and who, as such attorney, executed the above instrument, and acknowledged to me that he executed the same as the act and deed of said Gerson von Bleichroeder therein described, and for the purposes therein mentioned, by virtue of a power of attorney dated the 8th day of August, 1885.

GEORGE W. VULTEE, Notary Public (31) City and County of New York.

City and County of New York, ss:

Adolf Ladenburg being duly sworn, says he is one of the general partners named in the foregoing certificate; and that the sum of four hundred thousand dollars, specified in said certificate to have been contributed to the common stock of said partnership by the special partner, Gerson von Bleichroeder, has been actually and in good faith paid in cash.

ADOLF LADENBURG, Sworn to before me this 30th day of December, 1885. GEORGE W. VULTEE, Notary Public (31) City and County of New York.

C. L. RATHBORNE AND COMPANY. Limited Partnership.—The undersigned being desirous of forming a limited partnership under the Statutes of the State of New York, do hereby certify as follows:

1. That the name of the firm under which said partnership is to be conducted is C. L. RATHBORNE AND COMPANY.

2. That the general nature of the business to be transacted by said partnership is to be the purchase and sale on commission of stocks, bonds and other securities, and whatever properly appertains thereto, in the City of New York.

3. That the names of all the general and special partners interested in such partnership are as follows: Charles L. Rathborne, who resides in the City, County and State of New York; and Robert William Rathborne, who resides in said City, County and State of New York, are the general partners; and Christopher C. Baldwin, who resides in said City, County and State of New York, is the special partner.

4. That the said Christopher C. Baldwin has contributed the sum of fifty thousand dollars in cash, as capital to the common stock and in addition to the contribution of capital made by the general partners.

5. That the period at which the said partnership is to commence is on the twenty-first day of December, in the year one thousand eight hundred and eighty-five; and the period at which the said partnership shall be terminated is the twenty-first day of December, in the year one thousand eight hundred and eighty-eight.

Dated at New York, this fifteenth day of December, 1885.

CHARLES L. RATHBORNE, R. WM. RATHBORNE, C. C. BALDWIN.

G. W. RADER & CO., MANUFACTURERS OF SALT-GLAZED SEWER PIPE Office, 511 West 51st St., New York City.

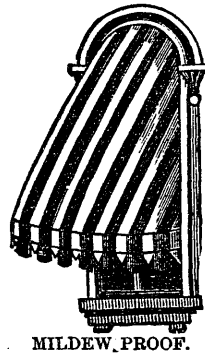
BUILDING MATERIAL PRICES.

Table listing various building materials such as LUMBER, PLASTER PARIS, PAINTS AND OILS, and SHINGLES, with their respective prices per unit.

Table listing various building materials such as PLASTER PARIS, PAINTS AND OILS, SLATE, and TIN PLATES, with their respective prices per unit.

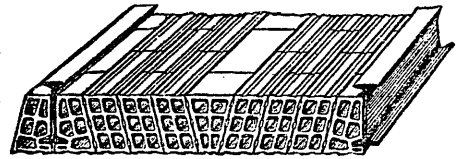
BUILDERS' SUPPLIES.

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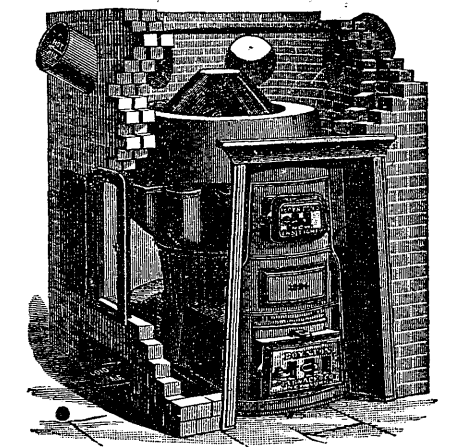


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