

REAL ESTATE BUILDERS
RECORD AND GUIDE.
 ESTABLISHED MARCH 21st 1868.
 DEVOTED TO REAL ESTATE BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE, JOHN 370.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

VOL. XLII.

OCTOBER 6, 1888.

No. 1,073

Everything seemed to favor the "bulls" in stocks early in the week. Treasury disbursements were large because of the falling due of the October interests and dividends. Then the bond purchasers were on so large a scale as to add to the bank reserves at a time of the year when they usually run down. The rate wars in the West were officially announced as over, and then the close of September settled the question, that we had raised the largest corn, oats and hay crops ever known in our history. But stock speculation is always uncertain. The dealings in wheat became positively frantic, then the Atchison & Santa Fe reduced its dividends to a 4 per cent. basis. It was known also that money was ruling unnaturally high abroad, due to the dangerous investments in all the European bourses. So the market halted for a time. Still it looks as if "bulls" were likely to have the best of the game in the long run. The reduction of the Atchison dividend was a conservative measure in itself, and the wild wheat speculation injured foreigners more than Americans. The primary fact remains that our country has generally been blessed with abundant crops, and the foreign demand for them will be large. Our railroad system will be taxed to the utmost to carry the freight that will be offered during the coming year, a state of things which insures us against destructive rate wars. Altogether the outlook for American securities is very promising.

For many years past foreign grain dealers and speculators have made a great deal of money by "shorting" our wheat market. They used to buy the cash article and sell late options. In this kind of trading the foreigners got the best of the New York and Chicago wheat sharps; but the tables have been turned this year. Emboldened by their past experiences, foreigners have sold vast quantities of wheat which they did not own, but a speculative "bull" fever has broken out in our markets, and "wheat has gone out of sight." In fact that cereal has cornered itself. When options involving forty or fifty million bushels are bought and the supply of actual wheat is less than ten millions, it follows that there will be an insane scramble among the "bulls" to get possession of the coveted cereal. This is what is happening in our grain markets. A reaction must come some time, which will be the more severe as there are so few "shorts" to cover, and thus break the course of the downward surge. This wheat business shows the speculation, which has been dormant in the grain as well as in the stock market for some time past, is now at work again, and we will probably soon see its effect in all departments of business. This is why "bulls" are so confident about the future of prices in the securities market.

One point respecting our crops it will be well to bear in mind. There is no large surplus of wheat; but of hay, corn and oats there is an exceedingly abundant supply. We shall have 20 per cent. more hay and oats, and our corn yield may reach 2,800,000,000 bushels; that is to say, our animal crop will be very large for the next two years. Hay, oats and corn are generally used up near where they are grown and reappear in the form of cattle, hogs, lard, provisions and manufactured products. It is this which gives the railroads their principal business, as not only the wheat, rye, grass and potato crops are short abroad. Europe will need more animal as well as vegetable food up to the close of the present crop year.

There is a rumor from Washington that the Republicans will urge on the Executive to open negotiations with the English Ministry looking towards the annexation of the Dominion of Canada to the United States. It is written in the book of Destiny that some time in the future there will only be one government in all of North America. There is every human reason why the two countries should become one. The offer to be made, it is said, is that the United States should assume the Canadian debt of some \$300,000,000. We could afford that money and \$200,000,000 in addition. Annexation would greatly enrich Canada. Still, we doubt if this desirable result will ever be brought about except through force of arms. There are but few instances in the history of Great Britain when its government has voluntarily surrendered any territory. It

would be the ruin of any Cabinet which would seriously propose such a measure to Parliament as the surrender of Canada to the United States. The Republican senatorial advocacy of this matter is largely political, the intention being to offset President Cleveland's retaliatory message.

When Blair and Rives published a Democratic organ in Washington in General Jackson's time it was said that if it was necessary to kill some rising popular leader, Blair would attack him or Rives would praise him. Either mode of procedure was fatal to the unfortunate politician. Mr. Charles A. Dana four years ago tried opposition to see if he could defeat Grover Cleveland, but this year to affect the same result he is supporting Mr. Cleveland, and he certainly shows rare dexterity in knifing the candidate he ostensibly supports. Still, he shows the cloven foot at times too obviously. His demand that the Democratic Presidential candidate shall write a letter indorsing Governor Hill is not so much intended to help the latter as it is to injure the candidacy of Mr. Cleveland. The Mugwumps are solid for the President now in office, but nothing can induce them to support Hill. The latter will, however, poll a very heavy vote because he has behind him the powerful brewing and liquor interest as well as tens of thousands of voters in both parties who do not believe in any Australian election law which would prevent their taking bribes when personal and party feeling ran high. Many of these votes are not available for Mr. Cleveland, and unless the Prohibitionists join the Mugwumps and the labor people in supporting Warner Miller the latter will not have as many supporters in this State as General Harrison.

The tariff bill put forth by the Republican Senators contains some good points, and would undoubtedly reduce the revenue more effectively than would the Mills bill; but it is idle to discuss either of them, as neither have a chance of passage through the present Congress. We doubt if the Senate bill will help the Republican canvass, as its free lists and proposed reductions will offend many powerful interests. The added duties will gain no new friends, for manufacturers very generally now favor the Republican candidate. We shall have no tariff legislation until the spring of 1890. Chances seem to favor a House of Representatives committed to protection. If there are any changes in our import duties it will be under the provisions of an entirely different bill from that proposed by a Democratic House or the Republican Senators.

Mayor Hewitt will soon have the appointment of seven commissioners for the Board of Education. The present board is composed of lawyers, bankers and two women. Would it not be a good idea for the Mayor to have one architect or builder among the twenty-one commissioners? New school-houses are constantly needed, and some technical knowledge ought to be available in their arrangement and construction. A sanitary expert also, vested in the mysteries of plumbing, would make a useful commissioner, provided he was not a crank, or was not interested in any invention. It is all right that the bulk of the commissioners should represent the general public, but the past appointments have been made too exclusively from the ranks of the lawyers and bankers.

There is beginning to be a feeling in metal trade circles that the great international copper trust is not so bad a thing after all. The copper industry in the past has been characterized by years of heavy production and low prices, followed by years of light production compared with the demand and high prices. Hence the business methods of the trade have resembled gambling. In 1880 copper sold at 22 cents a pound. Up to the formation of the syndicate the price was as low as 10 cents a pound. The price fixed by the trust—about 16 cents—is not exorbitant, and every interest would be benefited if that rate could be maintained for many years to come. That price pays for the mining of the copper, and manufacturers have no cause for complaint, as they are all treated alike and know upon what they can depend. But the manufacturing industry is thrown into disorder when the price of copper fluctuates so widely; then some producers get the better of others by securing the raw metal at exceptionally low prices. There is no getting away from the fact that the great industries of the world are being organized to get rid of unwise and wasteful competition. In the long run no one is really benefited when commodities are sold below cost. This reduces the price of labor and ruins the employer. Hence the organization of trusts so much complained of aims to put a stop to ruinous competition. There is always danger that organized capital may be tempted to exploit the community, after they have secured a monopoly in the production of any needed product. But excessive profits would inevitably in time lead to renewed competition. A trust cannot permanently exist unless it sells its wares at a price which renders competition unprofitable. The international copper syndicate so far has acted wisely, and there can be no reasonable objection to the organization of that or any industry, so as to bring about steadiness in prices. Both labor

and capital are entitled to fair returns, but at the same time the community should be protected against unreasonable charges.

Dwight H. Olmstead is of the opinion that the Block Indexing law, which will go into effect on July 1st next, would reduce to a minimum the chance of any such forgeries as those committed by Bedell and Foster. Under this system small areas of search would be established and titles would be verified in a way to secure greater publicity than at present. The same authority is of opinion that under the land transfer laws of many continental nations, and which are known as the Torrens laws in the British colonies of the South Pacific, would render such forgeries as those which have recently startled the community almost impossible. It is quite certain that if real estate was as readily and as surely transferable as are stocks or bonds that there would be far less danger of forgeries. Time was when bond and stock issues were insecure because of the possibility of fraudulent over-issues, but the famous Schuyler frauds in the case of the New York & New Haven road led to a system of registration which practically insures the validity of bonds and stocks sold in Wall street. Until the laws are changed the only safety is for all who deal in real estate or have to do with mortgages is to subscribe for THE RECORD AND GUIDE and keep track of the official transcript of conveyances and mortgages. No one person should ever be trusted absolutely. If a member of the firm interested had checked off the official list of mortgages in THE RECORD AND GUIDE he would have seen that Bedell had never recorded them, and this would have brought the career of the forger to a sudden end.

The stories of the Bedell and Foster mortgage frauds recall many attempted frauds in real estate circles. Only the other day the writer was told the following by a down-town broker: "Some years ago," said he, "a well-dressed and gentlemanly man entered our office and asked for particulars and price of a well-located and costly house we were advertising for sale. A permit to inspect the house was furnished, and he returned a few days later, expressed himself as pleased with the property, and arranged to call the next afternoon, sign the contract, and pay down \$10,000. He kept the appointment, and, after signing the necessary papers, gave a check for the amount agreed on. Shortly afterwards a clerk from a down-town broker's office called with the contract to ascertain if it was genuine, and particularly if the payment had been made. There was no suspicion against the buyer, and the inquirer was told the contract was all right, and that a check for \$10,000 had been handed over. In the regular course of business the check was deposited and returned with the significant words 'No good.' In the meantime the would-be buyer and swindler had borrowed \$5,000 from the bankers, leaving the contract as security."

The decision of the Court of Appeals in the McQuade case settles the question that there will be no more trials of "boodle" Aldermen. We pointed out when these trials were pending that the bulldozing of judge and juries by the press was enough to vitiate any verdict that might be rendered. The newspapers kept up a clamor which fairly frightened the juries. Every man of them knew that if the Aldermen were not convicted they would be held up by the press as purchased perjurers. The journals must have their sensations, and the howling down of the "boodlers" was very profitable for the time being, and it did look so virtuous on the part of the editors. Officials who accept bribes are persons who are not to be encouraged, but there is a right way and a wrong way in proceeding against them. The decision of the Court of Appeals shows that the judgments of courts and juries influenced by newspaper clamor will not stand in communities which expect fairness and impartiality in trials affecting men's liberty and fortunes. There are other ways of improving the tone of our official life than the method pursued by our press. The Australian election law would be one; depriving the liquor interest of its powerful political "pull" would be another, and then the control of all natural monopolies by the State or city would be the most effective of all. It should be borne in mind that the corruption is not in the work that is done directly by the city which makes dishonest officials; the corruption comes in when wealthy corporations or individuals who want valuable franchises by means of which they can pluck the public. Nine out of every ten dollars spent in corruption comes from this source.

The directors of the Atchison & Santa Fe road did a very wise thing in reducing the dividends of that corporation from a 6 per cent. to a 4 per cent. basis. This company has been altogether too enterprising in extending its lines of traffic. This policy has resulted in loading the corporation down with a stock and bonded indebtedness for new lines which are not likely to pay for five years to come. Atchison is not really earning any dividend, and the same is true of St. Paul. It follows that these companies should save the dividend money to pay debts and increase the value of the companies' business. The situation in the West is clearing up. With the Chicago, Burlington and Northern in the hands of the C., B. & Q., all further trouble or rate wars would be at an end.

But it is a wholesome sign when corporations decline to pay dividends which have not been earned.

On the Riverside Drive.

The architectural treatment of the Riverside Drive is a matter of real importance to the attractiveness of New York. The work upon the Drive itself is very nearly completed. The filling that replaces the temporary bridge at 86th street is almost ready for the paviors, and very fair progress has been made during the summer in the laying out of the park. It will of course be many years before the park reaches its full attractiveness. The shadelessness of this strip of shore, exposed for its whole length to the afternoon sun, is its chief drawback now, and this will not be removed until it is bordered with trees. Then the foresight of its projectors will be fully vindicated, and indeed it is vindicated already, although the quarter, in its present condition, presents a singular example of arrested development in contrast with the activity just to the eastward. But the whole west side lagged and languished curiously for many years, and many sanguine investors who imagined that the new city that has tardily but at last suddenly sprung into being would be built in time to repay their confidence have "died without the sight." The Drive is still inaccessible except for carriages. Not until the transverse roads connecting it with the Elevated and the Central Park are in operation can any marked development of building activity take place, and then the long delayed "boom" is likely to set in with great fury.

All this makes the building already done and now doing along the Drive a matter of peculiar moment, and imposes upon the pioneers a public responsibility. Upon what they do will depend the character and the attractiveness of the whole Riverside quarter. If it were to be built up in solid and monotonous rows of brown stone like the island below the Central Park, or in solid and variegated rows like the west side, the money spent upon the park itself would have been in great part wasted, and the park-like character that should attach to the quarter would be in great part destroyed. Obviously the character of the Drive calls for a quarter of villas. In countries in which the government concerns itself with the aedilities it would have been ordained, when the Drive was projected, that nobody should build a house on less than fifty feet of frontage. Of course in this country we should never think of putting such a limitation on the right of the individual to do what he likes with his own, and it has accordingly been left in the power of any insensible or greedy owner of a single piece of land along the Riverside Drive to do much towards vulgarizing the whole quarter and nullifying the work, not only of the city, but of his more appreciative neighbors.

This is running a great risk, but upon the whole the result thus far has justified the application of *laissez faire* to this case. There have been scarcely more than a dozen houses built fronting the Drive since the Drive was constructed, and in a general way these are what they ought to be, while the latest of them show a gratifying advance upon their predecessors. Among those that have been building since progress was noted in these columns there is, as will presently be seen, a considerable difference in architectural merit, but they are all detached houses and aim at the character of villas, and with reference to the future this is the main point. The owners deserve well of their fellow-citizens, for what they have already done almost insures that the border of the Drive will not be converted into a city street by rows of attached houses, and that in this one part of the city the speculative builder will find no opportunity. As many more houses as are already completed or in progress will make this assurance final.

At the southern corner of 90th street is the first of the recent villas. It occupies two lots and is about 50 by 55 feet in area; is of three stories, of which the upper is a parapet story and is in a monochrome, of the warm, light gray, Indiana limestone, with a roof of red tiles. The stories are divided by heavy moulded string courses, that between the second and third being the main cornice. The features are a shallow, segmental bay window, with an elliptic arch over on the street side] and a round tower on the north corner balanced by a corbelled one on the south, while the sky-line is further broken by a small central gable on the street side, flanked by solid round pinnacles completing little turrets that are continued down the wall. On the avenue front the string course over the first story is projected at the centre into a shallow corbelled balcony. The main entrance is an elliptic arch at the centre of the street front. The windows of the first story are lintelled with stone transoms; of the second, round arched. The composition thus formed is agreeable and quiet, and the contrast in color between the walls and the roof is effective. Unfortunately the modeling and detail are crude and inartistic, and detract considerably from the effect the composition ought to produce. The mouldings throughout lack crispness and emphasis. The principal entrance is a succession of shallow and monotonous mouldings. The impost of the arches is unmasked, the pinnacled turrets are unmodeled and lumpy. With better detail this house would be very good indeed. As it is, it is respectable, and it has the advantage of being unmistakably a villa

and not a city house, and in this respect setting a good example to succeeding builders.

At 100th street a large house of red brick and brown stone is now in course of erection which is fairly entitled to the praise of respectability and inoffensiveness if not to any higher. It is rather a mansion than a villa, though it is detached and visible on at least three sides. It is in red brick and brown stone, quiet and conventional in treatment, and if it does not constitute a positive ornament to the Drive at all events does not disfigure it.

If this does not seem very warm praise a contemplation of a house beyond at 102d street will convert it into distinct eulogy. We had imagined that building in cast-iron had gone out, even for commercial purposes, since the fires in Chicago and Boston, and much more for purposes not commercial. Yet here, at one of the most conspicuous points of the Riverside Drive, somebody has had the courage to erect, for a gentleman's residence, a construction of cast iron which has all the vices and vulgarities of the Broadway architecture of twenty-five years ago, and looks like the advertisement of an ironmonger. It is a box of which the box-like character is rather emphasized than relieved by two bays running through the three stories of the front and flanking a recessed centre, a central bay of like character projecting on the side, a central cupola recognizable as a "cupalo," and a square portico at the entrance. The detail is the detail of A. T. Stewart's store or the Park Avenue Hotel; that is to say, it is absolutely worthless for any other purpose than to show that it cost money, and it is worthless even for this purpose, being palpably a cheap imitation of the real thing. People who imagine that æsthetic culture has pervaded the entire community will be undeceived by regarding this atrocious performance—the author of which would deserve to be prosecuted for "incivism" if he knew what he was doing, as, of course, he did not. He has done all that one man could to vulgarize the whole of Riverside Drive, and unhappily even a public-spirited incendiary can not relieve us of the consequences of his misdeeds, for there is every reason to apprehend that the house is fire-proof, and that we must trust to the slow processes of oxidation or the arousal of public indignation.

Near by is a solid-looking pile of gneiss, more or less in the semblance of a castle, a semblance which is imparted to it mainly by the battlemented parapet that surrounds it and conceals the roof, which is indicated by low crow-stepped gables emerging from the battlement. It is rather a puerile affectation to give a modern dwelling the aspect of a fortified keep, but it is much more tolerable when carried out in honest stone, as here, than in tin, as is the common practice, and it suits very well the massive and almost Cyclopean masonry which is employed here, and is appropriate to the material. There is nothing especially interesting about the general design of the house, nor about any of its features, except a shallow rectangular bay projected upon rough and massive corbels which really has character, but the material gives it a solid and honest look that ought to mortify the cast-iron man.

At 108th street is much the best house thus far erected on the Drive. It is pretty and artistic in itself, and is eminently appropriate to its site and its surroundings. It occupies two lots without filling them in either direction, and is rather deeper than it is wide. It is conspicuous by the choice and combination of material. A basement and principal story in light gray sandstone, framed and enriched with brown sandstone in two tints, carries a second story in a brown brick, repeating the tint of the darker brown stone and rising into a tower and gables that form half of a third story, and are relieved against a pyramidal roof of flat red tiles with hip rolls of the same material. The tower is at the north end, opposite the corner. The features of the avenue front are this tower, a fine and rich archway for entrance, with coupled shafts in the jambs, flanked on one side by a triangular bay with an elliptic arch above under the gable, and in the gable a triple opening with a round arch over the central light, and on the other side by the tower above and by a recessed veranda or loggia underneath extending along the side; of the street front an exterior chimney and a shallow bay in metal under the gable. The "stoop" is expanded into a large semicircular platform or uncovered veranda at the left of the entrance. The upper stage of the tower is a colonnade of stout rounded piers carrying the architrave that in turn supports the roof of the tower. The detail throughout is scholarly and spirited, and the carving is notably good also. The latter is Byzantine in character, while the detail is Romanesque. The building, in its treatment of form and its combination of color, strongly recalls Mr. Richardson's work, and is one that he need not have been ashamed to own.

There is one municipal question connected with the treatment of the Drive that is yet unsolved. The road dips at 96th street almost to the level of the river and the park disappears. Evidently this low ground will not be a suitable site for villas, and as evidently, unless something is done to reclaim it, it will be occupied by buildings that will disfigure the Drive. In order to prevent this it will be necessary for the city to acquire the property near the Drive to protect it from the invasion of lumber yard and lager beer

saloons, which is already threatened, or else to carry the Drive itself across on a viaduct pierced with an arch for the street, and thus maintain the roadway at its normal level. It is now plain that the sinking of the road at this point in the original plan of the park was an error; but, since it was committed, the easiest and much the cheapest course for the city would be to acquire the adjoining property, possibly to sell again under conditions that prevented the establishment on it of nuisances or eyesores, rather than to correct the error by altering the grade of the roadway and reconstructing it. At any rate nobody can look at this point without recognizing the necessity of doing something.

London, and in fact all England, is very naturally excited over the mysterious murders and mutilation of so many abandoned women. These atrocious deeds have evidently been the work of a lunatic. The police authorities are blamed for not discovering the murderous wretch, but this is hardly just. London is a city of nearly five millions of people, and the best place to hide after all is in a crowd. This impatience of the public and the press with the police when a great crime is committed often leads to undesirable results. The officers are tempted to run to earth some poor creature who has had nothing to do with the crime and even to manufacture evidence so as to relieve themselves of responsibility and reinstate them in the good opinion of the public. A case in point is that of a woman who was murdered in this city some years since by a negro. She had had trouble with her husband and the police had every preparation made for arresting him and were ready to supply the missing links that would have apparently criminated a feeble-minded old man. But luckily a smart reporter discovered the real culprit in Boston, and this city was saved the horror of a judicial murder. There is good reason for believing that much of the evidence in the case of the Chicago Anarchists was manufactured. Some one man threw a bomb that killed a number of policemen and wounded others. Four men were hung and three sent to prison for life, although the crime was clearly the work of one person, the police supplying all the needed testimony. They, of course, were incensed against the Anarchists because of the killing of their associates on the force. When the dynamite outrages were occurring there was wide and unreasoning denunciations of the police. To this day there are very grave doubts whether the men who were subsequently punished had anything to do with the crimes. People would do well to withhold their judgments if the London police, stimulated to some kind of action by the popular clamor, should arrest and try to criminate some friendless wretch who might have had nothing to do with these extraordinary murders.

Real Estate Business So Far for the Year.

The following tables tell their own story. The conveyances up to date are less numerous than they were for the same period last year. The money spent on the purchase of realty is also less. A not very wholesome feature is the fact that although there is a smaller expenditure the mortgage indebtedness is about the same as it was in 1886. The ratio between the mortgages and the total paid for realty in 1886 was 55 per cent., in 1887 it was 59 per cent., while for this year it is 65 per cent. It always looks better when real estate trading involves a large proportion of cash and not much debt. It is in speculative eras that realty is bought on narrow margins. It is ordinarily the precursor of a break down in values.

But there is no speculation now. Business is rather dull, though October will doubtless make a better showing than was expected. A better period may come after the national election. A reassuring feature in the building plans for September is that they are as numerous as the returns of last year and will involve a larger outlay. However, it should be borne in mind that we are now beginning to compare building statistics with the period of last year when they began to fall off so largely. But the official figures show that the number of plans and money outlay are increasing. It will be noticed there is a considerable rise in expenditure south of 14th street. The region east of the Central Park shows a falling off, but the west side makes a better exhibit than during last September. The region north of 125th street and the 23d and 24th Wards are also more active than they were last year.

But it is idle to comment. Every one interested in real estate will scan the annexed figures very closely. They tell better than any description the fluctuation in real estate in all parts of the city from month to month and year to year.

CONVEYANCES.						
1888.	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.
Jan.-Aug. inc.	8,010	\$149,192,071	1,955	1,462	\$5,350,323	320
September.....	600	11,554,838	145	125	458,867	27
Total.....	9,210	\$160,746,909	2,100	1,587	\$5,795,190	357
1887.						
Jan.-Aug. inc.	10,030	\$192,394,074	1,771	1,741	\$8,053,818	263
September... ..	768	12,248,097	169	157	508,215	34
Total.....	10,798	\$204,637,171	1,940	1,898	\$8,562,088	327
1886.						
Jan.-Aug. inc	9,495	\$173,737,330	1,604	1,281	\$4,878,547	198
September.....	804	12,307,540	169	144	558,051	27
Total.....	10,299	\$186,044,870	1,773	1,425	\$5,436,598	225

MORTGAGES.

Table with columns for No. Mortgages, Amount, No. at 5 p. c., Amount, No. at less than 5 p. c., Amount, Banks, T. & C. Cos., Amount. Rows for 1888, 1887, and 1886, with monthly and total data.

BUILDINGS PROJECTED.

Table showing projected buildings by location (e.g., south of 14th st, bet 14th and 59th sts) and cost, with columns for 1886, 1887, and 1888.

Summary table for buildings projected, showing total number of plans filed, total number of buildings projected, and estimated cost for 1886, 1887, and 1888.

Detailed table for buildings projected, similar to the previous one but with more granular data for each location and cost breakdown.

KINGS COUNTY CONVEYANCES.

Table showing conveyances by month from January to September, with columns for number of conveyances, amount involved, and nominal value for 1888 and 1887.

MORTGAGES.

Table showing mortgages by month, with columns for number of mortgages, amount involved, and percentage of mortgages at 5 p. c. for 1888 and 1887.

KINGS COUNTY PROJECTED BUILDINGS.

Table showing projected buildings by month, with columns for total number of buildings, number of brick buildings, number of frame buildings, and cost for 1888 and 1887.

Congress has very wisely come to the conclusion to suspend for a while, if not altogether, the investigation into Trusts. The National Legislature has little to do with these corporations except in the Territories. When they have any legal basis at all the Trusts operate under State laws.

Our Prophetic Department.

MUGWUMP—I suppose all good citizens are desirous of having the right kind of a Mayor for the coming two years. That official will have the appointment of an unusual number of important heads of departments. It is therefore of the utmost moment, if we are to have good municipal appointments, that the Mayor should be chosen to give the city the benefit of officers who are both honest and able.

SIR ORACLE—I sympathize with a great deal that you say, and would myself cheerfully vote for either Hewitt or Green; but it seems to me that you reforming gentlemen are rather hard on the politicians. Ours is a Democratic form of government, and some one must attend to the matter of organizing our electoral machinery.

M.—Surely you do not undertake to champion politicians in view of the general corruption of our politics. How can you defend the "boodle" Aldermen for instance?

SIR O.—I don't pretend to do anything of the kind. The politician is a necessity, and wherever men's greed or love of power comes into play there will be more or less wrongdoing. But my contention is that the politician is about as honest as the average business man. It should be recalled that the corruption in politics is almost entirely due to rich men and wealthy corporations which desire special privileges so that they may exploit the public.

M.—I am petrified with astonishment that a journalist can be found who will in the slightest degree justify the action of a "boodle" Alderman.

SIR O.—I don't do anything of the kind, but I want to give an idea of the probable reasoning on the part of these corrupt Aldermen. I suppose every human being, no matter how bad, has a theory to justify his or her conduct, however scandalous it might be, and it is well sometimes to look at their conduct from the point of view of the culprit.

M.—But let us come to the point. If Tammany Hall succeeds in electing a Mayor it is understood, of course, that the patronage of that important office would be used to strengthen that wing of the Democratic party. The offices, like so much plunder, would be distributed among the gang who march under the banner of Mr. Richard Crocker.

SIR O.—Now, while I want Mayor Hewitt elected I think there is some justification for Tammany Hall desiring to manipulate the spoils. They have a great organization and are forced to hire numerous halls and do the hard work of an election canvass. They claim that after their services are accepted they should not be thrown over. But according to Mayor Hewitt's theory the fact of being a politician is a downright disqualification.

M.—If that view obtained very generally there would be no use of us Mugwumps. We try to bring into politics some higher ideals than those which obtain in official circles. There ought to be in

both parties independents, men who would kick and revolt when their party makes bad nominations, or has been corrupted by being in power for too long a period.

SIR O.—There I agree with you. A Mugwump has his uses, and I hope the tribe will increase; but it is well sometimes to look at the other side of the question. Parties do get corrupt by being long in power, and there are many scurvy fellows among the politicians. But organized parties are indispensable in a free republic, and it is politicians who must lead them. Hence the latter fill a useful function. All the same I so far sympathize with you that I would like to cast my ballot for either Abram S. Hewitt or Andrew H. Green for the office of Mayor of New York city. Exclusion from power for a year or two would help to check some of the worst practices of trading politicians. But in the long run it is the men who interest themselves in public affairs who will become our rulers, not the persons who claim superior virtue by ignoring or neglecting their political duties.

The recent Bedell and Foster forgeries recall the attempt made some years ago to encumber property by means of recording a forged deed. The following letter from Lawyer Glover tells how the latter forgery was discovered:

FORGED DEEDS.

99 NASSAU STREET, New York, }
Sept. 10th, 1874. }

Editor REAL ESTATE RECORD:

SIR—I think it my duty to say to you that it was by means of your publications alone that my clients and myself were put upon inquiry in respect to the fraud recently attempted upon the estate of Isaac Young by the recording of a forged deed.

I have been a subscriber to and a reader of THE RECORD from the time of its first issue, and have found it very useful. And it was in consequence of a prompt persual of your number of last Saturday that I was able to detect the crime which had been committed, and to put the officers of justice upon the track of the criminals.

Had it not been for your publication the deed would have been obtained from the Register's office, my clients' title would have been clouded by it, and we should have had no clue whatever to the perpetrators of the wrong.

I am, your obedient servant,
CHARLES H. GLOVER.

The weekly examination of our lists of Conveyances and Mortgages will lead to the discovery of similar plots.

Men and Things.

* * *

Dr. William A. Hammond, who has changed his residence from New York to Washington, has published an article in a Sunday paper advising weakly and sickly people to do a good deal of walking up and down stairs. He claims it is one of the best methods of developing muscle and helping the staying power of invalids; yet it is within the experience of most ailing people, especially those who have a tendency to heart and kidney trouble, that climbing stairs is positively dangerous. It is especially hurtful to women and aged people. It is strange that so clever a physician as Dr. Hammond should give this preposterous advice to sick people. The *Albany Journal* hits the mark much better in the following paragraph:

An Albany physician says that the most curious prescription he ever gave to a patient was one to a lady. It was "stop walking up and down stairs." The only way this prescription could be taken was by changing her house, as she lived in one of the three-story and basement houses peculiar to Albany architecture. Her husband secured a roomy cottage of two stories, and, within a year, the invalid's health was almost completely restored.

* * *

The writer of the "Financial World" in the *Sunday Times* wields a very skillful pen. His contributions to Wall street literature are among the best that are published. He shines best when the "bears" are in control, for he takes more kindly to depreciating securities than in recommending their purchase. It follows that he is often caught out in his vaticinations on the market. Two weeks ago, after the passing of the St. Paul dividend, he was cocksure that the market, for a time at least, was a sale; but last Sunday he had to admit that he was wrong, and instead of the depression lasting two weeks it did not last two days. Most of the Wall street "bears" have been converted to the "bull" side, and that is an element of danger to the market, for in case of any sudden catastrophe there would be no "shorts" to cover and so help check the downward movement. Writers who undertake prophecy as to the course of prices usually have a hard time of it, as the *Times*' scribe has often found out.

* * *

The failure of the "Quick or the Dead" was easy to predict. A play that is manifestly gotten up to take advantage of the temporary popularity of a novel would need the genius of a Sardou to make it successful. The author of the adaptation of Mrs. Chanler's novel has modestly and wisely kept his name from the public, but certainly he is no Sardou. His task was inconceivably difficult. The popularity of the novel has been due largely to two things: (1) Its salacious character, and (2) a certain vigor in the style. Neither of these qualities could be reproduced effectively in the play. The story is about the mental trials of a morbid woman. There is no incident in it, and hardly the skeleton of a plot. Who could make an interesting play out of such materials? The humor dragged in is forced and heavy. The fact is, while the serious parts of the play often made the audience smile, its funny parts tended only to make their faces more solemn and the duration of their stay precarious. Miss Clayton looked the part to perfection, but as much cannot be said of her acting. At times it was heavy and amateurish, while vigor was often lacking; still she was a star compared with the strictly non luminous bodies by which she was surrounded. A poorer company would have been hard to find. It is safe to say that the performers would have been hissed off the stage by a London audience.

* * *

The expenditures of money for banners and portraits of the Presidential

candidates must be very large, and the worst of it is the pictures are very poor ones, and the great outlay is the merest waste. It does not change a single vote to have a poor portrait of Mr. Cleveland or General Harrison strung across the street. There is room for reform in this matter. The same money if used for humorous pictures or characteristic painted mottoes might help a canvass very materially. The only bright thing so far in the pending contest has been the management of the stereopticon, corner of 23d street and Broadway. It has been run by a man of sense and humor. Political caricatures in this country have generally been very poor. Those of *Puck* and *Judge* are generally coarse and clumsy. Our most popular artists are Germans and their humor is of a very obvious kind. Some day we will have a Presidential contest which will be under the direction of men who can see the point of a joke and make one if necessary.

* * *

In speaking of the bond purchases last week the types made us say that no government can borrow money at three per cent. Of course two per cent. was meant, for there are several nations can get any money they require for less than three per cent. Our remarks were called forth by what practically amounts to a "corner" of our bonds on the part of their rich owners, who naturally take advantage of the chance to put the surplus in their own pockets. Now that General Harrison has indorsed President Cleveland's policy in this regard, it is satisfactory to note that many Democratic papers are showing up the absurdity of making a present of government money to people who are already rich enough.

* * *

In the published accounts of the Emperor William's visits to neighboring monarchs, it will be noticed that these august personages and their retinues do a great deal of kissing. The Emperor commences with his Imperial brother and kisses all the male relatives who are present. This seems to English-speaking people a very absurd and unnatural custom and one which could never be naturalized in the United States or England. Women in every country are effusive kissers of their own sex, but in Continental Europe kissing between men is quite frequent, though not so much so as between women. The practice recalls the witty remark of the lady who said that men could do better than kiss each other while women could not.

Another Builders' Organization.

We referred last week to the companies organized by the firms of Charles Graham & Sons and W. J. Merritt & Co., and now a third company comes to light in the shape of the Phenix Building Company. It has been organized by Architect R. Guastavino, who found himself unable to meet his creditors in cash and therefore resolved to convert his equity and their material into stock. The company has a capital of \$80,000 in 800 shares of \$100 each. The treasurer is W. Uffreduzzi, who, with the president, Mr. Guastavino, appear to comprise the company. The stock represents the equity in three buildings, which are claimed to be "absolutely fire-proof." They are two five-story flats, with stores, on the northwest corner of 9th avenue and 99th street, the corner 25x96 and the other 24.6x80, and a similar building, 25.11x96, on the northwest corner of 9th avenue and 100th street. On these are mortgages of \$121,000, \$48,000 on each of the corners to the City Chamberlain at 5 per cent. interest, and one at \$25,000 on the inside building. In addition there are second mortgages held by R. Guastavino, one of \$25,000 on the 99th street houses and one of \$12,000 on the 100th street house, in all \$37,000, making the total mortgage indebtedness \$158,000.

The 100th street corner is finished and is now being rented; the two other buildings are not quite completed. The material men who are creditors are understood to be Messrs. C. B. Keogh & Co., John Bowes, Gill & Baird, Rader & Co., Leonard de Rache, J. F. Owens, the Mosaic Tiling Company, the J. L. Mott Iron Works, and a few others. "Their accounts," said Mr. Guastavino to a reporter of THE RECORD AND GUIDE, "including the cost of finishing the buildings, will amount to about \$37,000. We have deposited with our lawyer \$37,000 in the stock of our company to secure these debts and \$5,000 additional for interest and other charges. I have made my second mortgages over to the stock thus deposited, so that the material men who accept stock will practically have a second mortgage, and thus come ahead of the balance of the stock, which would be \$43,000, representing the net equity which the company estimates it has in the property."

"Suppose the creditors should refuse to accept the stock," asked the reporter, "and demand cash for their bills."

"In that case," said Mr. Guastavino with a significant shrug, "they would be forced to place a mechanic's lien on the property and stand their chances of losing everything by a possible foreclosure."

"What do you estimate the value of your property at," asked the writer.

"We value the ground at \$69,000 and the buildings at \$135,000, in all \$204,000. This leaves an equity of \$83,000 behind the first mortgages which is a little more than the capital stock of the company."

A reference to the files of THE RECORD AND GUIDE shows that on June 1, 1887, Quintin Garretta paid \$20,000 for the 100th street corner, and that on July 28, 1887, he paid \$32,000 for the two lots on the 96th street corner, in all \$52,000, and that too with a builder's loan, said to be \$28,000. About the end of August, 1887, he filed plans, Mr. Guastavino being the architect, in which their signatures appear to an official document in the Building Department estimating the cost of the 100th street corner at \$40,000, and of the two other structures \$27,000 and \$48,000, in all \$115,000. This gives a total of \$167,000. The company estimates the rental of the thirty-three apartments, four stores and vaults, at \$15,500 per annum.

It should be added that the title to the property is vested in the name of Quintin Garretta, a clerk of Mr. Guastavino, and though the former is the nominal the latter is the real owner.

C. B. Keogh said: "We are covered by obtaining an interest in second mortgages on the property. Of course we will have to wait for our money, but there is nothing else for it." Mr. Keogh did not care to talk about the

matter, and only spoke with reluctance. His firm were also creditors to a small extent of Merritt & Co., but have not taken any special pains to obtain a settlement of their bill.

The J. L. Mott Iron Works do not seem to be much troubled about the matter. They are simply assignees for J. F. Owens, the plumber, and the latter refuses to continue work on the buildings unless some other arrangement is made than assigning part of a second mortgage to him on one of the houses. Mr. Owens asks for some means of security whereby he will be able to realize cash for the work done. Mr. Goebel, the well-known cashier of the company, was asked by the reporter what effect these arrangements by builders to satisfy their creditors with scrip instead of cash would have upon material men in future, and he said: "I think that it will be rather beneficial than detrimental, except in the case of small contractors who cannot afford to wait for their money. The moneyed contractors are better off with a second mortgage, or stock, than they would be if a foreclosure took place, and they should be wiped out. In one case their bill is assured, although they may have to wait for it a year or more; in the other case they lose every cent. A mechanic's lien is rarely of value, for it generally comes after other mortgages. It is only of use when it is placed on property before there is any mortgage on it. Besides, material men do not like to take harsh measures, as it not only stops them from doing business with their debtor in future, but puts them in bad odor with the other builders."

Notes and Items.

The fall season at Avery's Galleries on 5th avenue was opened last night, with a press view of oil paintings by the well-known English artist, Geo. H. Boughton. The works exhibited are owned by Hy. G. Marquand, Henry T. Cox, Charles Stewart Smith and others, and include "The Widow's Acre," "Tam O'Shanter," "A Puritan Maiden," "The Cronies" and others of equal merit.

The Commission of Estimate on the awards to be made in the matter of the new parks and parkways beyond the Harlem have just issued their report. The total sum is \$9,352,101.69, which is exclusive of \$239,860.12 for the engineers' surveys and the proceedings before the commission. The awards cover the lands to be taken for Van Cortlandt, Bronx, Pelham Bay, Crotona, St. Mary's and Claremont Parks, and the Mosholu, Bronx and Pelham and Crotona Parkways, the entire area being 3,848 39-100 acres. The number of awards made is upwards of 1,300.

There was a long string of taxpayers in line on Monday to avail themselves of the saving which a prompt payment of the property tax insures. A majority of the early payers were of the fair sex. The Tax Office has been besieged during the week with alacrious taxpayers, and a large part of the year's assessment already lays in the city's treasury. Receiver of Taxes MacLean said to a reporter of THE RECORD AND GUIDE, at the closing hour yesterday, that about \$9,000,000 had been turned in during the first five days out of a total for 1888 of about \$32,000,000.

The pressure test recently instituted by the Board of Health on plumbing work has evidently created quite a stir amongst the plumbers. Their association is so much impressed with the deficient qualities of the pipes heretofore generally manufactured that they are actually advertising, with the object of endeavoring to ascertain if it is possible to obtain a grade of cast iron pipe known as "extra heavy" and from two to six inches in diameter, free from air holes and capable of standing the Board's test. Chief Inspector John C. Collins said to a representative of THE RECORD AND GUIDE that the pressure test had discovered very serious imperfections in the pipes generally used, and he showed the writer a sample of a joint in which an air hole existed that was positively dangerous to the health of the occupants of the building in which it had been placed.

Several months ago Messrs. Crawford & Hauseman, builders, purchased a plot of ground on the southeast corner of 10th avenue and 73d street. On this property they commenced the erection of a stable, to the great dismay of the neighboring residents and property-owners. The latter made an effort to purchase the property and so stave off the objectionable structure, but the owners did not consider the advance offered as sufficient indemnity to them for the prospective possibilities of the income from the stable. Hereupon the neighbors put their heads together and obtained the assurances from scores of their fellow-neighbors that they would not patronize the stable when built. The builders originally intended erecting a five-story flat and subsequently resolved to build a four-story stable; but a reporter of THE RECORD AND GUIDE, the other day, went to see the building and found it only three stories high, with a cornice on it, showing that it will not be as high as originally contemplated. The reporter called on several of the residents in the neighborhood, all of whom expressed themselves with indignation about the stable, and the lady whose house adjoins it on 73d street spoke in especially strong terms. The block is covered with private houses on each side of the street, most of them being owned by the residents. The stable will somewhat affect about a quarter of the block eastwards on each side, though not materially. There is already a stable adjoining the new one built, but it is on the 10th avenue side in the middle of the block, and is less objectionable than that now in course of construction. Ella J. Filson, who owns the house adjoining the stable, has taken action in the Supreme Court with intent to have the building removed. "In the complaint," said a representative of Hornblower & Byrne, her attorneys, "it is claimed that the damage resulting to her house will be \$10,000 and a reduction in annual rental value of \$500. A notice was put up by the builders notifying the neighboring owners of their intention to build a stable, upon which they were immediately warned, before the plans were filed, that it would be considered a nuisance, and that action would be taken to stop the erection of the structure if commenced." The plaintiff avers in the complaint "that they undertook the construction wantonly and maliciously, and with the intent to coerce plaintiff and other property-owners into a money payment to prevent the work being done."

An Interesting Decision to Brokers.

A trial has just been concluded before Judge O'Gorman and a jury in Superior Court, Part III., in which Herman Joseph represented the plaintiff, that is of vast interest to real estate brokers. The title of the case is Samuel Rosenthal vs. Valentine Röstzler. The case was the first one on Monday last and was concluded on Tuesday afternoon, resulting in a verdict in favor of plaintiff for \$526.50. The defendant was represented by Senator Louis S. Goebel and ex-Police Justice Charles A. Flammer. These are the facts:

In December, 1887, Hiram Rinaldo, a real estate broker, informed the defendant Röstzler, who owned 169 Rivington street, that he had a purchaser for his premises, provided Röstzler could get the owners of 171, 173 and 175 Rivington street, adjoining property, to consent to sell their property, since his purchasers, Messrs. August and Charles Ruff, builders, would not buy one piece without the other, and that if he succeeded in selling the property he would expect to obtain commission from each, being one per cent. on the price they would each receive for their property. After considerable negotiation all of the owners agreed to sell their property, each to receive \$12,700. Messrs. August and Charles Ruff then appointed a time to draw formal contracts at the office of their attorneys, Messrs. Cook & Shuck, where all met. Some slight concession was made by the broker to one of the owners of the property because his house was vacant and was to remain vacant until passing of title, while all the others, including Röstzler's house, was to be occupied during that time. Röstzler then refused to make contract, claiming the original agreement or contract broken, because one was to receive more than the other, and the sale thus fell through.

The broker assigned his claim and sued to recover all damages sustained by Röstzler's wrongful acts, alleging that all the other owners were ready to sell, and that he lost his entire commission by Röstzler's refusal, and claimed that Röstzler alone was responsible to him for his entire commission.

The judge, in charging the jury, substantially held this view to be correct, and instructed them, "if they believe that the broker was injured or damaged, he had a right to recover the extent of his damages, but it was for them to say whether from the evidence the defendant was justified in his refusal to convey his property, since there was some conflict as to the precise refusal on his part in conveying, the defendant claiming that he did not believe a contract could be entered into, the other owners asking for too many concessions and modifications.

The jury, after twenty-five minutes' deliberation, returned a verdict for the full amount in favor of plaintiff.

Real Estate Exchange Affairs.

The Directors of the Exchange met on Tuesday, eight members being present.

The president's report was read. It stated that the knock-downs during June, July and August amounted to \$1,612.50, as against \$1,735 in the corresponding months of 1887. The balance to the credit of the Exchange up to August 31st was \$19,495.05.

The offer made by the Holland Trust Company to place the debt of the Exchange in mortgage bonds bearing 3.65 per cent. was withdrawn by that institution.

It was announced that all the debts due to the Exchange had been collected to August 31st, with the exception of \$9.

The Exchange has received \$1,268.85 in aid of the yellow fever sufferers. The following is the full list of subscriptions to date:

John Jacob Astor.....	\$500.00	J. Romaine Brown & Co.....	\$25.00
W. C. Schermerhorn.....	100.00	T. Wolfe Tone.....	20.00
S. Van Rensselaer Cruger & Co.....	100.00	John T. Willets.....	20.00
E. H. Schermerhorn.....	50.00	Ruland & Whiting.....	10.00
D. C. Connell.....	50.00	J. Edgar Leaycraft.....	10.00
Hirsh Brothers.....	25.00	William Cruikshank.....	10.00
H. H. Cammann & Co.....	25.00	Robert F. Bixby.....	10.00
Ottinger & Bro.....	25.00	H. G. & F. E. Eilshemius.....	10.00
Smyth & Ryan.....	25.00	J. N. Cushman.....	5.00
Moses Sahlein.....	25.00	A Friend.....	5.00
Robert W. Edgar.....	25.00	E. Morrison.....	5.00
Fred. T. Hopkins.....	25.00	Adolph S. Kalischer.....	5.00
Frederick Zittel.....	25.00	Thomas Monaghan.....	2.00
George P. Trigg.....	25.00	John N. Heubner.....	2.00
Leonard J. Carpenter.....	25.00	Contribution box on floor of the	
Horace S. Ely.....	25.00	Exchange.....	4.85
N. P. Bailey.....	25.00		
Barton & Whittemore.....	25.00	Total.....	\$1,268.85

Owing to the recent Bedell and Foster troubles several of the Exchanges have been examining their accounts. The Liberty street institution has had its accounts audited, and everything has been found to be correct to a penny.

The Auction Room Committee met on Thursday, and amongst other matters declined an offer to rent the Exchange for political meetings made by the insurance brokers and two Republican clubs. The amount of rental would only have been about \$200, and the committee did not consider it advisable to make the Exchange a place for political gatherings.

Items for Taxpayers to Scan.

The pay-roll of the Bureau of Buildings for 1888 amounted to \$98,900. The sum of \$110,600 has been called for by the Fire Commissioners for running the Bureau next year. For the current year, \$38,500 was allowed the Fire Department for new buildings. The commissioners ask for \$100,000 for the same purpose next year.

The Park Commissioners call for \$26,000 for the care and maintenance of 72d, 110th and 122d streets and Morningside avenue during 1889, and for \$133,705 for the reconstruction of down-town parks. For the construction of a tunnel under the Harlem River, to replace the present Central or Macomb's Dam Bridge, the sum of \$2,000,000 is asked for by the commissioners.

Captain J. J. Vandergrift, a prominent Pennsylvania oil producer, predicts that oil will be \$3 a barrel by the first of next year. The supply is waning and will soon be below the demand.—*Gazette and Free Press*.

The Architectural League.

The members of this society met at Morelli's last Monday and decided to hold their fourth annual exhibition of architectural and decorative work on December 24th and following days at the Fifth Avenue Art Galleries. The committees selected to conduct the exhibit are as follows: Jury—R. M. Hunt, C. F. McKim, R. S. Peabody of Boston, T. P. Chandler of Philadelphia, and A. D. F. Hamlin, assistant-professor Columbia College. Hanging Committee—Georges A. Glaenger, C. B. Atwood and E. M. Wheelwright of Boston. Medal Jury—C. F. McKim, R. S. Peabody, C. T. Mott, C. A. Rich and E. R. Tilton.

It was decided to incorporate the League as a club, and suitable rooms will be rented for the purpose. The discussion of this matter was postponed till the next meeting in November.

The society will take a trip to Washington in December, to see the public buildings and other objects of interest at the capital. It has also been decided to take monthly trips to places of interest near New York, not only to see special examples of architectural work, but also, and especially, interior decoration.

The League now numbers 162 members, of which about thirty are out of town, some of them being resident as far off as St. Paul. The non-residents are honorary members, only a few from Boston, Philadelphia and one or two other places taking an active part in the League's work.

The New Appraiser's Store.

The bill authorizing the purchase of a site for new public buildings has passed both Houses of Congress and was signed last Saturday by President Cleveland. The total amount appropriated is \$2,000,000 for the site and \$650,000 for the erection of a building to be used for an Appraiser's store. There is no restriction as to locality, that being left entirely to the discretion of the Secretary of the Treasury. He is required to advertise ten times for proposals for sites, and in case none that meets with his approval is offered he is empowered to acquire the land by condemnation. Whether the Secretary will choose the Bowling Green site or the site west of the Washington building between Greenwich and West streets, or whether a location will be selected somewhere in the neighborhood of the present Appraiser's store on Laight and Hubert streets, can only be conjectured.

Important to Property-Holders.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, }
NEW YORK, September 28, 1888. }

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

EXTENSION OF SEWER.

No. 1.—Extension of sewer at foot of Rector st, Hudson River, with alteration and improvement to existing sewers.

REGULATING, GRADING, CURBING AND FLAGGING.

No. 2.—91st st, from 10th av to Riverside Drive.

No. 3.—93d st, from West End av to Riverside Drive.

[The limits embraced by said assessments include all the houses and lots of ground situated as follows:

No. 1.—Beginning at a point on the e s of West st, 81 feet s of Rector st, thence easterly to the centre of the block bet West and Washington sts; thence southerly along the centre line of the block to a point about 125 feet n of Morris st, thence easterly to and across Washington st to the centre of the block bet Washington and Greenwich sts, thence southerly to Morris st, thence easterly to Church st, thence along the e s of Church st to a point about 250 feet s of Tinpot alley, thence easterly to Broadway, thence northerly along the w s of Broadway to the centre line of the block bet Cedar and Thames sts, thence westerly to Greenwich st, thence to the s w cor of Greenwich and Albany sts, thence on a line to the s w cor of Carlisle and Washington sts, thence on a line to a point on the e s of West st about 155 feet n of Rector st, thence along the e s of West st to the place of beginning.

No. 2.—91st st, both sides, from 10th av to Riverside Drive, and to the extent of half the block at the intersecting avenues.

No. 3.—93d st, both sides, from West End av to Riverside Drive, and to the extent of half the block at the intersecting avenues.]

The above described list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 29th day of October, 1888.

How to Draw a Contract.

An invaluable work for all dealers in realty is found in "The Guide to Buyers and Sellers of Real Estate," by Counsellor Geo. W. Van Sieten. This pamphlet, of only fifty-six pages, offers a complete solution of all the complicated questions that arise in drawing contracts. It discusses questions of titles, liens, curtesy and dower rights, deeds, searches, etc., and contains forms of contracts and judicial decisions which, with other general information, will go far towards making every man his own lawyer. It tells all about fixtures, assumption of mortgages, apportionment of rents, description of property, terms of payment, damages for failure to carry out contracts, information on setting aside contracts for mistake or fraud, and forms of deeds. Published by THE RECORD AND GUIDE, 191 Broadway. Price 50 cents.

Back Numbers Wanted.

Fifteen cents apiece will be paid at the office of THE RECORD AND GUIDE, No. 191 Broadway, for each of the following numbers of said paper:

- Year 1885—Nos. 877-882.
- Year 1887—Nos. 982-987.
- Year 1888—No. 1035.

Wants and Offers at the Exchange.

(For the week ending Thursday, Oct. 4th.)

The items under the head of "wanted" are condensed statements showing what sort of property the broker, whose "number" precedes the item, wishes to secure for clients. The items under "offered" give the location, size, cost, and a brief description of the property offered for sale by the broker whose "number" precedes the item.

NO.	WANTED.	PRICE
122	On the west side, below 59th street. Corners and avenue lots for cash; also lots and corners in the 9th Ward.....	
316	To purchase, on or near Centre and Franklin streets. Property suitable for light manufacturing.....	
468	West side lots in exchange for furnished cottages; free and clear, at Seabright, N. J.....	
468	Below 59th street. Tenements and flats in exchange for private houses in Brooklyn.....	
468	A loan of \$7,000 on each of two four-story and store tenements in Brooklyn. Value, \$12,000 each.....	
1085	On north side of 14th street, between 7th and 8th avenues. Residence.....	
OFFERED.		
122	Tenements on east side in exchange for lots and cash. Each.....	\$25,000 to 30,000
122	Fifteen lots on the west side; will exchange for flats or tenements. Mortgage \$75,000, at 5%.....	150,000
122	Below 59th street, between 7th and 8th avenues. Two four-story tenements, 25x94 each. Rented for \$1,800 each. Each.....	18,000
122	On 55th street, between 8th and 9th avenues. Three-story and basement brown stone private residence, 22x56x100.....	26,000
175	In 8th Ward. Building site 63x200 feet, fronting three prominent streets; suitable for stores and flats.....	105,000
184	East 38th street, near 5th avenue. Four-story, high stoop, brown stone house in elegant order, with stable on 39th street.....	130,000
184	Broadway, near Cortlandt street, twenty-one years' lease of five-story building, iron front and basement, now renting for \$12,000. Net per annum.....	10,000
184	On Broadway, near Fulton street, five-story iron front and basement building, paying 6% net.....	175,000
316	Front street, below Old Slip, double four-story brick building in fine order.....	30,000
316	Pearl street, below Wall street, four-story brick store building, 26x80. Rent, \$4,000. Clear.....	50,000
316	Grand street, west of Broadway, three-story and extension building; rented to 1893 at \$1,500.....	18,000
316	Broome street, near Centre street, nearly full lot with four-story, basement and sub-cellar brick building.....	21,000
316	Broadway, near Spring street, vacant lot to lease for eighty years; size 25x100.....	22,500
316	West 26th street, near Broadway. Five-story brown stone residence, leased at \$2,000.....	22,500
316	Near 29th street. Four-story brown stone residence, rented at \$1,400. Mortgage \$10,000, at 5%.....	16,000
257	103d street, south side, 150 feet east of Riverside avenue. Two lots, excavated, ready for building. Each.....	10,000
439	93d street, between 2d and 3d avenues. Five-story brick tenement, 25x84x102. Rents for \$2,100.....	18,000
468	House in Broome street and cash for a tenement below 59th street.....	
468	Store property on 10th avenue; might exchange for downtown or factory property.....	
1085	Southwest corner Park avenue and 58th street. Private stable, two-story, brown stone, 25x100.....	36,000
1085	East 65th street, Nos. 348 and 350, between 1st and 2d avenues. Two five-story brick double flats, each 27x85x100.....	28,500
1085	West 78th street, south side, between 10th avenue and Boulevard. Two lots, each 25x100, adjoining, and both excavated 10 feet, street restricted. Mortgage \$10,000.....	20,000

Furnished house for a small private family wanted, from November to May, between 4th and 6th avenues, 18th and 50th streets. Terms from \$250 to \$300 per month. Address, "Clinton," RECORD AND GUIDE office.

Real Estate Department.

The market on 'Change this week has shown greater activity, both in improved and unimproved realty, and the announcements of auctions during the next fortnight are quite numerous. The result of the sales during the current month will go far towards indicating what the character of the market will be this season. Down-town property seems to retain its firmness. An investor who has made a searching canvass amongst the brokers reports that between Fourteenth and Seventy-second streets concessions are being made on dwellings and flats, owing to the many vacancies, especially in the latter. An active broker, however, denies this statement and says that he has been unable to close negotiations for the sale of several dwellings owing to the firmness of holders.

The Cutting estate sale has been postponed until Wednesday, the 24th inst.

The sales on Monday at the Exchange were few and unimportant. The foreclosure of a new dwelling on West 76th street resulted in its sale to the plaintiff for \$27,000, about sufficient to cover the second mortgage.

Tuesday's sales were quite numerous; several dwellings on the west side were foreclosed and invariably brought less than the encumbrances. Twenty-two lots on Washington, Forest and Tinton avenues and 165th street, were sold for a total of \$28,100; Washington avenue lots averaged \$1,950; Forest avenue \$1,125, and Tinton avenue \$1,050 apiece. There were quite a number of bidders for the lots, considering that the sale was poorly advertised. Nine lots on Van Cleef street, Rose and Woodlawn avenues, Jersey City, brought from \$60 to \$105 each. L. N. Levy and E. A. Rohlf were the buyers.

Wednesday was the busiest day of the week and the Salesroom was very well attended. Foreclosure sales were the most numerous and generally embraced new dwellings which builders were unable to carry any longer. The Bijou sale was again postponed, this time without date. Over 100 lots at Williamsbridge belonging to the Associated Lace Makers' Company were offered. The bidders were few and the prices obtained were far below the figures expected by the sellers. Among the buyers were Builder Francis Crawford, Joseph Kennedy, J. H. Collins and John McCarthy. About eighty lots were disposed of,

Thursday's sales were few and the attendance was small. Nothing occurred of note.

The one parcel announced for sale yesterday was withdrawn.

The foreclosure sales for next week embrace several valuable parcels. On the east side down-town the Assembly Rooms, Nos. 28 and 30 Avenue A, will be offered to satisfy a mortgage held by the Citizen's Savings Bank, on which over \$43,000 is due. In the choice residential quarter five dwellings will be sold, viz., Nos. 9 to 17 East 75th street. Over \$117,000 is owing thereon to Charles L. Tiffany. In June of last year Mr. Tiffany sold the four lots, on which the five houses have been erected, for \$95,000 to Builder Anthony Mowbray, who was involved in the De Forest failure last January. The houses are far from finished, and there is a second mortgage for about \$30,000. On the west side of town the block front on the east side of 9th avenue, between 87th and 88th streets, comprising ten lots, will be put up to satisfy a first mortgage of over \$97,000. There is a second mortgage against the same property for \$47,257. The defendant is Builder Charles L. Guillaume, who started to improve the lots, but abandoned the work after part of the walls were built. There will also be sold ten lots on 88th street, east of 10th avenue, standing in Guillaume's name, and on which over \$88,000 is due.

On Tuesday, October 9th, Richard V. Harnett & Co. will sell Nos. 240 and 244 West 72d street, two four-story, high stoop, brown stone residences.

On Wednesday, October 10th, Richard V. Harnett & Co. will sell the Ray estate leasehold, No. 365 8th avenue, a three-story brick dwelling and store with extension, having a twenty-one years' lease from May 1st, 1869 with two renewals of like period.

On Wednesday, October 10th, Richard V. Harnett & Co. will sell the handsome four-story high stoop, brown stone dwelling, No. 7 West 53d street, 285 feet west of 5th avenue.

On Wednesday, October 10th, Richard V. Harnett & Co. will sell, to close an estate, No. 14 East 16th street, a five-story brown stone dwelling with two-story extension on the south side of the street, 211.6 east of 5th avenue. The plot runs back to within 10 feet of East 15th street.

On Wednesday, October 10th, Richard V. Harnett & Co. will sell Nos. 37 and 39 King street, the former a three-story and cellar brick building, and the latter a three-story and cellar (brick front) frame building. The plot is 51.9x100, and on the rear of it are two three-story brick buildings.

On Thursday, October 11th, Richard V. Harnett & Co. will sell, by order of Superior Court, under foreclosure, valuable business property on the north side of 37th street, 125 feet east of 1st avenue, running 200 feet to the line known as the Harbor Commissioners Bulkhead line.

On Thursday, October 18th, Richard V. Harnett & Co. will sell two three-story, high stoop, basement and cellar, brown stone dwellings, Nos. 256 and 258 De Kalb avenue, Brooklyn, and four choice lots adjoining on the southwest corner of Clinton and De Kalb avenues.

CONVEYANCES.

	1886. Oct. 1 to 7, inclus.	1887. Sept. 30 to Oct. 6, inclus.	1888. Sept. 28 to Oct. 4, inclus.
Number.....	278	311	327
Amount involved.....	\$4,922,596	\$5,980,834	\$4,001,482
Number nominal.....	57	71	50
Number 23d and 24th Wards.....	48	57	51
Amount involved.....	\$255,146	\$341,560	\$129,202
Number nominal.....	8	8	13

MORTGAGES.

	1886.	1887.	1888.
Number.....	202	328	283
Amount involved.....	\$3,888,466	\$3,665,123	\$3,070,965
Number at 5 per cent.....	153	143	121
Amount involved.....	\$1,890,730	\$1,378,844	\$1,010,800
Number at less than 5 per cent.....	30	29	82
Amount involved.....	\$725,100	\$866,200	\$620,000
Number to Banks, Trust and Insurance Companies.....	55	66	66
Amount involved.....	\$1,100,100	\$1,551,600	\$1,040,850

PROJECTED BUILDINGS.

	1886. Oct. 2 to 8.	1887. Oct. 1 to 7.	1888. Sept. 29 to Oct. 5.
Number of buildings.....	57	52	56
Estimated cost.....	\$722,300	\$482,950	\$696,500

Gossip of the Week.

Bellamy & Winans have sold for Wm. C. Lane the four-story brick and stone dwelling on the northeast corner of Madison avenue and 69th street, 27 feet on the avenue x 65x75, and known as No. 19 East 69th street, to President King, of the Erie Railroad, for about \$87,500.

Chas. A. Seymour & Co. have sold the four-story brown stone dwelling No. 555 Madison avenue to H. S. Lawrence for \$32,500.

Samuel Raub, of 113 Spring street, has purchased from McCafferty & Buckley the four-story dwelling No. 54 East 73d street, 20x102.2, for \$50,000.

The four-story, high stoop, brown stone front residence No. 8 West 51st street, which we last week reported that Chas. Hathaway had sold, was purchased by Mrs. W. R. Hopkins, through Ed. P. Hamilton & Co., for \$42,500. It is 22x55x100 in size.

Edward Hirsh has purchased a plot, 100x111.6, on the southwest corner of Willis avenue and 144th street for \$20,250.

The dwelling purchased by Banker Kountze is No. 299 Madison avenue, on the northeast corner of 41st street. It is a four-story stone front house with extension, on lot 25x100. Surgeon Wm. Todd Helmuth was the seller. The price is said to be \$100,000. At a previous sale a few years ago \$45,000 was the consideration.

John Brower has sold about eight lots on the north side of 108th street, between Riverside Drive and the Boulevard, for \$6,000 each, to Congressman S. G. Bayne.

Wm. H. De Forest has sold the four-story stone front dwelling No. 821 Madison avenue, between 68th and 69th streets, 20.5x55 with extension, lot 85, to S. A. Swenson.

Wm. A. Bigelow has sold eight lots, two on the north side of 125th street (each 25x110) and six (each 25x90) on the south side of 126th street, commencing 125 feet west of 7th avenue, to Oscar Hammerstein for improvement, as announced elsewhere. The price was something like \$100,000. Broker, Wm. H. Rosenblatt.

T. J. Kilpatrick has sold for James McDonnell the four-story stone front dwelling No. 70 East 80th street, for \$40,000 to George C. Lyman of the Windsor Hotel.

Presdee & Moore have sold for W. W. Bower one lot on the north side of 96th street, 150 feet east of 10th avenue, 25x100.11, for \$8,000 to John Mulford.

F. E. Barnes has sold for the trustees of the estate of L. Appleby the two four-story brick tenements and stores, 40x75, Nos. 609 and 611 2d avenue, for \$26,000 to F. Wehr.

J. S. Stiger has sold the three-story brown stone dwelling No. 270 West 70th street, 75 feet east of West End avenue, 16.8 x about 50x100.5, for \$13,000 to Rev. Dr. Edwin O. Flagg. Brokers, Skinner & Nellis.

It transpires that the report relative to the sale by B. S. Levy of the second of his West 77th street row was without foundation in fact.

The sale is reported of the four-story dwelling No. 51 East 67th street, 20 x100.5, to Wm. Marks at \$35,000.

M. McCormick has sold for James Phelan one lot on the north side of 106th street, 225 feet east of 2d avenue, 25x100, for \$5,000 to James Flynn.

F. Beltz, attorney, has sold the four-story stone front dwelling No. 1056 Lexington avenue, on the northwest corner of 75th street, 18x85, for \$17,500 to a Mr. Finelite.

South Brother Island, in the East River, near the North Brother and Riker's Islands, has been offered for sale to the city. The matter was referred to the Comptroller by the Commissioners of the Sinking Fund.

A price has been agreed on by the Sinking Fund Commissioners with the trustees of the Church of the Redeemer for the purchase by the latter of the land which they applied for on 82d street and 4th avenue. The Comptroller states that a report will be presented at the next meeting of the Board providing for the sale under certain stipulations and conditions now under consideration.

The Broadway Dry Goods Co-operative Building and Loan Association has been incorporated under the act of 1851, by Walter P. Walsh, N. Judson Stone, Wm. H. Rawlins and Andrew H. Kelly, for accumulating funds to be loaned to members for acquiring real estate, erecting buildings, etc., within twenty-five miles of the City Hall.

Notice is given that the bill of costs relative to the opening of 139th street, from the Boulevard to 10th avenue, will be presented for taxation to the Supreme Court on October 17th.

Messrs. Shipman, Barlow, Larocque & Choate have forwarded certified checks to the Farmers' Loan & Trust Company for \$112,664.84 and \$17,370.42 to Johannes Koop, in payment of the amounts of mortgages forged by James E. Bedell.

Real estate owners are much interested in a new form of search, called a blanket search, which has been prepared by the Title Guarantee and Trust Company. Heretofore it has been necessary for a lawyer in examining a title to make out six different requisitions for as many different offices, put them in and take them out, and, if the closing of the title was adjourned, perhaps repeat this three or four times before he was ready to close.

All the officers have different schedules of fees, and the aggregate has been a very large and very uncertain amount. The Title Guarantee and Trust Company, by the aid of its plant, has been able to offer to take a single requisition on a single sheet and from it make all of the six searches, and deliver the returns on the same single sheet, without putting the lawyer to the trouble of having the six searches to look after and six offices to go to for his returns.

The cost, too, has been reduced about as much as the labor, and a definite fee established for the search. The change is likely to be a great convenience to lawyers and a great relief to their clients, who can at once compute what the amount of the disbursements in any given case should be. It will put a stop to the extravagant expenditures for so-called searches, which many attorneys have been too prone to make. If they do not use the blanket search clients can still see that they do not too much exceed its cost.

Brooklyn.

Notice is given that property in arrears for taxes of 1882 to 1886 will be sold at Room 11 in the City Hall, Brooklyn, at 2 o'clock, on October 10th.

On Tuesday, October 9th, Adrian H. Muller & Son will sell, by order of the executor and trustee, 304 choice lots, forming part of the Hunt estate, situated on 1st, 2d, 3d, 4th and 5th avenues and 58th, 57th and 56th streets.

On Thursday, the 11th inst., A. H. Muller & Son will sell eight four-story brown stone front flats, with stores, at Nos. 1000 to 1014 Fulton street. These properties are located between Grand and Clason avenues, and are in a rapidly improving neighborhood, within fifteen minutes of the Brooklyn Bridge, and within a stone's-throw of an "L" road station. The sale is peremptory, and affords an opportunity to buyers to obtain some real estate which is certain to speedily enhance in value. The sale will take place at the New York Real Estate Exchange.

Charles A. Seymour & Co. have sold the Peter C. Cornell mansion No. 222 Columbia Heights, corner of Pierrepont street, consisting of a four-story brick and stone dwelling, 35x75, to Daniel J. Leggett, of the banking firm of Whitehouse & Co., of New York, for about \$75,000.

J. P. Sloane has sold for Moses T. Babbington the three-story and basement frame dwelling, with lot 25x100, No. 151 Oakland street, to Ralph L. Newton for \$4,800.

Felix R. McCloskey has sold the two-story brown stone house, 20x42x 80, No. 387 Tompkins avenue, to William J. Pierson for \$6,000.

Corwith Bros. have sold for Jennie A. Williams the house and lot north-east corner of Norman avenue and Diamond street to Ann Boyle for \$6,500.

J. H. Sillick has sold for Wm. Rapalye and John H. Ireland sixty-four lots, comprising two blocks bounded by Eastern Parkway, Belmont and Alabama avenues and Hinsdale street, to John Rathbone for \$30,000; also the gore, containing about five lots, on the northwest corner of Broadway and Putnam avenue, for James Demarest for \$15,000, and for Moore &

Lequesne the three-story brick apartment houses on the north side of Quincy street, 265 west of Ralph avenue, to James Demarest for \$33,000.

Thomas H. Brush has exchanged the six four-story brown stone stores and flats Nos. 1031 to 1041 Bedford avenue, southeast corner of Clifton place, 20x76x100 each, on which there is a mortgage of \$62,000, with Max Moses. Mr. Moses sells to Mr. Brush twenty lots on the east side of Lewis avenue, extending from Greene to Lexington avenue, and five lots on the southeast corner of Lewis and Lexington avenues.

CONVEYANCES

	1886. Oct. 1 to 7, inclus.	1887. Sept. 30 to Oct. 6, inclus.	1888. Sept. 27 to Oct. 3, inclus.
Number.....	337	393	367
Amount involved.....	\$1,640,928	\$1,565,722	\$1,318,901
Number nominal.....	75	70	76

MORTGAGES.

	1886. Oct. 2 to 8.	1887. Oct. 1 to 7.	1888. Sept. 29 to Oct. 5.
Number.....	309	277	274
Amount involved.....	\$1,359,660	\$903,683	\$899,718
Number at 5 per cent. or less....	144	150	153
Amount involved.....	\$930,425	\$589,987	\$524,515

PROJECTED BUILDINGS.

	1886. Oct. 2 to 8.	1887. Oct. 1 to 7.	1888. Sept. 29 to Oct. 5.
Number of buildings.....	155	86	70
Estimated cost.....	\$591,955	\$350,155	\$221,660

Out Among the Builders.

A handsome theatre, which will be one of the largest and finest in the city, is to be erected on 125th street (running through to 126th street), 125 feet west of 7th avenue. The owner is Oscar Hammerstein, the editor of the *United States Tobacco Journal*, who has purchased two lots on 125th street and six on 126th street. Work will be commenced on the theatre on October 15th, and the intention is to have it finished for the next season. The 125th street frontage will probably be devoted to stores. The area of the theatre itself will be 90x150 feet, the design of which will be made by J. B. MacElfatrick & Son. The cost is not yet estimated.

Dr. Wm. H. Jackson will shortly commence the erection of a five-story store building, 21x41 in size, at No. 3 Burling Slip, near the northwest corner of Pearl street. It will have a brick front, with granite trimmings, and will cost about \$10,000. The old two-story and mansard roof frame and brick building on the site, which will be torn down to make way for the improvement, was purchased by the grandfather of the present owner 156 years ago, and has been in the family ever since.

George M. Walgrove has plans on the boards for three five-story flats of brick and stone, with improvements, 25x75 each, which Thomas J. and George Jenkins will build on the north side of 130th street, 100 feet east of 8th avenue. Cost, \$60,000.

William Rankin will shortly build two six-story brick and brown stone front tenements, 19 and 26x89, at Nos. 3 and 5 Sheriff street, the single one, to have two families, and the double four families, per floor, their estimated cost being \$37,000. Plans are being prepared by M. L. Ungrich. The same architect has sketches on the boards for a two-story and mansard roof frame hotel, 35x50, to be built by Edward Johnson on the east side of Jerome avenue, a little south of Woodlawn Cemetery.

Geo. B. Pelham is drawing plans for a five-story brick and stone front tenement with store, 24.1x40, to be built by John Schuback on the east side of 9th avenue, 75 feet north of 96th street, to cost \$12,000.

Thom & Wilson are the architects for the six flats which John Casey will build on 88th street, east of 4th avenue, reported in this column on the 22d ult. They will have brick and stone fronts, two families per floor, and will be 25.8 and 25.6x86.8 in size, their estimated cost being \$103,000.

Daniel D. Lawson will build a four-family five-story flat at No. 224 West 16th street.

Will. A. O'Hea has plans prepared for five five-story flats to be built on southwest corner of 8th avenue and 103d street, by Herrman Masche. The corner will be 20x85, and the others 20x70 each.

Richard L. Walsh, of No. 12 Dutch street, has plans for a five-story tenement, 25x85, to be built for Marks Arnheim on the east side of Elizabeth street, 75 feet north of Grand street.

John H. Deeves will build a five-story tenement, 25x65, on the south side of 120th street, 150 east of Pleasant avenue. He is drawing the plans himself.

John C. Burne has the plans under way for eight five-story brick and stone front flats to be built by Cotter Bros. on the east side of Willis avenue, between 143d and 144th streets. The corners will be 25x81 and the others 25x65 each, and their cost is estimated by the architect at \$170,000. The same architect has plans for five five-story tenements to be built by Harry Muldoon on the southeast corner of Avenue D and 10th street, the corner 25x88 and the others 25x65 each. Cost, about \$90,000. The latter was referred to last week.

O'Connor & Freeman have plans for a four-story apartment house, 35x76, for the estate of J. J. Kelly. It will be erected on the northeast corner of 3d avenue and 42d street.

Rentz & Lange have plans for a five-story tenement, 25x96, of stone, brick and terra cotta. J. & G. Schreiner, Jr., will build it on the northwest corner of Delancey and Lewis streets. Cost, \$28,000.

George W. Walgrove has plans for alterations to No. 237 West 50th street. O. T. Mackey, owner.

There is a plan on foot to build another theatre on 42d street, a little west of Broadway. Designs are being prepared. Further information will be given shortly in these columns.

James Flynn will build a shop on the north side of 106th street, commencing 225 feet east of 2d avenue.

Jobst Hoffman has completed plans for a four-story extension to No. 299 Broome street. Maria Theresa Koempel, owner.

J. B. MacElfatrick & Son are prepared to let the contracts for the new theatre at Bridgeport, Conn. It will cost about \$85,000.

Louisa, wife of Louis M. Jones, of Hoboken, will improve two lots at Nos. 170 and 172 Clinton street with stores and tenements.

Phillipina Schappel will build three tenements on the east side of Varick street, 171.7 north of Rivington street.

The Park Commissioners received four bids for constructing the addition to the Museum of Natural History. The names of the bidders were W. & T. Lamb, Jr., Edward Frank, Richard Deeves and James B. Smith. The contract was awarded to the last named, his total bid being \$342,610, which was only about \$3,000 lower than that of Richard Deeves. Each of the bidders deposited \$3,500, or 5 per cent., of the \$70,000 bond required. The building is to be completed in 300 days.

Brooklyn.

Montrose W. Morris has plans on the boards for a handsome two-story brick and stone stable, 40x46, to be erected on Waverley avenue, at the rear of the recently erected Arbuckle mansion on Clinton avenue.

Th. Engelhardt is preparing plans for seven three-story and basement brick dwellings, six 20x50, and one 25x50, to be erected on the northeast corner of Vernon and Lewis avenues, for Max Hallheimer, to cost \$40,000, and a four-story double frame tenement, 25x60, and one-story stable, 25x15, on the south side of India street, 125 west of Manhattan avenue, for Christian Siebers, to cost \$7,000.

Amzi Hill has prepared plans for four three-story brick flats, 17x55, to be built on Howard avenue, between Herkimer street and Atlantic avenue.

Robert Dixon is at work on plans for a three-story frame store and flat, 19.6x60, to be erected on the north side of 19th street, 100 west of 9th avenue for Patrick Green, to cost \$4,800.

Thomas H. Brush will build several detached houses on Lewis, Greene and Lexington avenues, and a row of brick flats on the southeast corner of Lewis and Lexington avenues.

William Corrigan will build either brick or frame flats, on plot 180x100 on the south side of 19th street, 90 west of 7th avenue.

The Fire Department are to build a new hook and ladder house in the 8th Ward, on 39th street, near 4th avenue, and a new engine house in the 26th Ward.

A. W. Deiter will add two stories to his hotel, Nos. 367 to 373 Fulton street.

Laurence B. Valk & Son are about to begin plans for a handsome church, to be erected on Reid avenue.

Out of Town.

CLINTON, CONN.—E. F. Gaylor, of Brooklyn, is the architect for a two-story and attic frame cottage, 30x30, to be erected here for S. C. Blaisdell.

HOBOKEN, N. J.—Three flats, two 25x78 and one 25x81, with all improvements, four stories high, constructed of brick and stone, are to be built on the southeast corner of Bloomfield and 14th streets at a cost of \$40,000. F. W. Frerichs, owner. Rentz & Lange, architects.

NEW HAVEN, CONN.—L. B. Valk & Son have plans for the Third Methodist Episcopal Church for this place. It will be a brick structure. 72x107, with terra cotta enrichments, and will cost \$18,000.

SYRACUSE, N. Y.—J. B. MacElfatrick & Son are preparing plans for a \$200,000 theatre which Moore & Lynch will build here. It will be 133x153, and is to seat \$2,100 people. H. R. Jacobs will be the lessee.

Contractors' Notes.

The Department of Public Charities and Correction will receive bids until 9.30 A. M. Tuesday, October 9, for reconstruction of the plumbing at the Essex Market prison; for construction, setting, etc., of a boiler at Bellevue Hospital; for the same work between the new pavilions of the Almshouse, Blackwell's Island, and for materials and work for steam heating the east end of the Retreat, Blackwell's Island.

The Department of Docks will receive bids until noon, Monday, October 15th, for removing the present pier, etc., at the foot of East 38th street and erecting a new wooden pier, crib bulkhead, etc., on the site.

Special Notice.

John Stewart, the real estate agent and broker, has greatly increased his clientage since he enlarged his office last year at No. 958 8th avenue, near 57th street. He has made a specialty of builders' loans of late more than in previous years. Mr. Stewart is one of the best known amongst west side agents, having been established in the real estate business for upwards of a quarter of a century. He has a branch office at No. 221 West 15th street.

There is a report that the Mormons have a scheme under way to emigrate from the United States to Mexico. It is stated that the Church authorities, through a New York syndicate, have bought four million acres in Mexico, and that the Mexican government have made valuable concessions looking towards the improvement of ten million acres of timber and mining lands. A further assertion is made, which tends strongly to cast a doubt on the truth of the whole report. It is said that "the names of all the male members of the Church are thrown together in a box and then drawn out. Every tenth name is marked for departure to Mexico, and, after the drawing has taken place, every tenth man gets a notice, and a certain length of time in which to dispose of his worldly possessions and take his departure is allowed him. Many of them object to the emigration, even after they have been drawn, but the order of the Church is imperative, and they are threatened with eternal damnation unless they obey instructions." This part of the story sounds like the invention of some caterer to the prevailing anti-Mormon prejudice.

The Hemenway expedition has discovered that so extensive and complete were the irrigating works of the ancient inhabitants in Southwestern Arizona that the valley of the Gila was at one time able to support 200,000 people. The country is now of a desert character, except where modern irrigating works have been established. The ancient ditches carried the water across the flat land between the Gila and the Salt Rivers, and they were so well constructed that the present settlers can utilize them in parts.

Madden, Luke to John G. Price. Wallabout st, s s, 425 e Bedford av, 25x100. Sept. 24, 2 years, 5%. 500
Magan, Frederick L. to Gertrude E. Bergen. Flatbush. Ocean av, centre line, adj land George Lot, runs north 828 x east — x south — x east — x south — x west to beginning, Flatbush. Sept. 26, 1 year. 200

Alexander H. Anderson. Graham av, w s, 50 n McKibben st, 25x100. Oct. 1, 3 years, 5%. 3,500
Scholl, Louisa wife of John to Joseph Von Hatten. St. Marks av, s s, 80 e Rockaway av, 20x75. Aug. 30, due Oct. 1, 1893, or installs. 5%. 1,500

Wiltshire, Bella to Louisa C. Bonert. Carroll st. P. M. Oct. 2, 1 year, 5%. 4,500
Wilmer, Lydia W. wife of and John R. to The Williamsburgh Savings Bank. Bushwick av, n e s, 18.9 s e Bleeker st, 18.9x79.8. Oct. 2, 1 year, 5%. 1,675

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.

SEPTEMBER 28 TO OCTOBER 4—INCLUSIVE.

Adler, Simon and Henry S. Herrmana to Frederick H. Allen. \$3,057
Alvord, Susan to Susan Alvord and ano. exrs. Alonzo A. Alvord. 8,500
Same to same. 8,000

Table listing names and amounts, including Strauss, Charles T. to Catharine E. Agatz, Sillick, Esther H. to Amelia S. Dunn, Spears, Joseph exr. Goodlet French to Fredrika and Louise Probst, etc.

Table listing names and amounts, including Wickes, William W. trustee for Mary W. Rossiter to The City Savings Bank, Same to same, Wiggins, James T., New York, to John Delmar.

CHATELS.

For New York and Kings County Chattels see pages 1214, 1215 and 1216.

JUDGMENTS.

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

NEW YORK CITY.

Table listing judgments for New York City, including Sept. and Oct. entries for Abel, W A, Austin, Besson J, Atchison, Thomas A, Aicher, Eugene, etc.

Table listing judgments for Kings County, including entries for Duffy, George C—Margaret S Kingsland, Duff, James C—B J Falk, Duchart, Anna—W A Durbin, etc.

KINGS COUNTY.

SEPTEMBER 27 TO OCTOBER 3—INCLUSIVE.

Table listing judgments for Kings County from Sept 27 to Oct 3, including Acor, Kate to David Thornton, Aldrich, Spencer, New York, to Henry J. Schenck, New York, Almiral, Joseph J. to Edward F. Patchen, etc.

Table listing names and amounts, including Lyles, James H., Lefevre, Alfred M., Longbotham, Ernest, etc.

Table listing names and amounts, including Saitta, Philip S., Staudring, John, Salter, John T., etc.

Table listing names and amounts, including Brooks, John F., Bauer, Paul, Cocks, Samuel W., etc.

KINGS COUNTY.

Table listing names and amounts under Kings County, including Altman, Charles, the same, etc.

SATISFIED JUDGMENTS.

Table listing names and amounts under Satisfied Judgments, including Alexander, David, Bentham, William, etc.

Table listing names and amounts, including Froehlich, Lionel-L G Bloomingdale, Frohman, Charles-J F Delury, Fitzgerald, Mary and James-Patrick Lenane, etc.

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

KINGS COUNTY.

September 28 to October 4-Inclusive.

Table listing names and amounts for Kings County, including Brandeis, Leopold-P Schmitt, Cohen, Henry-S Downing et al, Durack, William-G H Plunkett, Jr, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including 29 Eighth av, e s, 50 s 148th st, 25x100, Oswald Wirz agt Frances Hart, etc.

Table listing names and amounts, including Barron & Barron agt Anton and Maximiliana Ehrmann, owners and lessees and contractors, and John G. Wendel, lessor, etc.

Editor RECORD AND GUIDE: GENTLEMEN-The lien filed against me on Sept. 28, by John W. McKnight, is an injustice. I gave Mr. McKnight a contract for \$700 to concrete my cellar; he also did some other work for me, for which I have paid him. The cellar contract has never been completed; as a proof of it I have taken estimates from Matt Taylor and other responsible houses, who want \$700 to finish what Mr. McKnight called a completed job, and the lowest estimate for doing so is \$500. I shall put other contractors on the work and charge the same to his contract, and shall commence immediate action to compel cancellation of the lien and prosecute McKnight for damages that his defective work has caused to the machinery of my building. Yours respectfully, CHAS. A. GERLACH.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including 28 Bergen st, n s, 325 w Rockaway av, 50x100, Edward Mullen agt John H. Purdy, owner, etc.

Table listing names and amounts, including Same property, Benjamin Barton agt same, Same property, Jesse Johnson agt same, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including 29 Christopher st, No. 9, n s, 236 e Waverly pl, N. Y. Roofing Co. agt John Davidson and Henry G. Gabay, as general assignees, etc.

* Discharged by depositing amount of lien and interest with County Clerk. † Cancelled of record by order of Court on filing of bond. ‡ Discharged by order of Court.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including 28 Floyd st, No. 240, s s, 135 e Throop av, Dan-nat & Pell agt Mrs. B. Mohr and William Pfau-pach, etc.

Table listing real estate transactions in Kings County, including addresses, parties, and dates.

KINGS COUNTY.

Table listing real estate transactions in Kings County, including addresses, parties, and dates.

LIS PENDENS, KINGS COUNTY.

Table listing real estate transactions in Kings County, including addresses, parties, and dates.

RECORDED LEASES.

Table listing recorded leases with columns for location, terms, and per year rates.

CHATTELS.

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

NEW YORK CITY.

SEPTEMBER 28 TO OCTOBER 4—INCLUSIVE. SALOON FIXTURES.

Table listing saloon fixtures in New York City with columns for name, address, and amount.

Table listing household furniture with columns for name, address, and amount.

HOUSEHOLD FURNITURE.

Table listing household furniture with columns for name, address, and amount.

Rothman, J to J W Schuh (C J Hesse, Aug 9, 1888) 300
Sanfield, H to W H Maisner (I Baumann, Aug 22, 1888) nom
Secor, H H to L B Crane (Marie E Morse, April 16, 1888) val consid

McGill, P. 32 Elm... R Silverman and Hinsdale st. 100
McKeever, Maggie. Glennmore av and Hinsdale st. 200
Miller, Kate. 93 Washington... Fennell & Co. 164

ASSIGNMENTS OF CHATEL MORTGAGES.
Godwin, Susan to Henry Bloch (mort. made by L Oerzen, Sept. 13, 1888). nom
Pietrowski, Esther D, to Charles C Munch. J Stoll. (June 18, 1888.) 100

NEW JERSEY.

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

KINGS COUNTY.

SEPTEMBER 27 TO OCTOBER 3—INCLUSIVE.
SALOON FIXTURES.

Albert, J. 129 Butler... Williamsburgh B Co. \$150
Buckley & Marshall. East New York av, s e cor Atlantic av... Danenberg & C. 800
Bohan, D J. 1215 Atlantic av... Williamsburgh B Co. 427

Riddick, H. 131A Hull... C Palmer. 131
Scott, Elizabeth. 861 Bridge... Agnes C Green. 650
Sharkey, P J. 128 Concord... J Moriarty. 299

ESSEX COUNTY.
CONVEYANCES.

Ayers, H F—H Reilly, Lafayette st... \$900
Ayers, L S—T P Denning, Elm st... 750
Ballard, G M—same, 69 lots on W H and E W McClave map on South 17th st, South 18th st and South 19th st... 12,000

MISCELLANEOUS.

Bargmann, L. York st, n e cor Greene lane... J H Rehse. Grocery. 1,700
Benedict, W R. 67 1/2 Bond... L Benedict. Printing Establishment. 1,000
Campbell & Schmidt... P Barret. Wagon. 187

HOUSEHOLD FURNITURE.

Ackerman, C W. 1180 Greene av... H Spies. 100
Anderson, Louise. 262 Schermerhorn... I Mason. 325
Aldridge, Eliz M. 117 Lawrence... Mary W Harman. 1,500

BILLS OF SALE.

Allgeir, Eva. 202 Jefferson... J Franz. Cigar and Fancy Store. 150
Hansen, M N. 522 3d av... Caroline Langbein. Cigars, &c. 225

MORTGAGES.

Batley, S J—E J Van Ness, Kearney st... 750

Table listing names and addresses in Hudson County, including Boehm, Louis; Bolia, C A; Brady, James; Cadmus, Catharine; Denning, T P; Duffey, J T; Durbrown, W B; Elin, Fanny; Genung, I M; Hagen, James; Hall, M D; Hunt, R E; Kasch, Martin; Keller, F A; Laninger, S K; Liebster, Mary; Marsh, Edmund; McLoughlin, Ann; McLellan, G H; Morris, A T; Morrison, J G; Mueller, Henry; Rhoades, C K; Ruppel, Bernard; Searle, Joseph; Seely, Uriah; Strans, Morris; Taylor, E E; Thompson, John; Trautz, August; Tuers, Joseph; Van Duyn, George; Walther, C F; Willis, J F; Wood, Joseph; Wregmann, A W.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including Albe, Gus; Cassale, James; De Wolf, Geo; Doty, I N; Doty, I N & Co; Grossman, Rudolph; Hasson, P F; Kopp, Charles; McLean, J P; Mellor, John; Muenres, Gustav; Oberst, G N; Record, Walter; Rowe, Alishu; Theuer, L G; Wooby, S P.

JUDGMENTS.

Table listing judgments in Hudson County, including Burekhardt, Philip; Drake, I H; Garrigan, B M; Hahn, J H; Mayor, &c; Murray, M H; Saratello, Guiseppe; Schumann, Joseph.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Appleby, J C; Barnes, Emma; Bergeman, Catharine; Bloodgood, F W; Bonn, J H; Bose, C H; Braden, James; Cadmus, Catharina; Caffrey, Annie E; Cassidy, G W; Cattaneo, Frederick; Central New Jersey Land; Coe, Elizabeth; Costello, Joanna; Culla, John; Cummings, James; Dayton, A B; Dubois, Elizabeth; Ehmann, Barbara; Faulkner, E J; Flood, Thomas; Foffey, Daniel; Gaines, Henry; Garrick, John; Gregory, G S; Haaren, J W; Hart, J D; Heck, J W; Hexamer, Helen; Honiss, John; Howard, James; Inhabitants of Union; Jungling, Julia; Kane, T J; Ker, W H; Kissam, J W; Koster, Henry; Masker, J H.

Table listing names and addresses in Bergen County, including Massormean, Virginia; Meinken, Henry; Molini, H G; North Jersey Land Co; Parker, C J; Pleiffer, G W; Rich, Ellen; Robb, William; Roberson, Horace; Ruh, Peter; Sands, Rodman; Schremser, Alice; Schwartz, Sarah; Sharp, Edwin; Sherwood, T P; Sisson, Mary E; Squire, G A; Steffens, Elizabeth; Stuhr, Henry; Symes, J H; Tappen, Catharine; Toffey, J J; Toffey, Daniel; Van Alen, Mary; Vreeland, Mary; Vreeland, Jane; Waldenberger, Emil; Ward, G E; Westervelt, D P; Wittiger, Joseph; Wolf, Margaret; Zimmermann, Henrietta.

MORTGAGES.

Table listing mortgages in Bergen County, including Beeton, Helen; Blake, G H; Blasius, Mathias; Bradford, Turner; Braden, J N; Brown, J R; Burch, Nora; Burroughs, C W; Byrne, Henry; Cahill, John; Carstens, H O; Combes, Mary; Connelley, Martin; Corning, W O; Crome, Ernest; Dodge, C S; Edelstein, John; Exton, Maria; Farrier, Agnes; Fliedner, Henry; Forst, Catharine; Forst, John; Fox, J C; Furcor, W A; Gaynor, H F; Gibson, Edward; Glenn, W H; Grace, W S; Greenawald, L D; Griffing, Abbie; Gritt, William; Hart, J D; Hartung, E A; Hermaus, C P; Hoboken Land; Ickler, J H; Jackson, Eliza; Kenny, Edward; King, John; Kohlhund, Cresencia; Leeds, Albert; Lightfoot, Robert; Loury, Rosa; Mahony, Thomas; Maloney, Patrick; Martens, Metta; Mason, George; McCloud, Leonard; McGuire, Mary; McNalley, Daniel; Michel, Marie; Mogridge, John; Moore, E H; Mouris, J A; Mueller, Ludwig; Muller, Gustave; Newbold, George; Northrop, J P; Paul, Christian; Pesenecker, Christopher; Pickett, Bridget; Prochnow, Bernhard; Puckeridge, V L.

Table listing names and addresses in Essex County, including Reid, John; Reider, J R; Reilly, Anna; Reynolds, Thomas; Rohloff, Charles; Ryan, John; Sandford, Squier; Scarlett, John; Seitz, Arthur; Schmitt, Louise; Siefke, Louisa; Sullivan, Cornelius; Taylor, I S; The trustees of the Palesaid; Tindell, Henry; Tumulty, Philip; Turner, H E; Vatta, Theresa; Von Stegg, Amalie; Wagner, Oscar; Wells, Alinda; Wheeler, William; Wier, John; Woehl, Joseph; Yaeger, Adam; Zeitler, Casper.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including Brane, C H; Collins, Martin; Cooney, James; Erhard, Adam; Grossekopf, Herman; Grunwald, August; Hermans, C P; Kolle, Henry; Larsen, A M; Lawless, Matthew; Lischke, Anton; Lutvogdt, Herman; Mauker, Albert; Rose, G C; Rousby, Lizzie; Rusch, Wm F; Schmidt, Bernard; Schmidt, Conrad; Seely, Isaac; Shannon, James; Shaughnessy, Thomas; Smith, Josephine; Steffens, G W; Stilwagon, William; Weir, D J; Wells, E S; Wendall, John.

BILLS OF SALE.

Table listing bills of sale in Essex County, including Bearnse, John; Cordts, Henry; Hall, F R; Steinbruch, Henry; horses, trucks, &c.

JUDGMENTS.

Table listing judgments in Essex County, including Aeschbad, Jacob; Capuana, Michele; Hilpert, J A; Huek, Frank; Kanenbly, Martha; Lowe, Catharine; Same; Same; McGuinness, Elizabeth; Winkler, Robert.

MISCELLANEOUS.

FIRST YEAR'S SHOWING OF THE LAWYERS' TITLE INSURANCE CO. OF NEW YORK.

This Company, at 120 Broadway, completed its first business year on July 31st. In presenting his annual statement, Mr. Coggeshall, the president, says: "As it was organized for the purpose of insuring titles after examination by counsel selected by dealers in real estate from among those approved by the Company, making insurance additional security to the certificate of counsel, a comparison seems proper between the results of its methods and those of other companies operating on the entirely different principle of examination as well as insurance of title by a corporation. For this purpose there is also presented the report of the largest and oldest of the only other Title Companies of this city (organized in 1882), of

its condition June 30th, 1888, as filed in the office of the Superintendent of the Bank Department.

"A comparison of these statements will show that the Lawyers' Company has a full paid capital of \$500,000, while the other has \$914,300 subscribed and paid of a capital of \$1,000,000; that plant, which is not available as a cash asset, represents in the statement of the Lawyers' Company less than \$14,000, while in the statement of the other company it represents more than \$450,000, and that the net cash resources of the Lawyers' Company after one year of business, and on a capital of \$500,000, amount to nearly \$525,000, while the net cash resources of the other company, after six years of business and on a paid capital of \$914,300 amount to a little over \$530,000."

The report in full is as follows:

**CONDITION OF THE
LAWYERS' TITLE INSURANCE CO.
OF NEW YORK,
August 1, 1888.**

Organized April 18, 1887. Began business July 18, 1887.

ASSETS.

U. S. 4 per cent. Registered Bonds 1907, Guaranty Fund...	M'tk value	\$347,224 21	
do	" "	30,570 00	
N. Y. City 3 per cent. Registered Bonds.....	" "	103,250 00	
Cash deposited in U. S. Trust Co.....		32,000 00	
Cash deposited in Bank of America.....		3,847 85	
Cash deposited in office.....		432 58	
Ledger balances due August 1, 1888.....		13,867 24	
Cash Assets.....		\$531,191 92	
Bureau of information (Plant less than 1-5 of cost).....	\$13,879 61		
Office furniture.....	1,823 06		
Library.....	151 90	15,854 57	
Total Assets.....		\$547,046 49	

LIABILITIES.

Capital Stock.....	\$500,000 00		
Rent accrued.....	1,500 00		
All other debts.....	4,719 00		
Surplus.....	40,827 49	\$547,046 49	

New York, August 1, 1888.

ADDITIONAL STATEMENT.

Total receipts of all kinds from commencement of business July 18, 1887, to August 1, 1888 (12½ months).....	\$131,639 20		
Total payments from organization April 18, 1887, to August 1, 1888 (15½ months), including all expenses of organization and office expenses.....	\$39,623 00		
Paid for plant and charged to expense account.....	58,130 95	97,753 95	
Surplus cash receipts.....		\$33,885 25	

New York, August 1, 1888.

By way of comparison Mr. Coggeshall reprints the last official statement of the other company referred to, as follows:

**REPORT SHOWING THE CONDITION
OF THE**

TITLE GUARANTEE AND TRUST CO.

On the thirtieth day of June, 1888, at the close of business on that day, made to the Superintendent of the Bank Department, as required by Section 219 of Chapter 409 of the Laws of 1882:

RESOURCES.

Bonds and mortgages, as per schedule A	\$288,400 00		
Stock investments at market value, as per schedule B.....	317,812 50		
Amount loaned on collaterals, as per schedule C.....	13,760 00		
Cash on deposit in banks or other moneyed institutions, as per schedule D.....	2,920 73		
Plant accumulated representing an expenditure of and now worth.....	450,133 57		
Amount of assets not included under either of the above heads, the items of which are fully set forth in schedule E.	27,220 40		
		\$1,100,247 00	

LIABILITIES.

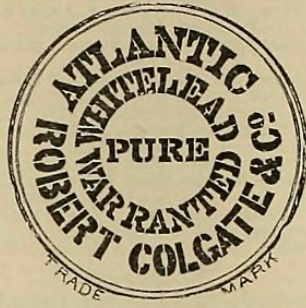
Capital stock subscribed.....	\$914,300 00		
Capital stock paid in cash.....	914,300 00		
Surplus fund.....	71,414 47		
Accrued rents and running accounts (estimated).....	4,200 00		
Temporary loans, principal..	110,000 00		
Temporary loans, accrued interest.....	332 53	114,532 53	
		\$1,100,247 00	

Of the above capital stock \$400,000 was paid in for the purpose of paying for searches, abstracts, indexes, maps and copies of records, and is required to be separately stated to the Banking Department.

SUPPLEMENTARY.

Total amount of interest, commissions and profits of every kind received during the last six months.....	\$83,283 33	
Amount of expenses of the institution during same period.....	69,789 07	
Amount expended in procuring searches, abstracts, indexes and copies of records (plant) during last six months.....	34,547 59	

**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.**
Atlantic White Lead & Linseed Oil Co.,
287 PEARL STREET, New York..

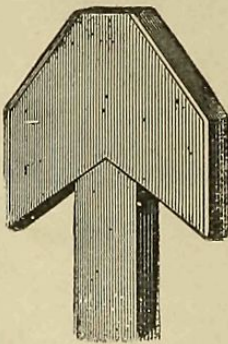
**A. KLABER,
Steam Marble Works,
238 to 244 East 57th Street,
At 2d Av. Elevated R. R. Station, NEW YORK.**

**Material Men's Mercantile Association,
LIMITED.**



Reports and Ratings on BUILDERS & CONTRACTORS. Daily Information as to Liens affecting Subscriber's Customers. A Bureau of Quick and Reliable Information for MATERIAL MEN.

154 NASSAU ST., Tribune Bldg., NEW YORK.



**THE WELCOME
CHIMNEY CAP.**

Patented July, 1880. Absolute Success! Positive Guarantee! Thirty days' trial without pay. After being used for three months purchasers, if not entirely satisfied, will have their money refunded, therefore no risk.
C. H. L'Amoureux
Patentee and Man'fr,
316 HUDSON ST., N. Y.
Rights to manufacture for sale.

FOR SALE By All Hardware Dealers
THE FORSTNER AUGER BIT.

THE FORSTNER BIT can be guided in any direction regardless of grain or knots, leaving a true polished surface. For Fine Car-penter, Cabinet and Pattern Work. Boring Smooth, Round, Oval or Square Holes. Moulding, Scalloping and Screen Work. Can be seen in operation at the American Inst. Fair, 3d Av. and 63d St., N. Y. Send \$8.25 for set (8-8 to 11-8), in fine cloth case, or 50c. for 4-8 sample, mailed free. Illustrated Price List on Application.

THE BRIDGEPORT GUN IMPLEMENT CO., N. Y. Office, 17 Maiden Lane.



HILL'S PATENT INSIDE SLIDING BLINDS.

These blinds require no hinges, all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. Being easily and rapidly operated they neither rattle nor get out of order. They economize space by doing away with pockets and the necessity of furring out, and can be removed and replaced instantly without even drawing a screw. They require no special frame as they can be attached with equal facility to any window. For workmanship or style these Blinds are not excelled by any in the market.

Call and see them or send for catalogue. Mention "Record and Guide."
Also Improved English and American "Venetian Blinds" in any desired wood beautifully finished

VENETIAN BLIND CO.

Brooklyn, 16 Court Street Room 314, 18 Cortlandt St., N. Y.
Telephone Call, 735 Brooklyn N. Y. Telephone, 597 John.

MISCELLANEOUS.

W. & J. SLOANE

are now offering over 500 patterns of the best

**BODY BRUSSELS
CARPETING,**
new goods, at a great reduction from last season's prices.

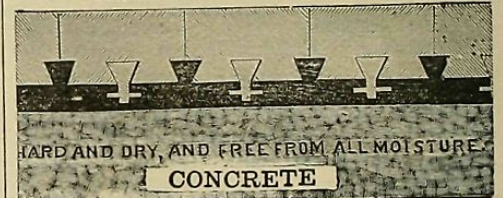
Broadway, 18th and 19th Streets,
NEW YORK.



BRICK SET AND PORTABLE
IRON PIPE AND FITTINGS.
MANUFACTURED BY
JANES & KIRTLAND 1346 Broadway.

JOHN W. MORAN
(Successor to J. W. & H. C. MORAN.)
Blue Stone Dealer
Hamilton Av., Cor. Hicks St., P oklyn.

The "Nightingale" Wood Block Tiling
GUARANTEED FOR A TERM OF YEARS.



Over 5,000,000 square feet laid. On ground, on fire-proof, rough undressed boards and wooden joists or other floors. In any style, rough enough for a factory or artistic enough for a ball or drawing-room. Prevents malaria. Each block firmly keyed to sub-structure by metal keys dove-tailed into under sides of blocks, other extremities of keys embedded in damp-proof composition, which prevents dry-rot. Each block keyed independently of its neighbor to substructure. Composition is forced into groves traversing sides of blocks binding them to each other and foundation. Adopted extensively for many years in places where tiles, parquet, marble, etc., are often laid. Advantages being its thorough solidity, immovability, noiselessness and warmth.
Nightingale Floor Improvement Co.,
151 BROADWAY, Rooms 3, 4 and 5, - - - NEW YORK