

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST

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C. W. SWEET, 14 & 16 Vesey St.

J. I. LINDSEY, Business Manager.

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IN addition to a gloomy outlook, the Stock Exchange has to encounter the disappointment of the public at the results to the railroads of last year's crops and from the coal deal. Anyone who had a year ago predicted such results would have been received with scoffings. At that time everything was of the rosiest tint, all stocks were to pay dividends, and those paying them already to increase them. The railroad managers did their best to encourage that view. The outcome has been, the matter considered as a whole, that the passings of dividends have more than offset their increase or renewal. It is not surprising, then, that the public look askance at railroads' stocks when they consider either the near past or near future. That there is plenty of money in hands eager to invest it is evident, not only by the bank returns, but also and more emphatically by the way in which new loans with ample security though promising but small returns are over-subscribed. The supply of investments of sterling quality is unequal to the demand. The industries, too, are the only class of stocks active and in any sort of demand. It is not that buyers have any sentimental preference for the industrials by any means, but that they are the only securities in the speculative class that offer chances of profit. The railroads have failed them and they are turning to others. Having last year over-discounted their expectations, the public are now discounting their disappointments. They are as likely to overdo the last as they did the first. As yet they have not done that. The condition of the railroads, as a whole, cannot be considered at all satisfactory if judgment may be made from current reports, putting aside the losses which may be expected from flood, interrupted farming and the consequences both of those will have on general business. Atchison led the advance last year because of the peculiarly favorable position it was in to profit from the early crops; to-day it is endeavoring to effect a composition, with what result is still in doubt, with its income-bond creditors; on the Eastern Trunk lines where the policy is generally more wise and peaceful than elsewhere, rates are low and uncertain; Southern roads are affected by the poor conditions of business in the territories they explore; the Northwestern roads, even the best of them, stand in an attitude of the gravest suspicion towards each other, refraining from distributing enlarged profits to their stockholders in order probably that they may be financially strong should any of their competitors assume a belligerent attitude; in the Southwest the aggressive policy of Missouri, Kansas & Texas threatens mischief to itself as well as to the other roads in that region, while the threat of Atchison to cut rates wholesale shows how demoralized matters are there, and lastly the coal combination has to undergo the ordeal of the courts, to say nothing of investigation elsewhere. The picture is almost dark and true enough to suggest that an improvement must be at hand. The attitude of the public, however, toward railroad stocks, not an unnatural one under the circumstances, is likely to endure for some time, and stocks must suffer in consequence. Of course, it is not a permanent one. When the situation improves public buying will put up stocks again, and the expectations and disappointments of last year will recur as they have before, but at the moment not only is the inciting cause of a buying movement unapparent, but there is much to deter buying, and by the same reason to encourage selling.

THESE are dull days on the London Stock Exchange. The banker's clearings on stock exchange pay days for the first four months of this year do not make a very good showing. Compared with last year when business, although very profitable, was rendered active by the after consequences of the Baring crisis, the returns show a decrease of about \$125,000,000, or 7 per cent, while compared with 1890 when stock exchange speculation was at its height to more than \$535,000,000, or 23½ per cent. Moreover, practically the whole of this difference is due to a falling off in speculative transactions. Yet the general conditions are not so

very unfavorable. Trade, no doubt, is comparatively quiet, and profits are upon a restricted scale; but still it is claimed that if accidental circumstances could be eliminated the result would not be so very unsatisfactory. The decline in the prices of commodities is in large measure but the accompaniment of a shrinkage in the value of the raw materials, while the volume of the exports has been materially affected by labor difficulties, among which the strike of the Durham coal miners is most important. There is not anything to cause apprehension in the financial position, for if there were money would not be the drug that it is at present in the market. Finally, there is certainly a large volume of investment business in progress. Any new issues of a sound character are quickly absorbed at high prices. In fact from the brokers with a big investment following no complaints are to be heard, and they give best expressions to the real opinion of the public. The main difficulty is not the absence of business but the scarcity of sound investments, which can be brought to yield a fair rate of interest, say from 4 to 4½ per cent. Nothing, however, can infuse life into the speculative issues. Every now and then attempts are made to stimulate them into activity, generally by making the most of the extreme cheapness of money; but these efforts meet with no public support. The memory of recent financial frauds is still too tender.

NO one who has followed the testimony given before the Supreme Court Commissioners relative to the plan of the Rapid Transit Commission can doubt very much what the report of the former will be. The failure of the dissenting property-owners to produce any convincing testimony that the plan is necessarily injurious to property has been complete; and this was not because the dissenters were not energetic, capable and determined. Every effort was made to obtain expert testimony which would prove conclusively that foundations would be endangered, and that the interests of Broadway property would be vitally threatened. On the whole they managed to scrape together a better class of evidence in favor of the second of these propositions than in favor of the first; but in neither case was the evidence sufficient to deter an intelligent jury from passing favorably on the Commission's plan. It is fair to describe the result of the hearing as a great triumph for the Commission. If its work has not escaped criticism, it has been because no specific scheme for rapid transit can escape a great many objections and objectors; and this is particularly true of any scheme which proposes in any way to alter the existing state of things on Broadway. In the first place, there are a number of property-owners on that thoroughfare who are chronic "kickers." Broadway is for them sacred ground; any change must be for the worse. This class shades into another which is timorous rather than savagely dissentient in the face of a proposed plan. They know that their Broadway property is very valuable and they are afraid that something will make it less valuable. Consequently, without ever taking the trouble to investigate any definite plan, they permit their names to be used in opposition. These two classes, combined with the simple indifferents, have always in the past been sufficient to defeat either in the Legislature or the courts the wisest proposals, and they have done their utmost to defeat the plan of the commission. But at last it appears as if a schema had been outlined which is not vulnerable on its legal or engineering side. In certain respects it is of course something of an experiment, but a fool, as Erasmus Darwin says, is a man who never makes an experiment. This experiment is backed by the best engineering and railroad talent in the country. If it can be carried out it will be a good thing for New York; it will be an equally good thing for Broadway. It offers better promise with less risk than any plan which has been proposed before. That is why THE RECORD AND GUIDE favors it.

GOVERNOR FLOWER has appointed William J. Fryer and Cornelius O'Reilly, of this city, and Leon Stern, an architect, of Rochester, N. Y., commissioners to draft uniform building laws in three classes applicable to the various cities in this State, excepting the cities of New York and Brooklyn. The first named of the commissioners is, under the provisions of the law, the chairman of the commission. A meeting of the commission will be held in Albany this coming week to lay out its work. One grade of building laws is to be prepared for cities exceeding 75,000 inhabitants; another for cities between 35,000 and 75,000; and another for cities having less than 35,000 inhabitants. The commission is to report its work to the next Legislature on or before the 15th day of January, 1893. The commissioners are to serve without pay. They have the power to employ legal counsel and the services of such persons as may be necessary, which together with printing and other expenses in the prosecution of their duties must not exceed in the aggregate the sum of \$5,000. The necessity for suitable building laws for moderate size and small cities has been recognized for many years past not only in this State but in all the States in the Union. The subject has been wrestled with by national bodies of builders, architects, fire-underwriters, fire-engineers and other organizations, but no practi-

cal results have been produced. Indeed, for two or three years past the hopes of national association interested in building matters have become centred on New York's Legislature authorizing the preparation of such laws by a paid commission of experts. Finally the Legislature passed a law after much urging, but requiring the members of the commission to do their work for glory and not for gold. The task set before the commission is a very difficult and arduous one, and will require many weeks of actual work and thoughtful attention. The vast amount of time spent by the representatives of the several building trades' societies of this city in the revision of the New York building law best indicates how great is the work of drafting several grades of building laws.

Architectural Development.

A SIXTEEN-STORY building has one unavoidable characteristic—one entirely apart from the coherence or incoherence of the design; it is something which must be seen. An architect may plan it in any way that he chooses; but he cannot make it modest, shrinking or inconspicuous. Furthermore, this is on the whole the most important fact about sixteen-story buildings. Twenty years ago, an American who was dissatisfied with the architectural achievements of his countrymen, had at all events one consolation. Very few of the buildings were erected for more than one or two generations. Most of them were doubtless strong enough to stand the wear and tear of the weather and of use for a longer time; but the growth of the city and the gradual transformation of its dwellings into business buildings, the gradual substitution of small business buildings for large ones, and the destructive activity of fire would all tend to remove the structural ugliness and tediousness which were then so plentiful. It is true that many of them would probably escape for a century or more such destroying agencies, and that consequently they might be used by the contemporaneous architectural critic as an evidence of the artistic depravity of the date of their erection; but at all events the surviving examples would be few in number, and the future critic would have to admit that except in a few cases they were not pretentious. If they were not perpetuated by their artistic sufficiency they would certainly never be perpetuated by their size, mass and solidity. At the present time, however, so far as our commercial buildings are concerned, we have in the face of some architectural monstrosity no such consolation. Sixteen-story buildings are built to be seen just as long as New York exists. They are necessarily pretentious, aggressive and permanent. They are proof against fire, and so far as possible against decay; it is scarcely conceivable that they will ever be replaced by thirty-story buildings. Moreover, they are the peculiar product of our own time and conditions; they are found at no other period and in no other country. They are the first embodiments of certain new principles and expedients in construction, and hence will claim attention in the future, not only because they are physically unavoidable, but because they occupy an important place in the history of the mechanics of building. Thus every circumstance connected with our commercial architecture tends to isolate it, and make the subject for future observation and study. Architects who are engaged in this kind of work should remember, then, that they are making history, and that according as they do so shall they be judged. The designer of an ugly, vulgar, senseless or crude building is a public enemy, just as the designer of an artistically adequate building is a public benefactor.

In view of the fact that we shall be placed so very much in evidence before succeeding generations, the question of how far our current achievements are artistically worthy of their monumental character is one of some importance. It is true that a busy generation like ours does not worry very much about its chance for posthumous praise or its liability to posthumous censure, and it is also true that to a certain extent it is impossible to pass an adequate contemporaneous judgment upon such achievements; but encouraging signs, if they exist, can be pointed out, and evidence of encouraging signs will be welcomed by every one who is more than politically and sentimentally patriotic. We believe that evidence of this character is neither scarce nor unimportant. In the beginning a great outcry was raised by many architectural critics against business buildings many stories high. It was declared that under no circumstances could anything beautiful and impressive be made out of an architectural problem, the dimension of which lay so largely in one direction, and the earliest examples of these tall buildings were damned without stint. They probably deserved all the damning they received; but the causes which brought them into existence persisted, and they continued to be erected in large numbers in the large cities of the country. Within a very few years, also, a marked improvement began to be noticeable in the designs. Some of the earlier practitioners, who were without talent, soon dropped out of the field; others who remained were persevering and measurably successful in their efforts to make more out of the opportunities which were presented to them. No conclusion is plainer from a study of the work of certain leading architects than that these gentlemen have been assiduously consci-

entiously and intelligently seeking for the best form through which their talent could express itself. Their various buildings considered as a process show traces of a development as undeniable as it is significant. Furthermore, there has been an increased disposition on the part of the individuals and corporations that own these large buildings to obtain competent designers and artistic designs. The architect must, of course, be able to plan a building which shall be equal to producing as much rent as its height and dimensions allow; but it is an understood thing that the building shall not be merely a rent-trap. Either because the capitalists know that a good design advertises their structure or else because they are influenced by the atmosphere of the time, from whatever cause they employ mainly the best architects. The work of these architects varies greatly in merit, partly because one owner is more untractable than another, or because one opportunity is not so good as another, or because the talent of the architect is not equal to a variety of problems; but, as we have intimated, many buildings designed with knowledge, skill, taste and sincerity are being erected, and the proportion of "aberrations," once so numerous, is becoming yearly smaller. Furthermore, an increasing interest is being shown by the public and by colleges in architectural matters. The facilities for teaching the history, technique and mechanics of the art have, within the past few years, been greatly enlarged and will become still larger. The magazines are paying more attention to the achievements of our architects, and something of a literature even has grown up around the subject. All these facts give good promise for the future, which will, if anything, be richer in opportunities than the past few years have been, and which will, let us hope, also be richer in achievement.

All this is, we admit, a restricted way of viewing the matter. Taste, skill, knowledge and sincerity may produce good architecture; but alone they will never produce great architecture. Great art is distinguished from good art by the dignity and nobility of its interests; and impressive as are many buildings that have been erected of late years, true nobility and dignity can scarcely be affirmed of the best of them, one or two buildings perhaps excepted. Let it be admitted, then, that the architects of the present time have no great ideas to embody, and that for the most part their achievements are the result of a compromise between conflicting purposes which are in the end capable of only an external and mechanical reconciliation. Many writers are making a great deal over this fact, and doubtless it is one of the utmost importance in estimating the lasting artistic value of everything that we can accomplish. Yet it is important rather for the purpose of the critic of a hundred years hence, than for the architect or critic of to-day. We do not believe that the former need trouble himself about his own lack of great ideas, or about a corresponding deficiency, which, as we are told, afflicts his day and generation. It should be sufficient for him that opportunities are presented to him for designing buildings, which shall express artistically and completely the purposes for which they are erected, and the various conditions of environment and site. That is, let him express what he has got to express with all the knowledge, skill, taste and sincerity he possesses; if he has done this he can afford to let deficiencies of his age take care of themselves; no matter how much he may embody such tendencies he will not be held responsible for them. And his best, under any circumstances, can only be his best. Current architectural criticism also would do well not to bother itself too much over the lack of nobility in our artistic attitude towards life. The purpose of such criticism is largely a practical purpose; its duty is to discover where the sincerity, skill, taste and knowledge which marks many of our buildings is to be found, to discuss the conditions under which it is embodied, and generally to discriminate between good and bad. By these means they can enormously spread the leaven which of late years has been working so effectively. For even if we are obliged to do without great ideas and noble interests, we have at all events got the next best thing, and this, considering the state of architectural blankness and nightmare from which we so recently emerged, is a very important advance.

THE custom of opening the proceedings of political bodies with prayer is one which must be very offensive in these days to really religious persons, for there is no place outside of confessedly criminal gatherings where an invocation to the Deity could be more deeply irreverent. We cannot think that even the most enthusiastic upholder of "politics" will assert that the physically and morally motley crowd of which conventions like the one now in session in Minneapolis and the one to come in Chicago are composed are men who are very susceptible to spiritual guidance. The last imaginable thing that they seek for is the will of the Eternal. If one may make a distinction, irreverence in action is some degrees worse than irreverence in speech, and the Powers of Darkness must exult over the sight of a lot of boomers, shouters, party-bosses and self-seeking politicians bowing their heads to "Thy will be done." It is, of course, the saddest kind of commentary on our political life to have to con-

ness that it is out of all harmony with the higher phases of life of which Religion is one expression, but it is positive blasphemy to consider the political activity of men like Quay, Hill, Platt and Clarkson in relation to the great ideals of mankind. Ingalls, with his "purification of politics is an iridescent dream," is the suitable priest for our conventions. Indeed, are not all the proceedings of our conventions rant and buncombe of the lowest kind? Who by searching can discover a note of real sincerity in the proceedings? The speeches of the chairman, the nominating speeches, the platforms and resolutions, everything but the hard, actual business of the meeting—which is, of course, "politics" and nothing but "politics"—are manifestly and even admittedly unvarnished. They are concocted in very much the same spirit as a quack medicine advertisement. Both alike are addressed to the same imbecility of the public.

The State Factory Inspection Law.

The last Legislature amended the factory law of this State to such an extent that it may fairly be considered as an entirely new law. The first factory law was enacted in 1886, and was a short law of nine sections, and related chiefly to the employment of young girls and boys in factories. The law was amended in 1887, 1889 and 1890, each time increasing the powers and authority of the factory inspectors until they could order changes in factory buildings, insist on automatic doors being placed in elevator shafts, even when the speed of the elevator rendered such appliances impracticable, and order fire-escapes on factory buildings in addition to those provided under orders of the Fire Department's bureau of buildings, or order changes to the fire-escapes. One half of the number of factory inspectors are women, but to their credit, be it said, their orders as a whole have shown more common sense than the orders issued by the men inspectors, and their dealings have been more honest. The factory law applies to this city as well as to the rest of the State, but here it has accomplished very little good, while the interference of the inspectors has caused much annoyance to owners of factory properties and created conflicts times without number with the Health and Building Departments. In the new building law of this year exclusive power and authority is given to the Superintendent of Buildings over all fire-escapes and also over all elevators and appliances connected therewith, in and on all buildings in this city. This was purposely intended to cut off the factory inspectors from interfering with the constructional parts of buildings in this city. Subsequent to the passage of the new building law the amended factory law was passed. The original modest factory law of 1886, which contained nine sections, has grown into a voluminous act of twenty-three sections, and now covers matters relating to labor, machinery, elevators, stairs, fire-escapes, toilet-rooms, sanitary appliances, air-space in workrooms, accidents, and gives discretionary power and authority to the factory inspectors, and compels obedience to their orders to such an extent that the average law-abiding citizen will be apt to denounce it in vigorous terms, although he may not be an owner of factory property or a manufacturer or an employer of labor.

A brief synopsis of the factory law is as follows:

No person under eighteen and no woman under twenty-one years of age shall be required, permitted or suffered to work more than sixty hours in one week. Printed notices must be posted stating the time of beginning and ending a day's labor. A record of time must be kept and produced upon the demand of any factory inspector.

No child under fourteen years of age can be employed in any factory. No child under sixteen years of age can be employed without first getting an affidavit from the parent or guardian and posting conspicuously the name of such child. No child under sixteen shall be employed who cannot read and write simple sentences in the English language. A factory inspector may demand certificates of physical fitness from a physician in the case of children being employed.

No child under fifteen may operate any elevator, nor any person under eighteen years of age operate any fast-running elevator.

Elevators, hoistways and well-holes must be inclosed. Trap or automatic doors must be provided in all elevator shafts. Factory inspectors are to pass upon cables, gearing and other elevator apparatus.

Stairs are to have hand-rails and screens and the steps covered with rubber when required. Doors are to open outwardly and are not to be fastened during working hours.

Fire-escapes as may be deemed by the factory inspector necessary must be provided and must be of the kind required by the inspector.

Accidents must be reported to the factory inspectors within a certain number of hours, giving full particulars. Inspectors can investigate the cause of any accident and require precautions to be taken against a recurrence.

When machinery is used, belt shifters must be provided, and vats, pans, saws, planers, etc., must have safe-guards around same. The use of any machinery may be prohibited by a factory inspector by attaching a notice thereto should such inspector deem it dangerous. Exhaust fans must be provided to carry off dust from dust-creating machinery.

Wash rooms and water-closets must be provided, and separate ones for the sexes. A dressing room must be provided for women and girls.

Not less than sixty minutes shall be allowed for the noon-day meal. Factory inspectors may permit shorter time, but the permit must be in writing, posted up conspicuously and may be revoked at any time.

Walls and ceilings of workrooms must be whitewashed or painted whenever a factory inspector orders it done.

Any factory building outside of the cities of New York and Brooklyn which appears to be unsafe or dangerous may be ordered by the factory inspector to be removed or made safe and secure.

No room in any tenement or dwelling house shall be used for the manufacture of clothing of any kind, trimmings, cigars, etc., excepting by the

immediate members of the family living therein. No person shall hire or employ any person to work in any room of a tenement or dwelling house, nor in any building in the rear of any tenement or dwelling at making clothing, trimmings, cigars, etc., without first obtaining a permit from the factory inspector.

Not less than 250 cubic feet of air space shall be allowed for each person by day in any workroom, and not less than 400 cubic feet for each person by night, unless the room is lighted by electricity, and the factory inspector may then, by a permit, allow less. An owner, agent or lessee must provide suitable ventilation for workrooms.

There is one chief factory inspector, one assistant, eight male factory inspectors and eight female factory inspectors. The chief office is in the capitol building at Albany, but a sub-office is provided in New York.

It is made unlawful to interfere with, obstruct or hinder any factory inspector in the performance of his or her duties or to refuse to properly answer questions asked by any inspector with reference to the provisions of the factory law.

Factory inspectors have the same powers as notaries to administer oaths.

The district attorney of any county of the State, upon the request of a factory inspector, is authorized to prosecute any person reported to have violated any provision of the factory act.

The words "manufacturing establishment" are construed to mean any mill, factory or workshop where one or more persons are employed at labor.

Any person who violates or omits to comply with any of the provisions of the factory law shall be deemed guilty of a misdemeanor, and on conviction shall be punished by a fine of not less than twenty nor more than fifty dollars for the first offence and not more than one hundred dollars for the second offence, or imprisonment for not more than ten days, and for the third offence a fine of not less than two hundred and fifty dollars and not more than thirty days' imprisonment.

Whatever may be said in favor of the beneficial effects of the factory law for those portions of the State where there are neither sanitary nor building laws, New York City should have been spared from its provisions, beyond the original requirement as to the employment of minors in factories, and the Senators and Assemblymen from this city were remiss in their obligations to their constituents in allowing such legislation to be foisted on this city. We say this without regard to party politics, for it so happens that there has been an equal distribution of the officers under the factory law between the two parties, one-half of the inspectors—men and women—being Republicans and the other half Democrats, and that is the secret of the various amendments to the factory law always getting through so sleekly. Before long the courts will probably have to determine whether the factory inspectors can exercise any authority in matters given over exclusively to the Superintendent of Buildings by the same Legislature which passed both laws, and it is believed that when the test comes the superintendent's power will be declared the superior.

The Labor Troubles.

The labor situation has not materially changed. Efforts have been made to settle the various troubles by means of conferences between the discontented workmen and the manufacturers, but they have reached no adjustment satisfactory to both parties. The strike of the granite-cutters remains practically the same. The manufacturers still preserve the firm stand which they assumed at the outset, while the journeymen show no signs of surrendering. By the former it is claimed that a large number of non-union cutters have been given employment in the quarries at Barra, Vt., but this is denied by the strikers. There is no indication that the lockout will soon be terminated.

There is nothing new to report in regard to the cabinet-makers' eight-hour strike, which is now in its tenth week. A meeting between some of the bosses and journeymen was held Wednesday afternoon without arriving at any definite solution of the troubles. I. H. Herts, one of the largest cabinet manufacturers, said that the daily press had been systematically publishing erroneous reports leading to the supposition that the bosses were willing to concede the demands of the malcontents.

"I desire to say in THE RECORD AND GUIDE that such is not the case," Mr. Herts said. He added that the manufacturers would not waver from their position of protecting their own rights.

Reports received show the tile-makers' strike to be unchanged. The bosses, it has been represented, have suffered severe losses on account of the strike, but a leading manufacturer contradicted the assertion. He said this was not a busy time of the year for them, and the losses were small in comparison to those sustained in other trades by reason of the labor troubles.

The Approaching Marriage of Miss Murphy.

The announcement that Miss Agnes K. Murphy is to be married on the 27th inst, to Wm. G. Mulligan, valetictorian of the class of 1892 of the University of the City of New York, will be a pleasant surprise to her associate-members of the Real Estate Exchange and to the large circle of real estate men and property-owners who have had business relations with the "girl-broker."

Miss Murphy, it may be remembered, is the daughter of the late Capt. Wm. Jay Murphy, for many years a real estate broker in this city. On the death of her father Miss Murphy took hold of the business, which she has since conducted with rare success. Hardly a week transpires without her effecting some sales, several of which have been for large amounts. She is personally known to nearly all the men and women who have invested in real estate in the 23d and 24th Wards for several years past. Besides her headquarters on 177th street, near 3d avenue, where she has two assistants of her own sex, she has a down-town branch at No. 114 Nassau street.

Her ambition led her to enter the University [of the City of New York

two years ago to study law, and though having qualified last year, she was debarred from taking her diploma owing to the rule of the University making it incumbent upon students to be present at lectures for two terms. It was as a student at the University that she met her fiance, who is also a prizeman of Hamilton College.

On Thursday evening, the 26th ulto., Miss Murphy was one of the two lady graduates in the class of 1892 who received the applause of the large assemblage present at the exercises of the University at the Metropolitan Opera House. Besides being a full-fledged lawyer, she is the first woman ever elected a member of the Phi Delta Phi Society of her *alma mater*.

The Murray Hill Baths.

A GLANCE AT THE INTERIOR OF THE FINEST TURKISH AND RUSSIAN BATHS IN THE UNITED STATES.

[COMMUNICATED.]

Those who have not yet visited the Murray Hill Baths have a pleasant surprise in store. The above headline is no exaggeration, for, in richness of adornment and perfection in arrangement, it is doubtful whether these baths are surpassed not only in this country but in Europe.

The proprietors of the Murray Hill Baths have evidently started out with the idea that, to obtain a first-class patronage, first-class appointments are a *sine qua non*. Not content with adorning their walls with the finest woods of the forest and their floors with the most beautifully inlaid marble mosaic they have spread out on all the floors a large number of rich Turkish rugs, which lend an Oriental luxury to the surroundings.

THE EXTERIOR.

On entering 42d street, from either the Broadway or 6th avenue side, attention is at once arrested by the remarkably beautiful and attractive



ron front of the building. The design adopted by the architect is a combination of the domestic Tudor with the classic. The building stands five-stories high, exclusive of the basement. It is approached through a massive box stoop of red sandstone, profusely carved, and surmounted by two wrought-iron lamps of unique design. This stoop contains a platform and grand stairway leading to the entrance of the building. At each side of this entrance is a classic column, while to the left are large windows, in square and shield pattern, inlaid with cathedral stained-glass in well-blended colors. These windows are surrounded by the words "Turkish and Russian Baths" in gold. The second floor front has several windows divided by columns, from which stand forth ornaments in the form of lions. The same general plan, with stained glass windows, is carried up to the top story, and the effect as may be observed in the illustration presented herewith, is very pleasing.

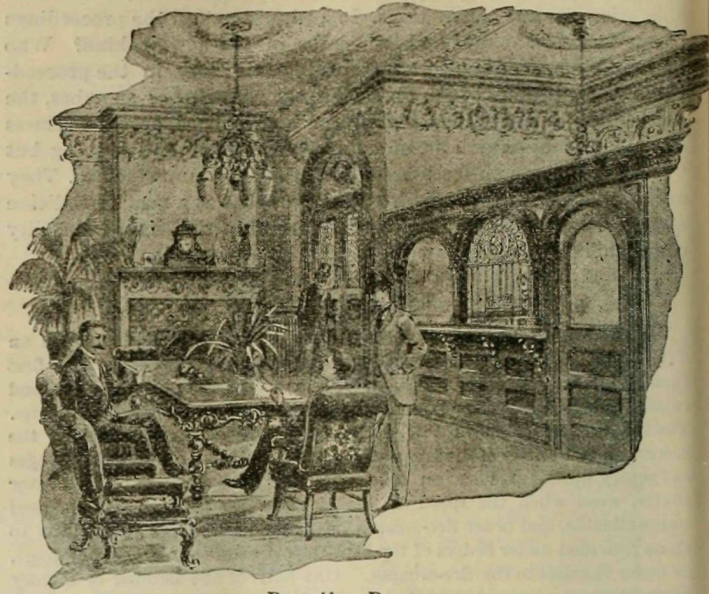
THE INTERIOR.

The building is entered through massive storm and vestibule doors in solid quartered oak. Each side of the vestibule is lined with a group of hot-house plants placed immediately inside of the doors, which are of massive, quartered oak. The floor is of marble, while the wainscoting is in oak panels, the walls being decorated in maroon and gold.

THE RECEPTION ROOM.

The visitor then enters the reception room, which is a model of neatness and comfort. It is cosily furnished, with an oak table in the centre, on

which are placed the daily newspapers, a railway guide, pen and ink, paper, etc. In a corner is an indicator, giving the stock and bond quotations and general telegraphic news. A luxurious couch is in another corner, which, with several oak chairs, is covered in brocaded silk, wrought in a design of roses and forget-me-nots. On the north wall a piece of



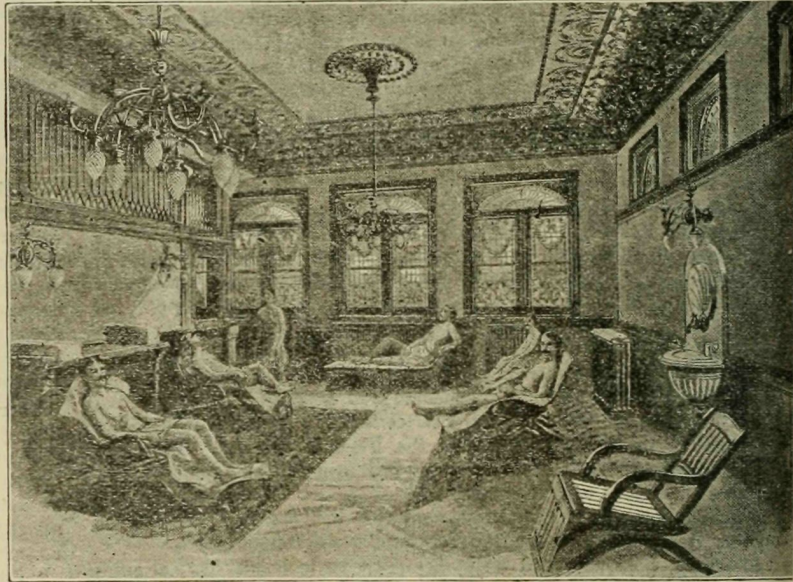
Reception Room.

tapestry is suspended, representing a goddess rising from sea. The east wall is adorned with a handsome mantel of original design, in fine carved work, surmounted by a marble clock and bronze ornaments. To the west is the main entrance to the elevator, while to the south is the ticket office, safe for valuables, etc.

Passing on we come to a staircase hall, from which a wide oak stairway, handsomely carpeted, leads to the upper floors.

THE HOT ROOM.

A passageway leads the visitor on to the hot room. Before this is reached the drying-room is observed with its handsome mosaic floors. The



Hot Room.

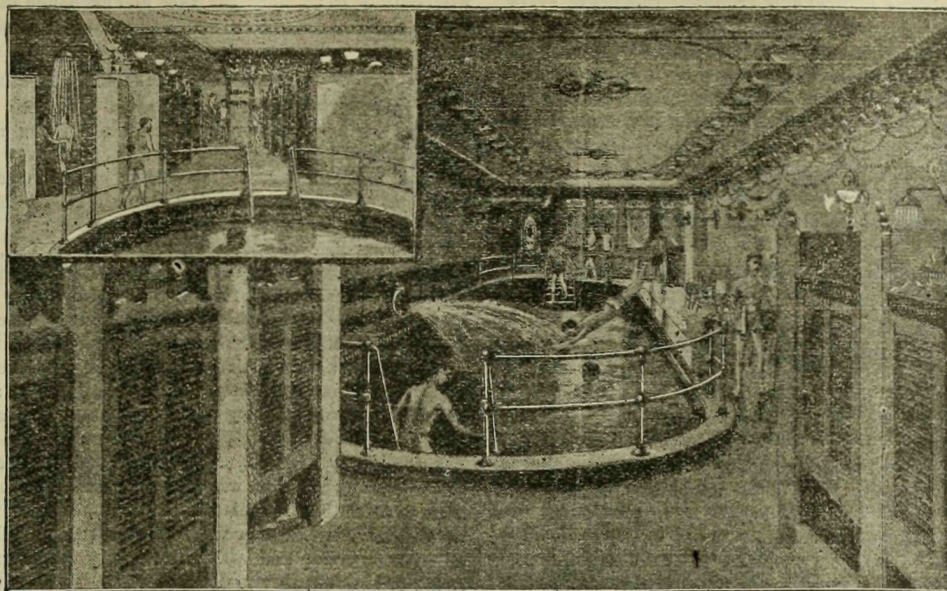
hot room is a gem of richness and elegance. In its appointments it has not its peer in New York City. The floors are tiled. Magnificent Turkish rugs of brilliant colors are spread out under the feet of the bathers, and luxurious reclining chairs are provided. The wainscoting is of light marble and the ceiling and walls are done in stucco. A fine effect is produced by the cathedral-glass windows, which shed rays of rich, subdued light over the room.

Another hot room, heated to a higher temperature, is entered to the south. It is appointed in an equally rich manner, the floor being also covered with a Turkish rug.

THE PLUNGE ROOM.

The bather now emerges and descends a flight of marble steps to the plunge room. Here he is confronted with a bath about 51 feet in length. The floors and wainscotings are richly tiled in mosaic, and the walls and ceilings are decorated in relief in a design of wreaths and festoons. Here the bather has an opportunity of taking a good stroke and a substantial swim, in strong contrast to many of the older baths, where it is almost impossible to turn round in the plunge, which is generally admitted by *habitués* of the Turkish and Russian bath to be the most delightful accompaniment of the ablutions.

The shampooing rooms are entirely composed of light marble and adjoining is the Russian bath-room and plunge, which is also composed of marble, with a skylight overhead open to the daylight.

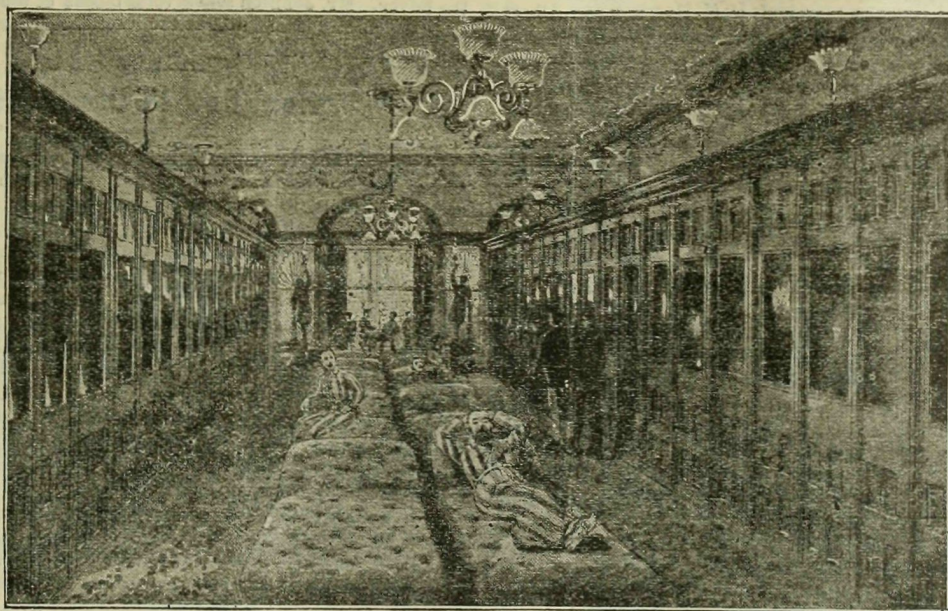


Plunge Room.

The cooling and drying rooms, the compartments last used in the bath, are finely appointed, and a toilet-room and needle and spray showers are also provided. A novel feature of value is the long and short distance telephone, which can be used by bathers during the bath, thus enabling them to communicate with their offices, homes and business connections, while telegraph and messenger service are also at hand. These features are all mentioned, as they show how much Messrs. Schwarzwald & Fink, the proprietors, have exerted themselves to make the Murray Hill Baths perfect in every particular.

THE DRESSING ROOMS.

The bather now takes the elevator to the dressing rooms on the next floor. These rooms are handsomely appointed in the matter of furniture, hangings and decorations. The resting-couches are thickly upholstered and are unusually comfortable to recline upon. The dressing rooms are complete in all their details, and at the end of the main room two pedestals appear, containing two Venetian figures, holding aloft a lamp from which the electric light gleams forth.



Dressing Room.

THE CAFE AND BARBER SHOP

Two embroidered portiers in velour suspended from a hardwood screed in Oriental design, lead through to the cafe, which contains a very handsome sideboard supplied with all the necessary adjuncts. The room is handsomely furnished and decorated in stucco. It has eight cathedral windows through which the light streams. On the floor Turkish rugs are spread forth, and the room has altogether a very cosy appearance. At the other end is the barber shop, with chiropodist and manicure on hand when desired. The room contains handsome mirrors, with costly seats and furniture, the windows being of cathedral glass. It is the only barber shop that the writer has ever seen adorned with Turkish rugs.

THE DIVAN ROOMS.

On a dressing floor above there are compartments designated as "divan rooms," which contain divans luxuriously upholstered in rich velvets. They are intended to be used for those who desire privacy, and they are laid out to suit one, two or three persons, thus enabling a party of two or three friends to enjoy a chat and a siesta apart from the bathers generally.

THE SLEEPING ROOMS.

On another floor some twenty-four sleeping rooms are placed for the use of bathers who desire to take a long rest after the bath without being disturbed by passers-by, which is so frequently the case in bathing establishments. These rooms have comfortable spring beds and other appointments.

It is intended to make a summer room of the top floor. This is to be provided with a number of lounges where bathers, after being thoroughly restored to a normal heat, will be enabled to recline and cool off thoroughly in a hot summer's day. The room will be kept at a cool temperature by means of thorough ventilation. This will be an unusual luxury on hot days.

POINTS.

Not only in the general appointments, but in the construction, the Murray Hill Baths are superior to others. The builders have produced a building which, from the box stoop at the entrance to the very roof, shows the most substantial construction. The plumbing work, so important a feature in every establishment, is of the very highest character. The contractors

have carried out a system whereby the plunge baths, are continually supplied with fresh artesian well water, and whereby the overflow is used continually to flush the closets throughout the building, thereby making the plunge, as it were, a running brook. Besides, the arrangement also admits of the plunges being thoroughly cleansed every day. The decorations are chaste, elegant and in good taste. The furnishings and other accessories are superior to anything seen in other baths of a similar character. The building is steam heated and electric lighted from the basement to the top floor.

GENERAL FEATURES.

The description given above can by no means convey to the reader an adequate idea of the Murray Hill Baths. He must go and see the place for himself, and he will then be satisfied that he has never bathed where such elegance, taste and thoughtfulness has been displayed. On of the first features that will attract him will be the profuse display of Turkish rugs that he will find on the floors throughout the establishment. He will next observe that a telephone, stock-indicator and other conveniences are placed

at his command, thus enabling him to be in communication with the outside world while taking his bath, just as though he were in his own office. He will find the most luxurious lounges and reclining couches in every direction. His eyes will be feasted on the beautiful cathedral windows and the handsome decorations, and from the moment he enters the doors through a small avenue of palms till he emerges from his dressing-room he will find himself surrounded by all the accessories which go to make the Turkish and Russian bath of to-day so popular with the American people.

OBSERVER.

In and About the City.

Among the depositories designated by the Superintendent of the Banking Department for the "lawful money reserve" fund is the Real Estate Loan and Trust Company of New York. By some error in telegraphing the name of that company was omitted in some of the newspapers.

The Press Club, at its meeting on Saturday last, formally resolved to purchase and improve the property at William and Frankfort streets, described in last week's RECORD AND GUIDE. The sale was negotiated by Broker Frank L. Curry, who has been diligently endeavoring to find a property to suit the requirements of the club, for some months, and at last succeeded, as shown by the action of the club's members, which was nearly unanimous. The price paid was \$247,500, at which the club considers it has a bargain. Important public improvements, in the bridge and in the street, that are in prospect are likely to prove this to be a fact. It is the club's intention to build a ten or eleven-story fire-proof building on the site, to contain a lecture room and other usual club accommodations on the two top floors, and to rent the remainder of the building for business purposes. Already there are evidences that the club has, by its action, entered upon a new career of prosperity. Several persons, who would make desirable members, have declared their intentions to join, if the building project goes through. The location is most convenient for the uses of newspaper men.

President John D. Crimmins, of the consolidated street railroad system, filed a petition with the Board of Aldermen on Tuesday, for leave to construct an extension of the 9th avenue road from 64th to 110th street, and to operate the same by electric power. The petition was referred to the Committee on Railroads. In case the Board of Aldermen gives its consent the State Railroad Commission will be called upon to sanction the use of the trolley system, as set forth in THE RECORD AND GUIDE of May 28th.

There is to be an ornamental stone staircase from the bottom to the top of St. Nicholas bluff at 155th street. The Board of Estimate and Apportionment has allowed \$50,000 for its construction. It will contain 118 steps.

New Corporations.

The Columbia Mutual Building and Loan Association filed its certificate of organization in the County Clerk's office, on Thursday. The officers and directors are Sheppard Homans, president; D. M. Morrison and Albert C. Putnam, vice-presidents; Jno. J. Parsons, secretary; Wm. E. Stevens, treasurer, and J. F. Harrison, Ralph K. Hubbard, and M. Leon Mortimer.

Special Notices.

The plumbing work in the Murray Hill Baths, which are described and illustrated in this issue, was done by Messrs. J. N. Knight & Son, of No. 755 Seventh Avenue. This well-known firm of plumbers has been established since 1853, and they have done the plumbing in a very large number of buildings of every description throughout the city. Among their recent contracts is that for the Brown Building, at Nos. 59 and 61 Wall street, and the Grosvenor Hotel on 5th avenue and 10th street, of which James Brown Lord was the architect; the Sherman Square Hotel, Sherman square, opposite the Boulevard, at 70th street, built from plans by Ralph Townsend, and the Beverwick Hotel, at Nos. 39 and 41 West 27th street, of which Renwick, Aspinwall & Renwick were the architects. They have also received the contract for the fourteen-story addition to the Vanderbilt Building on Beekman street, near Nassau street, which is being erected from plans by McKim, Mead & White.

Messrs. J. Romaine Brown & Co., of No. 59 West 33d street, are offering for sale 2.9 acres of valuable suburban property at Bronxville, Yonkers, near the Bronxville Depot on the Harlem Road, and the Bryn Mawr Depot on the Northern Road, which connects with the "L" road at 155th street. The price is low and the terms are easy. The property offers a fine opportunity for investors or for those who desire to cut ground up into building lots and sell at large profits.

A SUCCESSFUL BROKER.

Sales aggregating about half a million dollars have been negotiated and closed this spring by Broker John P. Kirwan, of No. 402 West 51st street, corner of 9th avenue, whose card appears on page viii. Mr. Kirwan has been located at the above address since March, 1890, and has on his books, for sale, very many flats, private houses, business property and lots in all parts of the city, particularly on the West Side, and on the streets and avenues in the vicinity of his office. Mr. Kirwan also manages estates and negotiates loans, and, as the figures already mentioned show, transacts a very successful business.

Wanted, by the year, desk room in small, light office, with privilege for name on outside. Vicinity of Real Estate Exchanges; Broadway preferred. Address, "Responsibility," RECORD AND GUIDE.

The well-known firm of Charles M. Heymann & Co. has been reorganized and hereafter will be known as Heymann & Thym. Mr. F. William

Thym has recently become associated with Mr. Heymann, who has been established in the real estate business since 1881, and the reorganized firm will continue to transact the sale and exchange of New York City property in their offices at No. 17 East 42d street, near Madison avenue.

Real Estate Exchange Matters.

The real Estate Exchange has thrown down the gauge of battle to the seceding auctioneers and placed itself in fighting attitude. A meeting of the Board of Directors was held on Tuesday at which the issue between the Exchange and the seceders was thoroughly discussed and an adjournment had until Wednesday afternoon. At the latter meeting the following rules were adopted without a dissenting voice:

19. No member of the Exchange shall become, or if a member shall remain a member of any other association or organization or corporation in the City of New York formed for or carrying on the business of publicly offering real estate for sale at auction, and any member violating this rule shall forfeit his membership in the Exchange.

19A. No auctioneer, being a member of the Exchange, shall directly or indirectly, through a partner, clerk, or otherwise, advertise, offer for sale at auction, or conduct any sale of real estate or leasehold property in the City of New York at any place other than the Real Estate Exchange and Auction Room (Limited) (except a sale had under a decree of a Court of competent jurisdiction) without the formal permission of the Board of Directors of this Association after application therefor first had and obtained. Any member violating this rule shall be liable to a forfeiture of his membership and all rights in any stand occupied by him, and to either or both of said penalties.

This rule shall take effect on the first day of August, 1892.

President Geo. R. Read, of the Exchange, said that it was the manifest intention of the auctioneers to transfer their business to the Broadway basement salesroom, and at the same time to retain their stands in the Exchange Auction Room, and so to prevent anyone from selling in the Exchange. The effect of these rules would be to prevent that action. There were applications on hand for three stands in the Exchange, and as soon as an auctioneer forfeited his stand, under these rules, his stand would be sold to the highest bidder.

The auctioneers, in obedience to their previously determined policy, had nothing to say in relation to their quarrel with the Exchange or the operation of this rule. At their meeting on Friday last they tentatively adopted a form of rules for the government of sales at the Real Estate Salesroom, at 111 Broadway, and these are now being printed. It is said that their rule relating to knock-downs and by bidding requires the auctioneer to declare to the manager of the salesroom (not from the stand) the facts as to whether the property has been bid in or actually sold. By this means, they say, the public will be fully informed as to the reality or mockery of the sale.

Ten shares of the Real Estate Exchange and Auction Room stock were sold on Wednesday at auction for \$1,022.50. The bidders were Edward Oppenheimer, Wm. C. Lester and Jere. Johnson, Jr. The latter became the buyer. Mr. Johnson sold several blocks of the same stock a couple of months ago, and is an officer of the Auctioneers' Association. His purchase has created no little talk.

Real Estate Department.

Real estate is in for a quiet time now for at least a couple of months to come. The usual summer dullness has settled upon the market and there seems no reason to hope for any extraordinary activity. The private house market is getting duller every week. Flats are dull because they are still regarded with some suspicion and business property is not extensively dealt in because present owners are loath to part with their real estate just now. As for lots they received a temporary set-back in the passage of the new building law, which increased the cost of certain classes of houses, and they will not recover from this until the fall at least.

Richard V. Harnett & Co. on Monday offered 444 lots on Lincoln Heights, 2d Ward of Yonkers, to a fair-sized crowd. The bidding was not particularly spirited and the 150 lots sold represent almost entirely the energetic work of the auctioneer. The prices obtained were not entirely satisfactory and before half of the lots had been offered a withdrawal of those remaining was ordered. On Vredenburg avenue inside lots sold at from \$90 to \$130, with from \$130 to \$195 for corners, according to size and location. Lincoln avenue lots brought from \$60 to \$170 each, while similar lots on Moore street sold from \$135 to \$155 each, with \$175 for the corner of Springer avenue. Another corner of Moore street and Springer avenue brought \$215, while inside lots in the rear on Springer avenue sold for \$145 each.

POOR SALE OF BAY RIDGE LOTS.

Adrian H. Muller & Son offered at auction on Thursday, at the New York Real Estate Salesrooms, No. 111 Broadway, 529 lots situated in Bay Ridge, adjoining the 8th Ward of Brooklyn. The sale was by direction of trustees and, although embracing some very desirable building lots in one of the most delightful sections of that city, attracted only a fair-sized audience. It manifested little appreciation and exhibited far less spirit in bidding. Not more than sixty-five lots were sold, the remainder of the property being withdrawn because the prices were too extremely low. The particulars of the sale will be found in the regular column.

On Tuesday, June 14th, Richard V. Harnett & Co. will sell by order of Benj. F. Einstein, assignee, at auction, at the Real Estate Exchange and Auction Room, four important pieces of property, as follows: The three-story brick store building No. 22 Clinton place (Sailors' Snug Harbor leasehold), 24.75/4 front x about 50 deep, with one-story extension covering the lot, which is about 116 feet deep; also the four-story and basement, brownstone, high stoop dwelling and lot, 21.6x50x8, No. 470 West 34th street; also a plot of ten lots on the southwest corner of Hawthorne street and Post avenue, in the 12th Ward, eight lots, 25x100 each, fronting on Haw

thorne street, and two lots, 25x150 each, fronting on Post avenue; and plot No. 146 of the Dyckman estate, being 168.5 on Hillside avenue, x289x151.11 on 11th avenue, x391.11, opposite Elwood street.

Bryan L. Kennelly will, on Tuesday, June 14th, sell at auction, by order of the Supreme Court, in partition, at the Real Estate Exchange and Auction Room (Limited), the four-story basement and cellar, high stoop, brownstone dwelling, 20x about 60x100.5, No. 219 East 60th street; also the three-story and basement, high stoop, brownstone dwelling, 18.3x45x62.10x irregular, No. 524 East 87th street, and fifteen well-located lots, situated on Worth street and Tremont avenue, in the 24th Ward.

On Wednesday, June 15th, Richard V. Harnett & Co. will sell two lots on Broadway, west side, 51.10 1/4 feet north of 54th street, one 25.10x59.11 1/2 x25.0 1/2 x53.4 3/4, and the adjoining one, 25.10x73.4 3/4 x25.0 1/2 x66.10.

On Thursday, June 16th, Richard V. Harnett & Co. will sell the property No. 154 East 27th street and No. 7 Broadway alley, comprising a corner lot, 20x86.1 1/2, with two buildings, four-story brick houses, the front 20x46, and the rear 20x40 1/2.

CONVEYANCES.

	1891. June 5 to 11, inc.	1892. June 3 to 9 inc.
Number	271	266
Amount involved	\$4,879,598	\$4,416,905
Number nominal	65	95
Number 23d and 24th Wards	36	45
Amount involved	\$75,850	\$177,921
Number nominal	10	12

MORTGAGES.

	1891	1892
Number	313	336
Amount involved	\$3,760,907	\$4,207,677
Number at 5 per cent.	172	173
Amount involved	\$2,136,445	\$2,737,083
Number at less than 5 per cent.	27	26
Amount involved	\$692,050	\$377,090
Number to Banks, Trust and Ins. Cos.	43	37
Amount involved	\$1,286,500	\$1,236,150

PROJECTED BUILDINGS.

	1891. June 6 to 12 inc.	1892. June 4 to 10 inc.
Number of buildings	75	120
Estimated cost	\$1,054,425	\$3,729,900

Gossip of the Week.
SOUTH OF 50TH STREET.

John S. Robinson has purchased the five-story brick building, 25.3x103, No. 123 Bowery, for \$100,000. The building is leased for \$8,000 per annum net.

Jas. R. Waterlow has sold the two-story brick stable No. 117 West 50th street, 30x41.6 on one side by 46 on the other, for Mrs. Holmes, to John Frazer for \$17,000 net; also the four-story high stoop, brownstone house No. 128 West 42d street, for Seaman Lichtenstein, to Mrs. Jennie E. Thorley for \$77,500.

John P. Kirwan has sold for Mrs. Julia Mann the five five-story brick double tenements, 25x65x98.9 each, Nos. 508, 510, 512, 514 and 516 West 26th street.

Chas. S. Brown and Folsom Bros. have sold for Philip Sammet to a Mr. Tuckerman the four-story brownstone dwelling, 17.1x65x92, No. 44 West 21st street, for \$27,000.

S. M. Blakely has sold for J. I. Geddes to H. R. Butler the three-story brownstone dwelling, No. 135 West 47th street, and lot, size 20x55x100, for \$25,500.

Chas. R. Gregor & Son have sold for Dr. Hassell the four-story brick store and tenement, size 24.8x75, on the southwest corner of 1st avenue and 26th street.

F. C. Eckhardt has sold for Miss Hoy to Geo. Heineg the five-story double flat No. 467 West 47th street, for \$30,000.

H. Bachrach has sold for I. S. & M. S. Korn to Jos. Hynan, Nos. 62 and 64 Leroy street, two five-story double flats, on plot 50x90, on private terms.

Lewis S. Samuel has sold his plot, 60x125, at the southeast corner of 5th avenue and 35th street, the old Christ Church property, to a syndicate who intend erecting a large hotel on the site. Mr. Samuel would give no particulars in regard to the sale nor would he mention the name of the purchaser, but it is understood that the buyers of Mr. Samuel's corner are negotiating for the purchase of adjoining houses. It will be remembered that Mr. Samuel recently purchased at auction, No. 359 5th avenue, two houses from the Church plot, and it is now said that he did so in order to resell at an advance to those who have purchased his corner.

Morris B. Baer & Co. have sold for the McMann estate the three-story, high stoop, Ohio stone house, 19x98.9, No. 154 East 34th street, to a Mr. Russell on private terms.

NORTH OF 59TH STREET.

J. B. Smith has sold the plot, 100x100, on the southwest corner of 73d street and Park avenue, to a builder, who will erect upon the site a nine-story fire-proof apartment house, with two elevators.

John S. Robinson has sold to the Anderson estate seven lots on the south side of 101st street, 200 feet east of Amsterdam avenue, for \$64,500, for improvement by a builder whose name has not yet been made public.

Goodman & Stern have sold for Meil & Mayer to Samuel Bauer the five-story double brick tenement with stores, No. 1574 1st avenue, for \$38,500, and for Chas. Kling to Wm. Stern the four-story double brick tenement with stores, No. 1661 1st avenue, for \$20,500.

The Kenyon estate, Edgar K. Brown executor, has sold to a Mr. Hirsh the northwest corner of 3d avenue and 126th street, 50x100.5, with the old buildings thereon, for \$85,000.

John W. Stevens has sold for Adam Smith to a Mr. Stone two lots on the south side of 65th street, 250 feet east of the Boulevard, and has resold the same lots to John McKenna for immediate improvement.

Bennett & Graff have sold for P. Farley the house at No. 110 West 76th street.

George C. Edgar's Sons have sold to a Mr. McCoun No. 133 West 75th street, a four-story brownstone dwelling, 20x60x100, for about \$35,000.

Patrick Farley has sold No. 110 West 76th street, a four-story brownstone dwelling, 20x55x102.2, on private terms.

Wm. E. Diller has sold No. 6 West 75th street, a four-story brownstone private dwelling, 22x60x102.2, on private terms.

P. C. Eckhardt has sold the five-story double improved tenement, No. 146 West 63d street, for M. Hayes to Mrs. McFlaherty for \$32,000.

Nate E. Clark has sold to A. M. Lasser the three-story dwelling and lot No. 672 East 136th street, for \$7,000.

J. B. Ketcham has sold for Augusta Filer the frame dwelling and lot No. 129 East 124th street, 25x100.11, at \$11,500 to Henry Herman.

Wm. H. Barron has purchased the dwelling, No. 320 West 77th street, from P. M. Stewart. This makes five houses sold of the ten built by Mr. Stewart, and we hear he has had an offer from a house merchant for the five unsold.

Brooklyn.

Corwith Bros. have sold the lot, 25x100, on the west side of Oakland street, 115 feet north of Driggs avenue, for August Schmitt to David E. Moore for \$1,750.

CONVEYANCES.

	1891. June 4 to 10 inc.	1892. June 2 to 8 inc.
Number	404	486
Amount involved	\$1,064,692	\$1,758,546
Number nominal	111	131

MORTGAGES.

	1891	1892
Number	324	284
Amount involved	\$901,230	\$1,488,214
Number at 5 per cent. or less	181	211
Amount involved	\$632,835	\$911,970

PROJECTED BUILDINGS.

	1891. June 5 to 11 inc.	1892. June 3 to 9 inc
Number of buildings	76	113
Estimated cost	\$530,890	\$762,584

Out of Town.

EDENWALD, N. Y.—Dr. John H. Eden has sold over fifty lots at this place since his sale at auction about a month ago. The prices obtained average about \$350 per lot, or 25 per cent more than what was obtained for them at auction.

WESTCHESTER COUNTY.

H. C. Mapes & Co. have sold for the estate of L. Mapes to John Mulford fifty acres of land on Westchester Creek, adjoining the Village of Westchester, for about \$65,000, to a syndicate composed of residents of Poughkeepsie, N. Y. The property is now being surveyed and will be cut up into lots and offered at auction through Auctioneers H. C. Mapes & Co.

Out Among the Builders.

The building at No. 33 Union square, which was built some twenty years ago from plans by Leopold Eidlitz, and which was then considered one of the finest fronting on the square, has been torn down to make room for a splendid new building to be built for John J. Decker, who is one of the firm of Decker Bros., the well-known piano makers. The new building will be 30.6x150 in size and twelve stories and basement in height, with an alley entrance from 16th street. The front is to be of granite, free-stone, light-colored brick and terra cotta, and will be carried up to a height of 215 feet. The construction will be entirely fire-proof and the roof of tile with copper cornices. The interior trim throughout will be in hardwood, and in every detail of appointment and finish the best of materials and appliances will be used. There are to be three elevators and an independent plant for electric lighting. Messrs. Decker Bros. will occupy the basement and first two stories, while the balance of the building is to be arranged for general office use. Alfred Zucker is the architect.

John C. Burne, architect, is preparing the drawings for seventeen first-class three-story and basement brownstone houses, private residences, to be built by Andrew I. Judge on the southeast corner of Western Boulevard and 142d street. Those on the Boulevard will be 20x50 each, with box stoops. The twelve on the street will be from 17 to 19x50. These houses will be trimmed throughout in hardwood, oak in basement, Mexican mahogany on first floor, cherry and sycamore on second and third floors. The houses will have brownstone oriel windows on the second story and will embrace all improvements to date, sanitary and otherwise. The estimated cost of the houses, not including the price of lots, will be \$275,000.

J. Greenleaf Thorp is preparing sketches for a \$15,000 improvement in the residence of Dr. John H. French at No. 43 West 51st street. The first two stories of the front will be rebuilt entire in brownstone, with the main entrance from the street or basement. A three-story extension will be added, enlarging the kitchen and dining-room and providing bedrooms, two butlers' pantries and bath-rooms. The whole interior will be remodeled and newly-decorated and among other features will have a central hall and staircase wainscoted and trimmed in hardwood. The plumbing is to be overhauled and made new to a large extent, and when completed the dwelling will be one of choice appointments.

Preliminary sketches for the State building of New Jersey at the World's Fair have been drawn by Charles Alling Gifford and accepted by the State Commission. The building will be two-and-a-half-stories in height in the Colonial style, a rather free copy of Washington's headquarters at Morristown. It is to be of frame construction, 50x30 in size, with two wings, each 16x20, and is estimated to cost \$15,000.

A nine-story fire-proof apartment house, with two elevators, is to be built on a plot, 100x100, on the southwest corner of 73d street and Park avenue. J. B. Smith, 146 Broadway, recently sold the plot. Further information refused.

Sibell & Miller have plans under way for three first-class private dwellings to be built for Joseph A. Vandewater on the west side of West End avenue, between 96th and 97th streets. They will have brick and stone

fronts, and are to be 16.8x55 in size, with extensions. The interior trim will be hardwood and other details of appointment are indicated by the cost, which is estimated at \$15,000 each.

Charles Rentz will draw plans for a five-story and basement brick, stone and terra cotta flat, 25x87.8, to be built for Williams and Jones, at No. 306 East 26th street, to cost \$24,000.

Seven lots on the south side of 101st street, 200 feet east of Amsterdam avenue, are to be improved by the erection of first-class five-story flats. The lots are owned by the Anderson estate, but they are to be improved by a builder whose name has not been disclosed.

Francis D. Buck, M. D., will spend something like \$6,000 on the interior decorations and alterations to his dwelling at No. 158 West 48th street. A new dining-room in basement and new staircases, together with new entrance doors and plumbing, will be provided for in plans drawn by J. Greenleaf Thorp.

Francis Crawford will build nine four-story first-class brick and brownstone dwellings on the north side of 89th street, 225 feet east of Columbus avenue. The plot to be improved is 164x100 feet in size, and the houses will be 21 or 22 feet front each.

John McKenna will build two five-story first-class flats on the south side of 65th street, 250 feet east of the Boulevard.

Out of Town.

SOUTH LAKEWOOD, N. J.—The South Lakewood Hotel Co. has been formed with a capital of \$500,000, and they intend to erect a three and four-story hotel, with a frontage of 450 feet at South Lakewood Park, the

new winter resort adjoining Lakewood. The new hotel will be first class in all its appointments, and plans are now being prepared by Romain, of New York City, and Dabney & Wall, of Boston. J. W. Ryckman, of the Mills Building, New York City, is manager of the new company.

J. C. Delatuch, of Lakewood, is architect for the two-story and basement seminary to be erected at South Lakewood by Prof. Herman Siegel, of the Daheim Kindergarten, at No. 25 East 31st street, New York City. Ground will be broken about June 15th. The dimensions of the building will be about 86x75 feet. Mr. Delatuch is also the architect for four new cottages now being erected at the same place.

BAY RIDGE, L. I.—Richard K. Fox has altered his plans as to the improvement of 78th street, between 3d and 4th avenues. It is now his intention to erect seven two-story and attic, detached cottages, not three, as was at first projected. R. E. Rogers, the architect, says the houses will vary in size from 25x40 to 30x35 and 40, and that the cost will average \$3,500 each.

GENEVA, N. Y.—Frank Waller is engaged on plans for a two-story frame stable, of mill construction, with the floor planks of ground floor laid directly on coal tar concrete, without sills. It is to be 40x57 in size, and is to cost about \$6,500. Hon. A. M. Patterson is the owner.

RICHFIELD, CONN.—James Brite has drawn plans for a two-story and attic frame dwelling, 30x60, to be built for Dexter L. Stone, at a cost of \$15,000.

Hollowell, of Washington, has prepared plans for a handsome frame station to be erected next fall at the same place.

WANTS AND OFFERS.

WANTS.

WANTED.—A position with a builder by a young man of 21, having had two years' experience as builder and bookkeeper; best reference from last employer. Address, M., 159 West 63d st.

WANTED.—Position as outside man with a masons' supply house; good references and security; am a builder in Brooklyn. Address, June 4—1aw3w BOND, RECORD AND GUIDE OFFICE.

OFFERS.

Dwellings and Flats.

FOR sale—Small house, on lot 25x157, College av. and Hoffman st., Fordham; price, \$1,600. THOS. J. E. BUCKLEY, 239 East 112th st.

LENOX av., near 133d st.—Owner will sell his residence, handsome private house, or exchange for business property. Address, BARGAIN, 281 RECORD AND GUIDE.

SECURE one of our houses now; select your gas fixtures; decorate and have it ready for fall; pay for it when you move in; Nos. 49, 51, 53, 55, 44 and 56 West 75th st.; 20, 21 and 23 feet wide; perfect in every respect; examine them; watchman continually on premises. JAS. T. HALL CO., 160 5th av.

A—17, 19, 21 East 93d st., near 5th av.—Beautiful four-story private houses; low prices; cabinet trim throughout; butler's pantry extension; strictly private neighborhood; must be examined to be appreciated. Particulars, PH. BRAENDER, owner and builder, 15 East 93d st. June 11—1aw4w

DESIRABLE three-story and basement house for sale cheap, 95th st., near 8th av. Address, June 4—1aw3w, K, Box 71, 856 9th av.

OFFERS.

FOR sale—No. 51 East 93d st., elegant four-story private houses; elegantly decorated throughout; cash price, \$26,000. Inquire at June 11—1aw4w PH. BRAENDER, 15 East 93d st.

NEAR 5th av. and 61st st.—Elegant house; side light equal to corner; two-story extends on. April 30 uf. S. NIXON, 60 Broadway.

Improved Property.

TO lease.—25,000 sq ft. of floor space for factory purposes; three floors; new building with power; light on all sides; steam heated. J. REEBER'S SONS, 107th st and 1st av. Terms reasonable. This building will be completed by April 15 with all improvements and will be one of the best factories in this city. Mar 26—uf.

INVESTMENT property, near Grand Central Depot; might exchange; equity over \$110,000 at 5 per cent. April 30 uf. S. NIXON, 60 Broadway.

Country Property.

ARVERNE, Rockaway Beach and Rockaway Park.—The healthiest beautiful summer resort on Long Island; overlooking Atlantic Ocean and Jamaica Bay; 30 minutes from New York City and Brooklyn; cottages and hotels to let and for sale; all modern improvements; send for catalogue, vol. 2; carriages at all depots. FRED BESSLER, Arverne, P. O. box 15, L. I.; or Oceanus, P. O. box 15, L. I.

TARRYTOWN, near R. R. Station—Large four-story and basement house, suitable for hotel, sanitarium or school; superb view; easy terms. April 30 uf. S. NIXON, 60 Broadway.

OFFERS.

FOR sale.—In plots to suit; eligible building sites (commanding view of Sound for miles), on North st., Greenwich, Connecticut; price reasonable; terms easy; neighborhood aristocratic and fashionable. Apply to FRED. J. STONE, owner, 60 Broadway, N. Y. Sept. 12—uf.

Vacant Lots.

CHEAP lots and desirable investment properties in the 23d and 24th Wards for sale or to exchange. PHILLIPS, 149th st and 3d av.

FOR sale or to lease.—17 lots on 108th and 109th sts and 1st av., all east of 1st av. Address, May 21—1aw4w. G. BRADISH, 145 Broadway, R 23.

40 CHERRY, near Pearl, 32x64..... \$11,000 302 and 304 West 13th, 50x38..... 11,000 1st av, near 108th, 50x100..... 11,000 99th, near 3d av, 55x100..... 11,000 All mortgage if improved. ELY, 103 Gold st. May 21—1aw8w

Miscellaneous.

MORTGAGE loans—\$175,000, at 4 1/2 and 5 per cent in sums of ten to twenty thousand; property below 80th st preferred. LEO G. ROSENBLATT, att'y, 35 Pine st.

111 BROAD st.—Nice light rooms for offices, or as desk room; also cellar, 20x40, for storage or stevedore. Apply on premises, or May 21—1aw5w. GEO. F. EDWARDS, 105 Broadway.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS, 14 Barclay, and 14, 16 Vesey sts.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending June 10.

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

This list does not include properties bid in or withdrawn by the owners.

R. V. HARNETT & CO.

Table listing real estate sales with columns for address, price, and agent. Includes items like 165th st, n w cor Kelly st, 1 lot, T. J. Reynolds, \$410.

B. L. KENNELLY.

Table listing real estate sales for B. L. Kennelly, including 165th st, n s, adj, 3 lots, W. P. Herman, 1,075.

SMYTH & RYAN.

Table listing real estate sales for Smyth & Ryan, including Rivington st, No. 349, s s, 112 e Mangin st, 22x75, four-story brk store and tenem'ts with two-story brk building on rear, H. Kohn, 6,900.

JOHN F. B. SMYTH.

Table listing real estate sales for John F. B. Smyth, including *95th st, No. 203, n s, 86 w Amsterdam av, 27.6x100.8, five-story brk flat, Ann Eliza Mitchell et al, (Amt due \$26,758), 28,000.

WM. KENNELLY.

Table listing real estate sales for Wm. Kennelly, including 209th st, centre line, at s e cor private road, leading from Kingsbridge road to Mansion House, 87.3x147x98.7x147, Pat'k Fox, (Amt due \$2,032), 4,400.

HALL J. HOW & CO.

Table listing real estate sales for Hall J. How & Co., including Macombs Dam road, s e cor Morris st, runs east—x southeast—to Grove lane, x southwest—to land Lewis P. Brown, x northwest—to beginning, contains 6 acres, 2 roads and 36 perches, Chas. S. Kendall, (Amt due \$10,706), 6,300.

OTHER AUCTIONEERS.

Table listing real estate sales from other auctioneers, including Boulevard, s e cor 63d st, runs east 123.4 x south 84.11 x west 25 x north 62 x west 85 to Boulevard, x north 25 to beginning, 68,000.

BROOKLYN, N. Y.

FOR WEEK ENDING JUNE 9.

A. H. MULLER & SON.

Table listing real estate sales for A. H. Muller & Son, including 74th st, s s, 100 w 14th av, 2 lots, Bay Ridge, Ph. Sohmer, \$540.

OTHER AUCTIONEERS.

Table listing real estate sales from other auctioneers, including *Bayard st, No. 143, n s, 113.9 w Graham av, 18.9x100, three-story brk tenem't, David Springsteen, 1,693.

Table of property listings including Summit st, No. 13, 3-story brk shop, Sackett st, No. 400, 3-story brk dwell'g, etc. with prices ranging from 1,500 to 3,500.

Table of property listings including Delancey st, No. 324, 5-story brk tenem't with stores, Essex st, No. 84, 100, six-story brk tenem't with stores, etc. with prices ranging from 12,750 to 26,000.

Table of property listings including Monroe st, No. 134, 5-story brk store and tenem't, Monroe st, No. 134, 5-story brk store and tenem't, etc. with prices ranging from 2,500 to 15,000.

CONVEYANCES.

NEW YORK CITY. JUNE 3, 4, 6, 7, 8, 9.

Table of conveyances including Bloomfield st, Nos. 17-25, 12th st, Nos. 78-86, 100 e 13th av, 124 6x199.1 to Little West 12th st, etc. with prices ranging from 15,500 to 25,000.

Table of conveyances including Front st, No. 161, 5-story brk store, Greenwich st, Nos. 151-161, 5-story four-story brk stores and tenem'ts, etc. with prices ranging from 12,750 to 21,000.

Table of conveyances including Monroe st, No. 134, 5-story brk store and tenem't, Pearl st, No. 4, State st, runs north 129.5 to Bridge st, etc. with prices ranging from 2,500 to 15,000.

Swain, George W. to Henry C. Bauer, Jacob Murr and Moses P. Prout. Broadway and Decatur st. P. M. May 31, due June 1, 1895. 10,000

The Nostrand Avenue Methodist Episcopal Church, Brooklyn, to The Williamsburgh Savings Bank. Nostrand av, s w cor Quincy st, 100x145. May 31, 1 year, 5%. 40,000

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

JUNE 3 TO 9--INCLUSIVE.

Badeau, Hetty, Brooklyn, to Caroline A. Gieser, Cos Cob, Conn. \$10,000

Table with 2 columns: Name and Amount. Includes entries like Teale, Robert E J C—Boston Belting Company, 88 65; The Fort Hamilton Brewing Co—P Bertsch, 274 43; Thompson, Richard—Standard Iron Co., 2,464 30.

Table with 2 columns: Name and Amount. Includes entries like Stevens, John W—Lewis Cohen, 149 5; Schweig, George W—W C Schermerhorn, 176 16; Spencer, Sidney S—Arthur MacArthur, 2,355 61.

Table with 2 columns: Name and Amount. Includes entries like Seventy-second st, Nos. 253-261, n s, 100 e; West End av, s e cor 72d st, 100x125; Lenox av, No. 212, e s, 25x100.

SATISFIED JUDGMENTS.

NEW YORK.

June 4 to 11—Inclusive.

Table with 2 columns: Name and Amount. Includes entries like Alley, Charles K—C S Connor, 1892, \$98 68; Adrian, John S—I B Esberg, 1886, 44 75; Appiaris, Hermann—John Scott, 1887, 119 19.

*Vacated by order of Court. †Suspended on Appeal. ‡Released. §Reversal. ¶Satisfied by Execution.

KINGS COUNTY.

June 3 to 9—Inclusive.

Table with 2 columns: Name and Amount. Includes entries like Borland, Mrs A D—J D Cronin, 1888, \$369 49; Borland, Amelia D, formerly Sweeney—J Oakey, 1888, 261 22; Borland, Annie D—I W Rushmore, 1889, 58 58.

KINGS COUNTY.

June

Table with 2 columns: Name and Amount. Includes entries like 2 Jamaica av, n w s, 150 n e Hemlock st, 200x250; Maimon des Cemetery, Sandford A. Peterson agt Maimonides Cemetery, owner, and Jacob A. Bisson, contractor, \$650 00.

MECHANICS' LIENS.

NEW YORK CITY.

Table with 2 columns: Name and Amount. Includes entries like 4 Trinity av, Nos. 1026 and 1042, e s, 197.6 n 165th st, 76x87, C. E. Glover and J. B. Wathen agt John A. Knox, owner, and Troman & Garrett, contractors, \$60 00.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City with columns for date, address, amount, and owner details.

Discharged by depositing sum \$520.20 with Clerk City Court.
Discharged by depositing amount of lien and interest with County Clerk
Discharged by order of Court on filing bond.

KINGS COUNTY.

Table listing mechanics' liens in Kings County with columns for date, address, amount, and owner details.

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing projected buildings in New York City south of 14th Street.

Table listing building projects in New York City between 14th and 59th streets.

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

Table listing building projects in New York City between 59th and 125th streets, east of 5th Avenue.

BETWEEN 59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE.

Table listing building projects in New York City between 59th and 125th streets, west of Central Park West and 8th Avenue.

Table listing building projects in New York City north of 125th Street.

NORTH OF 125TH STREET.

Table listing building projects in New York City north of 125th Street.

25D AND 24TH WARDS.

Table listing building projects in New York City in the 25th and 24th wards.

Table listing building projects in Kings County.

KINGS COUNTY.

Table listing building projects in Kings County.

Batchelder, Emma E. 2167 and 2169 7th av. 42
W 125th and 134th st, bet Lexington and 4th
avs. ...Weeks, Parr & Co. Bakery Fixtures.
Burnham, G H & Co. 185 and 190 West Houston
...Van Allens & B. Press. (R) 1,050

Lighte & Bro. 509 E 17th. ...J Matthew Co.
Soda Fixtures. (R) 4,125
Longo & Cacciolo. 102 Cherry. P Zoppicco.
Barber Fixtures. (R) 115

Viggiani & Medici. 272 8th av. ...L & R D'Am-
brosio. Barber Fixtures. (R) 595
Weanberg, H. & Co. 127 Bowery. ...J Matthew
& Co. Soda Fixtures. (R) 386

BILLS OF SALE.

Bogert, E. E. 12 W 14th. ...A Leeds. Dental
Fixtures. (R) 1
Bowman, G. G. 2002 2d av. ...C F Herrmann.
Butter Store Fixtures. (R) 100

ASSIGNMENT OF CHATTEL MORTGAGES.
Amstein, Louis to S H Jacobson. (Mort given
by E Jacobson, June 15, 1891) (R) 1

KINGS COUNTY.

JUNE 2 TO 8.—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.
Auer, F. 117 Hopkins. ...Burger B Co. \$500
Aulbach, A. 349 Central av. ...Leibinger &
Oehm B Co. (R) 500

Table listing property owners and values, starting with Booth, Ella-P H Edmonston, Montclair 1 and Bohlen, C H-F Berg, Jr, Orange 15,000.

Table listing property owners and values, starting with Wakeman, J P-W Walter, Summer av 1 and Walsh, Lawrence-S A Post, Perry st 500.

Table listing property owners and values, starting with New York Suburban Land Co-H M Howe trustee, Caldwell and Livingston 300,000.

MORTGAGES.

Table listing mortgage holders and values, starting with Allsopp, Thomas-Fourteenth Ward B and L Assoc, Barclay st 3,600.

Table listing mortgage holders and values, starting with Sieben, John-L Leverich, 2d st 1,800.

CHATTLE MORTGAGES.

Table listing chattle mortgage holders and values, starting with Bach, John-F J Kastner, saloon 579.

JUDGMENTS.

Table listing judgment holders and values, starting with Brown, C L-S T Conant 231.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyance holders and values, starting with Bestor, Ellen T-F N Eberhard, Hoboken 5795.

Table listing names and amounts, including entries like 'Fowler, James-T Fowler, Hoboken', 'Gaede, H A-Marie Hosinger', 'Gifford, Eleanor C-Mary L Hamilton', etc.

Table listing names and amounts, including entries like 'Kissam, Martha A-J C Lawrence', 'Same-Mary A King', 'Kreigh, G D-W G Nelson', etc.

Table listing names and amounts, including entries like 'Wissmann, R F, Hoboken-Rubsam & Hoormann', 'Donnelly, A A-T H Knight', etc.

BUILDING MATERIAL MARKET.

BRICKS.—Nothing of an encouraging character for the selling is suggested in the developments on the market for Common Bricks, since our last report, and the advantages buyers are gradually gaining does not as yet act as an incentive for more liberal investment.

GLASS.—The market for window glass has not been very active. Before it was decided to run the pots until end of present month buyers were taking hold with liberality, and a large number of them had about completed accumulation when extension of time was announced.

HARDWARE.—The general market has been making some improvement of late in matter of gaining business, but fails to reach a point of animation. Many operators complain particularly of the light deal in builders' hardware, interior sections not taking as liberal in prices as usual and local trade also proving backward, the latter feature accounted for upon the theory that the labor troubles have so retarded work, present and prospective, in the building line as to induce both jobbers and contractors to exercise a great deal of caution in making investments.

LATH.—So thoroughly has this market verified previous indications and suggestions that there is practically nothing new to report this week except a further advance in price. The great bulk of the business done since our last was at \$2.75, but at the close we have report of a sale at \$3 per M., and widen out quotations accordingly. Receipts have been only fair and principally from Maine, with advices indicating limited amounts afloat and a continuation of light shipments. Demand shows continued caution with natural antipathy to cost, but a great many customers evidently feel the necessity for obtaining more stock, and buyers have been found willing to handle cargoes of a million pieces and upward, which is a significant feature.

LIME.—The conditions of this market do not change in any important respect, and the selling side as yet fails to obtain advantage sufficient to intrude a steadier tone. Some stock is here that has been held for weeks, and a few additional arrivals have come to hand, with no compensating increase of the outlet, and sellers, as a rule, still have to patiently wait until stock is ready to handle stock. Quotations on Rockland are still given out a 5c. and 9c. respectively for the two grades, but it is suspected and in some cases, have acknowledged that sales have been made at 80c. and 90c., and the latter figures are all that are asked on Thomaston and Rockport. Advices from the Eastward show that manufacturers are becoming pretty well disgusted with the ruling low rates and out of about one hundred and twenty kilns in the two Maine districts, less than forty are now burning. A member of the trade also informs us that there is now lumber and afloat only 30,000 bbls. Rockland and 13,000 bbls. Thomaston and Rockport, and that supply against an estimated weekly consumption approximating 100,000 bbls. makes a pretty slim showing that would quickly tell should demand happen to revive. The manner of arrival, however, is a matter of some importance and, as we close, some fifteen to twenty cargoes, all here in a bunch, is not altogether a propitious feature for sellers.

LUMBER.—Business on the distributive outlet continues in very much the same general form as last advised. At some of the yards there is complaint of dull tone, more or less pronounced in character, but as a rule an improving tendency is reported, and in a larger number of cases than last week is something like real animation claimed. Consumers are simply gogol ahead and doing what they can on work determined upon and taking their chances upon the labor question. Dealers meanwhile are affording fair custom, and while probably none are investing with anything like freedom and the majority incline to move with some caution, there is nevertheless no objection made to handling thoroughly standard goods, especially for future delivery, and paying about the current

JUDGMENTS.

Table listing names and amounts under Judgments, including entries like 'Basserman, Conrad-S Fitzpatrick', 'Becker, Christian and Charles-O Poescher', etc.

ASSIGNMENT FOR BENEFIT OF CREDITORS.

The New Jersey Mercantile Assoc - Henry Gaede; assets, \$1,255; liabilities, \$1,322.

CHATTEL MORTGAGES.

Table listing names and amounts under Chattel Mortgages, including entries like 'Beeken, Christian, Hoboken-Lembeck & Betz', 'Boller, Frederick, Hoboken-John P Jube & Co', etc.

MORTGAGES.

Table listing names and amounts under Mortgages, including entries like 'Abel, Gustav-Lembeck & Betz Eagle Brewing Co', 'Allard, Elizabeth-Hudson City Mutual B and L Assoc', etc.

line of valuation. With one or two exceptions offerings have been fair, but it is rarely that any seller at all posted makes an attempt to hasten business on the market as it now stands.

Eastern spruce men are probably most jubilant of all, the conditions remaining very favorable for the selling side. Moderate amounts afloat and the mills shut down insure limited offerings for some time to come, and while the demand is still a trifle indifferent, evidences of growing interest on the part of buyers are not wanting. At a few yards the distribution has commenced to break into accumulations, and receivers predict that as soon as dealers feel the necessity for a greater amount of stuff, they will then commence to realize how the roughly strong and well supported the market is. Yard rates are sustained without a hitch, and cargo figures are working upward.

Piling is offered with moderation, and the market remains very firm in pretty much all cases. Really new demand is not liberal, as a great many customers have what they expect to use already under contract; but desirable sticks would find ready sale and at full former rates.

Hemlock remains much the same as last week. Dealers are placing some outside orders, but find local demand quite indifferent and unwilling to enter upon any really fresh negotiations. Meanwhile supplies are coming forward with considerable freedom in the execution of early made contracts, and as they are gradually handled, accumulations and assortments increase. Manufacturers are commencing to talk about a restoration of rates, based upon the decline in bark and the smaller peeling.

White Pine moves moderately, and without specially new features worthy of comment. In one way or another agents are commencing to be a little more conspicuous, and they secure a fair number of orders for special cuts and later delivery at about old figures. The distribution of coarser grades is the most conspicuous, and there is not much calculation made upon fine qualities until later in the season. Current export orders are about in accord with calculation.

Yellow Pine is unmistakably dull beyond calculation and supplies commence to pile up here with a great deal more freedom than is healthy for the market. Naturally under the circumstances there is very little real strength to the market and while about former rates are quoted it would be extremely difficult to realize upon any quantity of stock until a concession had positively been named. According to most reports there is practically nothing doing f. o. b. at Southern ports.

Carolina Pine meets with steady and pretty full demand from all regular local and outside custom and commands full prices without trouble. Indeed under ordinary circumstances manufacturers might find it an easy matter to carry out their threat of advancing prices, but they now hesitate owing to competition from other woods of quite sharp character.

A new and possibly formidable rival to Carolina Pine has arisen in Yellow Pine sap from Alabama and Mississippi. They are carefully prepared, kiln dried, cut 1@1 1/4 inches by 3 to 12 inches wide, 12, 14 and 16 feet in length, and can be laid down here at \$17.50@18.00 per M. Already considerable business has been done and more is under negotiation.

Hardwoods show no life singly or collectively and really have only a narrow unimportant market, the demand being one of necessity in the main. The uncertainties of consumption are reflected in the irregular call made for supplies, very few dealers giving agents an opportunity to even open negotiations. So

far as anything has been accomplished the deal seems to have been conducted upon basis of full former rates for all standard goods, though in many cases valuations has become somewhat nominal for want of any recent test. On export account fair business is doing mostly in oak and walnut.

NAILS.—The general tendency is claimed to be toward greater steadiness. The recent break in values seems to have made a market for about all surplus stock and is having the effect to strengthen manufacturers in the determination to reduce the output, with a hope that those two points accomplished the value line must strengthen. We quote Cut at \$1.50@1.55 per keg for car lots and \$1.65@1.75 per keg for parcels from store for iron, and add 5c. per keg for steel; Wire, \$1.55@1.60 at mills, and \$1.75@1.80 from store.

PAINTS, OILS, ETC.—Reports as a rule agree upon calling the market satisfactorily active, with chances all considered favorable for retention of present volume of trade and probable increase. There has been a great deal of custom uneasy this spring and the hope is that it was simply detained, not lost, and will be compelled to yet come into the market after supplies if only to make ordinary assortment. So far as business goes it requires a good general selection, but house painters' schedules seem to get the cream of demand at the present time, especially in the way of ready mixed paints. There is very little of a speculative character in any of the deals, indeed practically none at all, as investment is based almost solely upon verified wants and of comparatively early maturity. In prices we learn of no important changes or even rumors to that effect, and the White Lead list is well adhered to. Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 7 1/2c. net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 3 1/2c.; 12 tons and over, one purchase, 6 1/2c.; kegs. Lead in oil in 12 1/2 lb. tin pails, add 1c.; in 35 and 50 lb. tin pails, and 1 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed

for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil shows about former general features, occasional tendencies to irregularity developing, yet on the whole the desire of operators apparently favoring preservation of a steady tone is possible. We quote at general range at 41@42c. for Western, 42@43c. for City from domestic seed, and 57@58c. for do. from Calcutta seed. Spirits Turpentine shows up in fair supply but with some increase of demand holders appear more confident and the market is a fraction firmer. We quote 29 1/2@30 1/2c. per gallon, according to quality, quantity delivery, etc.

TAR AND PITCH.—A deal of moderate proportions has taken place much in the ordinary line of trade operations and without bringing into notice any really new feature worthy of record. Prices do not vary materially. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.40, according to quantity, quality and delivery.

MISCELLANEOUS.

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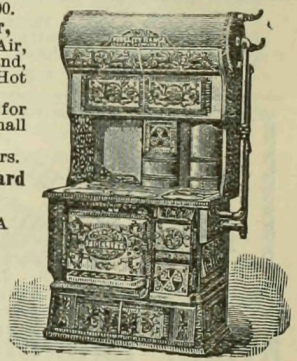
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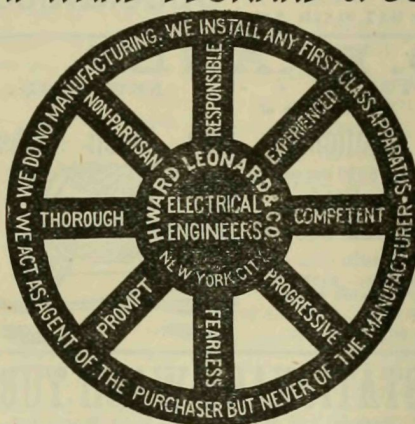
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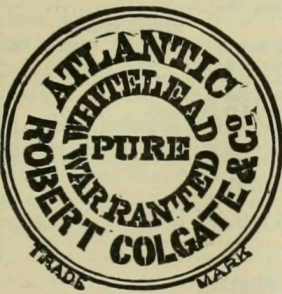
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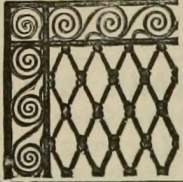
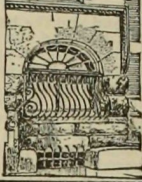
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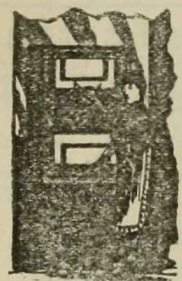
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 Also a Bath and Wash Tub Combined.
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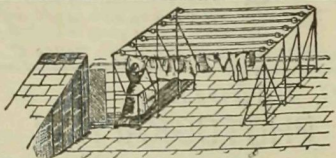


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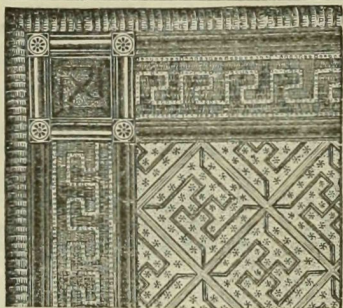
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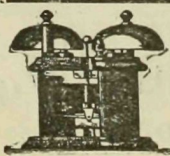
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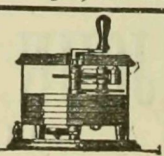
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BUILDING MATERIAL PRICES

PLASTER PARIS.

Calced, ordinary city.....	Ⓣ bbl	—	@ 1 50
Calced city casting.....	—	—	@ 1 60
Calced city superfine.....	—	1 75	@ 1 80
Calced, Eastern.....	—	—	nominal

PAINTS AND OILS.

Chalk block.....	Ⓣ ton	1 75	@ 2 00
China clay.....	Ⓣ ton	10 00	@ 18 00
Whiting, gilders, &c.....	Ⓣ lb	55	@ 65
Whiting, common.....	—	35	@ 45
Paris White, English.....	—	80	@ 1 10
Lead, white, American, dry.....	—	69 1/2	@ 73 1/2
Lead, white, American, in oil, in tin pails	—	7 1/4	@ 10
Lead, English B. B., in oil.....	—	9	@ 10
Lead, red.....	—	69 1/2	@ 73 1/2
Litharge.....	—	69 1/2	@ 73 1/2
Ochre, French, dry.....	—	19 1/2	@ 19 1/2
Venetian red, American.....	—	1	@ 1 1/2
Venetian red, English, per 100 lbs....	—	1 1/2	@ 1 1/2
Tuscan red.....	—	9 1/2	@ 13
Indian red.....	—	5 1/2	@ 7 1/2
Vermilion, American, lead.....	—	10 1/2	@ 11
Vermilion, English.....	—	57	@ 62
Carmine, American, No. 40.....	—	3 10	@ 3 20
Orange Mineral.....	—	8 1/4	@ 10 1/4
Paris green, in kegs or casks.....	—	14	@ 15 1/4
Paris green, kegs 100 to 175 lbs.....	—	14	@ 16
Paris green, iron pkgs.....	—	15 1/2	@ 17 1/2
Paris green, paper pkgs.....	—	15 1/4	@ 22
Sienna, lump.....	—	19 1/2	@ 3 1/4
Sienna, powdered.....	—	5	@ 6 1/2
Umber, Amer., raw and powdered....	—	14 1/2	@ 1 1/2
Umber, Turkey, lump.....	—	2 1/2	@ 3
Umber, Turkey, powder.....	—	3 1/2	@ 4
Drop Black, English.....	—	12	@ 15
Drop Black, American.....	—	8	@ 11
Prussian blue.....	—	20	@ 35
Ultramarine blue.....	—	7	@ 25
Chrome green.....	—	8	@ 25
Oxide zinc, American.....	—	4 1/2	@ 5
Oxide zinc, French.....	—	7 1/2	@ 8 1/2
Glue, low grade.....	Ⓣ lb	8	@ 10
Glue, cabinet.....	—	12	@ 14
Glue, medium white.....	—	13	@ 15
Glue, extra white.....	—	17	@ 20
Glue, French.....	—	10	@ 22
Glue, English.....	—	10	@ 15
Glue, Irish.....	—	12	@ 13
Putty in bbls and 1/2 bbls.....	—	13 1/2	@ 13 1/2
Putty in tubs.....	—	15 1/2	@ 13 1/2
Putty in tin cans.....	—	13 1/2	@ 2 1/2
Putty in bladders.....	—	15 1/2	@ 2 1/2

Colors in oil as follows:

Blue, Chinese.....	—	35	@ 40
Blue, Prussian.....	—	20	@ 45
Blue, ultramarine.....	—	12	@ 18
Brown, Vandyke.....	—	7	@ 12
Green, chrome.....	—	8	@ 13
Green, Paris.....	—	16	@ 18 1/2
Sienna, raw.....	—	7	@ 14
Sienna, burnt.....	—	7	@ 14
Umber, raw.....	—	7	@ 10
Umber, burnt.....	—	7	@ 10

SLATE Delivered at New York

Purple roofing slate.....	Ⓣ square	\$7 00	@ 7 50
Green slate.....	—	7 00	@ 7 50
Red slate.....	—	12 00	@ 15 00
Black Slate, Pennsylvania (at Jersey City).....	—	4 25	@ 5 50

STONE—Cargo rates, delivered at New York.

Amherst freestone, in rough, Ⓣ C ft. \$	80	@ 90
Berlin freestone, in rough.....	80	@ 90
Berea freestone, in rough.....	60	@ 85
Longmeadow freestone.....	60	@ 75
Brown stone, Portland, Ct.....	1 00	@ 1 10
Passaic Quarry Company's, gray.....	75	@ 1 00
Belleville, N. J.....	78	@ 1 00
Brown stone, Belleville, N. J.....	45	@ 1 00
Granite, rough.....	—	@ 1 00
Lime stone, buff.....	—	@ 1 00
Lime stone, blue.....	—	@ 1 05

NATIVE STONE.

Common building stone.....	Ⓣ load	2 00	@ 3 00
Base stone, 2 1/2 ft in length, Ⓣ lin. ft.	—	40	@ 50
Base stone, 3 ft in length.....	—	50	@ 75
Base stone, 3 1/2 ft in length.....	—	70	@ 75
Base stone, 4 ft in length.....	—	75	@ 00
Base stone, 4 1/2 ft in length.....	—	1 00	@ 1 25
Base stone, 5 ft in length.....	—	1 25	@ 1 50
Base stone, 6 ft in length.....	—	2 50	@ 3 00

SOLDERS.

Extra.....	—	14 1/2	@ 14 1/2
Half and half.....	—	13 1/2	@ 14
No. 1.....	—	11 1/2	@ 11 1/2
No. 2.....	—	10 1/2	@ 11

TIN PLATES.

I C charcoal, 1/2 cross ass't, Melyn grade	—	6 40	@ 6 45
Each additional X, add \$1.50.	—	—	—
I C charcoal, 1/2 cross ass't, Allaway grade	—	5 75	@ 5 80
Each additional X add \$1.	—	—	—
Charcoal terme, M F grade, 14x20.....	—	7 40	@ 7 45
M F grade, 20x28.....	—	14 85	@ 14 90
Worcester, 14x20.....	—	5 75	@ 5 80
Worcester, 20x28.....	—	11 35	@ 11 40
Dean grade, 14x20.....	—	5 45	@ 5 50
Dean grade, 20x28.....	—	10 55	@ 10 60
D. R. D grade, 14x20.....	—	5 35	@ 5 40
D. R. D. grade 20x28.....	—	10 35	@ 10 40
I C coke, Penlan grade.....	—	5 25	@ 5 30
J B grade, 14x20.....	—	5 37 1/2	@ 5 45
Bessemer steel squares..... basis	—	5 70	@ —
Siemens steel squares..... basis	—	5 80	@ —

ZINC.

Sheet, cask.....	Ⓣ D	69 1/2	@ 69 1/2
Sheet, open.....	—	7	@ 7 1/2

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